



SOUTH KINCAID SUBAREA PLAN



COMMUNITY WORKSHOP 2

TONIGHT'S **AGENDA**

- INTRODUCTIONS
- PROJECT BACKGROUND
- PROJECT MILESTONES
- SUBAREA DRAFT CONCEPT
- Q & A FOR CITY COUNCIL, PLANNING COMMISSION, & CITIZEN'S GROUP
- OPEN HOUSE
- PROVIDE FEEDBACK



PROJECT **TEAM**

THE MOUNT VERNON COMMUNITY

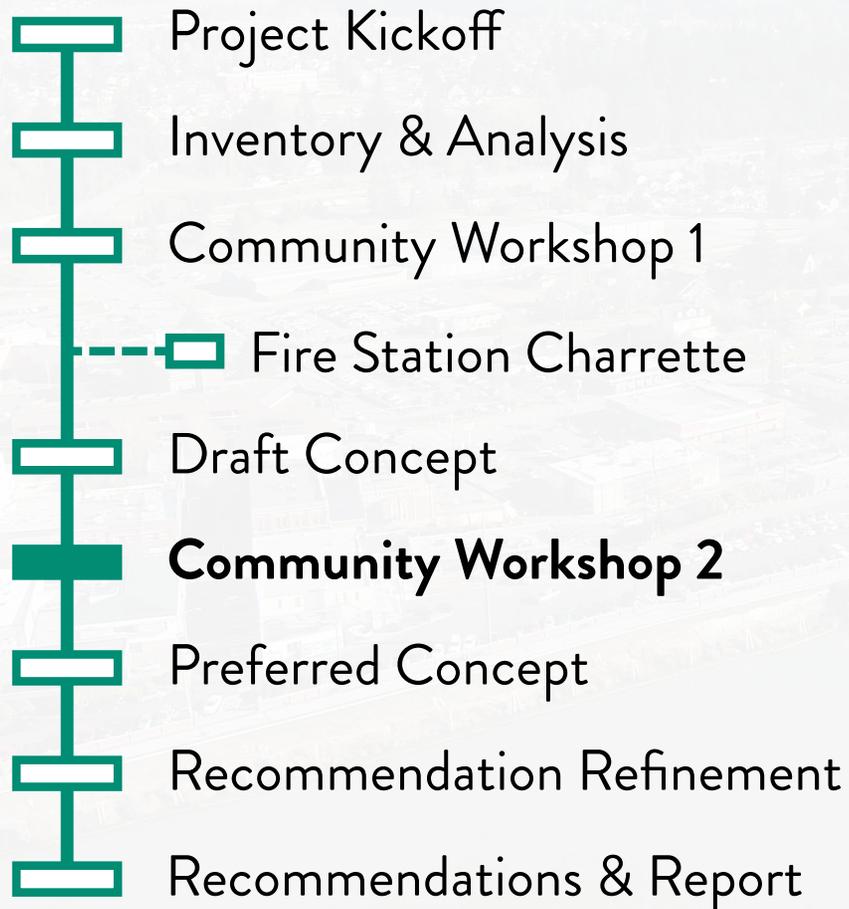
THE CITY OF MOUNT VERNON

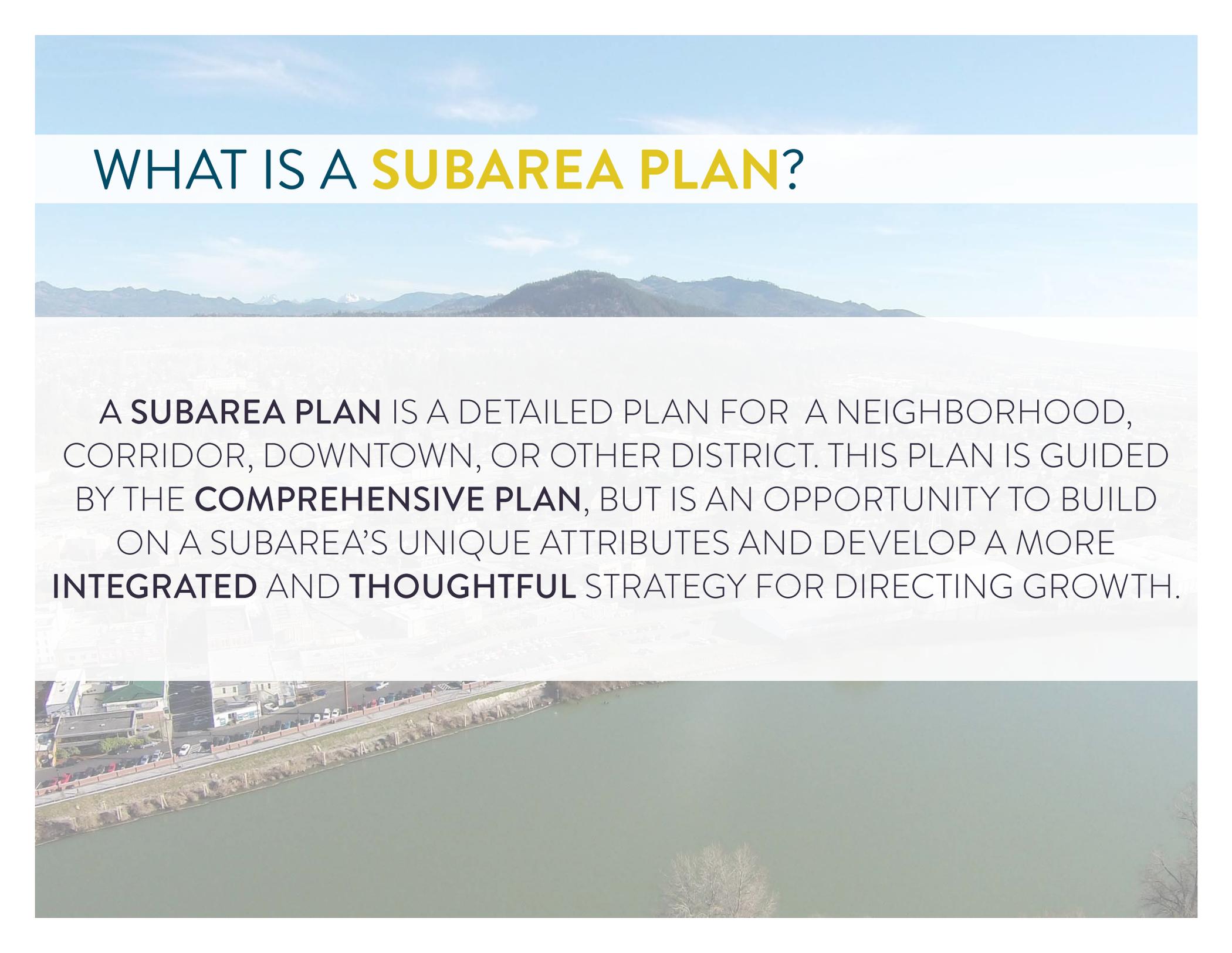
MAKERS ARCHITECTURE & URBAN DESIGN

ECONORTHWEST

TRANSPORTATION SOLUTIONS, INC

PROJECT SCHEDULE



The background of the slide is an aerial photograph of a city. In the foreground, a wide river flows from the bottom left towards the right. Along the riverbank, there are buildings, parking lots, and a road. In the middle ground, a dense urban area is visible. In the background, a range of mountains stretches across the horizon under a clear blue sky with some light clouds.

WHAT IS A **SUBAREA PLAN**?

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



USING THE **COMP PLAN** AS A GUIDE

DESIGNATIONS FOR LAND USE AND ZONING

- THE DRAFT ALTERNATIVE PROPOSES A RECONFIGURATION OF ZONING TYPES FOUND IN THE LAND USE ELEMENT

PROPOSING MORE ROBUST PEDESTRIAN AND BIKE AMENITIES

- THE DRAFT ALTERNATIVE PROPOSES INCREASED NON-MOTORIZED AMENITIES USING STANDARDS FROM THE TRANSPORTATION ELEMENT

INCREASED PARK AND OPEN SPACE OPPORTUNITIES

- PRIORITIZING MORE PUBLIC SPACE TAKES ITS CUE FROM THE PARKS AND RECREATION COMP PLAN

WHAT DOES A **SUBAREA PLAN** DO?

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

WHAT ARE **SUBAREA PLAN** OUTCOMES?

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





DOWNTOWN

SKAGIT COUNTY SHERIFF

SKAGIT MULTIMODAL STATION

SKAGIT COUNTY SUPERIOR COURT

KINCAID ST

RED APPLE MARKET

BROADWAY ST

CITY HALL

CITY LIBRARY

ALFCO SITE

SNOQUALMIE ST

PUBLIC WORKS

MILWAUKEE ST

CELTIC ARTS

SECTION ST

POST OFFICE

SCHENK PACKING

1ST ST

PARK ST

HARRISON ST

CLEVELAND AVE

2ND ST

3RD ST

AMTRAK CASCADES

W HAZEL ST

6TH ST

7TH ST





MARKET OPPORTUNITIES

- 
- COMMERCIAL REAL ESTATE VACANCIES ARE TIGHTENING
- A SIGN THAT THE MARKET IS IMPROVING
 - THERE IS TRENDING, MOST NOTABLY POPULATION GROWTH THAT WILL CREATE FUTURE DEMAND FOR HOUSING (FOLLOWED BY COMMERCIAL USES)
 - DEVELOPMENT OR REDEVELOPMENT THAT IS SUBSIDIZED OR TRANSACTED OUTSIDE OF CURRENT MARKET BOUNDS IS ALWAYS A POSSIBILITY
 - VACANT AND UNDERUTILIZED PARCELS THAT ARE ACCESSIBLE AND LOW COST ARE THE BEST NEAR TERM OPPORTUNITY SITES FOR REDEVELOPMENT

An aerial photograph of a town, likely in a mountainous region, with a clear blue sky and distant mountains. The town features a mix of residential and commercial buildings, green spaces, and a road network. The image is used as a background for the title and the list of transportation opportunities.

TRANSPORTATION OPPORTUNITIES

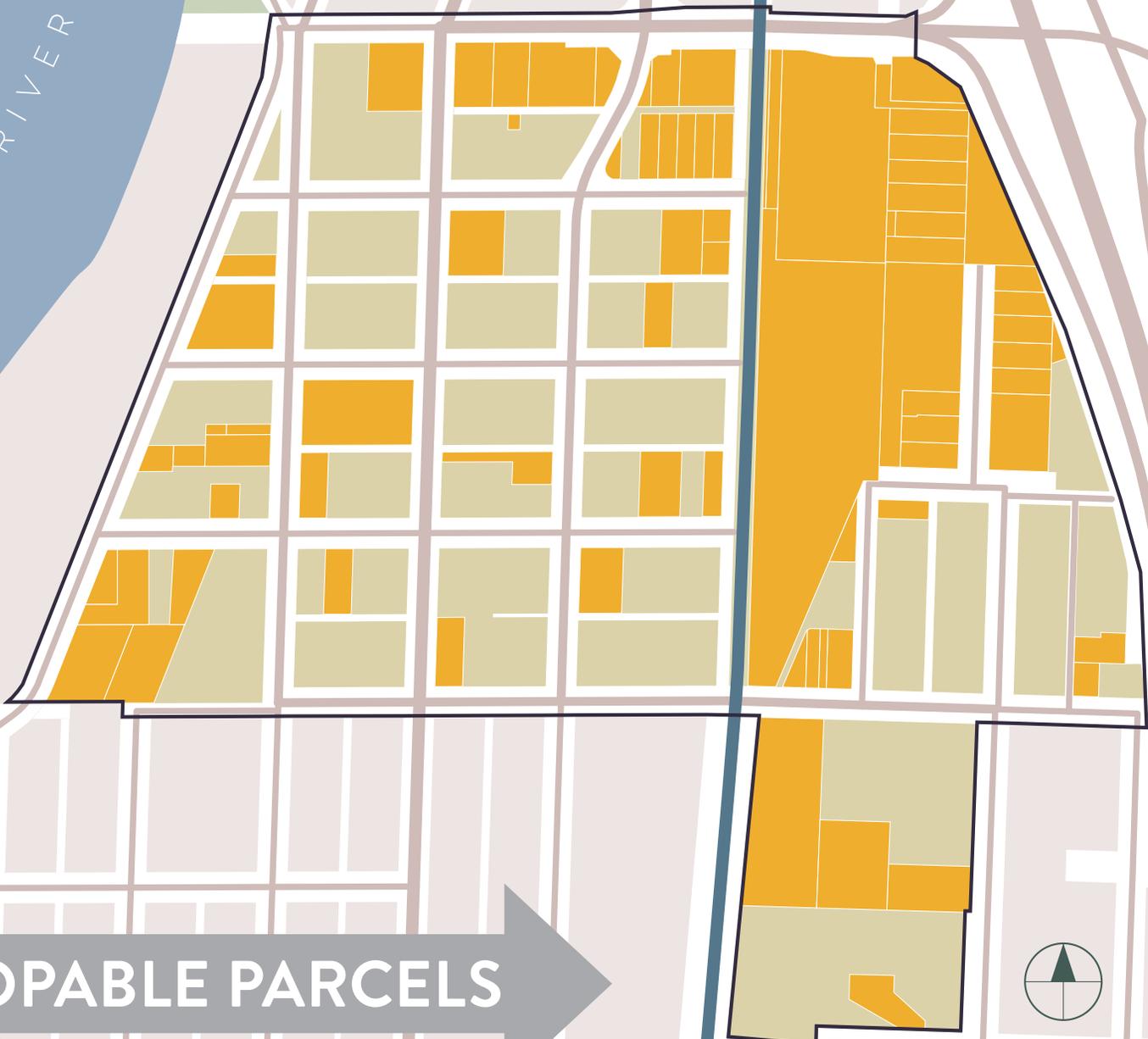
- CONTINUED UPGRADES TO PEDESTRIAN AND BICYCLE INFRASTRUCTURE
- THE ADOPTION OF *COMPLETE STREETS* POLICY WITH THE COMPREHENSIVE PLAN UPDATE (DEC. 2017 TO CITY COUNCIL)
- REDESIGN S. KINCAID STREET TO FUNCTION AS A GATEWAY
- INCREASE PERMEABILITY EAST OF RAIL TRACKS
- STRENGTHEN CONNECTIONS TO AND THROUGH DOWNTOWN
- POTENTIAL MULTILEVEL PARKING STRUCTURE IN SUBAREA OR DOWNTOWN



COMMUNITY ASSETS

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

SKAGIT RIVER



DEVELOPABLE PARCELS



DEFINE POINTS OF ENTRY

STRENGTHEN CONNECTIONS

ESTABLISH CIVIC CAMPUS

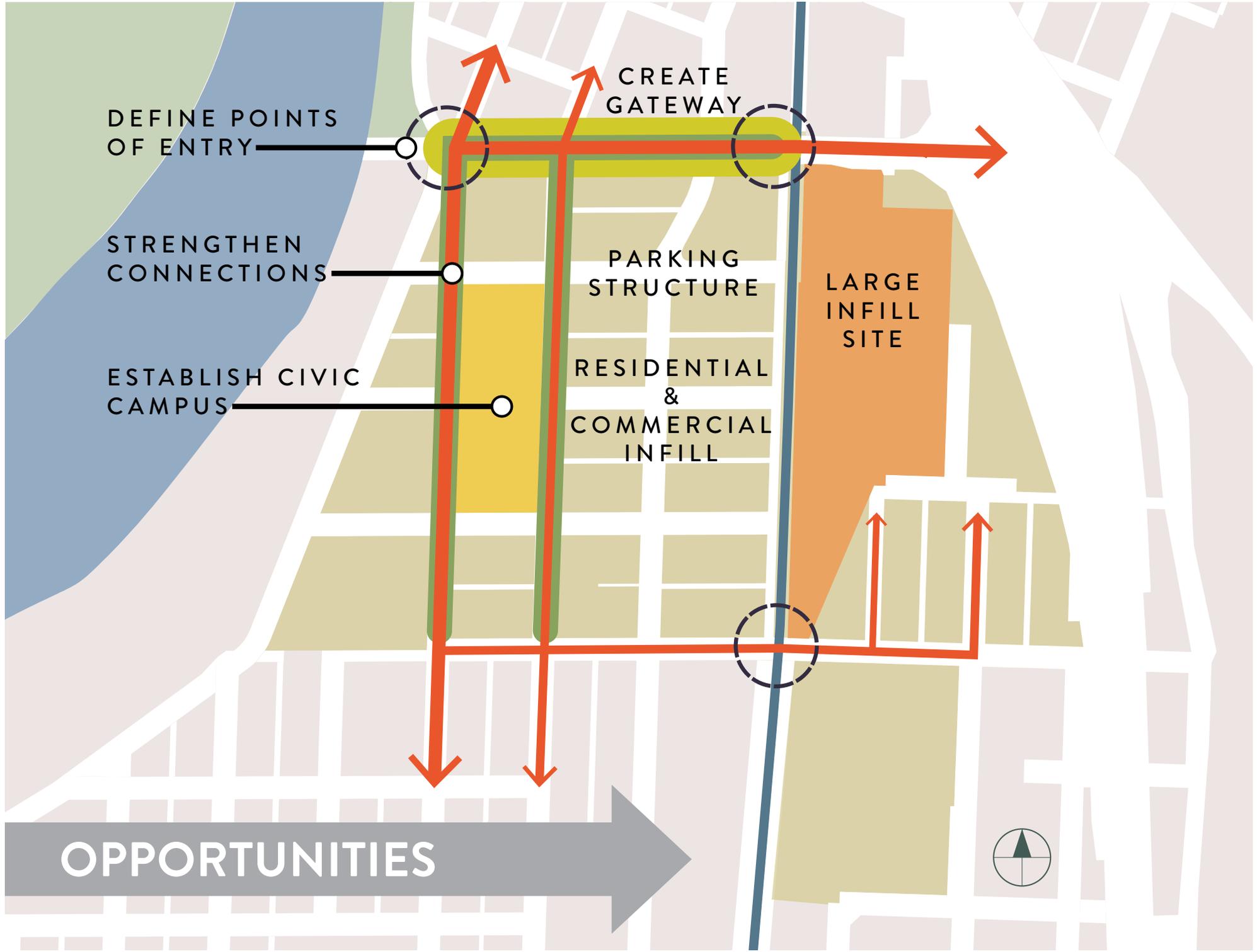
CREATE GATEWAY

PARKING STRUCTURE

RESIDENTIAL & COMMERCIAL INFILL

LARGE INFILL SITE

OPPORTUNITIES



DEFINE POINTS OF ENTRY

STRENGTHEN CONNECTIONS

ESTABLISH CIVIC CAMPUS

CREATE GATEWAY

PARKING STRUCTURE

RESIDENTIAL & COMMERCIAL INFILL

LARGE INFILL SITE

ALFCO SITE UPDATE



COMMUNITY WORKSHOP 1



The background of the slide is an aerial photograph of a city, likely Salt Lake City, with mountains visible in the distance under a clear blue sky. The city buildings and streets are visible in a light, semi-transparent overlay.

COMMUNITY WORKSHOP 1 RESULTS

- CREATE A CIVIC CAMPUS TO HELP CATALYZE SUBAREA REDEVELOPMENT
- THE SUBAREA SHOULD BECOME A DESTINATION
- DESIGN SPACE FOR COMMUNITY GATHERING AND FESTIVALS
- ADD OPEN SPACE, PLAZAS, AND POCKET PARKS
- MIXED-USE, MIXED-INCOME INFILL DEVELOPMENT IS DESIRED
- INCREASE RESIDENTIAL DENSITY
- ADD PARKING
- A HOTEL IS NEEDED IN THE AREA
- KEEP THE LIBRARY IN THE DOWNTOWN
- INCREASE BICYCLE PATHS AND WALKABILITY
- TRANSFORM KINCAID INTO A GATEWAY BOULEVARD

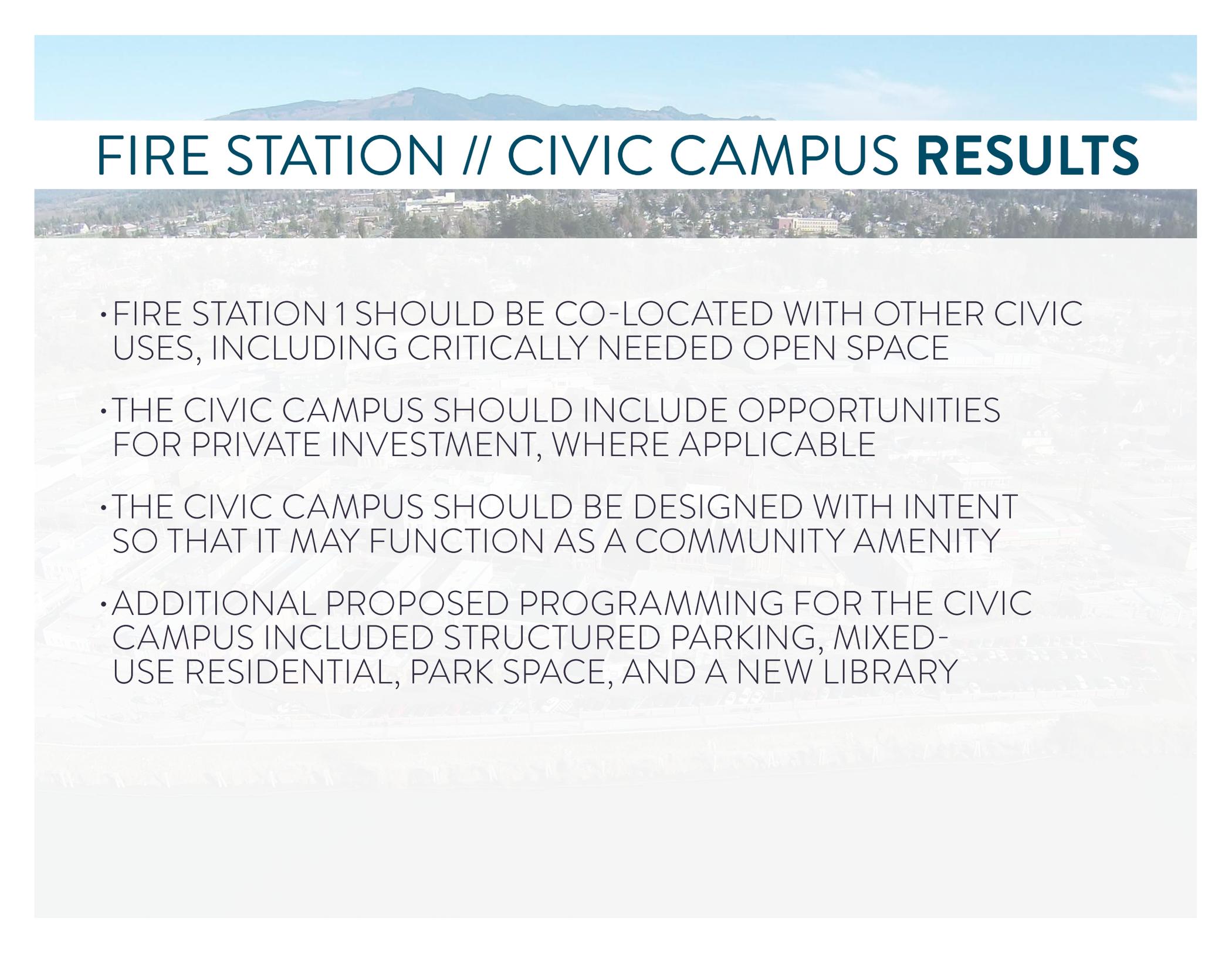


FIRE STATION // CIVIC CAMPUS CHARRETTE



FIRE STATION // CIVIC CAMPUS CHARRETTE



An aerial photograph of a city, likely Salt Lake City, showing a mix of residential and commercial buildings, green spaces, and a prominent mountain range in the background under a clear blue sky. The image is used as a background for the slide.

FIRE STATION // CIVIC CAMPUS RESULTS

- FIRE STATION 1 SHOULD BE CO-LOCATED WITH OTHER CIVIC USES, INCLUDING CRITICALLY NEEDED OPEN SPACE
- THE CIVIC CAMPUS SHOULD INCLUDE OPPORTUNITIES FOR PRIVATE INVESTMENT, WHERE APPLICABLE
- THE CIVIC CAMPUS SHOULD BE DESIGNED WITH INTENT SO THAT IT MAY FUNCTION AS A COMMUNITY AMENITY
- ADDITIONAL PROPOSED PROGRAMMING FOR THE CIVIC CAMPUS INCLUDED STRUCTURED PARKING, MIXED-USE RESIDENTIAL, PARK SPACE, AND A NEW LIBRARY



DRAFT GOALS & OBJECTIVES

GOAL 1: IMPROVE COMMUNITY AMENITIES AND INCREASE AREA VITALITY

OBJECTIVES

- CREATE A CIVIC CAMPUS USING CITY-OWNED PARCELS SURROUNDING CITY HALL
- INCREASE OPEN SPACE AND COMMUNITY GATHERING SPACE, PLAZAS, AND PARKS
- PROVIDE OPPORTUNITIES FOR RETAIL, OFFICE, AND HOTEL ACTIVITIES
- CONSTRUCT A NEW PUBLIC LIBRARY IN THE SUBAREA OR DOWNTOWN
- CONSTRUCT NEW FIRE STATION 1 TO SERVE THE SUBAREA AND DOWNTOWN

The background of the slide is an aerial photograph of a city, likely Mount Vernon, with a range of mountains in the distance under a clear blue sky. The text is overlaid on this image.

DRAFT GOALS & OBJECTIVES

GOAL 2: CREATE AN AUTHENTIC DESTINATION

OBJECTIVES

- SUPPORT DEVELOPMENT THAT COMPLEMENTS THE FUNCTION, SCALE, AND STYLE OF DOWNTOWN
- USE THEMATIC DESIGN ELEMENTS THAT TIE IN WITH MOUNT VERNON'S DOWNTOWN AND RIVERFRONT
- BUILD ON AGRICULTURAL HISTORY AND ECONOMY WITH USES LIKE A PUBLIC MARKET, BREWERY, AGRICULTURAL INDUSTRY CAMPUS, ANCIENT GRAIN MILL, AND/OR AGRICULTURE EDUCATION CENTER
- ENHANCE CLEVELAND AVE TO BECOME AN ARTS AND INNOVATION CORRIDOR

The background of the slide is an aerial photograph of a city, likely San Francisco, showing a dense urban area with buildings and streets. In the distance, a range of mountains is visible under a clear blue sky. The text is overlaid on this image.

DRAFT GOALS & OBJECTIVES

GOAL 3: INCREASE CONNECTIVITY AND MOBILITY

OBJECTIVES

- DESIGN KINCAID STREET TO FUNCTION AS A GATEWAY
- INCREASE PEDESTRIAN AND BICYCLE CONNECTIONS TO THE DOWNTOWN
- INCREASE ACCESS TO THE RIVERFRONT
- USE COMPLETE STREETS GUIDANCE TO CREATE SAFE MULTIMODAL CORRIDORS
- EXPAND RIVERWALK PARK INTO THE SUBAREA

The background of the slide is an aerial photograph of a city, likely Denver, Colorado, showing a dense urban area with various buildings and streets. In the distance, a range of mountains is visible under a clear blue sky. The text is overlaid on this image.

DRAFT GOALS & OBJECTIVES

GOAL 4: INCREASE DENSITY AND PROVIDE A DIVERSITY OF HOUSING OPTIONS

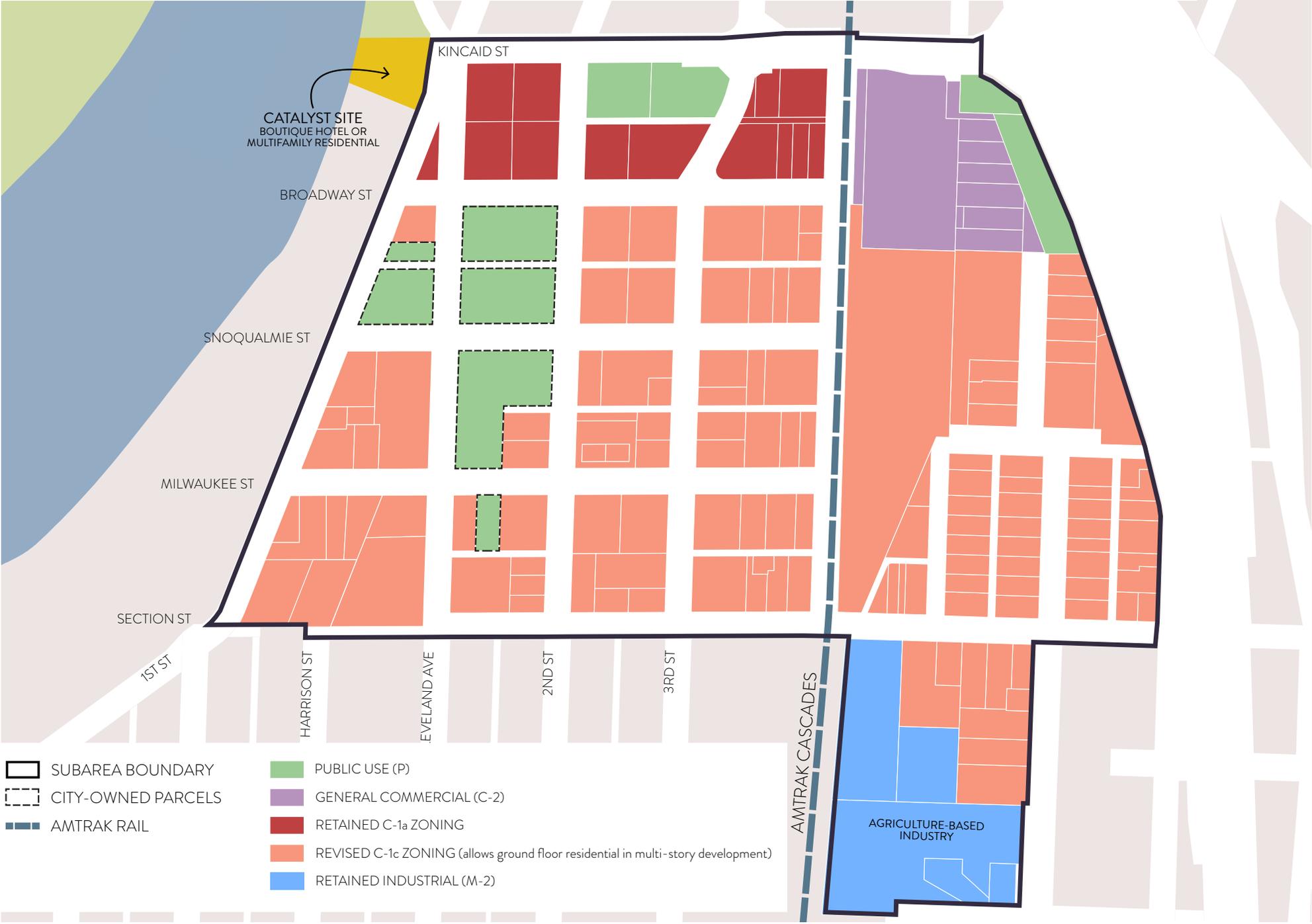
OBJECTIVES

- RETAIN AND REUSE EXISTING HISTORIC BUILDINGS FOR NEW USES
- ENCOURAGE A VARIETY OF HOUSING TYPES, INCLUDING TOWNHOUSES, AND STACKED FLATS
- INCREASE OPPORTUNITIES FOR SELECTIVE 3-4 STORY MIXED-USE MIXED-INCOME INFILL DEVELOPMENT
- PROVIDE LIVE-WORK OPPORTUNITIES

CURRENT ZONING



DRAFT CONCEPT: ZONING



- SUBAREA BOUNDARY
- CITY-OWNED PARCELS
- AMTRAK RAIL
- PUBLIC USE (P)
- GENERAL COMMERCIAL (C-2)
- RETAINED C-1a ZONING
- REVISED C-1c ZONING (allows ground floor residential in multi-story development)
- RETAINED INDUSTRIAL (M-2)





TOWNHOUSES

- COMMON WALL ATTACHED OR ZERO LOT LINE HOMES
- FILL THE GAP BETWEEN SINGLE FAMILY AND MULTI-FAMILY
- TYPICALLY 1,000-2,500 SF (1,400 SF EXAMPLE BELOW)
- RELATIVELY INEXPENSIVE TO CONSTRUCT

COSTS AND PRICES

	LOW	HIGH
HARD COSTS (PER SF)	\$120	\$140
RENT (PER SF/MONTH)	\$1.29 (~\$1,800)	\$1.49 (~\$2,000)
SALE PRICE (PER SF)	\$252 (~\$353K)	\$291 (~\$407K)



STACKED FLATS

- UNITS STACKED IN MULTIPLE SINGLE OCCUPIED LEVELS
- TYPICALLY 800-2,000 SF (1,000 SF EXAMPLE BELOW)
- RELATIVELY INEXPENSIVE TO CONSTRUCT

COSTS AND PRICES

	LOW	HIGH
HARD COSTS (PER SF)	\$120	\$150
RENT (PER SF/MONTH)	\$1.23 (\$1,230)	\$1.53 (\$1,530)
SALE PRICE (PER SF)	\$242 (\$242K)	\$300 (\$300K)



MULTIFAMILY MIXED-USE

- COMMERCIAL OR COMMON SPACE ON FIRST FLOOR
- MOST COMMONLY RENTER OCCUPIED
- 3-4 STORIES IS APPROPRIATE FOR CURRENT MARKET
- MORE EXPENSIVE TO CONSTRUCT (1,000 SF EXAMPLE BELOW)

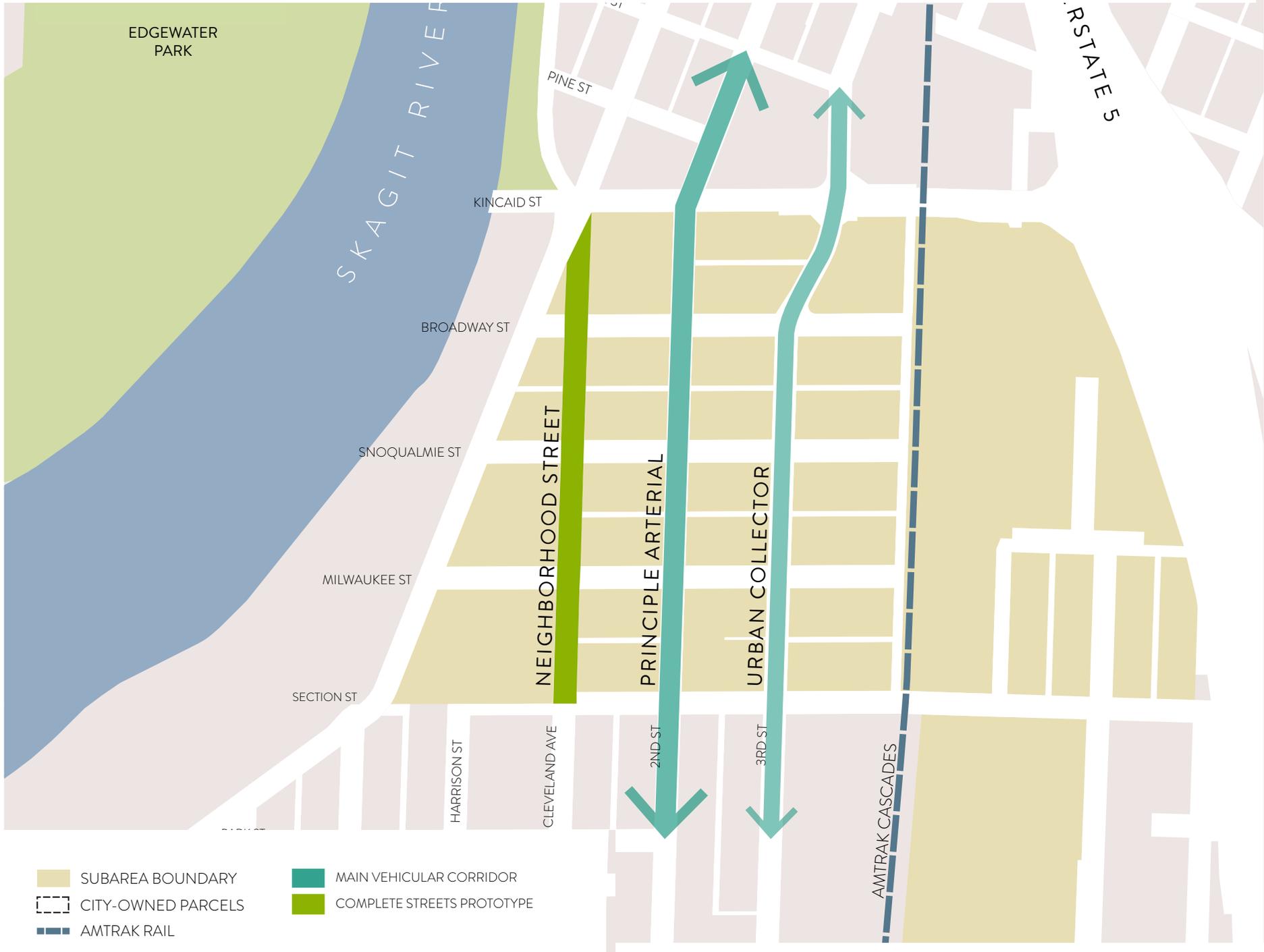
COSTS AND PRICES

	LOW	HIGH
HARD COSTS (PER SF)	\$150	\$170
RENT (PER SF/MONTH)	\$1.86 (\$1,860)	\$2.07 (\$2,070)
SALE PRICE (PER SF)	\$365 (\$365K)	\$406 (\$406K)

DRAFT CONCEPT: CONNECTIVITY



DRAFT CONCEPT: STREET DESIGNATION



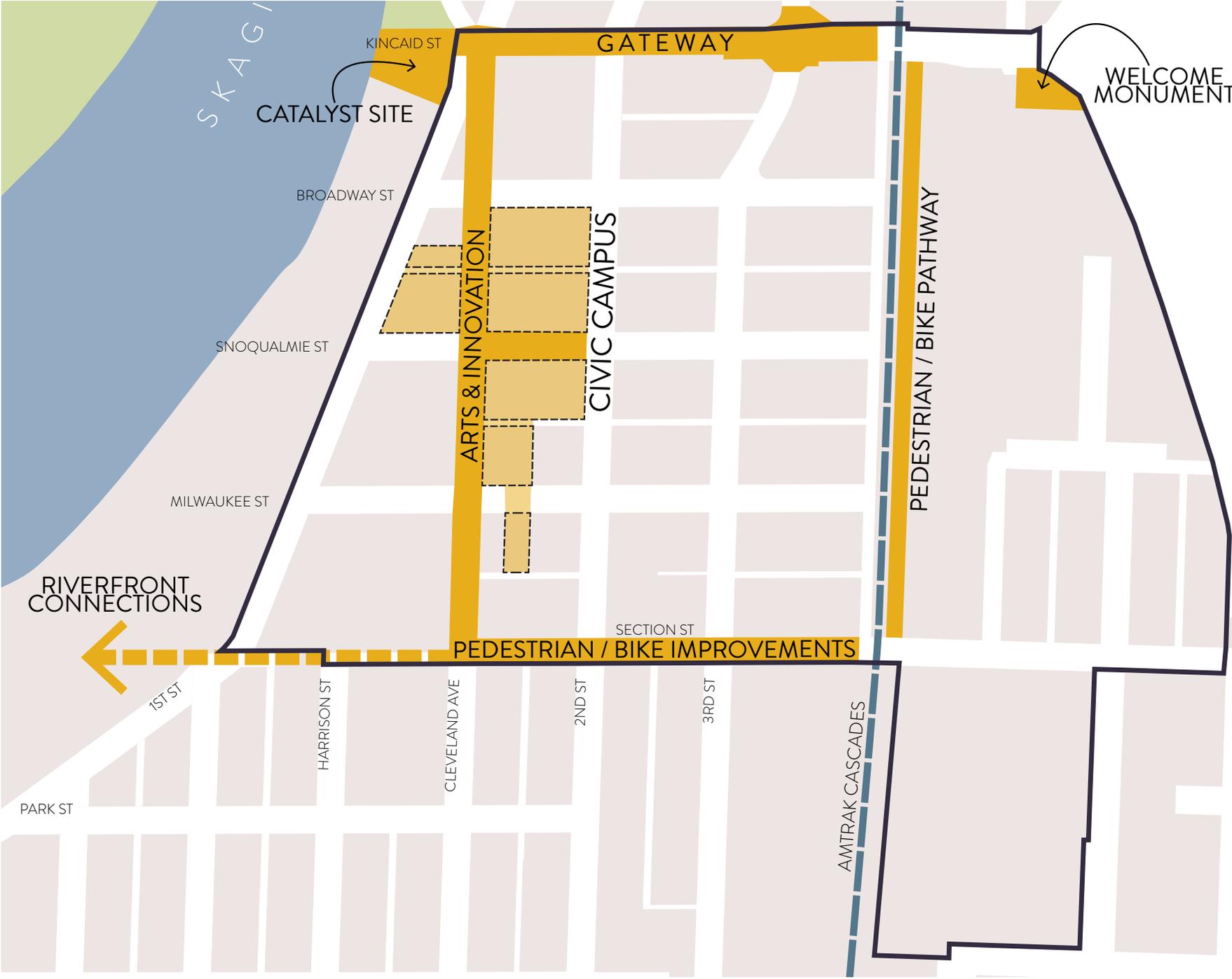


DRAFT CONCEPT: PUBLIC USE



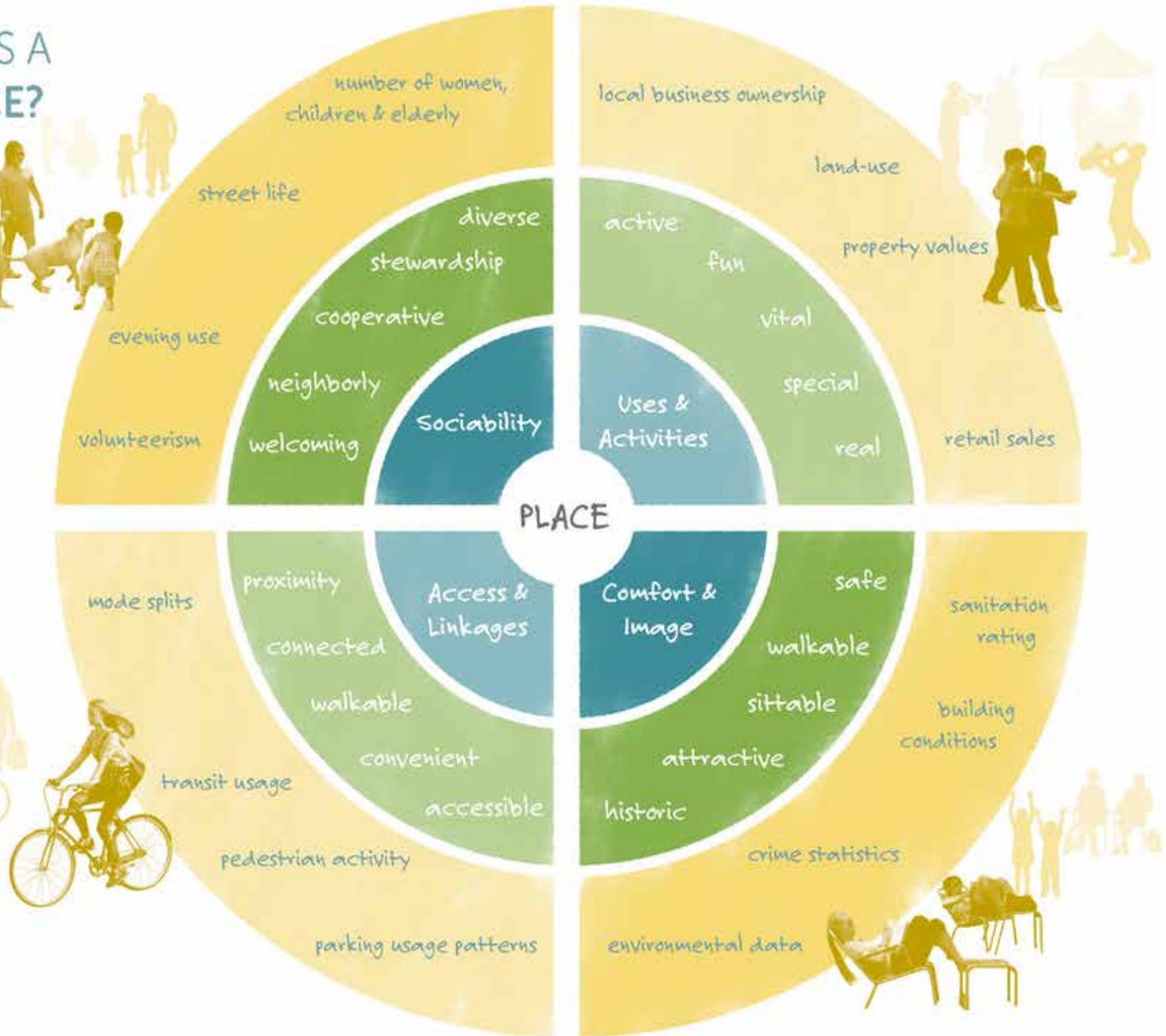


DRAFT CONCEPT: PLACE-MAKING

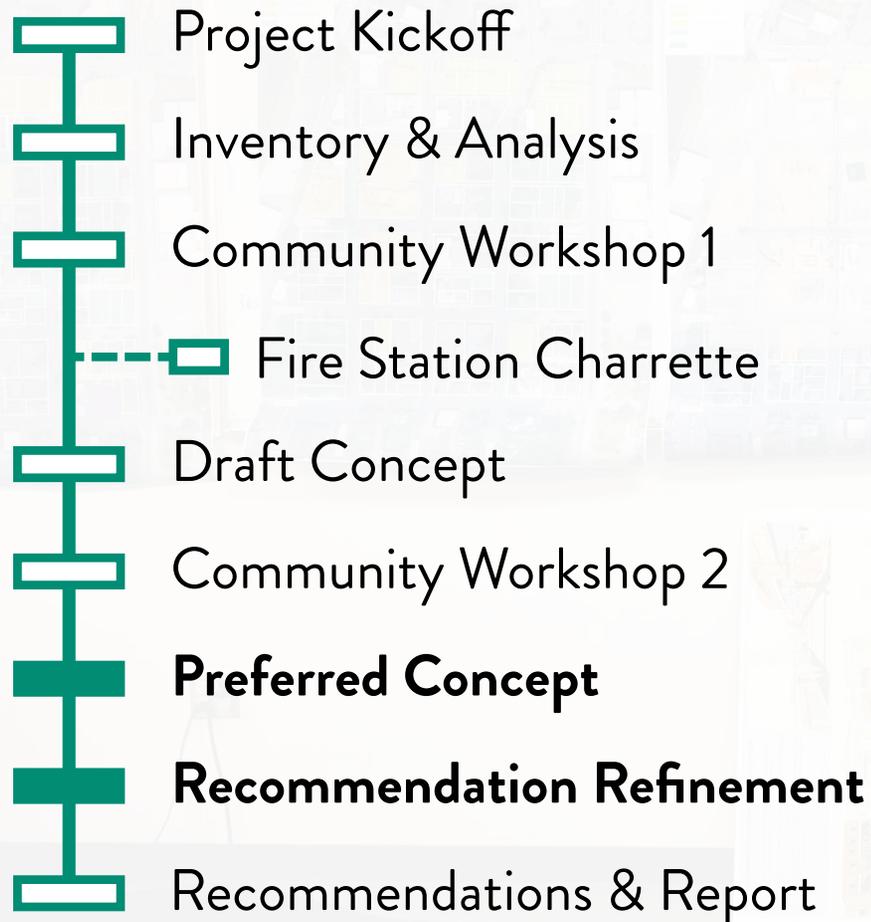


WHAT MAKES A GREAT PLACE?

- KEY ATTRIBUTES
- INTANGIBLES
- MEASUREMENTS



NEXT STEPS



Q & A



OPEN HOUSE

- VISIT EACH STATION
- ASK QUESTIONS
- LEAVE COMMENTS

