

City of Mount Vernon
Community Workshop for South Kincaid Subarea Plan
Minutes from November 30, 2017

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

Presentation from MAKERS on South Kincaid Subarea Plan:

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

Comments/Questions:

Questions regarding building heights, development costs, parking, homeless individuals, affordable housing, and street standards were asked. Mr. Herman, Ms. Bassuk, and R. Lowell collaboratively answered and discussed the issues that were brought up.

The workshop was concluded at 8:20 p.m.

CITY OF MOUNT VERNON
PUBLIC MEETING #2
NOVEMBER 30, 2017

	NAME	EMAIL	PHONE	ADDRESS, CITY/STATE/ZIP
29.	Jim Dankerley	junker1@frontier.com	360-424-8064	14603 Baker Hts. Rd NW 98223
30.	Flannnie MacLennan	hot mail, com	360-422-8492	23748 Nookachamp Hill Dr Gnt. V 98274
31.	Leo Colby Garza	leocolbygarza@outlook.com	(360) 252-8112	1115 5 th 6 th Street MV 98273
32.	CHRISTIAN CARLSON	CHRISTIANE PEREN AND CARLSON.COM		
33.	GARY MOSEMAN	GMOSEMAN@KIMBERLY	360-421-3825	1503 S 13 th MV
34.	Connie LeSourd	connielekeinfuneralhome.com	360-336-2153	1122 S. 3 rd St MV
35.	JWE BRAZEL	jbrazel@hlcga.com	360.336.2155	17228 BROCKETT ROAD MV
36.	Jacqee Bramer	jbramer@brandgeary.com	336 0152	S44
37.	John MITZEL	John@JohnMitzel.com	360-661-5351	—
38.	Richard Brocksmith	rbracksmith@gmail.com	826 2094	1216 E Section
39.	Anna Nelson	anna@lavelgey.com	360-755 9021	504 E. Fairway, Burlington
40.	Dorlene Smith	ds@smith.com	360-708-6689	1319 So. 6 th W.V.
41.	Guillemina Buzot	GuilleminaBuzot@msw.org	559-517-4033	P.O. Box 24101
42.				



CITY OF MOUNT VERNON
PUBLIC MEETING #2
NOVEMBER 30, 2017

	NAME	EMAIL	PHONE	ADDRESS, CITY/STATE/ZIP
43.				
44.	GILBERT STADA	STADA@SKKINCAIDPLAN.ORG	360-428-1959	1650 Port Drive, Bunkan WA.
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CITY OF MOUNT VERNON
PUBLIC MEETING #2
NOVEMBER 30, 2017

	NAME	EMAIL	PHONE	ADDRESS, CITY/STATE/ZIP
1.	JANLEN BEA	dbhufc@gmail	360 466 8819	309 E HAZEL
2.	LEONARD KARGANCI	LTK0303@MSN.COM	360 424 3638	309 E HAZEL
3.	ADAM ANN	adair@gmail.com	360 421-0638	1207 McLENNAN
4.	LIRIO BARROS	lirio@caritas.org	360 333 7835	1207 JUNIPER PL - 98273
5.	MELISSA BEATON		360-630-7070	
6.	STACEE ZIMMERTS			
7.	SHELLEY AARP			
8.	ROBERTA BORTING	roberta@celtcrafts.org		
9.	STEVE R. CHANDLER	Steve@celtknarts.org	360-416-1534	PO BOX 1342 MOUNT VERNON WA 98273
10.	ELLEN GRANSON	edmond@stegmail.com	360-336-3801	
11.	AMY LUSTEN FORGE	ULTRACRSTZ@30009LIVE.COM	360 336 5644	807. E SESTON MOUNT VERNON WA 98273
12.	CHAROL SULLIVAN	carolsully@yahoo.com	360-737-4878	1400 LINDSAY LN #5 MOUNT VERNON
13.	BOB FIEDLER	city council		
14.				



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NOVEMBER 30, 2017

	NAME	EMAIL	PHONE	ADDRESS, CITY/STATE/ZIP
15.	Chms Bollinger	The Winnhousc@ms	360-953-3881	2005 Cordinage Ave Mt Vernon
16.	Patrick Cole	willandsmanagement@gmail	360 421-2017	1118 S. 6th St. Mount Vernon
17.	Seth Couva	sethpcouva@gmail.com	360 790-0358	916 S. 3rd St MtVernon
18.	Sr Susan Wells	Susanw@dxsonv.org	360 721 8655	box 5 1st St MV
19.	Emmanuel Ramirez-S	lemanuelenc@gmail.com	360 932-1943	MV, WA
20.	Jushin Dahl	jushin@dalcousa.com	360 708 2695	MV WA
21.	Sonya Dahl	acct@dalcousa.com	360 428-3850	2930 old Hwy 99 Sked MV 98273
22.	Lemarr Beutson	lemarr@hotelservicesgroup.com	360 333 0860	1726 Ludlow Loop. Tlu. 98274
23.	Felix Flores	Felix Flores	360 972-1785	
24.	Tina Tate	timestat@freidshp.org	360-488-4357	922 S 3rd St
25.	Kit Morrill	kitmorrill@gmail.com	360 722 2748	308 N 6th
26.	Charlotte Scofield	charlotte.scofield@gmail.com	360-547-2690	308 N 6th St.
27.	Mary Jo Sparto	MaryjoSparto@gmail.com	323-479-89-18	140 N 30th St Mount Vernon WA 98273
28.				



SOUTH KINCAID
SUBAREA PLAN

PLEASE SIGN IN



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

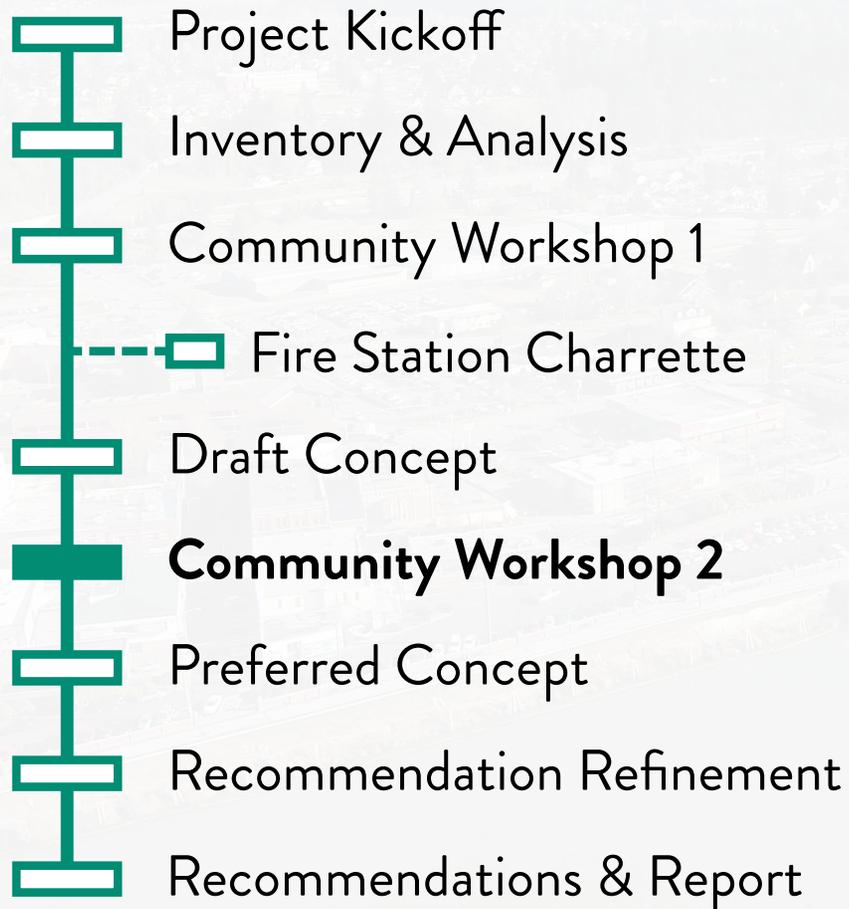
THE CITY OF MOUNT VERNON

MAKERS ARCHITECTURE & URBAN DESIGN

ECONORTHWEST

TRANSPORTATION SOLUTIONS, INC

PROJECT SCHEDULE



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

SKAGIT RIVER

KINCAID ST

BROADWAY ST

RED APPLE MARKET

CITY HALL

CITY LIBRARY

SNOQUALMIE ST

PUBLIC WORKS

MILWAUKEE ST

CELTIC ARTS

SECTION ST

POST OFFICE

CLEVELAND AVE

2ND ST

AMTRAK CASCADES

SCHENK PACKING

PARK ST

W HAZEL ST

1ST ST

FARRISON ST

3RD ST

6TH ST

7TH ST

SUBAREA BOUNDARIES





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

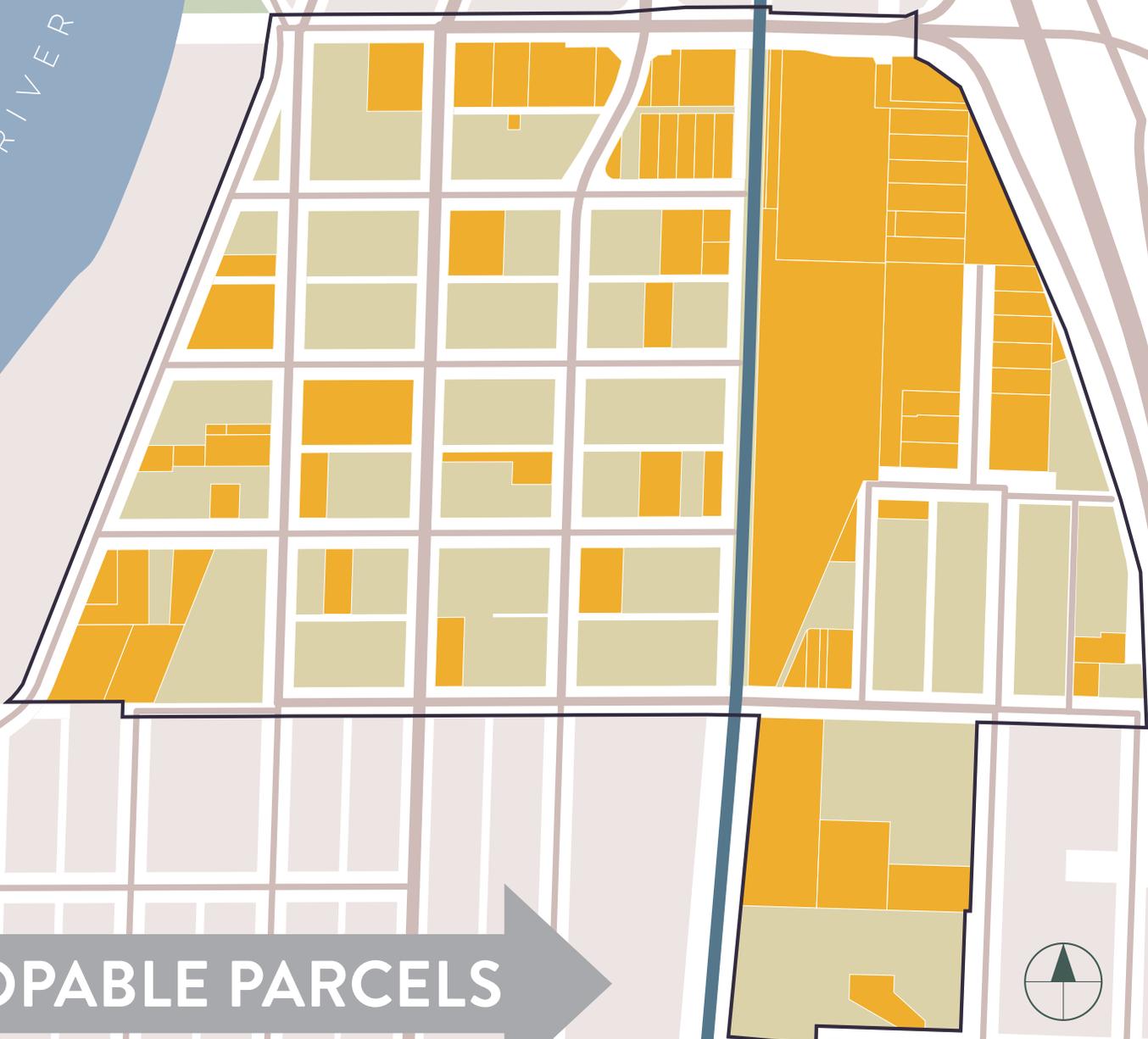
- CONTINUED UPGRADES TO PEDESTRIAN AND BICYCLE INFRASTRUCTURE
- THE ADOPTION OF *COMPLETE STREETS* POLICY WITH THE COMPREHENSIVE PLAN UPDATE (DEC. 2017 TO CITY COUNCIL)
- REDESIGN S. KINCAID STREET TO FUNCTION AS A GATEWAY
- INCREASE PERMEABILITY EAST OF RAIL TRACKS
- STRENGTHEN CONNECTIONS TO AND THROUGH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

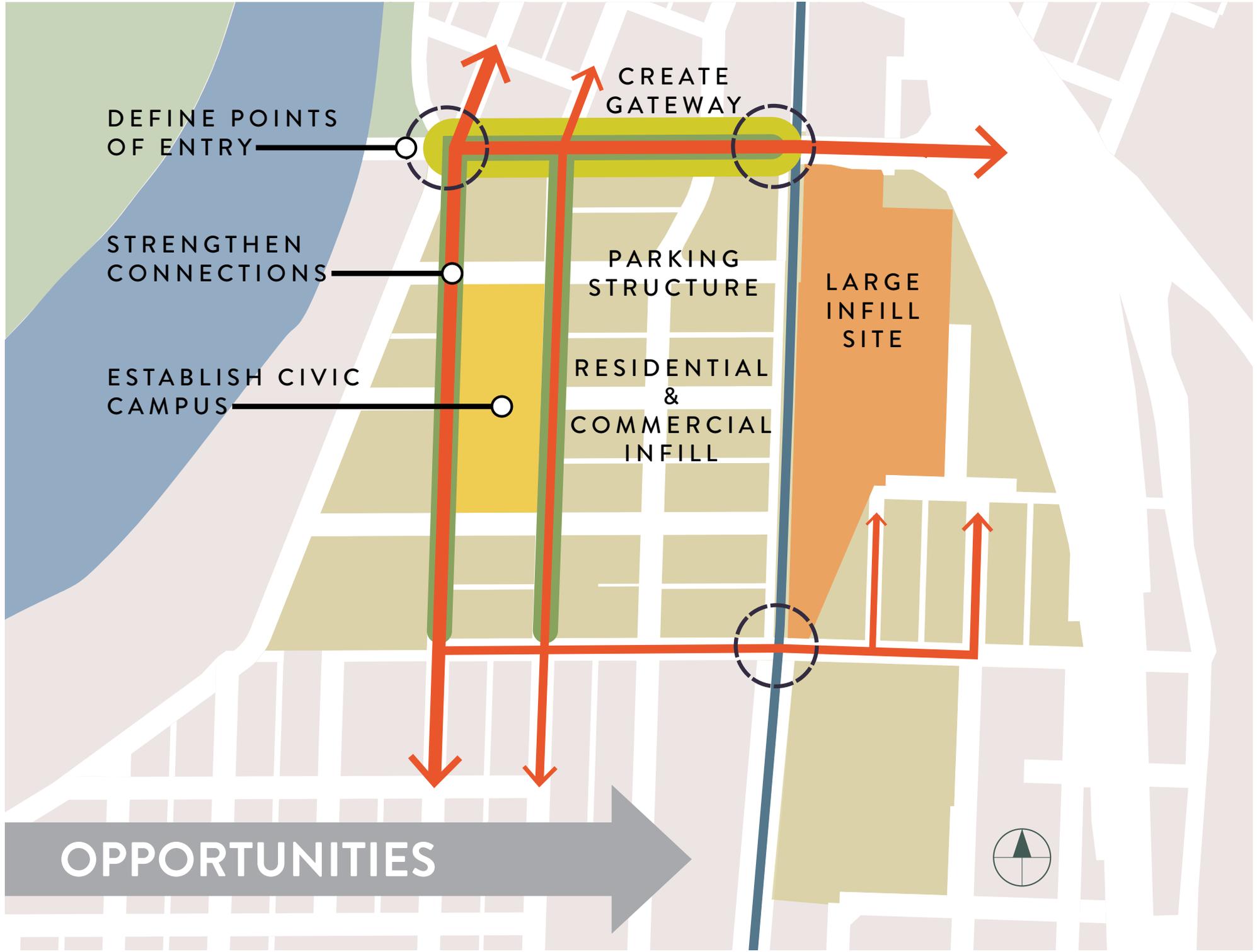
ESTABLISH CIVIC CAMPUS

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, 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 title 'COMMUNITY WORKSHOP 1 RESULTS' is overlaid on the top portion of the image in a large, bold, dark blue font.

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

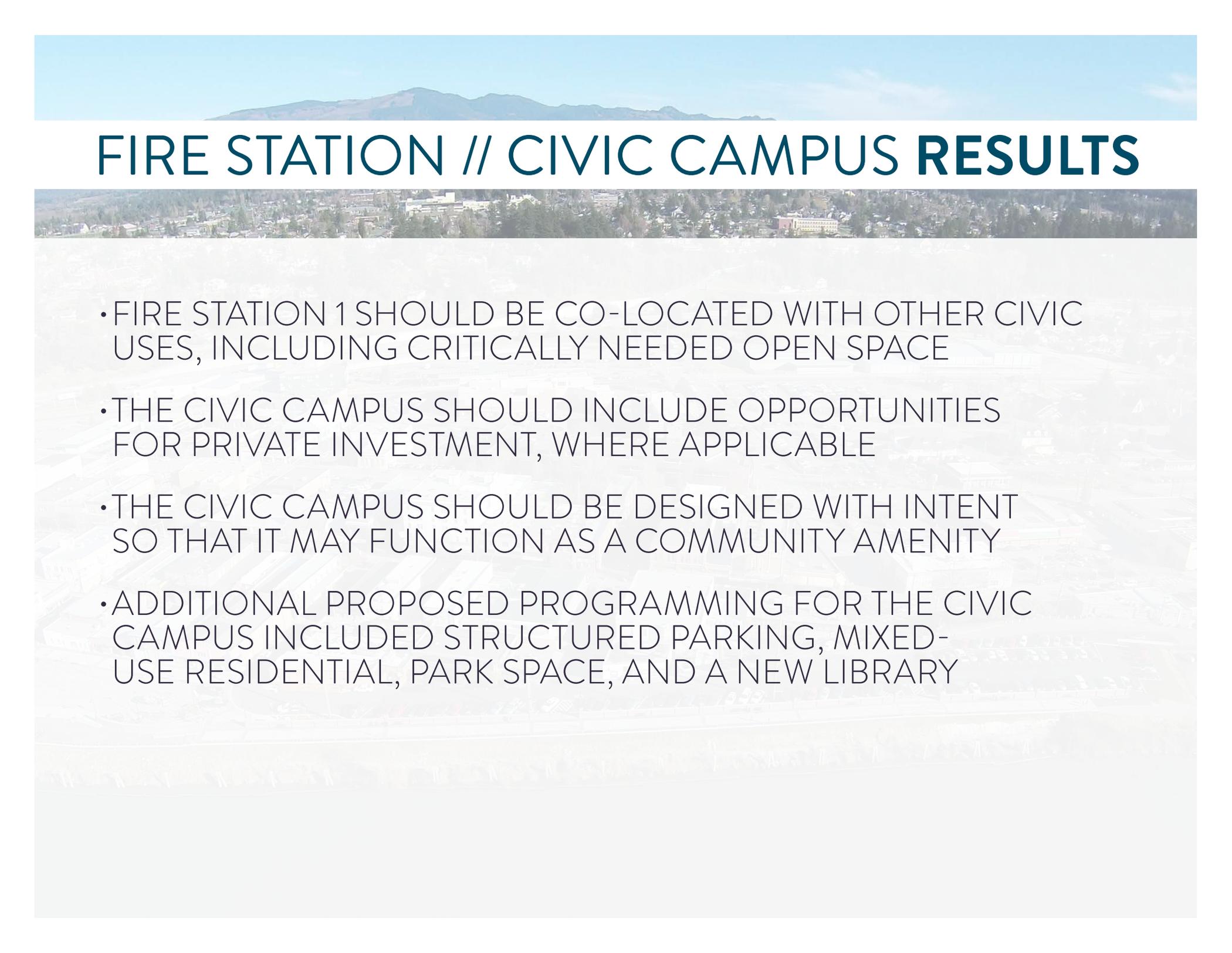


FIRE STATION // CIVIC CAMPUS CHARRETTE



FIRE STATION // CIVIC CAMPUS CHARRETTE



An aerial photograph of a city with mountains in the background, serving as the background for the slide. The title 'FIRE STATION // CIVIC CAMPUS RESULTS' is overlaid on a white horizontal band across the top.

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

The background of the slide is an aerial photograph of a city, likely Salt Lake City, 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 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 visible 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.

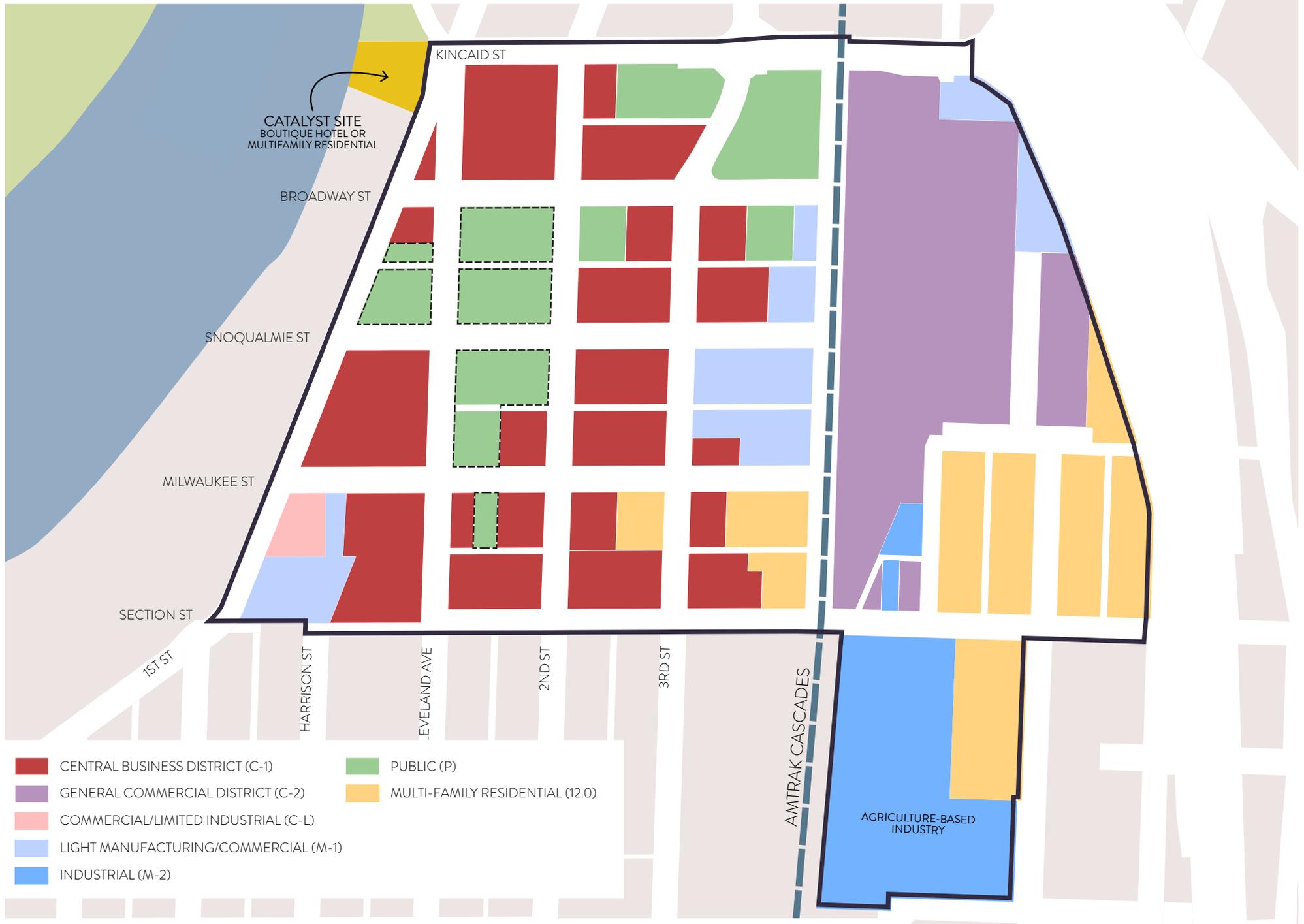
DRAFT GOALS & OBJECTIVES

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

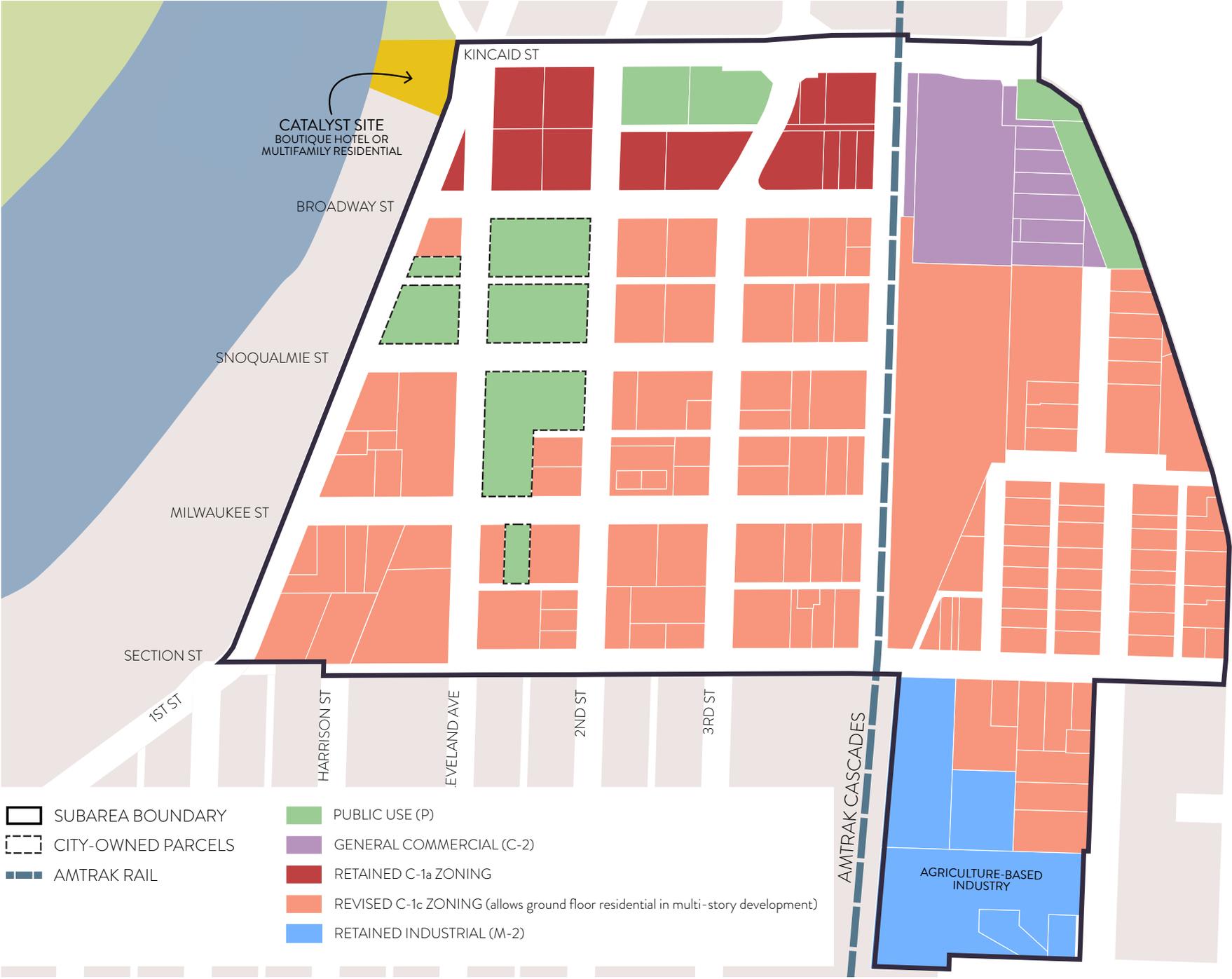
OBJECTIVES

- 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)

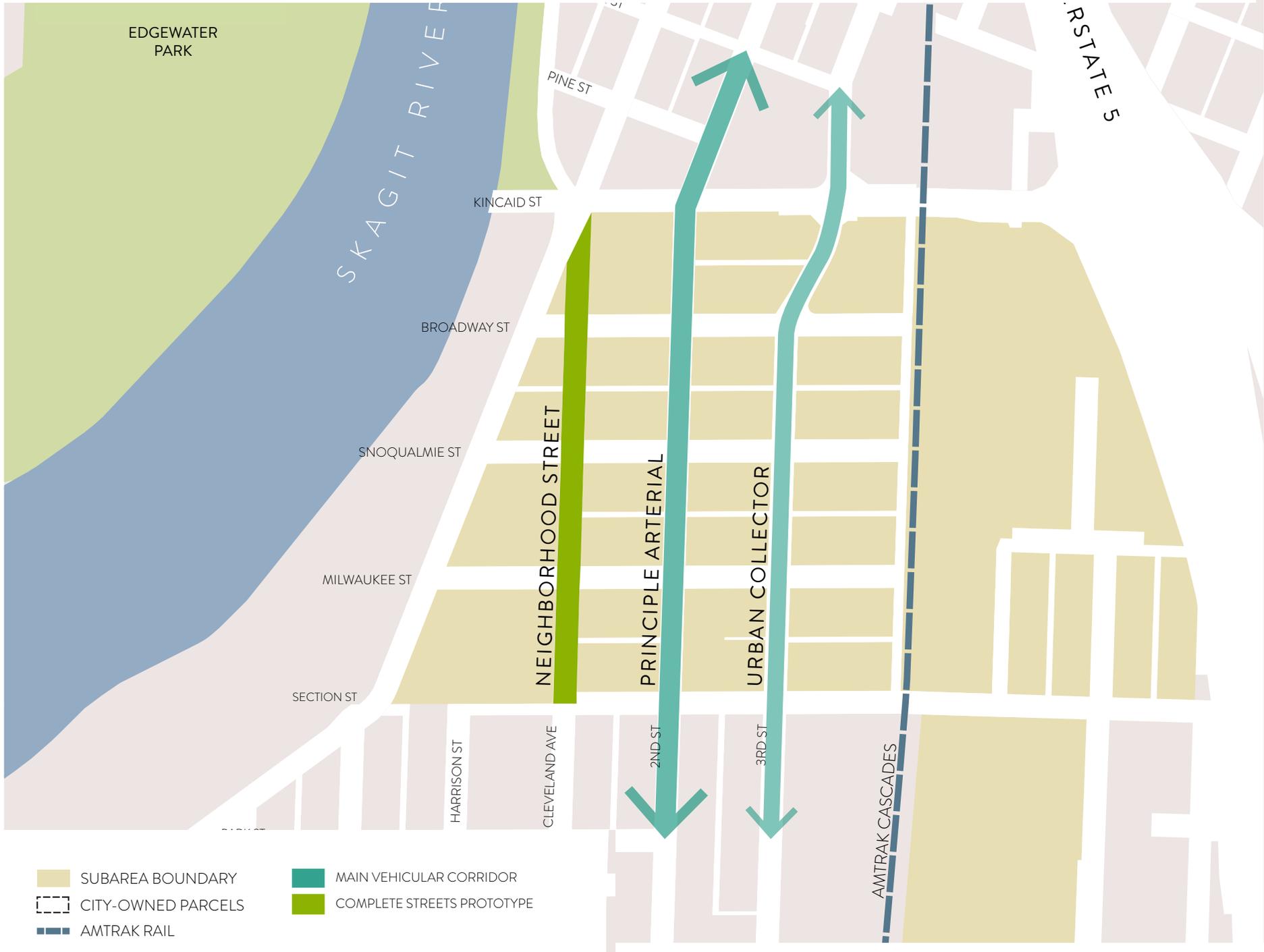
COSTS AND PRICES

	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



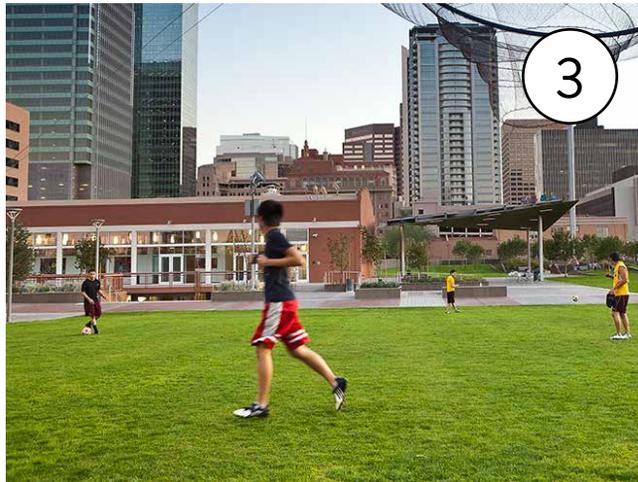
DRAFT CONCEPT: STREET DESIGNATION





DRAFT CONCEPT: PUBLIC USE





DRAFT CONCEPT: PLACE-MAKING

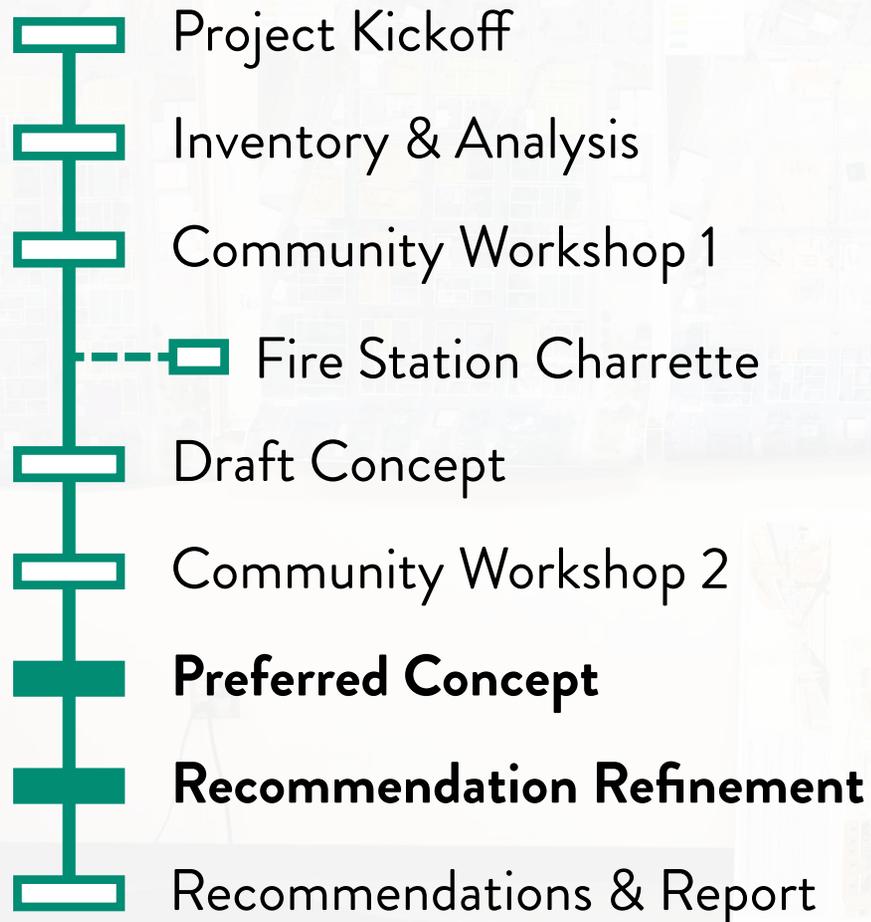


WHAT MAKES A GREAT PLACE?

- KEY ATTRIBUTES
- INTANGIBLES
- MEASUREMENTS



NEXT STEPS



Q & A



OPEN HOUSE

- VISIT EACH STATION
- ASK QUESTIONS
- LEAVE COMMENTS