



SOUTH KINCAID SUBAREA PLAN



COMMUNITY WORKSHOP 3

TONIGHT'S **AGENDA**

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



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.

WHAT ARE **SUBAREA PLAN** OUTCOMES?

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





DOWNTOWN

SKAGIT COUNTY SHERIFF
SKAGIT COUNTY SUPERIOR COURT

SKAGIT MULTIMODAL STATION

KINCAID ST

BROADWAY ST

RED APPLE MARKET

CITY HALL

CITY LIBRARY

ALFCO SITE

INTERSTATE 5

SNOQUALMIE ST

PUBLIC WORKS

MILWAUKEE ST

CELTIC ARTS

SECTION ST

1ST ST

POST OFFICE

AMTRAK CASCADES

SCHENK PACKING

PARK ST

FARRISON ST

CLEVELAND AVE

2ND ST

3RD ST

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



TRANSPORTATION OPPORTUNITIES

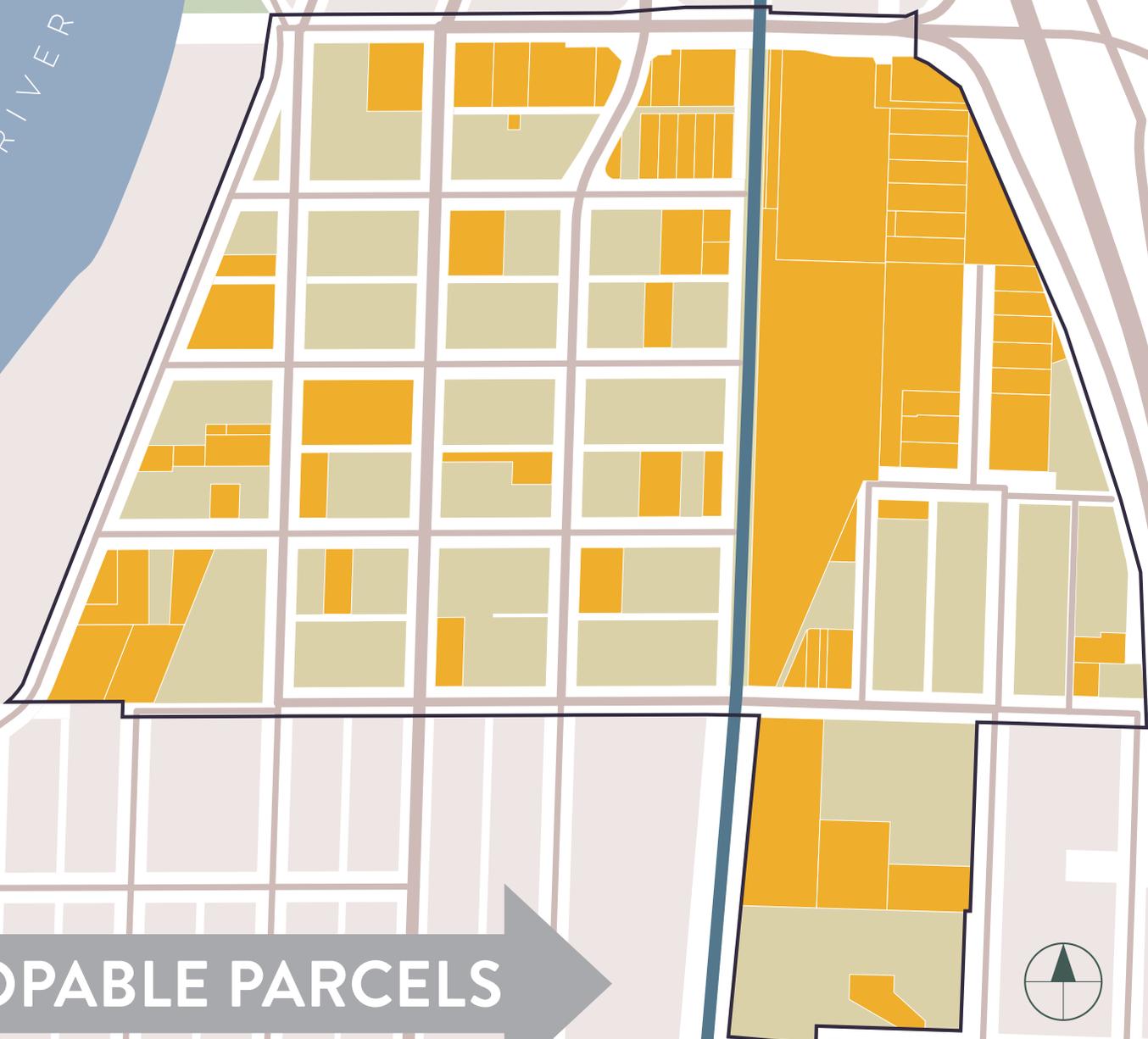
- 
- CONTINUED UPGRADES TO PEDESTRIAN AND BICYCLE INFRASTRUCTURE
 - THE ADOPTION OF *COMPLETE STREETS* POLICY WITH THE COMPREHENSIVE PLAN UPDATE (DEC. 2017 TO CITY COUNCIL)
 - REDESIGN S. KINCAID STREET TO FUNCTION AS A GATEWAY
 - INCREASE PERMEABILITY EAST OF RAIL TRACKS
 - STRENGTHEN CONNECTIONS TO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

The image features a light blue header at the top with a silhouette of mountains. Below this is a large, semi-transparent aerial photograph of a city, likely Denver, showing a mix of residential and commercial buildings, green spaces, and a river. The title 'COMMUNITY ASSETS' is overlaid on the top part of the image.

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
- STRONG PRESENCE OF WORKING ARTISTS
- OPPORTUNITY ZONE DESIGNATION (PENDING)

SKAGIT RIVER



DEVELOPABLE PARCELS

DEFINE POINTS OF ENTRY

STRENGTHEN CONNECTIONS

ESTABLISH CIVIC CAMPUS

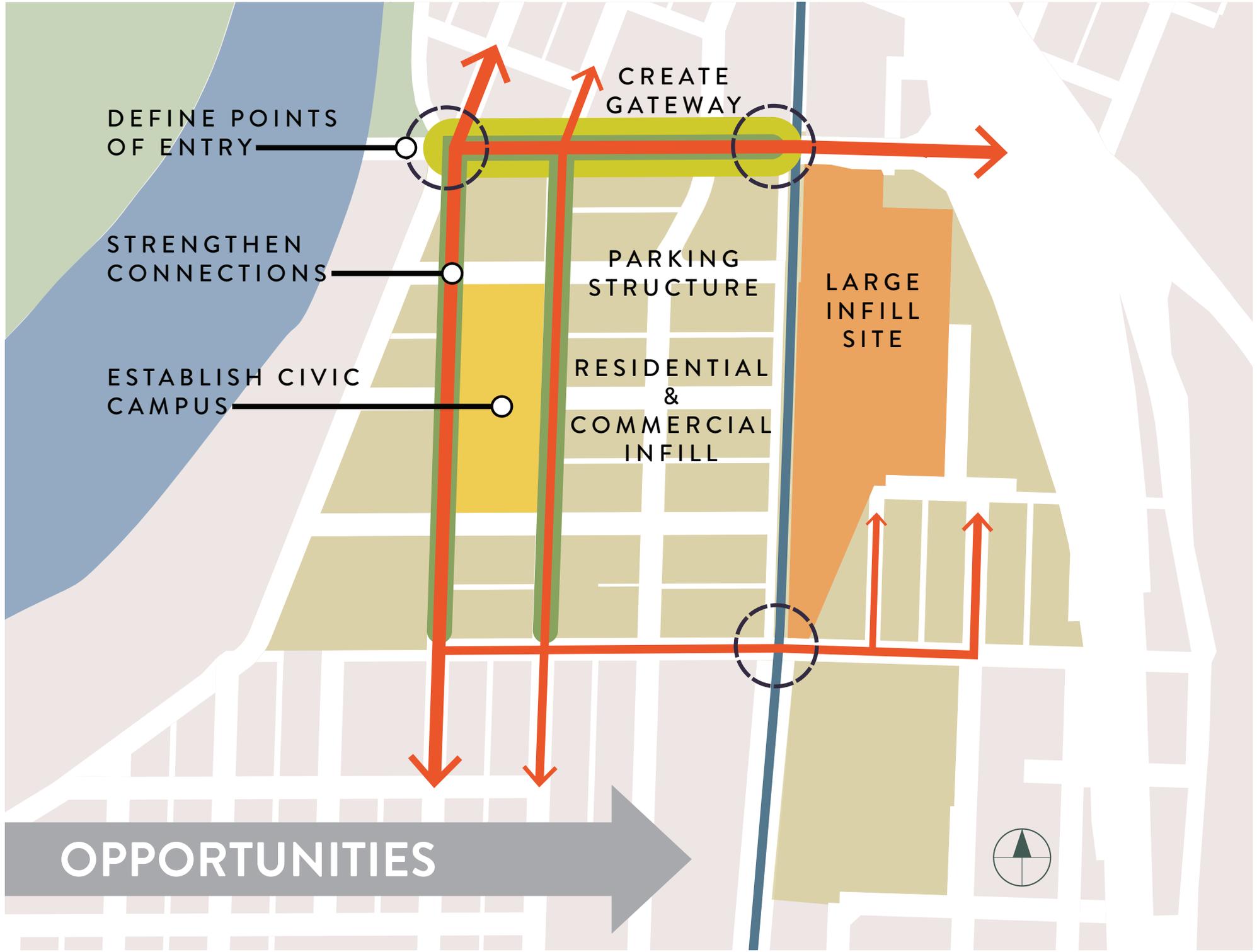
CREATE GATEWAY

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

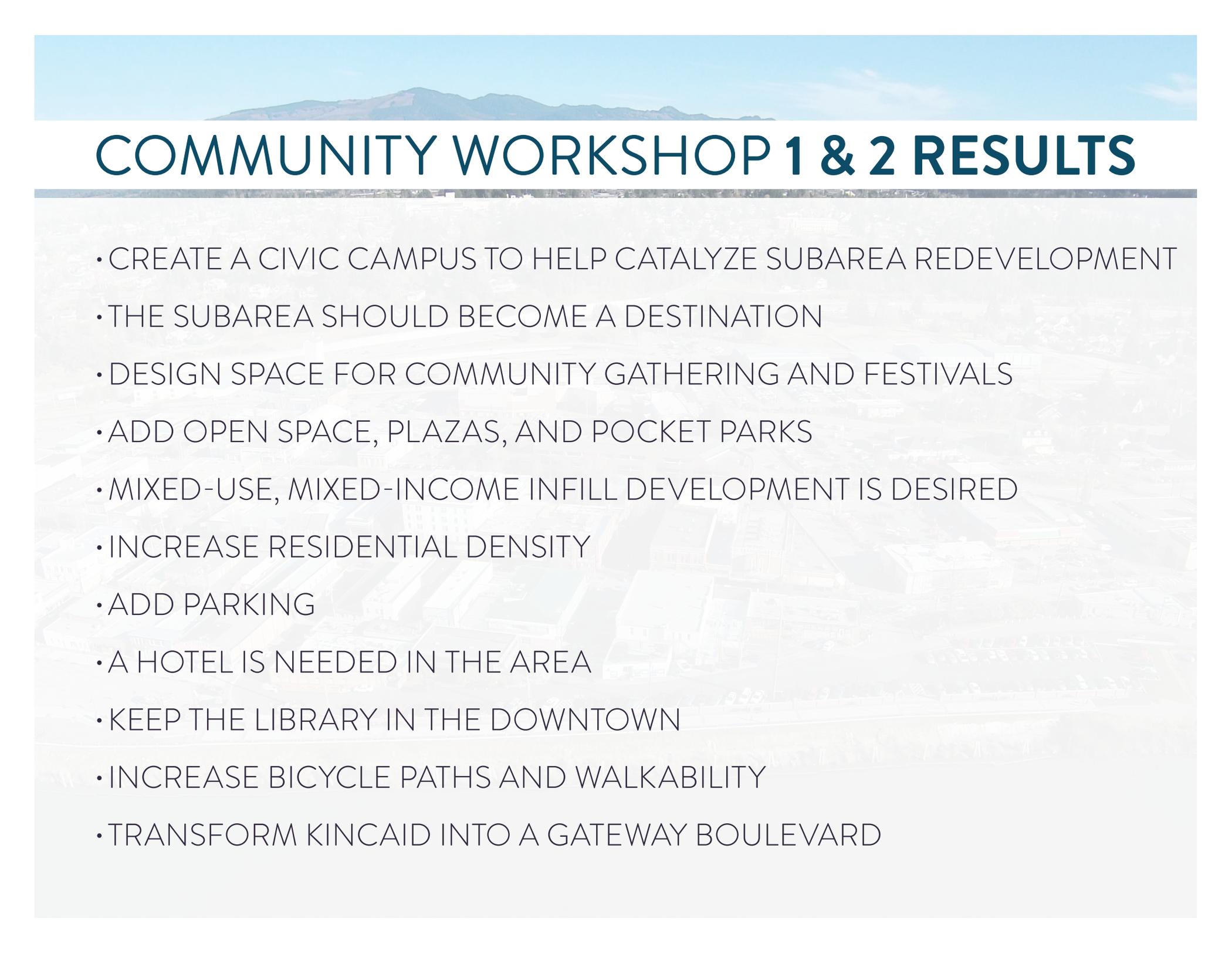
LARGE INFILL SITE

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 & 2 RESULTS' is overlaid on the top portion of the image in a large, bold, dark blue font.

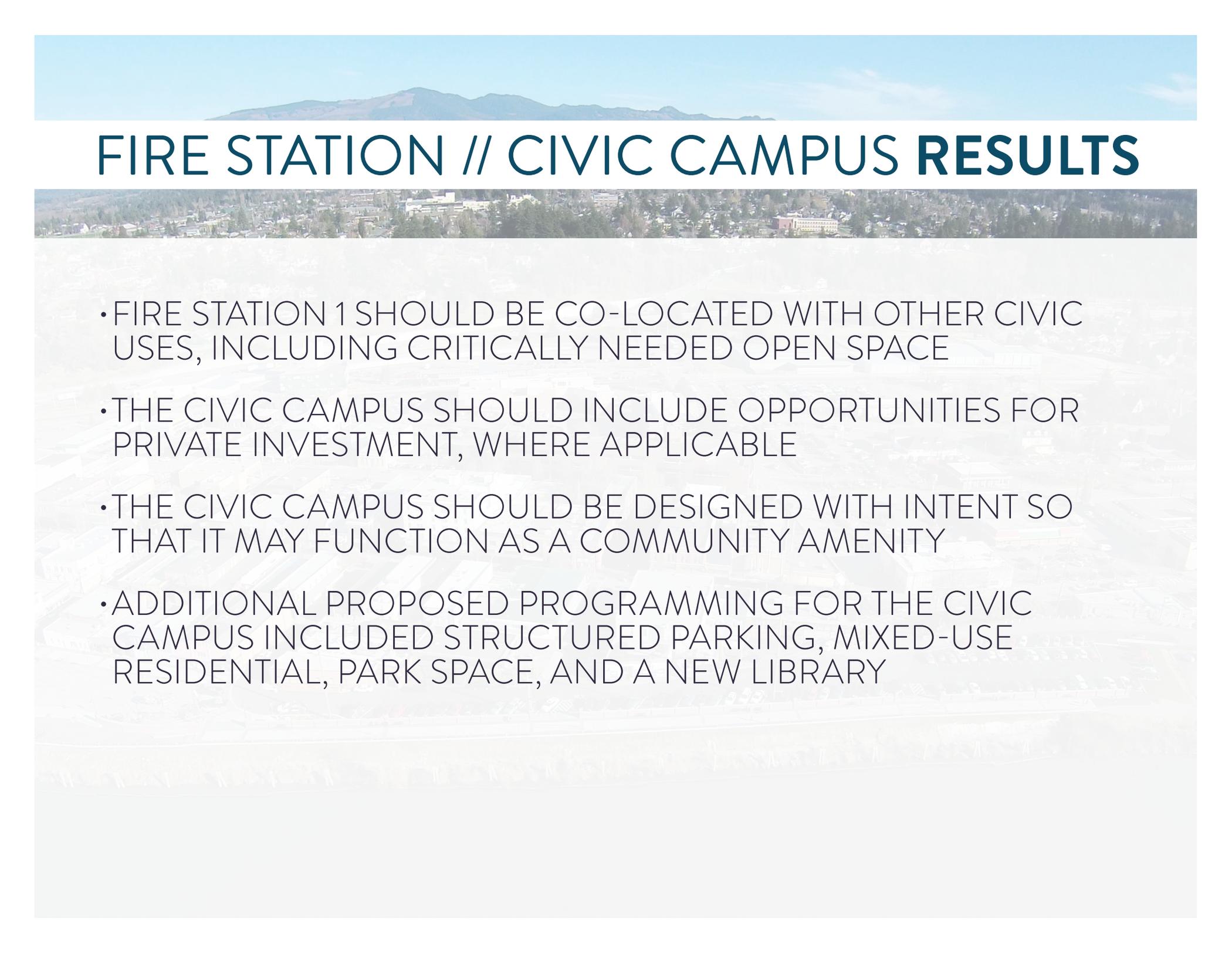
COMMUNITY WORKSHOP 1 & 2 RESULTS

- 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



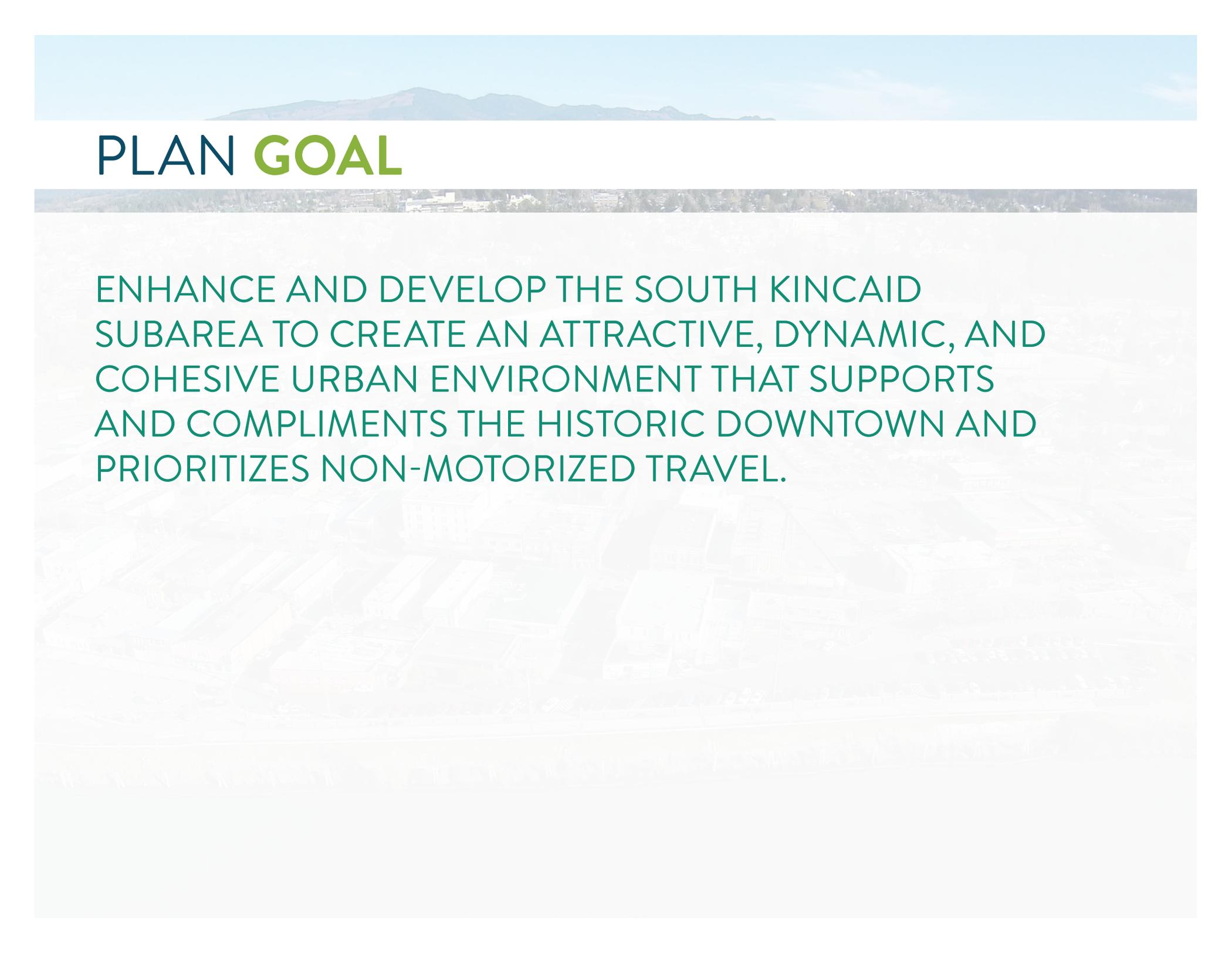
FIRE STATION // CIVIC CAMPUS CHARRETTE



The background of the slide is an aerial photograph of a city, likely in a mountainous region. The top portion of the image shows a clear blue sky and a range of mountains. Below the mountains, the city is visible, with various buildings, streets, and green spaces. The overall tone is bright and clear.

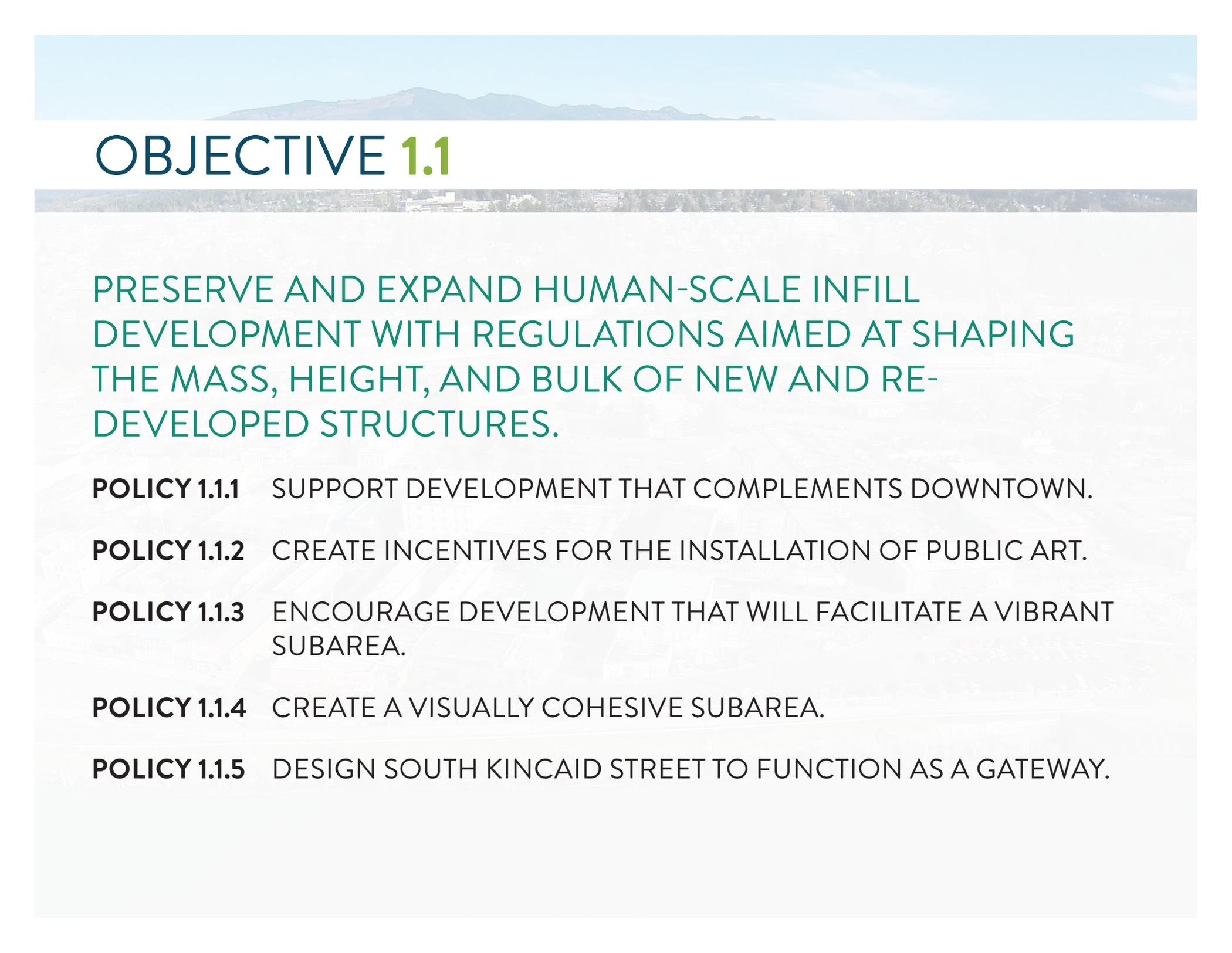
FIRE STATION // CIVIC CAMPUS RESULTS

- 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 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.

PLAN GOAL

ENHANCE AND DEVELOP THE SOUTH KINCAID SUBAREA TO CREATE AN ATTRACTIVE, DYNAMIC, AND COHESIVE URBAN ENVIRONMENT THAT SUPPORTS AND COMPLIMENTS THE HISTORIC DOWNTOWN AND PRIORITIZES NON-MOTORIZED TRAVEL.



OBJECTIVE 1.1

PRESERVE AND EXPAND HUMAN-SCALE INFILL DEVELOPMENT WITH REGULATIONS AIMED AT SHAPING THE MASS, HEIGHT, AND BULK OF NEW AND RE-DEVELOPED STRUCTURES.

POLICY 1.1.1 SUPPORT DEVELOPMENT THAT COMPLEMENTS DOWNTOWN.

POLICY 1.1.2 CREATE INCENTIVES FOR THE INSTALLATION OF PUBLIC ART.

POLICY 1.1.3 ENCOURAGE DEVELOPMENT THAT WILL FACILITATE A VIBRANT SUBAREA.

POLICY 1.1.4 CREATE A VISUALLY COHESIVE SUBAREA.

POLICY 1.1.5 DESIGN SOUTH KINCAID STREET TO FUNCTION AS A GATEWAY.



OBJECTIVE 1.2

ENSURE THAT NON-MOTORIZED MODES OF TRAVEL HAVE SAFE, COMFORTABLE AND ATTRACTIVE WAYS TO CONNECT WITH TRANSIT, THE HISTORIC DOWNTOWN, AND SURROUNDING RECREATIONAL AMENITIES.

POLICY 1.2.1 LINK THE TRAILS, PARKS, AND OTHER OPEN SPACES.

POLICY 1.2.2 FOCUS ON PEDESTRIAN AMENITIES TO ENCOURAGE SAFE AND INVITING PEDESTRIAN TRAVEL.

POLICY 1.2.3 INCREASE NON-MOTORIZED CONNECTIONS TO THE DOWNTOWN.



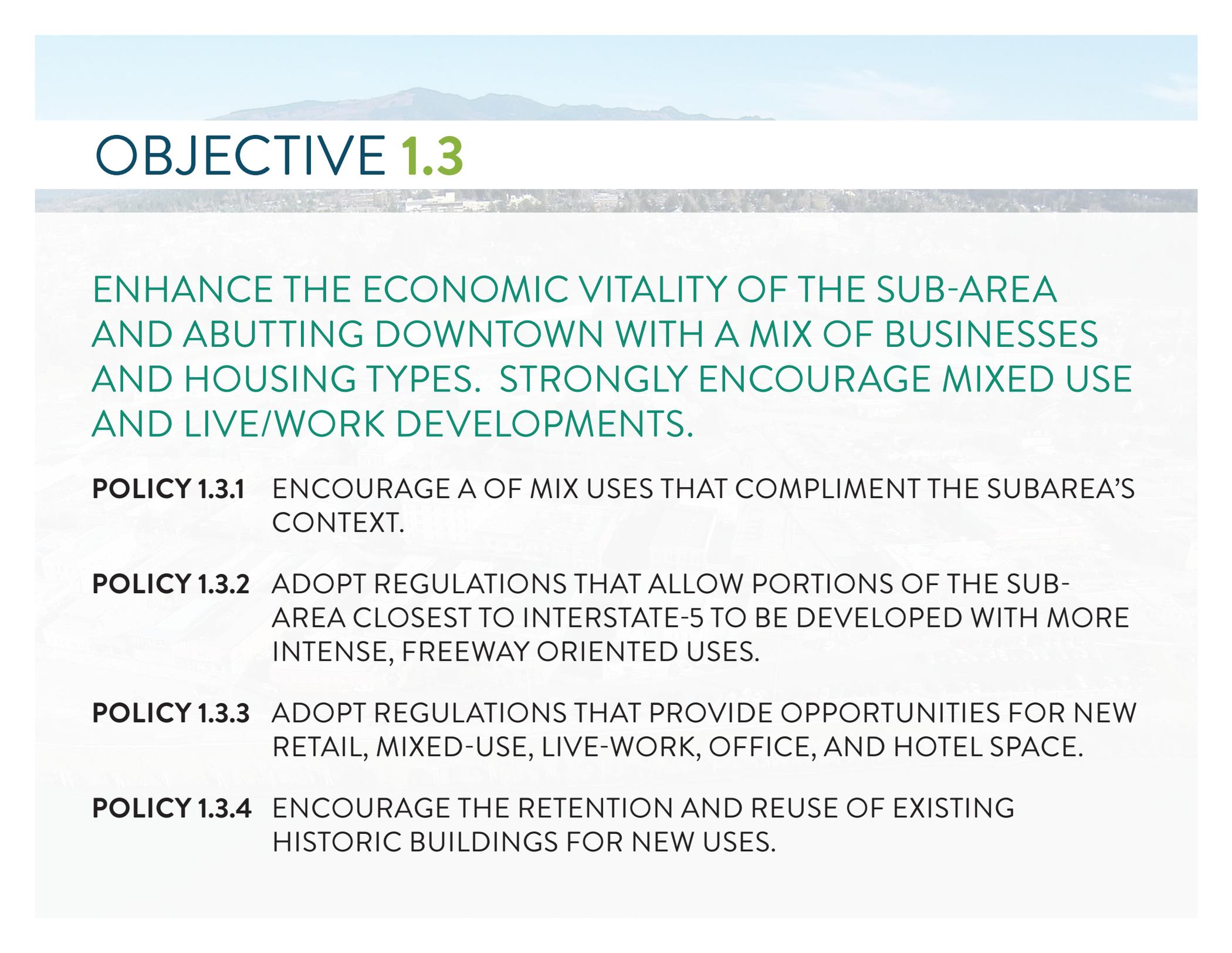
OBJECTIVE 1.2 (CONTINUED)

ENSURE THAT NON-MOTORIZED MODES OF TRAVEL HAVE SAFE, COMFORTABLE AND ATTRACTIVE WAYS TO CONNECT WITH TRANSIT, THE HISTORIC DOWNTOWN, AND SURROUNDING RECREATIONAL AMENITIES.

POLICY 1.2.4 DEVELOP A DETAILED STREETScape PLAN.

POLICY 1.2.5 STRENGTHEN NON-MOTORIZED CONNECTIONS TO THE DOWNTOWN AND RIVERWALK PARK.

POLICY 1.2.6 DESIGN ENHANCED CONNECTIONS TO AND THROUGH THE SITE ONCE OCCUPIED BY ALF CHRISTIANSON SEED COMPANY.



OBJECTIVE 1.3

ENHANCE THE ECONOMIC VITALITY OF THE SUB-AREA AND ABUTTING DOWNTOWN WITH A MIX OF BUSINESSES AND HOUSING TYPES. STRONGLY ENCOURAGE MIXED USE AND LIVE/WORK DEVELOPMENTS.

- POLICY 1.3.1** ENCOURAGE A OF MIX USES THAT COMPLIMENT THE SUBAREA'S CONTEXT.
- POLICY 1.3.2** ADOPT REGULATIONS THAT ALLOW PORTIONS OF THE SUB-AREA CLOSEST TO INTERSTATE-5 TO BE DEVELOPED WITH MORE INTENSE, FREEWAY ORIENTED USES.
- POLICY 1.3.3** ADOPT REGULATIONS THAT PROVIDE OPPORTUNITIES FOR NEW RETAIL, MIXED-USE, LIVE-WORK, OFFICE, AND HOTEL SPACE.
- POLICY 1.3.4** ENCOURAGE THE RETENTION AND REUSE OF EXISTING HISTORIC BUILDINGS FOR NEW USES.

OBJECTIVE 1.3 (CONTINUED)

ENHANCE THE ECONOMIC VITALITY OF THE SUB-AREA AND ABUTTING DOWNTOWN WITH A MIX OF BUSINESSES AND HOUSING TYPES. STRONGLY ENCOURAGE MIXED USE AND LIVE/WORK DEVELOPMENTS.

POLICY 1.3.5 ADOPT ZONING REGULATIONS THAT ALLOW 3-4 STORY MIXED-USE MIXED-INCOME INFILL DEVELOPMENT, AND INCREASE RESIDENTIAL DENSITY WITH A VARIETY OF HOUSING TYPES.

POLICY 1.3.6 ADOPT A SOUTH KINCAID SUBAREA COMPREHENSIVE PLAN DESIGNATION.



OBJECTIVE 1.4



IMPROVE, ENHANCE, AND EXPAND COMMUNITY AMENITIES WITHIN THE SUB-AREA.

POLICY 1.4.1 ENHANCE AND EXPAND THE CIVIC CAMPUS.

POLICY 1.4.2 INCREASE OPEN SPACE AND COMMUNITY GATHERING SPACE.

POLICY 1.4.3 ENCOURAGE THE CONSTRUCTION OF A NEW PUBLIC LIBRARY IN THE SUBAREA.

POLICY 1.4.4 ENHANCE CLEVELAND AVE TO BECOME AN ARTS AND INNOVATION CORRIDOR TO PROMOTE AND ALIGN PROGRAMS THAT ENCOURAGE ENTREPRENEURSHIP AND COMPANY CREATION WITH LOCAL INDUSTRY RELATIONSHIPS AND THE ARTS.

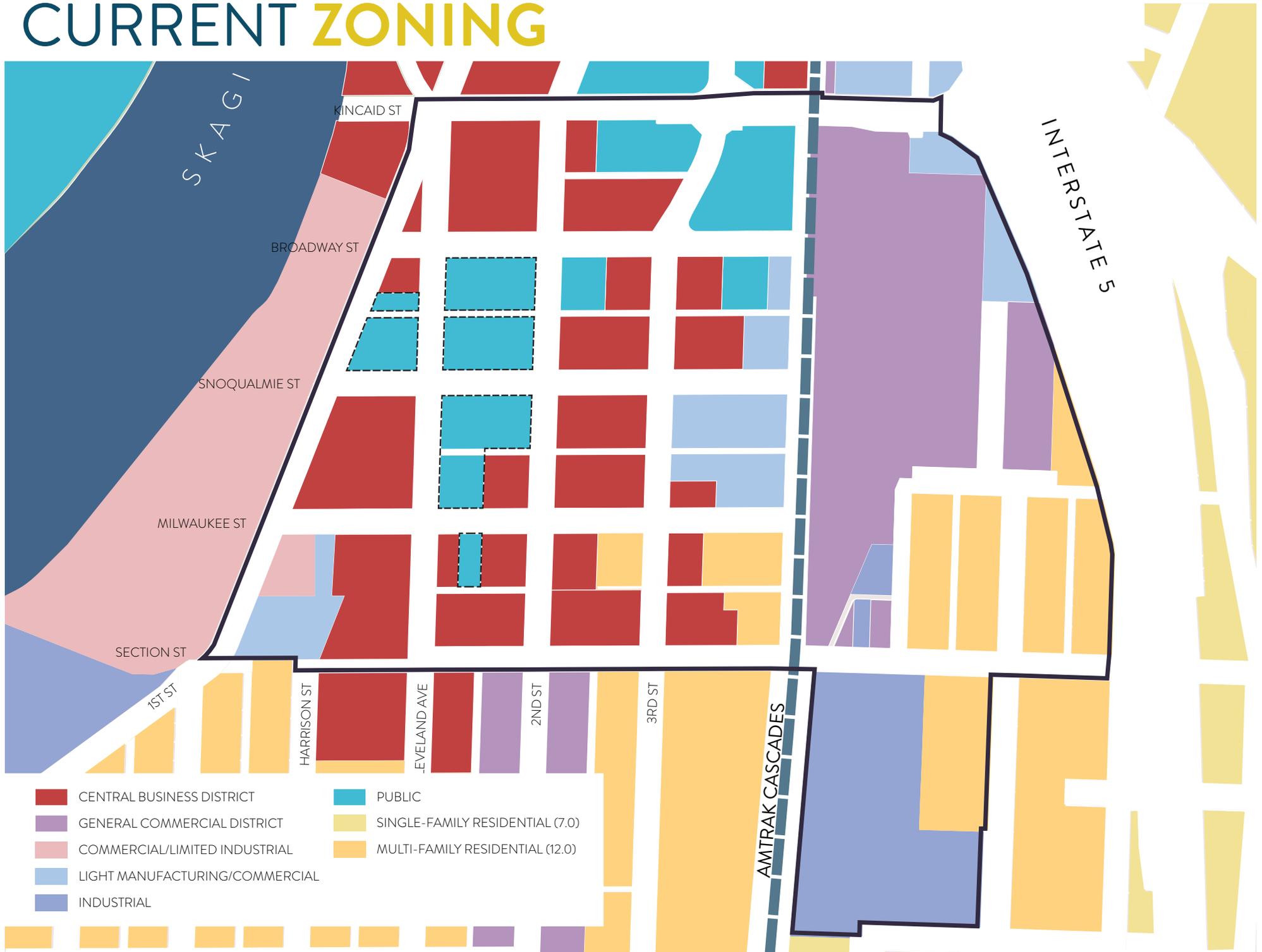
POLICY 1.4.5 ENCOURAGE AGRICULTURAL-BASED DESTINATIONS AND USES.

POLICY 1.4.6 CONSTRUCT NEW FIRE STATION 1 WITHIN THE CIVIC CAMPUS TO SERVE THE SUBAREA AND DOWNTOWN.

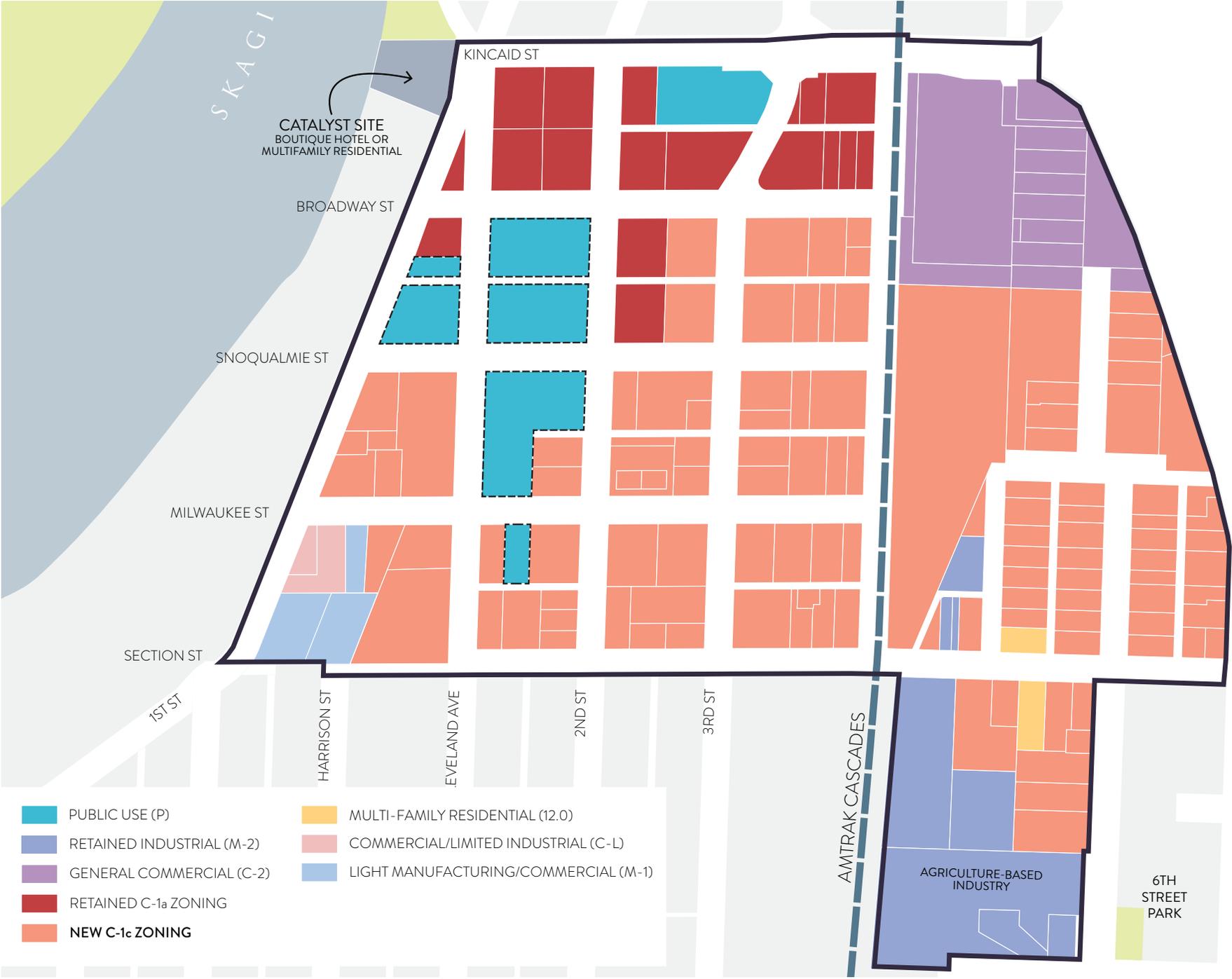
ACTION ITEMS **LAND USE (LU)**

- LU1** REPLACE AFFECTED DESIGNATIONS ON COMPREHENSIVE PLAN LAND USE MAPS WITH SOUTH KINCAID SUBAREA BOUNDARY.
- LU2** IMPLEMENT C-1C AS SUBDISTRICT OF THE CURRENT C-1 (CENTRAL BUSINESS DISTRICT) ZONING.
- LU3** OFFER OPPORTUNITY TO REZONE.
- LU4** STUDY THE FEASIBILITY OF REDUCING THE PARKING REQUIREMENTS.
- LU5** DEVELOP A CIVIC FACILITIES CAMPUS MASTER PLAN.
- LU6** COORDINATE WITH THE COUNTY TO STUDY THE FEASIBILITY OF DEVELOPING PROPERTY FRONTING S KINCAID STREET.

CURRENT ZONING



PLAN ZONING



- PUBLIC USE (P)
- RETAINED INDUSTRIAL (M-2)
- GENERAL COMMERCIAL (C-2)
- RETAINED C-1a ZONING
- NEW C-1c ZONING
- MULTI-FAMILY RESIDENTIAL (12.0)
- COMMERCIAL/LIMITED INDUSTRIAL (C-L)
- LIGHT MANUFACTURING/COMMERCIAL (M-1)

An aerial photograph of a city, likely Denver, Colorado, showing a dense urban area with various buildings and streets. In the background, a range of mountains is visible under a clear blue sky. The image is used as a background for the document's header and content area.

ACTION ITEMS **ECONOMIC DEVELOPMENT (ED)**

ED1

EVALUATE REDUCTIONS TO CITY IMPACT AND HOOKUP FEES, AND TAX INCENTIVES FOR NEW SUBAREA INFILL DEVELOPMENT THAT MEETS SUBAREA GOALS.

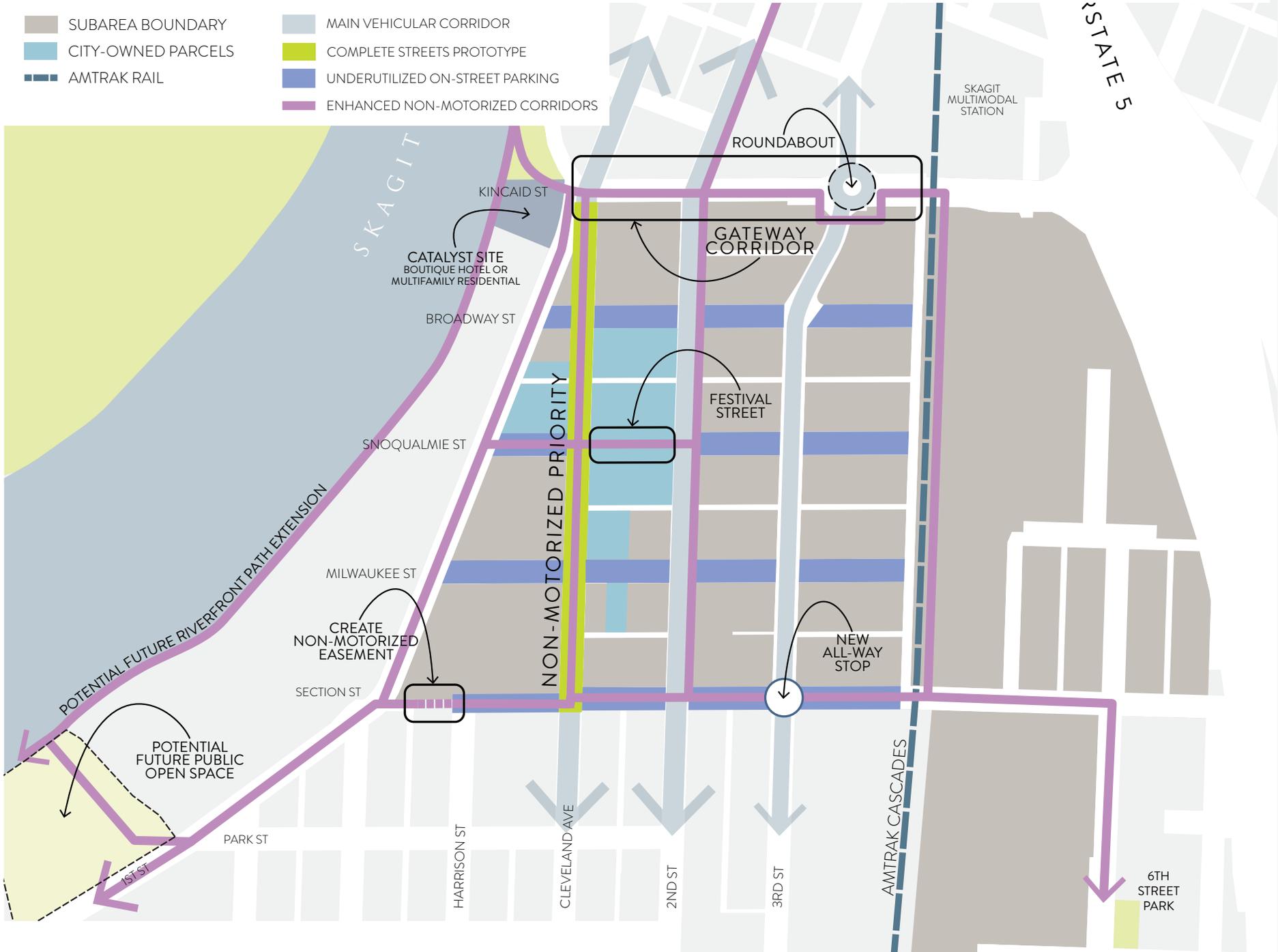


ACTION ITEMS **CIRCULATION (CN)**

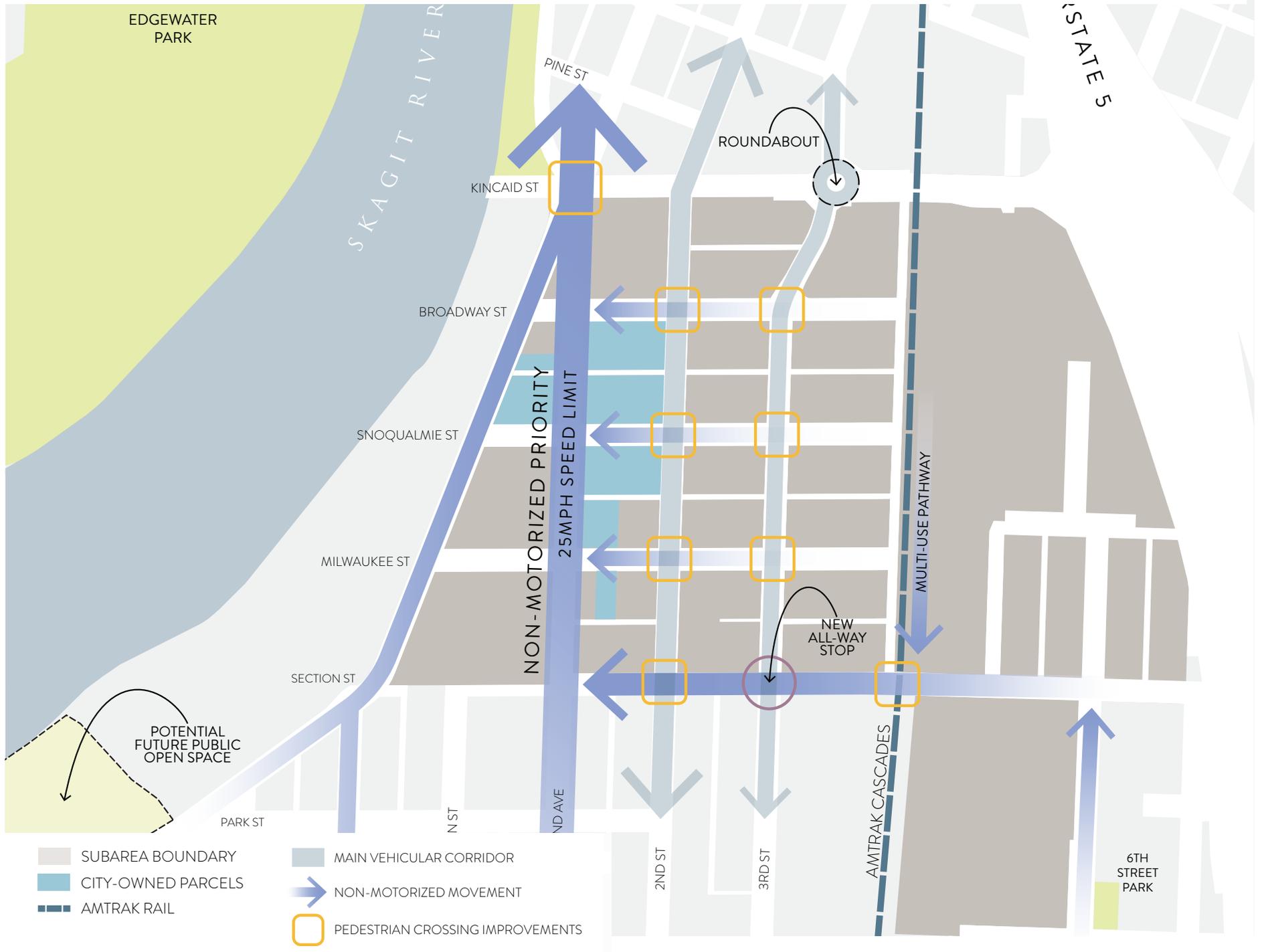
- CN1** IMPLEMENT POLICIES THAT EMPHASIZE ROBUST STREETSCAPES, PEDESTRIAN LINKS, SAFE INTERSECTION CROSSINGS, FORMALIZED BIKE ROUTES, AND NON-MOTORIZED FACILITIES.
- CN2** INCLUDE STORM WATER INFRASTRUCTURE AS PART OF ALL STREETSCAPES.
- CN3** PRESERVE 25MPH SPEED LIMIT ALONG CLEVELAND AVENUE.
- CN4** CONSTRUCT ROUNDABOUT AT INTERSECTION OF S KINCAID AND 3RD STREETS.
- CN5** DESIGN AND FUND A 4-WAY STOP AT SECTION AND 3RD STREETS.
- CN6** NEGOTIATE A NON-MOTORIZED EASEMENT FOR PUBLIC USE TO CONNECT SECTION STREET WITH S 1ST STREET.
- CN7** ESTABLISH THEMATIC NETWORK OF WAYFINDING SIGNAGE AND PLANAR SAFETY MARKINGS TO ENHANCED NON-MOTORIZED CORRIDORS.

PLAN CIRCULATION

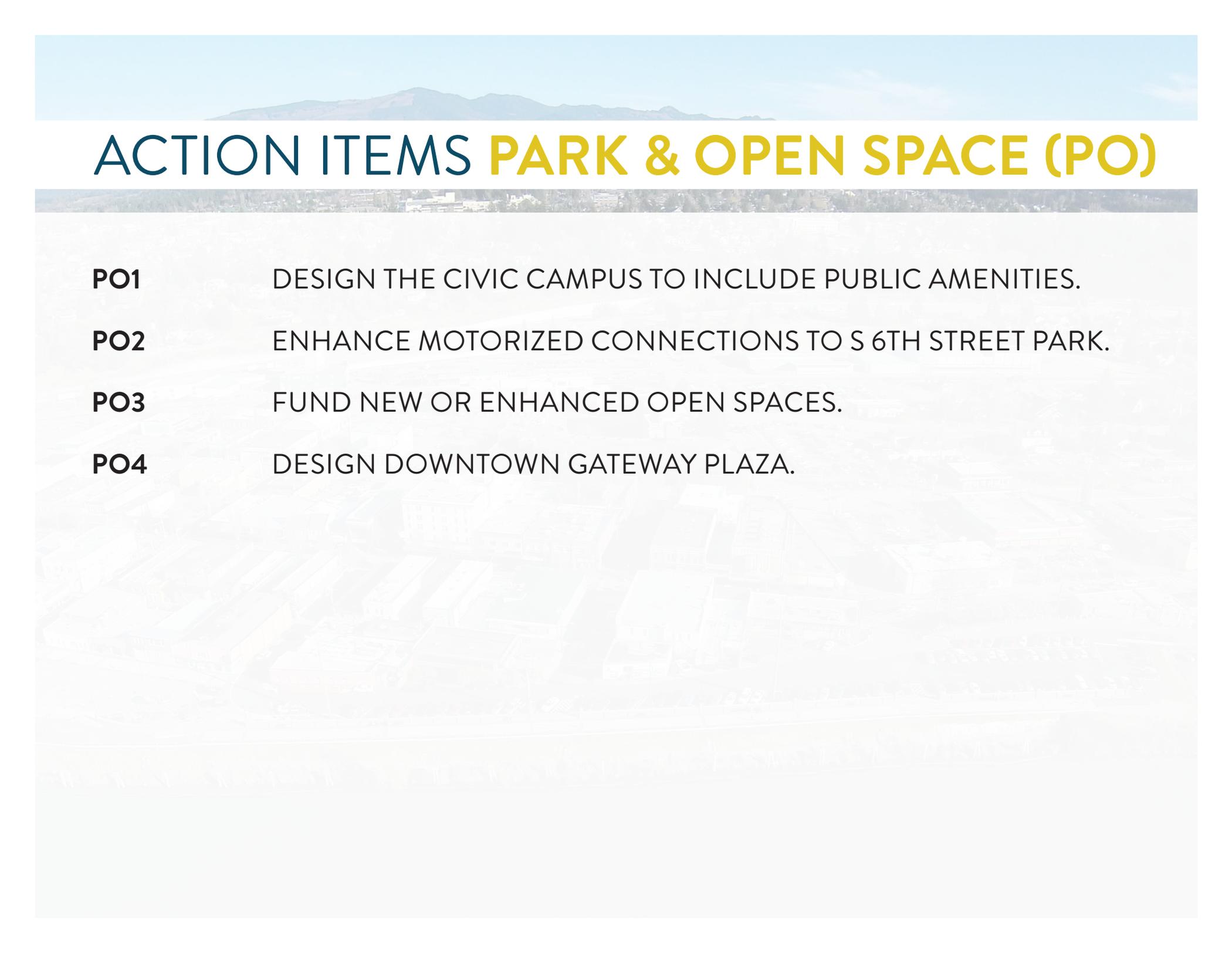
- SUBAREA BOUNDARY
- CITY-OWNED PARCELS
- AMTRAK RAIL
- MAIN VEHICULAR CORRIDOR
- COMPLETE STREETS PROTOTYPE
- UNDERUTILIZED ON-STREET PARKING
- ENHANCED NON-MOTORIZED CORRIDORS



PLAN NON-MOTORIZED IMPROVEMENTS







ACTION ITEMS **PARK & OPEN SPACE (PO)**

- PO1** DESIGN THE CIVIC CAMPUS TO INCLUDE PUBLIC AMENITIES.
- PO2** ENHANCE MOTORIZED CONNECTIONS TO S 6TH STREET PARK.
- PO3** FUND NEW OR ENHANCED OPEN SPACES.
- PO4** DESIGN DOWNTOWN GATEWAY PLAZA.

PLAN PARKS & OPEN SPACE



ACTION ITEMS **COMMUNITY DESIGN (CD)**

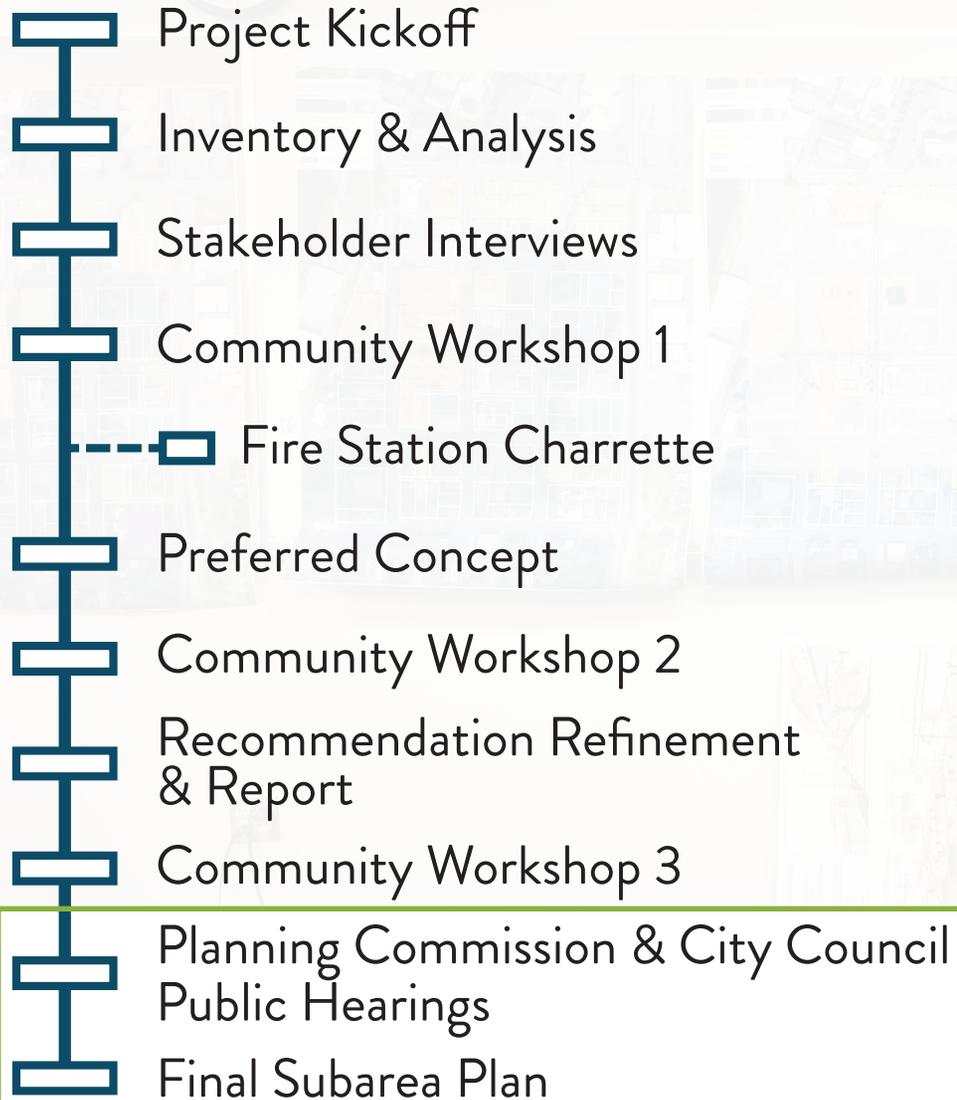
- CD1** ORGANIZE TRADITIONAL (C-1A) MIXED-USE FACILITIES ALONG SOUTH KINCAID STREET AND CIVIC CAMPUS.
- CD2** REQUIRE USE OF THE DESIGN STANDARDS AND GUIDELINES.
- CD3** UPDATE THE CITY'S EXISTING DESIGN STANDARDS AND GUIDELINES AND ADOPT NEW DESIGN STANDARDS AND GUIDELINES FOR THE DOWNTOWN AND SUBAREA.
- CD4** PROMOTE "MIXED-VINTAGE" BLOCKS.
- CD5** FUND STUDY FOR ARTS AND INNOVATION CORRIDOR ALONG CLEVELAND AVENUE.
- CD6** FUND GATEWAY CORRIDOR PLAN AND DESIGN FOR S KINCAID STREET.

PLAN CATALYST PROJECTS





NEXT STEPS

- 
- Project Kickoff
 - Inventory & Analysis
 - Stakeholder Interviews
 - Community Workshop 1
 - Fire Station Charrette
 - Preferred Concept
 - Community Workshop 2
 - Recommendation Refinement & Report
 - Community Workshop 3
 - Planning Commission & City Council Public Hearings
 - Final Subarea Plan



Q & A

