



## Joint Development Services Committee: City Council and Planning Commission

October 30, 2024, at 5 PM  
Police Annex

City of Mount Vernon Development  
Services, City Attorney, & Otak

## Joint Session Agenda

Phase I: Periodic Update Timeline

PPP Review

Housing Needs Assessment

North Star Letter Update

Manufactured Home Park Protections

SWOT/Visioning Exercise

November 20 DS Committee and Future Agenda Requests

# Phase I of Periodic Update: Tasks and Initial Planning Process

## Tasks

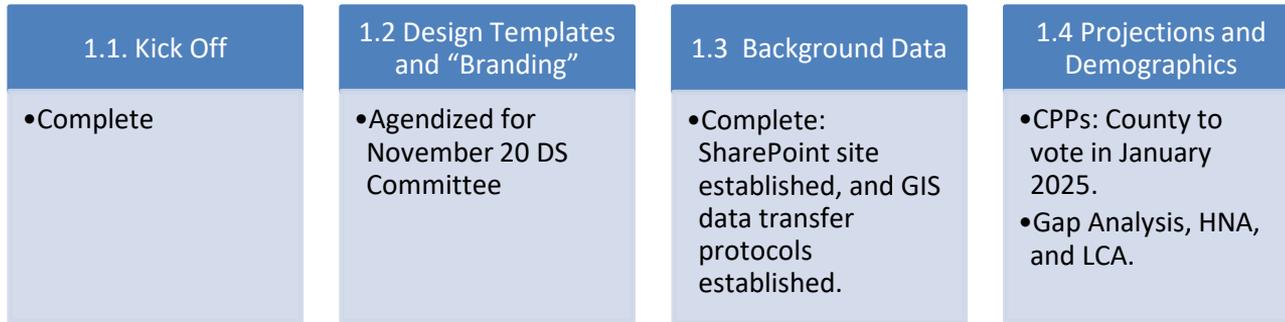
<b>Contract</b>	<b>PPP and Work Plan</b>	<b>Community Involvement</b>	<b>Major Community Engagement Milestone</b>
<ul style="list-style-type: none"><li>• Otak: Complete</li><li>• Climate: Nov 7</li></ul>	<ul style="list-style-type: none"><li>• Final Draft review</li><li>• Complete</li></ul>	<ul style="list-style-type: none"><li>• Developer outreach</li><li>• North Star</li></ul>	<ul style="list-style-type: none"><li>• Launch Process/Visioning - SWOT</li></ul>

November &  
December 2024



# Phase I of Periodic Update: Tasks and Initial Planning Process

## **Initial Planning Process**



## Public Participation Plan Review

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Recommendation for City Council Consideration: Approve the Plan for publishing to the City website and begin implementation of its recommendations for public engagement.

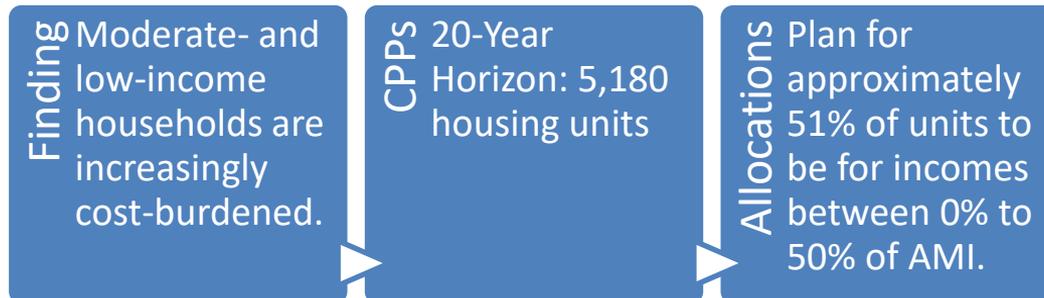
### Findings.

- The Plan is consistent with the public participation requirements codified in the WACs, is consistent with the public hearing requirements of the Mount Vernon Municipal Code, and compliant with HB 1181.
- The Plan is specific to the Mount Vernon community and includes in-person, on-line, and written opportunities to be a part of the update.

## Housing Needs Assessment Draft

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- Analyze conditions, trends, and gaps in Mount Vernon's housing stock.
- Describe the current housing stock and evaluate how the City will plan for the next 20 years of housing growth (allocations defined in the County-wide Planning Policies).
- Consistency with HB 1220.



# Housing Needs Assessment and North Star Leadership Work

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## ➤ Connection to the Housing Needs Assessment.

1. Sufficient land for projected housing demand.
  2. Deficits and surpluses of housing units and types.
  3. Gap analysis: Are current conditions providing the right environment that yields adequate housing stocks for different needs and income levels?
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- ✓ Mixed-use in Commercial zones
- ✓ By right in residential zones
- ✓ Parking reductions
- ✓ Affordable housing fee reductions

# Comprehensive Plan Periodic Update Vision Statement

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- Aspirational and strategic across time.
  - Support successive public bodies with a shared community vision.
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1. What do you love about Mount Vernon, and what do you think should persist 20 years in the future?
2. In 20 years, how do you imagine the city will change?
3. What are obstacles/issues that need to be addressed?
4. What do you hope the community looks and feels like in 20 years? What will be here?
  - External forces (i.e. State legislation) are controlling the range of local choices.

Tensions

# 1. What do you love about Mount Vernon, and what do you think should persist 20 years in the future?

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- Space to be imaginative with opportunity sites
- Vibrant Downtown with a variety of spaces
- Transit Center
- Open spaces, parks and trails
- Good bones
- River with public access
- Cultural diversity
- Socioeconomic diversity
- Place for everyone
- Scenic
- State-of-the-art library
- Affordability
- Indoor and Outdoor recreation
- Proximity to major employment centers
- Preservation of Historic and old structures
- Arts and theatre organizations
- Lincoln Theatre
- Accessibility and traffic compared to other places
- Limit suburbanization by embracing older urban forms
- Schools including bilingual school

## 2. In 20 years, how do you imagine the city will change?

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- More people
- Better rail connection
- Changing social cohesion for better or worse
- Increased density
- More parks, city amenities, schools
- Regional and city trails
- Crime
- Unaffordable housing
- Population mostly older
- Waterfront development
- Mixed-used development and more housing types
- Non-motorized connection to West Mount Vernon
- River as amenity

### 3. What are obstacles/issues that need to be addressed?

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- Large areas of floodplain
- How to treat College Way
- Connectivity to West Mount Vernon
- Uses that collect people and how to build around those (college, hospital)
- Cultural diversity and how can we build social inclusion and cohesion
- I-5 (disconnects east Mount Vernon and visual appearance)
- Connectivity challenges with street ends, but opportunity for pocket parks
- Abandoned/vacant spaces and how to adapt those and make useable
- Cement factory off of Fir
- Crime and safety
- Cost of living versus salaries
- Lack of sales tax revenue generating businesses
- Infrastructure limitations
- Traffic



4. What do you hope the community looks and feels like in 20 years? What will be here?

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## November 20 DS Committee and Future Agenda Requests

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- Comprehensive Plan designs and layouts
- Housing Needs Analysis and Land Capacity
- Proposed fee schedule redlines – affordable housing fee reduction proposal –  
Nov 6 Committee / 5 PM
- Visioning: 2016 Statement
- Requests?
  - Joint session



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