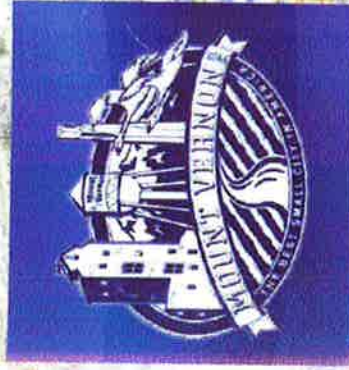




Downtown Waterfront Revitalization

Jana Hanson, Director

**Community and
Economic Development**

Project Background

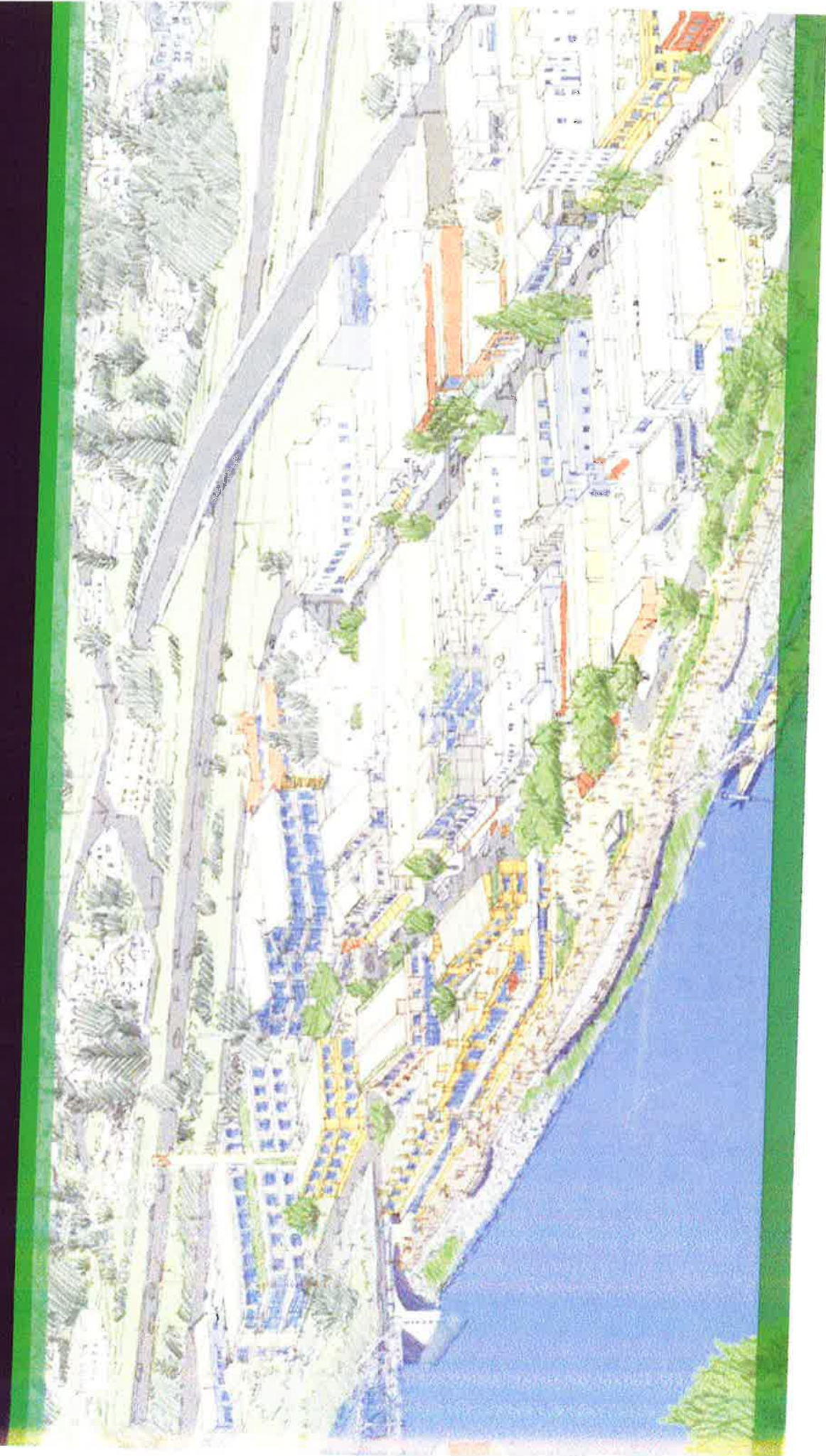
Issues:

- Annual Flood events threaten downtown area
- River is currently not treated as a valuable amenity; downtown faces away from river
- Underutilized waterfront property
- Revised FEMA base flood evaluation will further restrict redevelopment and new development
- Declining investment in the downtown due to unresolved flood issues and inadequate infrastructure



Master Plan

Public Process began in 2005 ; Completed in 2008





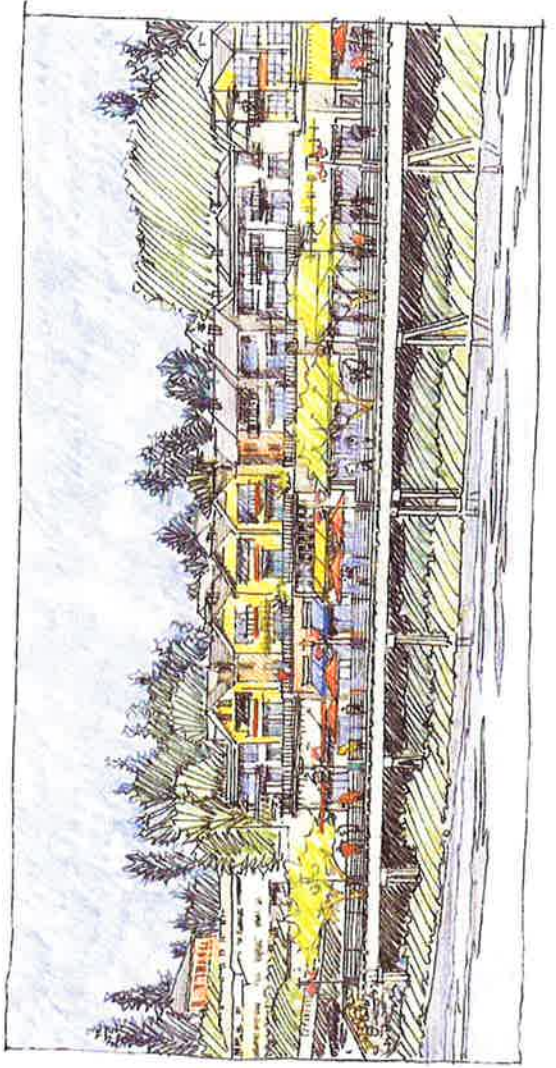
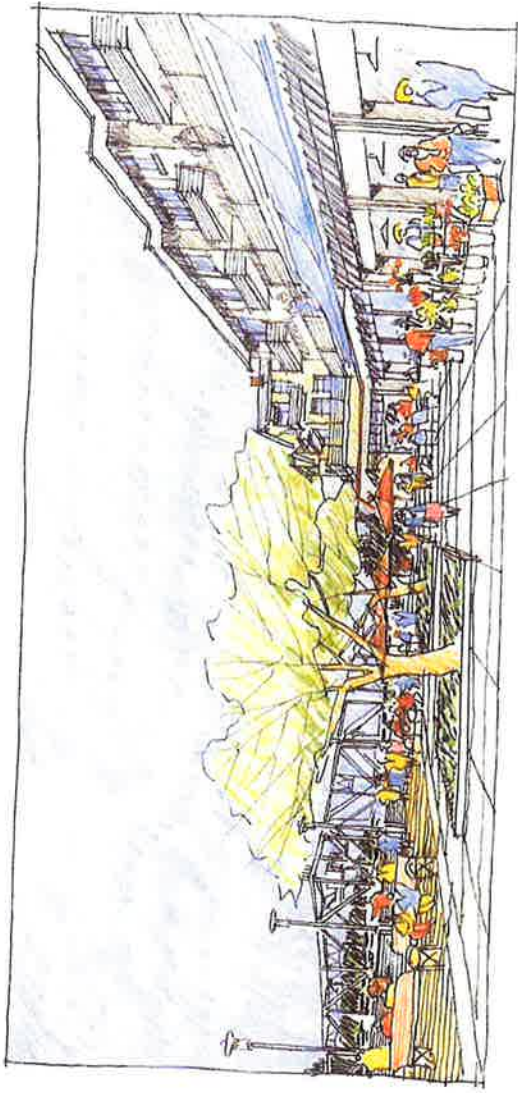
Project Vision

“Downtown Mount Vernon is the vibrant heart of Skagit County. It is a place where people come to live, work and play enjoying the riverfront promenade, boutique shopping, fine dining, and entertainment of all sorts. Its public spaces are enlivened by a farmers market and live music.

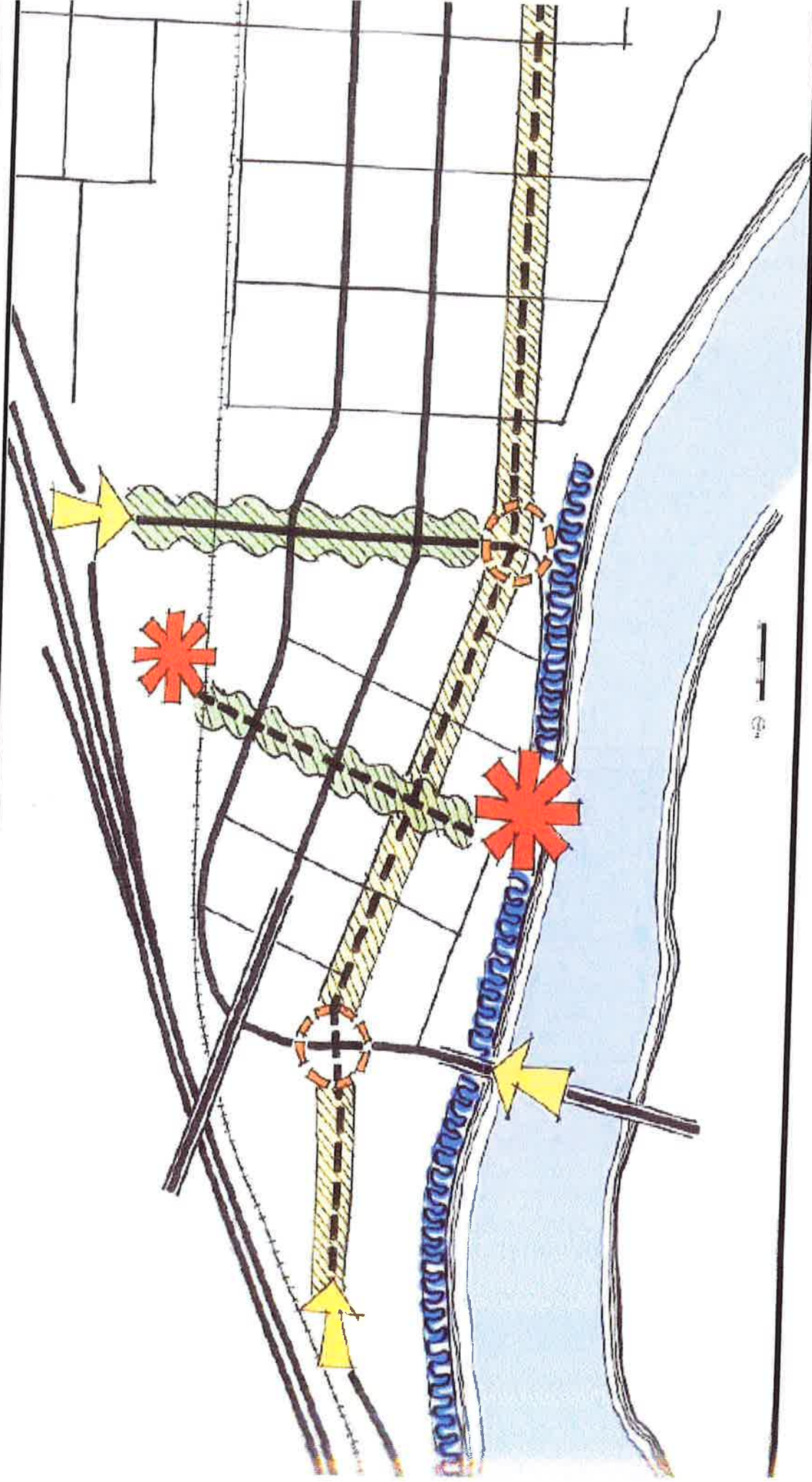
People Come for its fairs, festivals, and riverfront setting. They come back for its small town character and the ease with which they can park their car and walk wherever they want to go.

Downtown Mount Vernon is thriving because it is where people want to be”

Vision

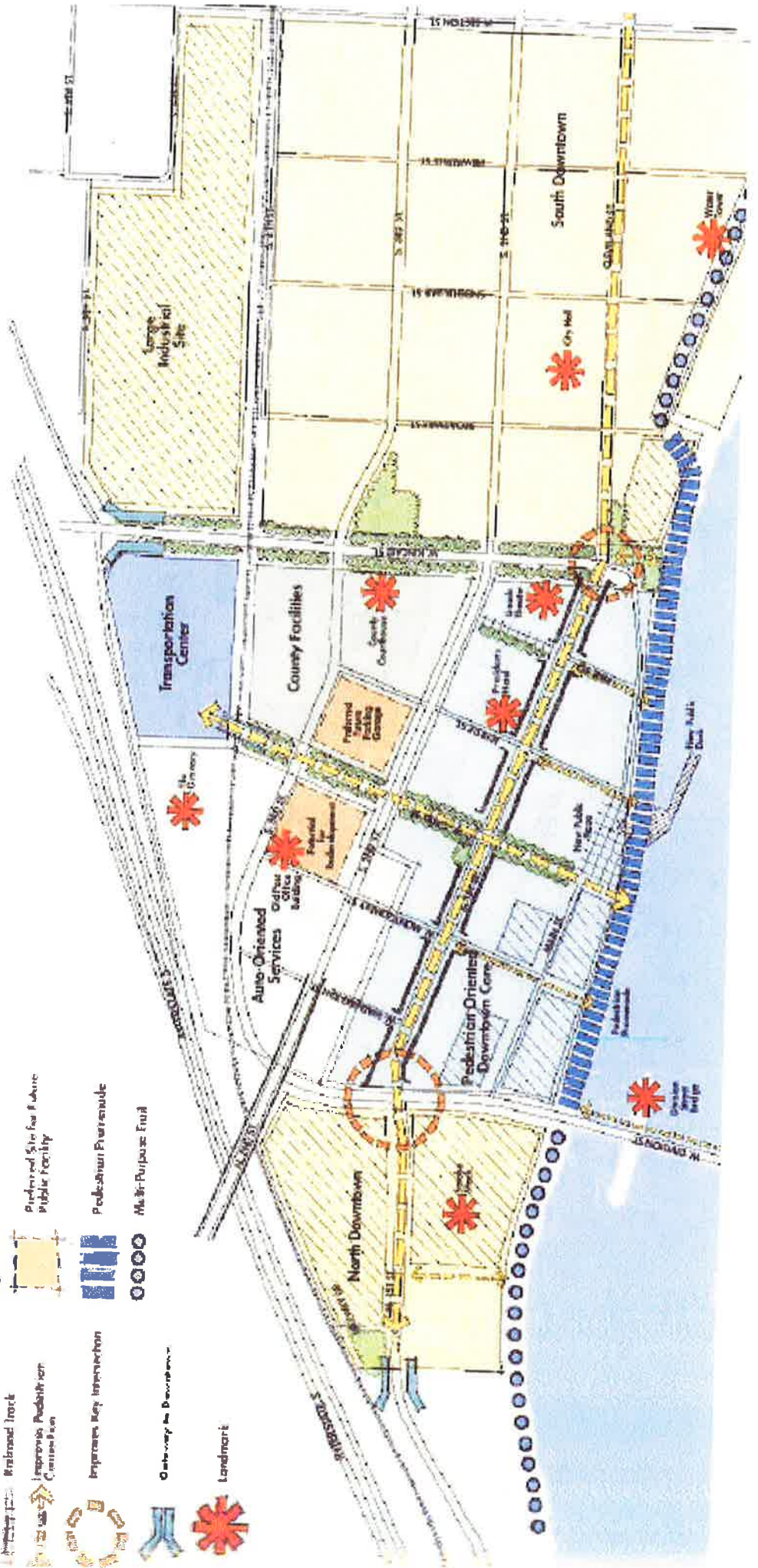
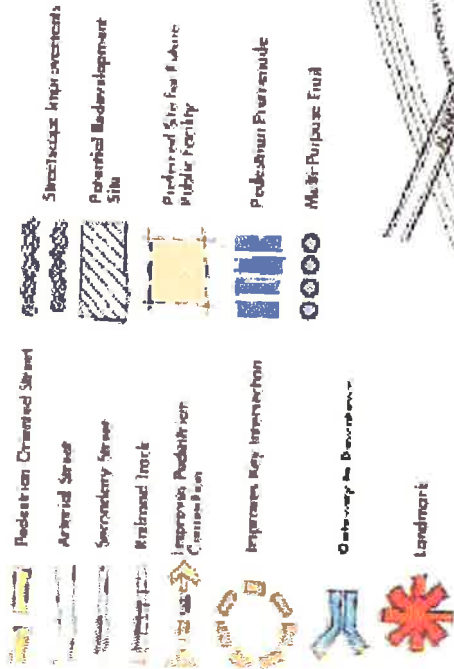


Urban Design Framework



Project Goals and Objectives

10/10/00



Streetscape improvements

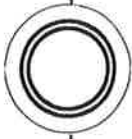


Area 2

-
- A collage of four photographs showing various scenes from a neighborhood. Top-left: A street view with a large brick building, a flagpole, and parked cars. Top-right: A street view with a large building, trees, and parked cars. Bottom-left: A street view with a large building, a flagpole, and parked cars. Bottom-right: A street view with a large building, a flagpole, and parked cars.



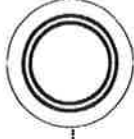
ECONOMIC DEVELOPMENT



Economics

	Next 10 Years	Subsequent 10 Years
Retail	125,000 square feet	155,000 square feet
Office	55,000 square feet	65,000 square feet
Residential	200 units	250 units
Lodging	100 rooms	100 rooms

Economics



Benefits

	2008 - 2013	2013 - 2018	2018 - 2023	2023 - 2028
New Jobs	200	545	858	1,190
New personal income	\$6.5 M	\$16.3 M	\$25.6 M	\$35.7 M
Additional annual taxable sales	\$19.3 M	\$34.6 M	\$51.4 M	\$67.9 M
Increased assessed value	\$28.0 M	\$66.6 M	\$106.7 M	\$147.4 M
Increased tax collections	\$0.6 M	\$1.2 M	\$1.9 M	\$2.5 M

Public Review Process

- ⑩ SEPA/EIS – Initiated June 2006 / Completed July 2007
- ⑪ NEPA – Completed August 2008 – Section 106, BA –
Finding of No Significant Impact



Permanent Certified Flood Protection

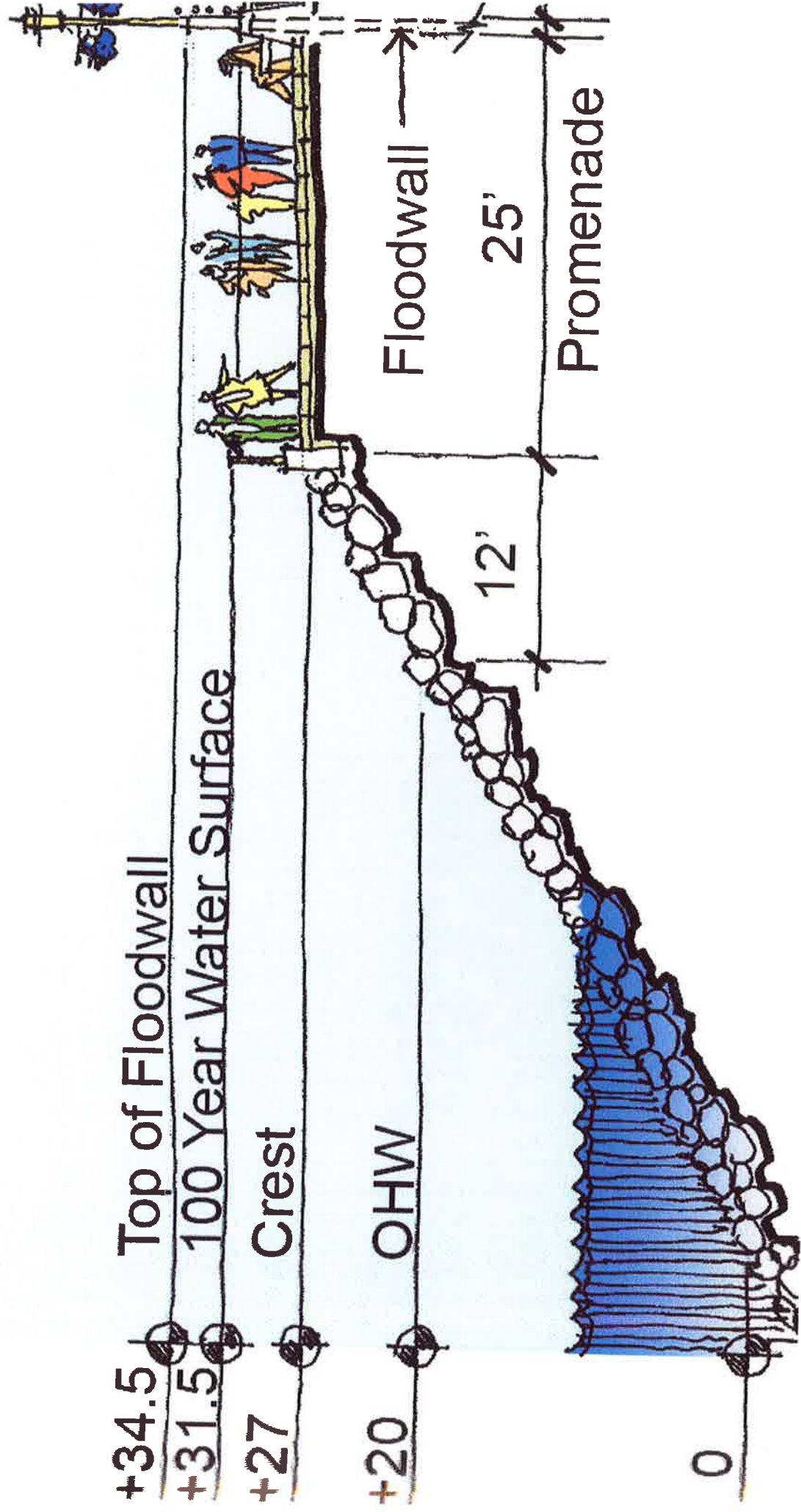




Permanent Certified Flood Protection



Permanent Certified Flood Protection

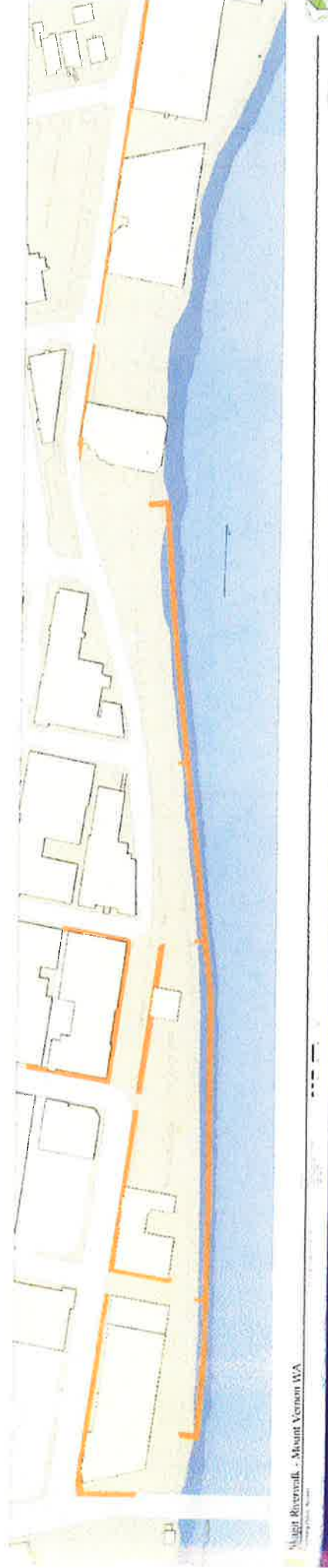


Public Open Space

Public Amenity /Access Space shown in ORANGE

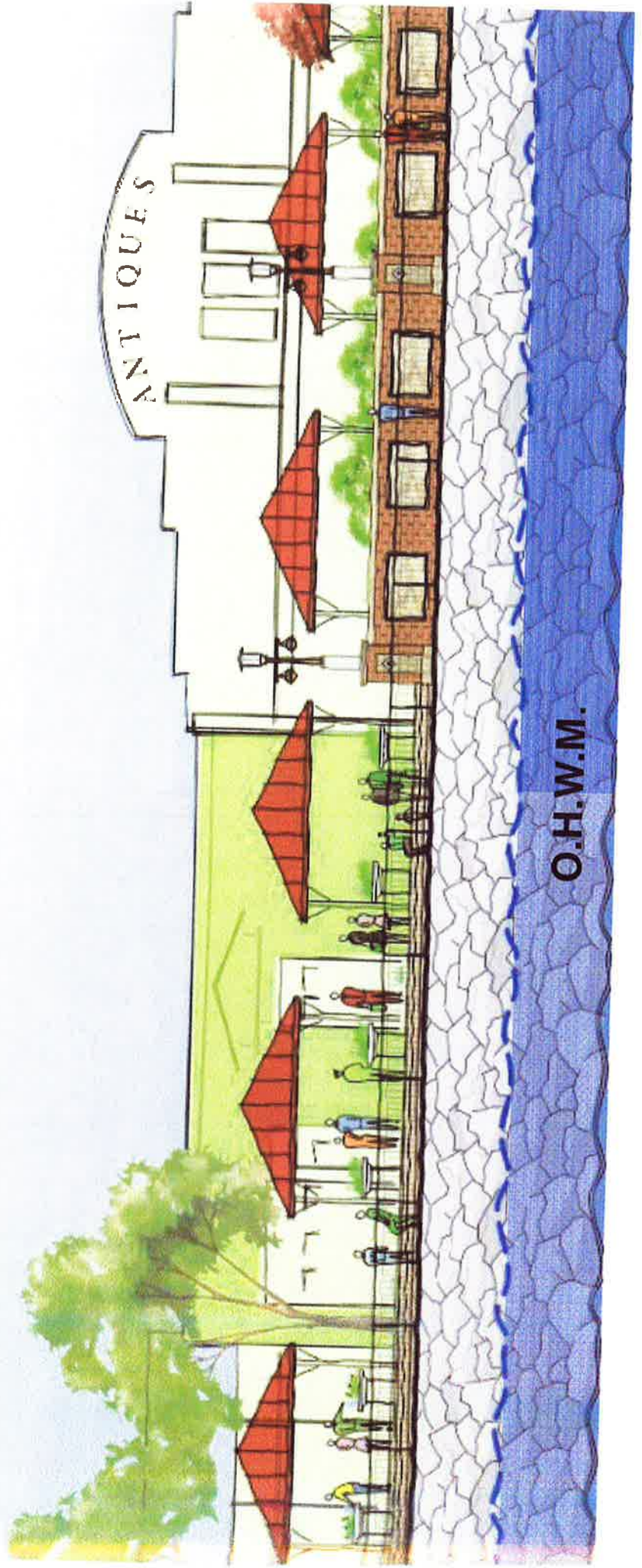
Defined as:

Sidewalks and boardwalk in project area



EXISTING CONDITION



[illegible]





Section C - Between Gates and Myrtle Streets

Riverwalk Redevelopment



[illegible]

Public Open Space

Public Amenity/Access shown in GREEN

Defined as:

Sidewalks , Streets closed to vehicles, Plazas, and Riverwalk in project area.
(Public Landscape in addition and not shown)



Magnet Riverwalk - Mount Vernon WA

PROPOSED CONDITION

