



Mount Vernon Downtown District

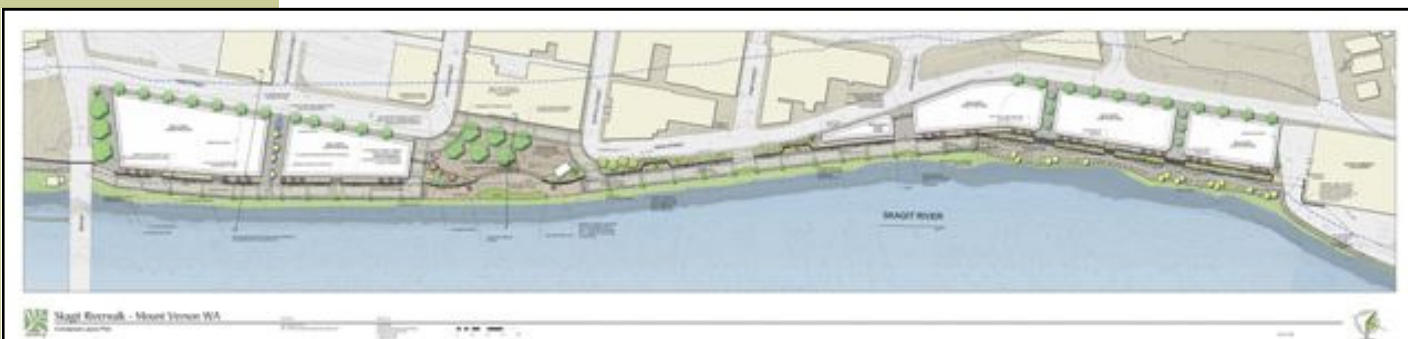
A Regional Destination to Live, Work, and Play

Welcome to Downtown Mount Vernon, Skagit County's government, technology, law, financial, and cultural center. Mount Vernon is located along the I-5 corridor, 60 miles north of Seattle and 80 miles south of Vancouver, British Columbia. Mount Vernon is unique as it is one of the only cities west of the Mississippi and north of San Francisco that within a 100 mile radius can draw from an estimated 6 million people. It is a great destination for shopping, dining, recreation, and business.

Mount Vernon offers a vibrant mix of office and retail opportunities, and all of the amenities that make for a pleasant urban center, with the added bonus of high-speed, state of the art fiber optic technology to keep your business moving at the speed of life.

The future is now! The City of Mount Vernon has adopted a Master Plan for the Waterfront and Historic Downtown Area that will provide a guide for development and investment over the next 20 years and presents an economic development opportunity in Downtown Mount Vernon.

The Downtown and Waterfront Master Plan is designed to build on and enhance existing retail activity along First Street, create a vibrant, attractive waterfront and downtown, with increased public access to the shoreline, new and improved public amenities, and mixed-use redevelopment that will generate new jobs and create housing while preserving the character of downtown Mount Vernon.



Downtown Mount Vernon Waterfront Redevelopment

Excellent Business Climate



Skagit Riverwalk

Mount Vernon has an outstanding business climate, an available work force, state sponsored tax and financial incentives, and a superior quality of life. Our skilled and motivated work force is available at competitive low wages and our state does not have personal income tax. Our diverse marketplace is easily accessed by an excellent transportation system, and our central location makes it ideal for companies doing business worldwide.

CONVENIENT LOCATION

Lower land costs mean significantly lower rent than the Seattle area. Connection to the Information Super Highway is available. Our location just off Interstate-5 provides a quick, convenient trip to either Seattle, Bellevue or Vancouver, B.C.

Downtown Development Opportunities

- Hotel & Convention Center (near the new Multi-Modal Station and I-5)
- Downtown mixed use and high density housing
- Expansion of retail and office development
- Waterfront development



Technology for Today and Tomorrow

Mount Vernon offers
high-speed
advanced
technology designed
to
keep you connected
at the
speed of life.



Skagit Station

New Multi-Modal Transit Center

Our downtown is the hub of the most extensive transit system in Skagit County. Providing enhanced access to the area and more amenities for the community to utilize. Skagit Station offers citizens and the public linkage to a variety of transportation services and visitor information, conveniently located next to government and retail centers. This public investment, along with the riverfront improvements, in the most visible portion of Downtown Mount Vernon from I-5, will further augment the private investment in retail development.

Excellent Business Climate

Our downtown is a pedestrian friendly zone that appeals to citizens, visitors, and shoppers eager to spend time and dollars in our downtown core.

“With a pro-business City attitude and easy access to urban and rural amenities, Mount Vernon offers new businesses unprecedented opportunities. The location is perfect. That makes Mount Vernon a great place for business.”

Ken Krivanec, Quadrant Homes

Historic Lincoln Theatre

The Lincoln Theatre features more than 350 productions each year, including movies, music, theatre, lectures and community forums.



Lincoln Theatre

Actively Partnering with Business to Promote Economic Development

Mount Vernon is serious about helping businesses be successful. We want to get on with the business of doing business, because we realize that we are only as strong as our commercial base. Whether you are a small operation or a major manufacturer, medical related, high-tech, or service oriented business, we are committed to providing you with the assistance you need for your business to grow.

Mount Vernon offers a diversified business development program. It provides a competitive advantage to increase market potential, keep costs down and increase profits. This program includes state-of-the-art high speed fiber connections, an aggressive capital infrastructure improvement program, streamlined public services, fast track permit reviews and a responsive city staff. They are all working to generate wealth in our neighborhoods and improve the quality of life for all Mount Vernon’s residents.

**“In 16 years of building Starbucks around the world, working in Mount Vernon was our best experience ever. I’m so impressed with the City’s ability to quickly make decisions and willingness to help. They make the extraordinary happen.”
Matt Lessard, Wilcox Construction**

Population Growth

Mount Vernon has grown by 15% in the last 10 years and is expected to increase its population nearly 70% by 2025. This is more than double that of Washington State, and greater even than the National rate average of 13%. Mount Vernon has absorbed a significant spill-over from the Seattle/Everett metropolitan area. People have been calling Mount Vernon their home because they prefer the affordable housing and quality of life that Mount Vernon offers.

Census

	1980	1990	2000	2010
Mount Vernon	13,672	17,647	26,232	31,020
Skagit County	64,138	79,555	102,979	119,300



Festivals and Parks

We attract over a million people each year to this region for such exciting events as the Tulip Festival and Highland Games.

Regional Favorites

The Skagit Valley Farmers Market offers local agricultural treasures – open from May through October each year.



Mount Vernon Downtown District

<http://www.ci.mount-vernion.wa.us/>

TECHNOLOGY- Mount Vernon has implemented a City-wide fiber optic network ring to provide reliable, high-speed connections that are needed to support economic development. This system will give customers a choice of providers, and a variety of high-capacity data transport products for enhanced telecommunications services. Our system provides a competitive advantage to this region with access to cutting edge technology and a state-of-the-art telecommunication infrastructure that make companies more productive and efficient.

WE WORK TO MEET YOUR BUSINESS NEEDS

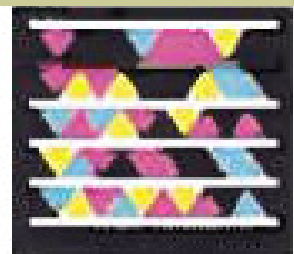
- *Providing a healthy atmosphere to live and raise families;*
- *Working to fund regional infrastructure improvements through grants;*
- *Creating innovative solutions for redevelopment;*
- *Encouraging responsible growth and economic vitality;*
- *Creating a positive community work environment;*
- *Reducing data telecom costs and increasing regional efficiencies;*
- *Creating a competitive marketplace to encourage further private investment.*

EXPEDITED PERMIT REVIEW SERVICES

- One Stop Permit Center
- Coordinated Permit Review process
- Development Advocacy Approach
- Courteous Professional Staff



Community and Economic Development Department



Smartphone tags for the City of Mount Vernon



Kiwanis Spray Park

COMMUNITY- Local amenities include extraordinary community spirit, which collectively motivated, has greatly supported our strong tax base, schools, parks, housing, public safety, health and medical services.

“Mount Vernon is perfectly located between Seattle, Everett and Vancouver. Its setting on the Skagit River provides a significant regional draw for tourism and recreation. With an active Port, airport and emerging regional transportation system, business possibilities are unlimited.” Steve Semingson, Civic Partners