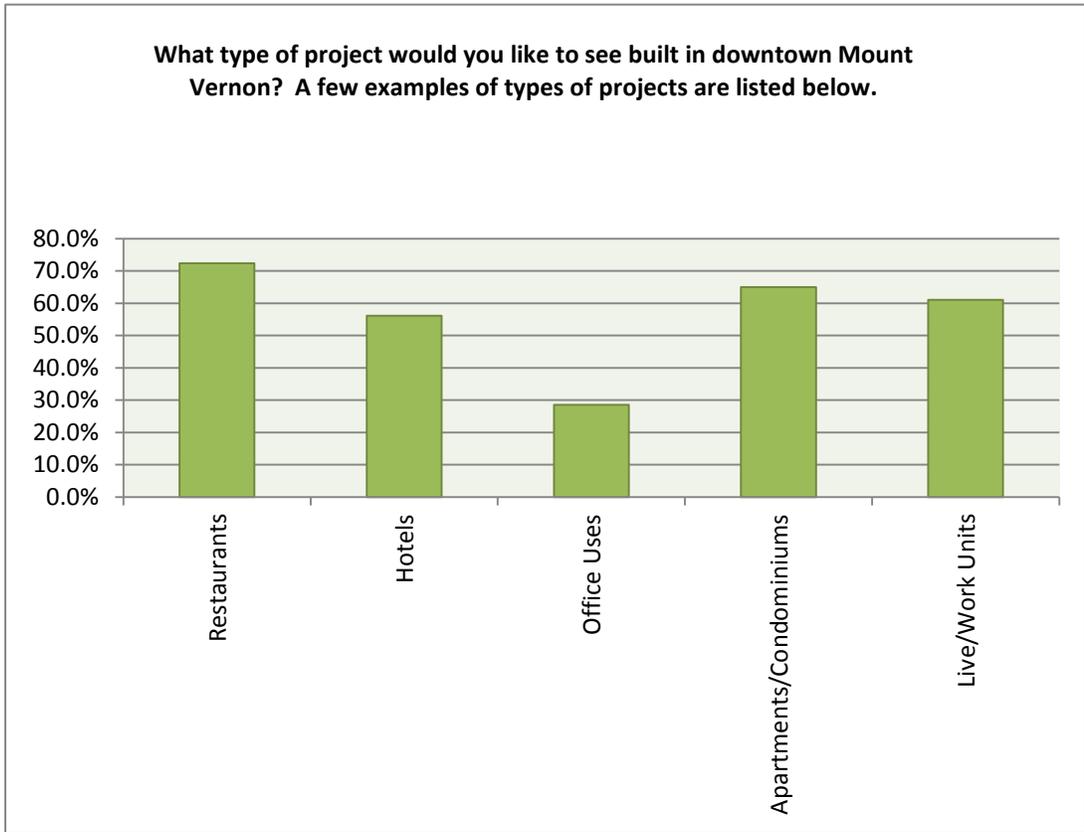


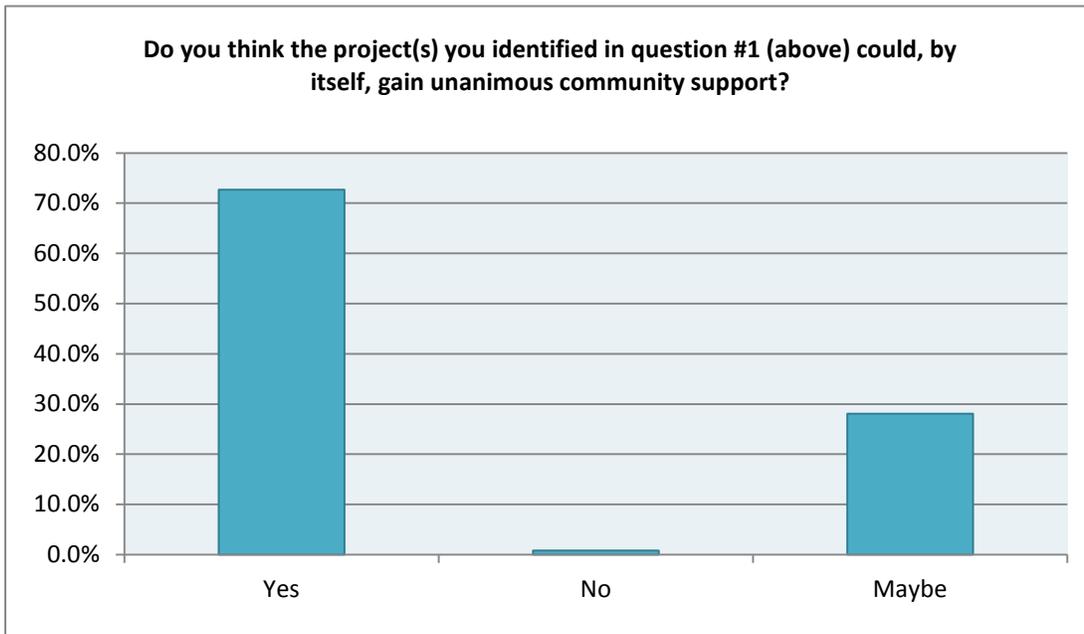
Historic Downtown Public-Private Partnership

What type of project would you like to see built in downtown Mount Vernon? A few examples of types of projects are listed below.		
Answer Options	Response Percent	Response Count
Restaurants	72.4%	89
Hotels	56.1%	69
Office Uses	28.5%	35
Apartments/Condominiums	65.0%	80
Live/Work Units	61.0%	75
Other (please specify)	63	63
answered question	123	123
skipped question	8	8



Historic Downtown Public-Private Partnership

Do you think the project(s) you identified in question #1 (above) could, by itself, gain unanimous community support?		
Answer Options	Response Percent	Response Count
Yes	72.7%	93
No	0.8%	1
Maybe	28.1%	36
Other (please specify)		20
<i>answered question</i>		128
<i>skipped question</i>		3



What type of project would you like to see built in downtown Mount Vernon? Other (Please Specify)

In order to use "Lift funding" we need to increase the commercial base as well

a small parking garage in the small parking lot to the south/right next to the co-op. Also we are lacking music entertainment in downtown. It would be nice to offer entertainment here and opportunities to be a part of it.

Parkade

Continuation of trail development and connection of downtown urban trails to a greater trail network, utilizing and developing the dikes.

A small hotel would be ok, but I do not want to see a large "holiday inn" style hotel

Incubation/Start up spaces

Breweries, parking garage

More Retail, less offices unless they are upstairs, parking garage

a small (two story) boutique hotel with amenities on the river bank overlooking the river and park and the downtown and hills to the east. Should have amenities, like a good restaurant and maybe a lounge. (See #7 below.)

Mixed use with condo units above shops and restaurants.

bike shop; varied independent retail on street level per those requested by community in MDVA's This is Your Downtown

Community center with meeting rooms. Possibly with a new library at the same location

art galleries, live music venues, boutique stores,

You might be able to expand office into existing buildings. ID'ing tenants and users who would move DT will be important, same for those 'early adoptors' who will support DT by living there

Center for ag in the North sound

Shops.

Appropriate parking for employees and residents

Community Center w/ meeting space & community kitchen

I would love to see the president apts turned back into a hotel. What a beautiful historic building and right in the heart of our downtown area. Walking distance to breakfast, shopping, dinner, romantic walks along the river walk. Bare boutique will be moving to a new location soon. I believe this was the original location of the hotel lobby. Also, removing the section 8 housing from this area would greatly improve the area. This is the largest/ tallest building in downtown, shouldn't it be a gem instead of an eyesore?

Low cost housing, homeless shelter

What type of project would you like to see built in downtown Mount Vernon? Other (Please Specify)

Dance club offering different genres of dance options

small business storefront

Waterfront cafes, coffee, bakery. Boutique retail

NONE

Things to do! Bike rental, dance hall, climbing gym, art studios with classes, a music venue. What I REALLY want is a museum focused on local history, culture, art, geography with all age appeal, hands on exhibits and and free days for residents. .

Residential/Retail.

More shop space

Library

Parking garage

smaller hotels would be great, nothing very tall or big, family friendly places, ie interactive museums

Small hotels, emphasis on small

central parking garage

Parking garage

Quality shops (like we already have!)

parks

Library, conference center

Artist Studios

Parking Garage, Widened bridge to west side

Mixed income level housing.

Ethnic restaurants

mixed use seems best

No low income apartments or cheap hotels

What type of project would you like to see built in downtown Mount Vernon? Other (Please Specify)

Put senior citizen appropriate living spaces in all the upstairs areas along main street to include elevators

How about a gas station near the Kincaid Street exit? Also, multi use units as in business below and living above would be terrific for downtown development.

new or extensively remodeled/extended public library

art galleries, appropriate retail

Parking Garage. Look to Bend OR downtown. They feature art in the garage they built that gives it more personality. Good lighting also makes it safer for people and deters car prowlers.

anything that generates taxable income that will lower MV homeowners taxes

Parking, Museum

A Gilman Village type retail development on the south side of Kincaid; entertainment; a high-quality and year round farmers market.

Meeting/convention space

green buildings that are run with solar energy and are completely energy efficient. No new building should be permitted that is not energy efficient.

Music venues

More retail

Trails connecting all the cities in Skagit County

Projects that preserve and re-purpose existing historic buildings! Housing for mixed income, including low income and medium family incomes. Skagit so badly needs housing, we could be part of the solution if we build affordable housing.

Good new bookstore, clothing and shoe stores more junky antique stores

already enough offices

Biking trails

Mixed use retail main floor; with Condos upper floors; secure parking garage.

Gun shops

Shops

More coffee shops, boutiques

New library

What type of project would you like to see built in downtown Mount Vernon? Other (Please Specify)

Do you think the project(s) you identified in question #1 (above) could, by itself, gain unanimous community support? (Please Specify)

Yes for apartments but no affordable housing - the homeless issues in downtown are bad enough

I think the hotel would give us more people to eat at our restaurants and parking even with the revetment parking is still at a premium.

When is anything ever accepted unanimously by a large group of people?

Understanding the correct scale for the city will help gain community support.

Comment, not "othr." Some people will want corporations and businesses to bring in big tax money. Please start your planning specifying what it is you want to do. None of my wish list will be high tax businesses. That we don't cater to them is one reason I like living here.

I don't think any project will gain "unanimous community support," but this accommodates a broader group.

the concern is about parking

Council and key community leaders will need to champion this, people will resist change

Businesses currently in Downtown and potential new businesses would thrive with more consistent foottraffic and weekend use. County and other business employees support the current level of business in downtown, but more sustained traffic beyond weekenders and tulip festival traffic is needed for further expansion and stability. Downtown residents would provide a measure of shopping/dining stability.

Depends on how it's funded.

parking will always be seen as a barrier, but I would encourage the City to not let that be an issue to limiting future development in the downtown area.

Low cost housing, condos for working people

But not with the current city council in place, namely Dale Regan.

Children's Museum, Music venue (late night, space to dance)

I'm not sure what others want

Have more life in downtown by having more living spaces, inns, small apartments. Makes it a walkable, welcoming place 24/7.

The buzz I hear is that people are excited about the changes downtown, the remodels, the attraction of new businesses.

yes, if they can lower MV homeowners taxes

Parking will always be a tough issue.

River view condominiums and apartments would be popular and could accommodate retail on the ground floor

What type of project would you like to see built in downtown Mount Vernon? Other (Please Specify)

Yes, if it fits into the historic atmosphere of downtown and demonstrates green and sustainable building and operating practices

Yes, with lots of in and outdoor activity spaces. Sidewalk vendors, etc.

Community support can be assured with public endorsements and lots of visuals to show what can be done.

Are there types of development that you think should not be considered at all within the Historic Downtown area?

Anything with a "Strip Mall" look or feel

No affordable housing or more services for homeless

I think we should stick with family friendly, visitor friendly entertainment and food and beauty focused development. Nothing too noisy or unattractive- can't really think of good examples right now.

Development should be sensitive in size and scale. What fits in. People who visit like the charm of downtown, that should be a strong consideration in that it should fit and not be modern. The bathrooms that were build look like a new strip mall development. That kind of look should be avoided as it is very generic. Property owner Steve Broman has done and is currently doing a great job in that regard.

Chain stores

Absolutely no big box stores, fast food chains, strip mall-type developments, marijuana dispensaries, or similar types of businesses that will steer downtown away from being the cultural core that the community currently enjoys.

Big box type establishments

natural food stores or co-ops - we already have a really good one that benefits the community

Food Trucks

No I think everyone should be openminded to new

Big office developments might dominate the city and take away from the histohistoric flavor of the downtown.

There may currently be too much low income housing located immediately downtown, and not enough middle and higher income housing downtown to help support downtown businesses, etc.

Connectivity to old town via the river walk. The fairgrounds need to be purchased and turned into a grand park with water features and meandering trails. The area around the park needs to be rezoned for retail spaces below and condos above. If

Jails/Prisons, additional antique/thrift shops. I mean, come on.

pot shops, adult businesses

Affordable housing. Nobody wants to visit a town with shabby looking apartment buildings.

Preserve the original buildings or design them to look like the Historic Downtown. If apartments/condominiums are considered, put them on the second floor and provide more retail space so people can come down to shop. Also, any new buildings should be required to put parking underground or on the top floors so we don't lose more precious downtown to parking lots. A collaboratively supported parking garage for all NEW construction should be top priority. People can't find parking even with the new parking spaces that are available.

Not sure

Low cost housing

Are there types of development that you think should not be considered at all within the Historic Downtown area?

One of the biggest things that strikes me about downtown is the lack of parking. Even on a random weeknight there is very limited parking. I believe a parking garage would be an important step in development. The other piece that would be a huge change for downtown would be a foot bridge to Edge Water Park. Right now the current bridge is VERY DANGEROUS for bikes/people/pets/children, really anyone not in a car. If there was safe access from the reventment to the park, downtown would suddenly have playgrounds, open grass, access to events, access to westside shops, etc. I realize that is a very expensive investment however it would be such a benefit to the downtown and west side.

High rise buildings, large hotels or residences. Think renovation of the historic buildings and restore their period characteristics, remove the tacky 1960 spruce-ups. We may be oversupplied with antique stores. There are many small shops, several empty; try to entice specialty shops into them - like a cubby hole store tht sells socks and stocking; a good cheese deli; a store that sells Skagit Co. foods and develops gift boxes for tourists.

national chain operations

Marijuana shops

More services like salons or lawyers

No national chain stores, this is the perfect area to support local businesses

A business park or anything remotely industrial.

No national chain stores or nationally franchised stores; no fast food franchises

big box retail chain fast food

Industrial. Manufacturing.

No more antique stores. I don't support a major "big-box" kind of store.

Strip clubs

Renovations of building, with ground floor uses and housing above

There need to be offices downtown, but it would be nice if the street level businesses were more restaurants, shops, art venues etc.

They should be considered in the Historic Portion of town

Themed downtown ala Leavenworth.

Anything too commercial. It needs to be rustic and locally influenced

Big corporations

Whatever development is proposed, it needs to be to scale...downtown is comfortable and "walkable". It doesn't need a major big-box anything. I like shop small! Parking!

Industrial use

Nothing that would take parking away. If anything the large lots owed by the county on 2nd street should be turned into parking garages. And all of the county parking along Kincaid street that used to have buildings. Let's think up. Not out.

bail bonds, pawn shops

Are there types of development that you think should not be considered at all within the Historic Downtown area?

Chain Restaurants

Street level offices. Put offices on upper levels. Restaurants, retail and services at street level.

No

high rise - high density housing - big box stores

less office spaces on ground floor

The great thing about downtown is its local community of business and commerce. Bringing any chain retail, restaurants, or hotels would diminish this greatly and should be avoided at all cost.

More retail and less service industry occupying prime main street locations

Industry

Supported or affordable housing. Warehouses.

No

No big chain hotels, limit capacity and encourage charm and unique flavor. No buildings that limit access to the river.

Bars

No offices - shops and restaurants with liveable space above

No, because diversity should always be a part of our community downtown core.

I would be opposed to large scale anything, particularly large scale hotels, corporations, apartment complexes, etc.

No more offices. There are too many law offices and bail bond shops. Let's turn our downtown into a place that everyone wants to walk, shop, eat, and stay.

Large corporate chain businesses - I think it is crucial to preserve the independent spirit and moderate scale of architecture downtown. We have the opportunity to support and grow our local economies. Please.

No chain restaurants or hotels.

I would be cautious of apartments unless they are higher income studios/condos. We want downtown to feel clean, prosperous, and welcoming but having more foot traffic would be good.

Strip clubs

Strip bars

Too many office buildings. It's killed downtown Sedro Woolley

I don't think there should be fuel stations or industrial warehouses downtown.

Corporate chain retail and restaurants, large cinemas, adult stores and adult entertainment

Are there types of development that you think should not be considered at all within the Historic Downtown area?

Whatever it is should fit with the character of the downtown without being a caricature. We don't need Winthrop or Leavenworth.

No franchised business - certainly no Starbucks or the like. They kill small business and all the money goes out of the community. And no more bail bondsmen. Enough is enough already!

Corporate stores Restaurant chains Basically anything not locally owned & operated

No more taverns

No industrial development or warehouses.

apartments and condos except for low income. I don't think in Mt Vernon that there are enough yuppies that want to live downtown. I like the "small town" feeling of downtown.

I think keeping with historic architecture is important. I'd rather see fewer bars anywhere.

Yes any "adult entertainment" stores or services.

Tattoo parlors, attorneys' offices, marijuana stores

Industrial, large commercial, chain stores, automotive services, recreational (like paintball, bowling alleys, etc.)

Office space

No

No more office units there are plenty of those and it takes away from the downtown feel. Need more small business that will draw people ,well known type shops???

weed shops

Street level should be limited to inviting, pedestrian oriented to, storefront retail. No more "missing teeth" in the streetscape like Williams and Nulle.

right now I feel there are too many hair salons. I would not like to see marijuana stores, adult shops

Gas Stations

Manufacturing and industrial uses

I feel we have reached "peak antique store" capacity. I also feel that a park, playground, ball field and restrooms would be a great addition. The funny thing is that we already have those things on the other side of the river. If a wide foot bridge were built from the new riverfront park on the downtown side to the park on the west side, people would feel safe going over there. The current west side bridge is dangerous and prohibitive for pedestrians and cyclists. Imagine two strollers going opposite I directions on the current bridge. When they cross paths one of the strollers must go off the sidewalk into a lane of traffic. This needs to change if we want positive growth in the downtown area.

Any corporate chain or development that will not alter or sublimate it's signage or exterior to best suit what could be construed as a 'historic downtown ' look

Anything that would remove historical buildings. Like the old post office on Montgomery - it should be preserved - perfect site for a museum.

I think putting in hotels would detract from the feel of downtown

Are there types of development that you think should not be considered at all within the Historic Downtown area?

Adult entertainment, social services.

Many types of development would be inappropriate but most wouldn't be allowed under current zoning. Development should complement the historic nature of the area in design, scale, and character.

Other than activities that result in any environmental nuisances, no.

Restaurants, shops, retail should be in storefronts with offices/living units above.

Manufacturing and school buildings

"Adult" type entertainment or stores. Marijuana stores.

No

fast food restaurants, national chain stores, any development that would not be aesthetically compatible with the historic nature of the area, any new building that does not employ green energy.

None of these built way too fast housing developments

A prison, or more government buildings. We have enough. I think many of the properties could use redevelopment or remodeling. Many are run down.

Strip malls

Buildings far out of proportion with the existing historic streetscape.

No more junky antique stores, adult entertainment stores

Homeless shelters

Not sexually explicit or borderline illegal! Otherwise, some will succeed and some won't. I think we're ready for living units/offices. Doesn't seem like a hotel would work in the older district, immediately downtown, but maybe smaller hotel.

Shopping mall. Industrial uses. Roads where autos can drive faster than 25 mph.

Low income housing.

Adult entertainment and law offices.

Limited large offices or large retail spaces

Create a downtown with a personality so people look forward to shop, eat, work or just hang out.

Bars and taverns where food is not a primary offer. Tattoo parlors, hair salons.

Are you aware of individuals that have expressed interest in living downtown?

Yes

Yes

I know its hard to find affordable rentals in the valley right now. We have almost 150 employees at the co-op and I think alot of them would rather live closer to work. I would be interested in living downtown if there werent so many druggies/street folks. Ive had to trespass many people from the co-op and becasue of that I dont feel very safe here which is a shame since its a beautiful place by the river.

Yes, I have helped a couple find a place and know of three couples, two are and one is looking.

No

Just a few, but the general sense that I get is that there are young single professionals moving into the area who may not be ready to settle in and buy a multi-room home, but would enjoy living in a clean, tidy studio with a view of the river or apartment near a cultural core. But they don't want to live at the President Hotel!

Yes

yes

Yes, it is very difficult to find rentals in Skagit Valley, especially for single 1 person rentals.

Yes

Yes.

Yes. I also know a few people that live downtown and others that would like to.

No. Where could they currently live, except in lower income apartments, etc.?

YES

Yes.

No

no

yes

No

No

Yes

Yes

Are you aware of individuals that have expressed interest in living downtown?

No, just shopping and dinner

My fiancé and I tried looked to buy a space downtown when we were looking to buy a home in Mount Vernon a few months back. Unfortunately there was nothing but large buildings that needed so much repair. Having better apartment and condo options would increase the density of downtown in a very good way.

just casually, not seriously or in specific detail

a few

No

Yes! Awesome

Yes!

Yes. Me.

Yes, but concern has also been expressed about wanting designated parking for residents.

yes

No

Yes.

Yes

I know individuals living downtown.

Yes, but low income. It would be nice to see a mix of income levels living downtown.

Yes

Yes, people have said they would love to live downtown, walking distance to community

Yes

No

Yes

Not specifically but I do know one building owner downtown had his apartment rented months before he even finished it. There seems to be a movement in smaller town living overall.

Yes. I currently do and have for about 6 years

Yes.

Are you aware of individuals that have expressed interest in living downtown?

Yes. Urban living is a huge trend as people move toward simplicity and walkable living.

no

Yes, condos for all income levels

Yes

Yes

yes

yes, if waterfront

Yes, many friends enjoy the close loop of resources that downtown has to offer and the one major missing link seems to be housing.

Yes, myself included

No

Yes

No

The current issue of homelessness, drug use and related crime needs to be addressed. I work at the food coop and EVERYDAY we deal with theft, aggressive panhandling or a mental health crisis. The people I know who live downtown deal with car break ins and some have been assaulted. Also, there are so many people camping out in the woods along the river. I'm not advocating a "witch hunt" but we need to address this. The only housing I support to be built would be affordable housing. Small unit with larger community spaces. Look into cohousing models in the Netherlands! Do something no other down town has done!

Yes

No

No, there is a need for housing in our area though!

Yes...Living close to the town activity is nice. Transportation is sometimes a problem.

No

Not as much living as staying as a visitor. There are zero desirable hotels in Mount Vernon. The closest charming place to stay is LaConner. Downtown is perfect for a boutique hotel or apartments than can be Airbnbs. Brining in tourists to the downtown increases foot traffic, business for retail and restaurants, and use of public space like the river walk.

Yes

No but that is because it's not a safe place to live. However, if crime is drastically reduced and good renovations of the downtown area continue to happen, I think that can change. The housing however would have to be quality and needs met through walking distance.

Are you aware of individuals that have expressed interest in living downtown?

Yes.

No, but if I was a single business woman/man with a possible downtown business this would interest me.

Yes

No

No

Yes

Yes

Yes

Yes I am. I think a view of the river might sweeten the deal, but the train horns have GOT to be mitigated for any sort of dwelling or lodging to be successful.

No

no

Yes

downtown, but also like having a bit of a yard for gardening and relaxing outside. I can imagine people wanting proximity to downtown services and amenities but not wanting a yard would jump at the opportunity to live downtown.

No

I've thought about it myself but am happy up on the hill.

Yes if it went higher end. Right now the city has too much low income housing. Presidents apartments should change into higher end condos

Yes

No

Yes, many.

No

Yes

yes

no, but that seems to be a trend in other cities,ie. Bellingham, Seattle

Yes, myself included.

Are you aware of individuals that have expressed interest in living downtown?

Yes

in general and to some extent in jest, we seniors say to each other, "build a nice condo unit near the library and downtown and I'll be your first tenant. Yes, I think there is interest but how specific, I'm not sure.

no

Yes

yes

Yes, mostly retirees. Parking can be a barrier however.

No

Yes! We recently purchased a home on the hill above downtown. We seriously considered buying in the central downtown area. Flood insurance, lack of locations and lack of parking were the biggest deterrents.

I live downtown and love it except for the homeless population, drug exchanges and prostitution I see on a daily basis. And the lack of parking.

Yes I am, I myself have expressed that interest. I feel that there does need to be some evaluation of the area south of broad street in order to make living downtown as attractive as possible. As a life-long resident of Mount Vernon, living downtown has been synonymous to living near the more concerning areas.

not personally. I might consider it myself if a condo was available, and there were downtown amenities.

Yes, quite a few.

Yes

I would if there was parking.

Younger demographic - late 20s and 30s

No

Yes, the Promenade area is very attractive to people who would like to live in a community where they can walk to everything needed to live and see the Skagit River

yes

No although I think affordable housing would attract many young professionals and help support downtown businesses.

I have heard a few people say this in passing

Yed

No. If housing goes in, keep a low profile next to the river.

No. The homeless problem is a deterrent.

Yes

Are you aware of individuals that have expressed interest in living downtown?

Me

Yes

Yes

No

Yes I am in the commercial real estate business. A condo/apartment complex would be very successful in the downtown area

Not specifically

Yes.

A few small business owners.

Yes

yes. and the general trend among Gen X is to live in or close to downtown.

Yes

Not specifically but that is the trend so that more people live where they work and shop.

No. But I know some builders who are anxious to begin building.

Many, including myself.

What organization(s) or individuals do you think the City could partner with to achieve the desired downtown development?

The city should "help" the private sector develop the downtown. Maybe the city should partner with the private sector on one signature project

Im not connected or aware of organizations of individuals except our architect at work, Tom Thiesen. He's a good designer.

Work with the folks who are already in downtown. Their interest in its longevity will be much greater than those outside/who come in, make their money and leave. HKP has been in downtown for over 60 years. They are well rooted and highly skilled (I don't work there), they should be involved and not expected to volunteer, we need to value (pay) what they can bring to the table. It also helps sustain the professionals we have in our community who have years of commitment here.

Skagit Housing Authority

do not know

Medium sized developers...I'm not sure.

The fairgrounds need to be relocated so working with Skagit County is key. Realtors and developers will play a role. Incentives for development can be created.

EDASC, United Way, area churches, Skagit College

local businesses

U.S. corporations and individuals with the exception of Trump. The smaller and more local, the better.

Contact current building owners to see if there is an interest in co-developing improvements/expansions of existing buildings to accommodate apartments/condos by offering small development loans, or other creative ideas. For example, we'd be interested in adding on to our building, but don't have the available funds to accomplish it--after the renovation, funds would be available to pay back a small loan with low interest or grant monies where we comply with the guidelines developed by the city.

Not sure

Building owners can partner with city/ edasc/ chamber to identify and place potential business owners.

Upscale hotel chain

I don't know enough about local organizations who work in city planning but I'd hope they would seek diverse perspectives.

I'm thnking in two directions, one is a new development on the extension of the river embankment now underway, and taking advantage of the downtown as it exists. Look to successful renovations for ideas. Port Townsend is the obvious one.

D/K

Any of those involved with historic Fairhaven in Bellingham or the downtown revitalization there

McMinamins hotel/restaurants

I think the community needs to more proactively advertise itself to the power players in Everett and Bellingham, e.g. Boeing and WWU, respectively.

Mount Vernon Downtown Association; participants in the Mount Vernon marketing group

What organization(s) or individuals do you think the City could partner with to achieve the desired downtown development?

SVFCo-Op, Lincoln Private developers

Economic development (EDASC?). Partner with new entrepreneurs.

HKP has an investment and a commitment to Downtown and the community so I think it would great to have them involved.

Existing business like co - op, the Library could catalyze a project, any civic uses, if the College could open up a satalite, or if a new school like UW or WSU could open as well

Mt. Vernon is closely associated with tulips in the minds of most state residents. The city should cooperate with grower's associations were possible.

Skagit Food Co-op

Developers, private entrepreneurs, other governments that would help make sure housing is affordable

HKP Architects

Downtown Association, Chamber of Commerce, EDASC, and representatives from local social services. It won't work if we aren't all on the same page.

Bruce Springer

Community Action , Catholic Services,Etc.

McMenamins to transform the Presidents Hotel to its historical glory!

Land Planning Organizations, Skagit County Planning

The Fairgrounds, senior center, and ballfield are ripe for redevelopment.

Partner with local resources that already exist in downtown. I don't think anyone else would be better at knowing where to start improvements than the people that are already in downtown. HKP architects would be a great resource to start with. Boutique retail, bar, restaurant, coffee and bakery entrepreneurs. Organizations that offer startup help for new business. Leaders from successful neighboring communities

The store owners in downtown Mt. Vernon

Not really sure right now

None

Hmmm, that's tricky. I might have to get back to you on that one. Find grants so locals can open businesses. Outsiders focused on profit may not make the best choices for the long term.

Seniors, Small business, restaurants, Lincoln theater. Possibly renovate the two buildings downtown that used to be theaters.

A Historical Society to preserve historic buildings.

Something with sustainability and modern design in mind. Local business owners who have been successful in their renovations (Burnett Building, Distillery, elSage Designs)

Land/ housing trusts, arts organizations, affordable housing for young people, and more job opportunities that pay a living wage.

What organization(s) or individuals do you think the City could partner with to achieve the desired downtown development?

The Skagit Valley Food Co-op The Lincoln Theatre

Developers

City planners

Existing local owners and developers, local architects

Maybe a Paul Allen grant?

I don't know

condo developers. Good access to rail and buses headed south.

Unsure

I don't have the kind of connections in the community that would enable me to answer this question.

Anyone who wants to give quality services to the elderly and the handicapped and the low-income population

Habitat for Humanity, NAMI, Boy and Girls Clubs, not necessarily that they will bring the most income but I think they are worth supporting as an individual and as a community.

I am not sure of specific people but it should be successful business owners who understand how economical development works and have success in the capital market. Also people who value and use money wisely. I think it would be nice to also have "moms" give input to make it more family oriented.

Area Agency on Aging and other similar housing agencies that offer small apartments or studios for singles or couples.

?

Private Developers. A higher end hotel would be nice. Nowhere to really stay in the Valley that is really nice.

I am not familiar with those individuals, but other cities dealing with these issues may have that info

Roosengardes. Skagit Valley College.

EDASC and Port of Skagit

SHAG

not sure on this one

Developers and Non-Profits with a commitment to being inclusive and building a robust, diversified downtown community.

MV Chamber

I haven't been involved in city planning before so I'm not sure what kinds of finance models are used. I think if a nice/affordable/trendy hotel was built in the downtown area in walking distance of restaurants and bars. The parking garage could be partially used/funded in part by the hotel. (Also see Bend OR)

What organization(s) or individuals do you think the City could partner with to achieve the desired downtown development?

Boutique businesses or even well-established national/international businesses that can connect with all our tourism/potential tourism, but unique enough to draw sustained visitors from Seattle and B.C., etc.

historical society if we have such a thing

Downtown Association. Would be nice for EDASC to take something like the Carnation building and turn it into a high-quality business incubator.

Chamber, DMVA, EDASC, local developers

Amtrak, Skagit Transit, MVDA, EDASC

Karen and Paul at The Trumpeter have lots of good ideas and business experience.

Housing Authority of Skagit County, and local private developers

Not sure

Planners with experience in developing a historic area adjacent to a river and in a beautiful natural environment, arts organizations, developers of green energy building and development projects

Unknown, NOT the builders from highlands or the ones off Francis Rd

No idea sorry.

partner with local builders and developers.

Skagit County Housing Authority, Community Action

Barnes and noble.

The City should not be in the development business. They should put the property up for sale and let the private sector build it out.

Hospital, the Port, especially for temporary, few months housing. SKAT

Retirees looking to downsize would be good candidates to live downtown. Small businesses.

The Y.

It would make sense to form a Housing Coop to develop a mixed use building with residential occupancy on upper floors.

Local property owners.

That's a tough one.

Don't know.

Private/public projects can be used to achieve downtown goals, such as the new Civic Center project in downtown Long Beach, CA. <http://www.pecplongbeach.com/>

What makes Mount Vernon a special place where businesses would want to open or move to?

Small town feel with a fiber optic cable system & on the beautiful Skagit River

The river and closeness to the beautiful valley to the west and mountains to the east. People can have access to town amenities but be close to the country which is attractive so businesses would want to be a part of that.

Sense of community, opportunity, a unique place. Access from/to I-5.

Walkable, tourist attraction

Are we the Portland of Skagit County? We are a community full of educated, artistic, engaged individuals who enjoy eating out, listening to music, participating in community events, recreating at our local parks, etc. Downtown Mount Vernon is a great place to hang out. What it is missing is enough parking, a place for visitors to stay overnight, and quality apartments for people to live.

Tulip Festivals and concerts on the river walk.

the co-op, the riverwalk, the art boutiques

Beautiful area along river, farmers market, downtown events but I've heard and seen most new businesses going to Burlington. Need to keep and attract new business to Mount Vernon. Be competitive. I've heard they move and build new in Burlington due to ease of permitting. Rumor is MV is difficult.

Very walkable! Good window space. Friendly. Has good character to set them apart from other areas.

The location near the freeway and river and I think the tulip festival is a great draw. If we can make the downtown area more livable, walkable, workable, I see great potential for a unique and diverse mix of uses benefiting our entire community.

It has a friendly, accessible feel. Agricultural identity...focus on food.

It is the only historic downtown located right on the beautiful Skagit River with immediate proximity to I-5, etc.

Its proximity to the River, recreation, cultural diversity, and history.

It's a county hub and lots of need for employers and affordable housing

small but friendly

Sense of community.

A vibrant and thriving community which I believe ours is!

Few small towns have remained unscathed by the catastrophic demolition of historic buildings. Downtown has the charm of a historic town and we are now getting boutiques in which is helping.

Laid back, easy going community, access to fresh healthy farm focused and coastal products, proximity to and affordability compared to urban areas.

What makes Mount Vernon a special place where businesses would want to open or move to?

Small town personality attracts people rather than the retail sprawl of Burlington/ college way.

Historic, shopping, tulips, upscale part of Mount Vernon

As someone who chooses to live in Mount Vernon and work in Seattle, I know this place is worth the commute. Both proximity to Seattle but reasonable cost of living are big pluses. Also access to outdoor recreation like mountain biking, fishing and hiking were large motivations to purchase a home here.

It's walkable, and compact. The climate is usually good. We have good restaurants. The small town ambience is a draw for city people, as is the nearness to the Sound and farmland and the events held there often. We're close to a lot of different kinds of recreation. The Lincoln Theatre (building and programming) is a draw. Shop owners for the most part are friendly and helpful. We're getting much more interesting business in the downtown core and retain some tried and true like the Runners Store, Gretchens, Easton's Books. Coffee shops like Ristretto's are welcome.

the geographic beauty and diversity accessible from here

Good sense of community

Terrible traffic planning and mean meter maid

Historic downtown, connection with the farmers in the valley offering a unique opportunity for farm to table restaurants and tourism centered around the serene valley experience

It's perfectly located with easy access from Vancouver to Seattle. It has a reasonable cost of living, which accommodates a work force. It has the natural draw of the tulip fields.

Mount Vernon serves the needs of its community and the surrounding area; those needs include real goods and services for real people's needs. Mount Vernon offers an authentic sense of place, steeped in its history; beautifully located on the Skagit river, set between the mountains and the Sound; hi-tech fiber optic availability; innovative city government; diverse population; dedicated volunteers in the schools, hospital, parks, trails, library, and downtown; a citizenry that supports municipal services, the schools, and public works; a city that shows its respect for people

Pace, affordability, anchor for the region

Central location between Everett and Canada. Easy access to Whitney Island , etc. we are the center of the Northern counties. Small town feel but good population base to pull from.

Rural community with easy access and a community that supports its local businesses.

historic character of the downtown, friendly atmosphere, small town feel, walkability

Quaint feel, good bones for DT, the high speed fiber optics, and any high speed connector to and from the Puget Sound. Vancouverites are now priced out of water front property, attracting CN

The historic atmosphere, the new reventment is really nice, The draw of the tulip fields

What makes Mount Vernon a special place where businesses would want to open or move to?

Skagit Food Co-op

The COOP and it's loyal following, the waterfront, friendly people, and hopefully more housing and tourist amenities (hotel)

Centralized, amenities, small town feel, improving health status in the state

Connection to local ag, well connected via public transport to urban areas.

Small and friendly. Good quality

Great community vibe, close to the rural parts of the county.

It is a great location. 1 hour from Canada and 1 hour from Seattle. Mount Vernon has that small town feel, but to get to larger towns in doable proximity wise.

This is a community not just a shopping area.

Center of a vital and growing ag industry. Hi potential as a new, regional visitor destination...in can be way more than tulips...there are 11 other months.

Great people visit restaurants and bars downtown from locals to tourists

The history and architecture of the downtown is beautiful. Nestled right next to the river. More so than the parking lot and a monster square building of a big box store.

Downtown MV can evolve into a critical mass of business and habitat which is self sustaining, driven by the attractive waterfront area. More people spending more time there makes it more robust as a business and culture center.

Nice small town feel, with urban infrastructure and decent cross section of services. Great 'experience' destinations such as restaurants, grocery & waterfront, combined with easy access to transit. affordability is key and fiber is significant easy access to all the area outdoor and recreational amenities is another key feature.

Close knit community

Lovely river front,

I-5 access

River access, possibility to have quaint city

The historic buildings are unique

proximity to Seattle but still with a more rural feel, access to i-5

The local business' that already exists and thrives here is the most valuable resource downtown has, and the more local business's that you can attract will only strengthen that resource.

The gateway location to the coast and islands West and the mountains East. Currently affordability and city officials actively working to attract new business.

What makes Mount Vernon a special place where businesses would want to open or move to?

Easy access to the interstate

Walkable. Great outdoor spaces. Some residential mixed in right now. Great downtown association.

Let's keep it how it is now, which is a special and local place.

Do they want to move here? Look at all the empty store fronts! Look at the parking issue. Mt Vernon is a sweet little downtown along a river and it's ok if it slowly evolves.

Mount Vernon is a gateway to various family destinations such as Mount Baker, The Cascade Loop, Tulip Fields, San Juan Islands, Canada, just to name a few.

Local products sold

Farm to table access/lots of high quality food, a relaxed mellow environment (small town feel), easy access from I-5.

The River walk, the beauty of the valley, the shopping, especially nice people.

Because we are a small community very interested in buying local and sharing as a hub for community activities.

small town charm, close proximity to locally owned unique businesses and restaurants like the coop, Tri Dee, basically all the businesses on Main Street.. the Lincoln, etc.

It is largely an untapped market with relatively low overhead. More young professionals are moving out of the city and commuting or finding ways to work in the valley. Our demographics have changed in the last decade and Mount Vernon has more potential than ever.

It remains intact and authentic, at a scale that encourages community.

It's a beautiful area along the I-5 corridor and has a nice sense of community.

Quaint, community feel of downtown

Unique, charming, still has a small town feel. If we could grow tourism and get more foot traffic downtown businesses would be more likely to think about downtown. I love how the downtown businesses work together to create community outreach and opportunities to celebrate the uniqueness and beauty of Skagit.

Great location, easy access to and from I-5 and transit center, river and river walk

Other business.

Strong family structure, low crime rate

Proximity to the river, valley and the freeway. It is centered for tourism in that way.

Unique historic character, growing creative class, opportunities to grow as a food and restaurant culture

What makes Mount Vernon a special place where businesses would want to open or move to?

The river, local ag, real history and a walkable downtown

It's a charming town and we want to keep it authentic. I've lived here all my life, so it must be doing something right.

Natural beauty Access to I-5 Supportive local community

unique location (1/2 way from Seattle to Canada). Unfortunately the area is going to continue to grow, so it is an emerging market for new business's

Proximity to I-5. Cost of living. Fiber infrastructure. Natural beauty.

It has a downtown area that's reasonably compact and attractive. Residents and visitors are already drawn there because of things such as the Skagit Valley Coop, the Lincoln Theater, some of the long-established restaurants such as Pacioni's and the Thai House, plus the attraction of the River Walk and, in summer, the Farmers Market.

Mount Vernon is such a friendly and welcoming place. I wish more quality retain would move in.

location, beauty, still plenty of farmland and farming

Internet and fiber optics. Many business choose Burlington because of mount vernon's fees. Mount vernon must become more business friendly.

River access

Good transportation systems - not too much traffic for shippers. Land availability. Waterfront development opportunities
Has its own character, preserved historical buildings, natural setting, convenience to large cities, openness of longtime residents to newcomers

Nice location and enough population to use the restaurants

Location. Close to Seattle, San Juans, Canada.

our location to other activities, water, mountains, hiking, halfway to big cities north and south. Tulip festival and other festivals during the year, our beautiful fields and surroundings.

Proximity to I5 means an easy stop off point. Historic river town. Lots to see and improve on.

Great location to San Juans, Seattle, north cascades, Vancouver BC.

smaller city in wonderful setting (Skagit valley and up the river...), reasonably near Seattle if not for daily commute, at least for business purposes generally, nice parks, new YMCA coming, good public library in terms of collection and staff (building not so hot), riverfront/flood control...I personally like the ethnic mix---makes the town interesting culturally. Skagit Valley College is a great resource. Active churches.

hometown feel, Arts Hub

Downtown, high density, upscale residential. This would put more pedestrians on the streets at all hours so that shops could stay open late and restaurants, coffee houses, etc would have more traffic.

What makes Mount Vernon a special place where businesses would want to open or move to?

close to water and mountains, agricultural valley, still small enough and affordable housing

Untapped potential. A bigger variety of retail would draw more customers for everyone.

Geographical setting

Our geographical location is a big one. Keystone businesses like the Co-op, tri-dee, Eastons books and more show the integral culture of the downtown area. Events like the summer concert series brew fest and street fair are great events that bring all kinds of people. Selective permitting could really shape how Mount Vernon stands out and serves the NW in a way that Bellingham and Seattle can't.

County seat, a real historic horse and buggy street layout, a very rare true riverfront, immediate access to I-5, perfectly situated geographically between major destinations: Seattle and Vancouver, San Juans and the North Cascades highway to Eastern Wa

The beautiful river and the updated reventment are awesome. Tulip festival, farmers market and other festivals and cultural events that draw visitors downtown.

I think it provides a great mix demographically, and increasingly so with the movement of people out of Seattle and Bellingham.

Depends on the type of business. Right now, rents are reasonable and new business start-ups are encouraged. With a more attractive environment, rents will increase.

Location, character, people, culture, recreation (active and passive) history, local agriculture, and lots more.

Halfway between two world class cities, region enjoys clean air and water, close to diverse outdoor recreation, fabulous scenery, vibrant and supportive local community striving to keep Mount Vernon entertaining, safe, and diverse.

If the City could buy the Christianson seed property and develop a campus with a new City Hall, public meeting space, parking, the new library, maybe playing fields and park areas and moderate priced housing, it would open up town to a more diverse population.

Historic quality. Easy to walk around. Skagit River. Near farmland, Train depot. easy, fun "small town" destination close to Seattle and Vancouver

The Lincoln Theatre, Co-op, and Tri-Dee along with other shops, galleries and restaurants currently here make Downtown a special place. The River Front is lovely.

Businesses need people on the streets and the parking problem is severely limiting that factor. Bring the people to downtown as residents and it will activate the businesses.

It is not "anywhere" USA but has a unique character.

Close to freeway and strong sense of community.

For downtown, the beautiful river and river walk and the historic buildings, friendly community

River front, pretty, small community

River front.

What makes Mount Vernon a special place where businesses would want to open or move to?

Uncrowded. Close to recreational activities. Affordable. Unpretentious. Close to major urban centers but still with small town feel.

Historic, scenic on the river, close to the Freeway

Quirky and quaint Can walk to everything you need Train

Quiet, small, tulips, mountains, I-5, Skagit River, wildlife

Proximity to Seattle, Bellingham, and Vancouver. Agriculture and eco-tourism related business. Organizations with ecological missions.

Great Schools, Excellent Health Care, reasonable priced residential living, proximity to recreational activities

Friendly, welcoming. Population is using downtown more.

Proximity to major highways, geographical location between major cities and attractions.

Located near great natural areas. Open space just outside of town. Convenient transportation. Services within walking distance of offices and residences.

Small town but with a sense of sophistication.

Near water, historic, good visitors/tourists, near I-5

The completed river front project is more attractive.

Pedestrian access to the downtown.

Central location, attractive safe downtown, already has good restaurants, but need more near the river.

Optical fiber network. Need more restaurants, housing apt and condos.

Opportunity and possibility. Mount Vernon has strong historical bones and a citizenry that longs for change and development.

Is there anything else you would like to tell us or comment on with regard to our planning efforts in Downtown?

The first project needs to be "Oh Wow". Then more will follow
I think additional efforts need to be made to deal with the drug/homelessness problem in downtown. Our police force is great but I feel like they have an uphill battle. People come in on the bus or get out of the jail and immediately commence stealing from the downtown businesses/doing drugs in the bathrooms etc... I don't know what more can be done to deal with this problem -maybe it's something that every downtown just struggles with and no matter what we do there will always be this problem.

Again, work with the talent you have here.

Need to address transportation access

Poverty, homelessness, drug use, and theft are a growing concern for Downtown businesses. I don't know what can be done to alleviate this problem, but I hope that it is being recognized and addressed in some way.

Keep up the great work! I love working down here.

A hotel is desperately needed to bring more people down town. If they stay, they will eat and shop. If not, they will stay in Burlington and eat and shop there.

I work downtown and always hear complaints about parking.

We'll need to be proactive in taking care of our community members that are homeless and providing services that can assist them in getting back on their feet. I know work in this area is already underway, but I think it's important enough to mention it here.

Think about amenities that draw people to the downtown, such as a rentable commercial kitchen. Keep street parking to a minimum with a parking garage.

Needs to have a broader focus--including old town, river walk, and fairgrounds.

Loving the renovation.

Restore the historic facades, much as did Walla Walla. Note: I think Valley Shine did a great job on their facade, but it does not fit into the historic downtown concept.

Thank you for issuing a survey for feedback!

Thank you for the opportunity to share my thoughts, but I would welcome the chance to sit down on a one-on-one and discuss ideas with the powers to be (Jan Roxstrom 360-708-2547). Not interested in hearing what we can't do, but exploring possibilities that we can do through the collaboration of businesses and downtown.

Fix the confusing one way streets. Finish the river walk so we can start attracting business.

I think a large hotel/restaurant would bring even more tourists and be able to spend more than a day in our beautiful downtown exploring and shopping rewarding our local retailers that work so hard to keep the doors open..

Is there anything else you would like to tell us or comment on with regard to our planning efforts in Downtown?

It is important to involve public opinion (like this survey) so thank you for doing this. I hope there are more opportunities to do this and give input on plans.

There is no comfortable lounge where visitors can go to socialize without also feeling they must order a meal. A knowledgeable guide for guided walking tours during some times of the year. Add some stops like the newly opened breweries and distilleries and farms. Have the new hotel (or the coc) sponsor guided bus tours of hotel guests during daffodil and tulip season and the farms during the October farm turs, etc. etc.etc.

The parking issue seems to be getting glossed over

Give the meter maid customer service training. Her angry attitude would make a person not want to come back into downtown to do business.

Incorporating the train/bus station as much as possible to encourage people to utilize public transportation in their downtown experience will be ideal.

Think positively. Being progressive does not mean losing our historic downtown identity. The uniqueness of the latter is actually a great strength.

It will be important in the planning of whatever is built on the river that it keep a sense of scale and integrity with the rest of downtown, and maintains an open access to the river for the rest of the town

Keep car traffic to a minimum. Make it more desirable to park and walk to stores, restaurants etc.

It would be interesting to read/hear again the results of surveys indicating what the community wants. I know the data is available.

Let the downtown stay unique. A diverse business model.

would be nice to somehow eliminate car traffic along first street. Continue alley beautification project, fountain in Pine Square (better designed gathering spot)

The first project must work, and work well

Homelessness is an issue for downtown. We need to improve our social services and mental health resources.

The current mix of shopping, dining, entertainment and now gallery space is very inviting and a full compliment in such a small city. Keeping the entertainment and arts emphasis is important while adding in additional amenities.

Thanks for asking

The homeless problem downtown and on the River walk especially needs to be top priority. Since the current Mayor and Police Chief have been in office this problem has gotten out of control.

Please do something with the unsightly lot where SuperPho and Taste of India burned down. It is insane that it sits there collecting litter when it could even just provide DT with a few more desperately needed parking spaces.

Be open and transparent. Master plan. Public involved at every step.

Is there anything else you would like to tell us or comment on with regard to our planning efforts in Downtown?

More artwork painted in the alley's.

There used to be an ordinance I believe in the 60's?? Where lawyers, accountants, service driven offices were restricted to the top floors. Leaving more space open for retail. I think this should be revisited. Store fronts that are left sitting empty and unusable (the store front between Calle and the apothecary shop for example) should face fines for 1. Letting their space deteriorate and 2. Not using space. What a waste. The building on 2nd street that housed the pho restaurant, bail bonds, and Indian restaurant needs to be rebuilt or space needs to be repurposed. It's again, an eye sore to the downtown to have it sit over 2 years. It's becoming an area for trash to be left. The housing authority needs to take better care of their ally and building. It's just a slum. Building owners need to better care for their buildings. Often times tenants would like to make improvements to their buildings which in turn improves the downtown. But often their hands are tied by restrictions of building owners. A heavier police presence needs to be made downtown. There has been a huge influx of homelessness in the area. Pan handling needs to be cracked down on. The beautiful river walk needs to be patrolled. I often see drug deals or people using drugs in that area. Specifically on the south end.

make the permitting process very straightforward. keep in mind affordability

Downtown Association doing a great job.

Need parking structures! Also better flow amongst downtown corridor streets.

Think well on the Seattle process as it expands to Skagit County - roads are key, as are walking spaces for the public (non-traffic streets and alleys downtown, to invite public to walk and shop??)

The summer concerts, art walks, markets are vital events to bring people in. Additional shops and waterfront cafes would encourage them to linger longer.

Keep the small town feel.

How about support what's already there? How about asking the local businesses what the city of Mount Vernon can do to support the local economy and local businesses rather than thinking that expanding is the only answer?

The parking! The congestion of tulip traffic. The safety of the memorial highway bridge over Skagit River. The health of the river...has there environment impact assessments done? Edgewater Park could use some love, by the way.

Please keep expanding the river walk, it's amazing!

We need more spaces where people can have meetings or just visit...A downtown museum, ...

I would like to see the old Post office, now owned by the community college, listed on the Historic Registry and used as a Museum to preserve it for generations to come. It would be a shame to sell & demolish it for a new building or a parking lot.

Seriously no more law offices, real estate businesses, or office buildings. The ground floor of a cool main street should not be filled with office buildings.

I would love to see more draw for Skagit Valley College students. There is an energy that young people bring to a city that enlivens all.

I don't want tons of high rise/multi story buildings, but I would love to see a few lodging establishments to bring more tourism into town.

Is there anything else you would like to tell us or comment on with regard to our planning efforts in Downtown?

parking is an issue. As we see more people in MV, we need to deal with this.

We need another shop similar to My Favorite Things

I honestly love the summer concert series and various events throughout the year. Keep the sense of community please.

More businesses that attract younger people. More green spaces for family gatherings. A year round permanent farmers market. Property owners that allow vacant, dilapidated store fronts should be fined.

It will be most successful if done organically with small projects over time than in one large, homogeneous development, especially one not genuine to the real character of the context.

THE TRAIN is the crux. I have researched the horn situation. We need to establish a Partial Quiet Zone, which would silence the train horns from 10pm to 7am. You can read about this here:

https://www.up.com/real_estate/roadxing/industry/horn_quiet/index.htm

The work so far is wonderful. Using the riverfront area for events in the summertime has made downtown much more appealing.

I Don't think an oversized parking garage in the middle of downtown is a very wise idea. But if the downtown is to grow and attract more people, more parking is needed. Perhaps the parking lot across the street (south) from the courthouse could be developed into a multi-level parking facility.

I hope that the planners bear in mind that our community is very mixed economically. It wouldn't be right for a redeveloped downtown to be, or appear to be, solely for wealthier people. Development should also be attentive to the cultural mix of Mt. Vernon's population (as is, to some degree, reflected in the present businesses downtown).

I'm sorry I don't have many good ideas. Development has never been my thing.

no

More parking

Continue efforts to involve the community; you're doing a great job. Thanks Find a way to use the river more....sturdy sculptures on cement pedestals left offshore after removal of old revetment?....retrofitted salvage ferry anchored in river as a destination restaurant/pub?....?

Keep developing the area. It is a wonderful location

We could become an artistic center, or antiques, or biking center for the valley. The renewed Coop is a wonderful addition. The farmers market is a great addition with entertainment added too. Good stuff

Mount Vernon is the last affordable city along I5 to live in and it is up and coming. It is central so so much outdoor recreation and easy to get to from Seattle or Vancouver. It has so much to offer and just needs to be uplifted.

Please keep the Mount Vernon City Library high on your list. It is a great resource, but it is simply inadequate to today's population size, adequacy for programming esp. for children's services, and as a center of the community. Lots of research shows that good well-developed public libraries are very important to economic health of communities.

A beautiful pedestrian suspension bridge from the head of Kincaid to Edgewater Park plus a pleasant path on the Westside bridge would allow Edgewater to become a feature of downtown.

Is there anything else you would like to tell us or comment on with regard to our planning efforts in Downtown?

I wish the city council and mayor would work better together.

We have a commercial building on 1st Street and are willing to replace office tenants with retail tenants in order to do what is best for downtown.

No

It has been exciting to see the river front development. I'm a huge fan of the alley way art that has been going in around Rachawadee. It has made the area feel cleaner and safer.

Self-contained parking requirements for any new businesses. At present it doesn't appear that there would be enough parking for much more growth. Perhaps approach business that occupies a large central building (e.g., Anderson Furniture) that could be converted to multilevel parking?..

Parking, parking, parking. I work up on College Way and groups of us would come downtown for birthday and other celebrations. But now that you cannot find parking during the day we no longer go downtown. It can take up to a half hour to find a spot that you can only park in for 1 hour.

Mount Vernon's downtown has several distinct zones, unlike La Conner, or Burlington. Any planning efforts should recognize predominant uses to identify these zones.

Thanks for the opportunity to comment. Continued efforts to keep all interests informed will be beneficial for the process and the outcome.

Promote more pedestrian friendly/only sites/streets/areas

Hop on a train from downtown Seattle and arrive in Mount Vernon. Walk a couple of blocks to your hotel. Enjoy fine dining, borrow/rent a bike and bike out to the farm fields. See a show at the Lincoln.

The Lincoln Theatre is entertainment anchor and could give helpful input.

Circulation of people and cars needs work. More parking that has the price and convenience of a mall

I think creating living spaces would boost business and then for the vitality of the downtown area.

From the looks of downtown now versus when we moved here over a decade ago, efforts to repopulate the historic buildings are going in the right direction and planning for new enterprises should follow suit.

Help find shelters for the homeless. More restaurants to bring folks downtown at night and make people feel safer.

Mount Vernon is on the upswing. In 17 years here I've not been as optimistic as I am now. Good luck, and thanks for listening!

Plan for adequate parking

I hope the City Council will pass a responsible set of design guidelines / regulations that will clearly set boundaries for development, high standards of building quality and "green" energy efficiency. These have been developed and submitted to the City Council by the Design Committee of the Downtown Mount Vernon Main Street program.

This community would support downtown businesses if they could browse a good bookstore or be able to shop for clothing.

Keep the offices/condos/apartments/ hotels on the second floor downtown and save the first floor for retail & restaurants only.

Is there anything else you would like to tell us or comment on with regard to our planning efforts in Downtown?

It is important to keep heavy, fast automobile traffic out of downtown. This may mean building a new bypass bridge, away from town, for cars to get to the west side. The current bridge could be a ped/bike bridge.

The city needs to clean up the drug dealers and homeless people. It is getting sketchy down town.

Build a parking garage! Development of a small; kid friendly park would be a good amenity if you can develop the residential side.

I am not a fan of Bud Norris, but he deserves some credit for the flood wall and riverfront improvements. Seriously.

Schedule music, events, be well lighted, clean.

Engage professionals that have done this type of planning. Make sure the Downtown plan isn't dominated by special interests e.g. builders. Get the community involved to get a broad, diverse base of input.

Ensure that a new library comes to downtown where it would provide the most benefit.

Is there anything else you want to share with us regarding the future development of Downtown?

Please relocate the residents of the President Hotel and make it a boutique hotel/condo. Nothing will work downtown if the President is run as it currently is.

Great job asking these questions- our downtown has definitely improved in the last few years with the revetment work, parking and walking spaces along the river. Thank you!

Keep it to scale, don't get caught up in too grandiose of an idea. There is a reason it's special, build on that. Try to NOT make it something it isn't.

I think it is better than downtown everett

The focus needs to be on bringing business downtown that attracts visitors. Mount Vernon needs to play to its strengths of having a downtown area along the river. A beautiful hotel along the river would be a win win for all businesses. Make downtown a destination.

I can tell there is efforts being made! So much growth in the past couple years and I think it has all been for the better!

I am excited to see change, but cautious. I don't want overscaled development, or homogenized building design. I'd like to see multiple business partnerships so that there is variety and resiliency in our downtown.

Let it grow, while preserving historical buildings and character.

Mount Vernon has the potential of Anacortes and can have better appeal if housing and retail is done like Winslow.

I like to encourage building owners to maintain the historic look and integrity of the downtown.

Don't tear down our beautiful older buildings and don't penalize (financially) when building owners improve their properties i.e. huge increased taxes and horrendous requirements from a variety of departments for licensing, building requirements, etc. There should be a more business friendly attitude to people attempting to develop buildings and businesses in the Downtown core and a focal point that interfaces between the multitude of departments/agencies that could help developers navigate the path of requirements in Mount Vernon.

I can see the downtown area revitalized in a decade with unique craft stores, more diverse farm-to-table offerings, local brews, and a hip scene for urban millennials seeking to build families outside of the cities and work remotely.

Focus on the west side connection to downtown. Create uses for the riverfront park to tie it to downtown. A pedestrian bridge could link downtown to fun and parking.

More events... Annual Classic car shows on 1st st. with vendors, food, and live music. Anything that would interest the public..

I would LOVE to see the Sound Transit Sounder come up to the Mount Vernon station. I think that would help boost the influx of people living and spending money in Mount Vernon.

The newspaper reports often on conventions related to agriculture in the area. I can't believe any of them stay now in MV. A welcoming hotel near the downtown should draw those visitors and as a resident, I would recommend it to out-of-town visitors and be happy to patronize another good restaurant myself.

updating old buildings to current codes can be prohibitive for many. Please try to relax those demands that are not life-safety issues.

Is there anything else you want to share with us regarding the future development of Downtown?

Charge for parking- also get traffic officer down to prevent people from blocking intersections during Tulip festival. I am hopeful that the original character of the buildings can be restored with tasteful updating. Also an emphasis on sustainability.

Retail spaces with apartments above gives you a built in customer base. Focus on closeness to transportation/ bus station.

Make sure that design standards that reflect the historic feel of Mount Vernon are in place and that developers follow them.

address need for housing for homeless population away from historic downtown.

City can help -- ID tenants and lead with its own uses like Library, a session with the top 10 business and top 10 property owners and Mayor to push this agenda, the City can help assemble a group of lenders who will lend, same if major property owners would JV or otherwise contribute land to a JV, having a plan for expanding the esplanade will be important as the water connection is key to making DT work. If the City and DT Association can also help ID a list of people who will move DT that can help address the market issue. Toughest project will be the first one

Parking is already an issue. We need to create parking solutions that won't discourage local shoppers from coming downtown. If it costs too much, local shoppers will just go to Burlington.

Keep up the good work!

Equality is important and if its planned for in the beginning we won't see as much of the ill effects later on

Removing the large messy trees in favor of something small and evergreen that doesn't make a mess. Many of these trees have been removed already because they are not stable and have fallen over or branches have broken off. Have sidewalks power washed regularly, they look awful and I've had customers comment on it. See number 7 also.

Building residential areas without appropriate parking is really only going to hurt the business owners. Parking is the biggest and most common complaint from customers.

Make sure the end plan is an action plan not a wish list. No dusty binders as the outcome. It will take committed leadership and political will.

I think the idea of apparent T's/ condos is great. But not at the expense of parking. Until parking is addressed NO NEW buildings should be erected. We need to first take care of what we have.

The city's efforts to "civilize" downtown with banners, flowers and plants, various events, and steady cleanup are very helpful in keeping the area vibrant. Kudos to the mayor.

need to deal with the transient / homelessness issue If the area feels unsafe or undesirable, it could be a significant barrier.

Housing of all types is desperately needed in Mount Vernon and Skagit County . Something MUST be done!

See above

Some design review would be good. Some of the recent remodels just south of Kincaid are atrocious. Pink building on the new riverwalk park? Ugh!!!! These expressions of 'property rights' take the value and work of many others and throw them out the door.

Is there anything else you want to share with us regarding the future development of Downtown?

Downtown MV is difficult to access via car and foot traffic, with limited access over River and freeway. Parking can be addressed, to me the bigger issue is access. Increasing and easing foot and bike traffic would be money well spent. Also with increased amenities comes increased vagrancy, having rules and plans in place to address these issues is crucial for business and patrons.

Please no high rise buildings

Please don't encourage growth over everything else. Support local.

I appreciate you asking community what they want.

The current city council has it's own antiquated vision of where Mount Vernon should go and that is back to 1955. They are failing to see Mount Vernon's growth and development potential. They are failing to see beyond their houses on "the hill" and ensure a bright and vital future where today's youth will want to stay and work and raise their own children. We are at a crossroads where we can either build the foundation for a bright and innovative future or stay the course and turn a blind eye to the growing number of homeless, the increasing drug addiction, a Mount Vernon where our youth can't wait to graduate and leave to brighter more vibrant futures.

We love downtown and have enjoyed seeing new businesses move in and thrive. Coop's C2 expansion has added even more. It's great to see downtown updating and changing for the better of our community!

Reconfigure the street parking. Remove the bump outs at the corners and make curbside parking easier to use. I believe we lost many valuable spaces with this change just to give our downtown a "look". I prefer the more practical.

I think there is power in making sure that there is something for everyone, so keeping it a place where families with children feel safe and welcome is very important.. keeping the Farmer's market where it is, family friendly restaurants, etc.

Create incentives for young business owners to open up shop. The MVDA has so much potential, can we get some fresh faces in there? The river walk is AMAZING let's keep adding green space, parks, public art (more street art!), spring and summer events and places for community to gather and enjoy life.

Please look at development with an eye toward sustainability and local economies of scale. No huge hotels or big business brands -

Bring back the Children's Museum! By bringing families to downtown where you can pass hours, it keeps people there. I don't want to go to the mall to go to the museum, but I would love to go if it was downtown and we could have lunch at the co-op and walk along the river and pass hours downtown.

I love downtown Mount Vernon. It feels friendly, and green. I love shopping at the coop, grabbing a coffee at Ristrettos, visiting Tri-Dee arts with my kids, shopping Miss May's for school supplies and enrichment, eating out at the handful of family friendly restaurants and all these businesses that embrace quality clean food, arts, and health. I think we have a community seeking health and wellness, green earth friendly practices, artistic expression, and family values. Our businesses and development should reflect this.

Love this city!!

I love the revetment revitalization but now we need more parking.

Keep up the good work! I

Is there anything else you want to share with us regarding the future development of Downtown?

The river front park is great as are public restrooms. I would like the library to expand, but I want it to remain downtown. Parks such as Edgewater could be developed to attract more users.

We should have Design Standards in place before development is allowed to be approved in the historic downtown.

I'm very pleased with how things are going. I'd like to see more of the building facades get uncovered and restored. Trina Perry and Christian Carlson did a wonderful job on their building.

1) Until the traffic/parking situation is resolved, you will always have built-in issues. 2) The image we present to travelers on I-5 could be more welcoming, although this has improved over the years.

I think pedestrian only streets might work (check out Bellingham, or Robson St. In Vancouver, B.C.. If not totally traffic free, maybe limited times for traffic (deliveries, etc.).

I appreciate all the care and effort that has gone into upgrading the levee and creating the River Walk. It's important that whatever future development happens adjacent to the River Walk, the view of the river and the walk itself remain very accessible to everyone. Thank you for the work you're doing to further improve the heart of our city.

no

We think it is looking great!

don't be afraid to build up

Do something about empty spaces with more urgency....the Creamery? We NEED a new LIBRARY !

Keep pushing for it.

it needs to be cleaned up, attractive store fronts, up & coming restaurants that people want to go to. No funky paint jobs or a bunch of different consignment shops. Need kid/family friendly activities and stores.

There is always the issue of enough parking unfortunately as well.

It would be amazing to get an investor to come in, or the city and start a steam boat tour on the Skagit like it was when the city was founded. Wishful thinking and probably very expensive, but could be such a neat experience.

Let's DO IT!!!!

Downtown must not yield to the temptation to sacrifice its downtown character for parking.

I would like to see mixed housing, meaning income levels, ethnic diversity

To the extent possible, multi-level pricing for housing downtown. (Not just for the wealthy.)

Is there anything else you want to share with us regarding the future development of Downtown?

No

It's encouraging to to surveys like this! I hope this is the tone for the future of our great city.

Again, parking. We have a home above downtown MV and it is a joy to be able to walk to it, as we enjoy doing at a home we have in Europe. I'm afraid that if potential customers can't find convenient parking in downtown MV they might be discouraged from trying again.

Keep and shine up all the historical buildings. Mount Vernon needs a museum.

A focus on the river as an amenity for development is important. The river can be more than a nice view. Docks could encourage recreation and commerce.

Development should recognize and promote our diverse population

Art walks, street fairs, parades are all very inviting events to entice people to use downtown. Co-coordinating a cohesive design of the architecture would help.

Essential to be pedestrian friendly.

There should be a relatively dense residential zone with a range of housing types and costs. Currently it is too heavy on the affordable - ;low income side and that component should be fully balanced on the higher income side before adding more. the multimodal transportation center should be leveraged by making safer and better access to downtown. A Myrtle Street overpass for pedestrians like the connection between the east parking lot and Everett Station to get people over the tracks into Downtown and aimed to the River

If people live there, there used to be pharmacy and hardware stores. Places that support living there without driving a distance.

Remain sensitive to the history and culture of farmland and sustainability.

Keep public in the loop on plans and ideas.

Do what ever it takes t make us feel safe at night.

with living above and retail below. And the vagrancy and drug related issues need to be countered. I have no idea of the solution, but it's getting noticeably worse over the years. Or am I imagining it?

Keep the downtown area walkable and bicycle friendly.

A carefully designed, historically sensitive, energy-efficient development plan could make Mount Vernon a model for small city expansion. That would put us on the map for the next decades. We have a good start-- with the new jail, a planned new YMCA, and recent improvements at the Medical Center-- in the revitalization of greater Mount Vernon. We will have the opportunity to make Mount Vernon a recognized center for community and good design. This will require forward thinking and planning-- not just releasing development to the highest bidder. I hope there will be meetings to involve the Mount Vernon community in creating vision for this "new" Downtown Mount Vernon.

Keep on putting restaurants, etc. facing the waterfront walk. This could become a very nice place.

We are seeing more homeless people across from City hall. if a park were built, a plan would need to be developed to keep the transient folks from taking over.

Is there anything else you want to share with us regarding the future development of Downtown?

Its better than Burlington.

Might need parking.

No