

CITY OF MOUNT VERNON GUIDE

Mount Vernon is committed to the success of its residents and area businesses. Programs through Skagit Valley College, the Mount Vernon Chamber of Commerce, and the Economic Development Alliance of Skagit County benefit the area's workforce and employers, helping each to thrive independently and collaboratively. Mount Vernon's population has grown more than 32% in the last 10 years, more than double the growth rate of Washington State. Isn't it time you check it out and see what Mount Vernon can offer you?

- 14 distinct neighborhoods
- Desirable and affordable housing
- Easy I-5 access
- 15 community parks, including a riverwalk and trails



Quick Facts

- 60 miles north of Seattle
- 80 miles south of Vancouver, B.C.
- Attracts millions of visitors every year via festivals and events
- Low unemployment rate (4.4%)
- Easy access to Interstate 5 and public transportation

Mount Vernon

People who live in Mount Vernon, WA enjoy a quality of life unequalled in the United States, with affordable housing, a strong economy, amazing natural landscapes, a strong educational system, and a low crime rate. Whether you have come to raise a family, start your dream business, or retire, Mount Vernon has something to offer you.

Mount Vernon Campaign

A strong campaign depends on a strong partnership:



MOUNT VERNON REAL ESTATE GUIDE

Beautifully nestled between the North Cascade mountains and Skagit River Delta, Mount Vernon sits adjacent to some of the most fertile farmlands in the world. Combining its rural roots with modern day business, Mount Vernon has a mix of industry including: agriculture, forest products, health care, tourism and manufacturing. Many festivals take place annually in Mount Vernon including the Skagit Valley Highland Games, bringing in world-class athletes and musicians, as well as the world-famous Skagit Valley Tulip Festival, bringing color to Spring like you've never seen.

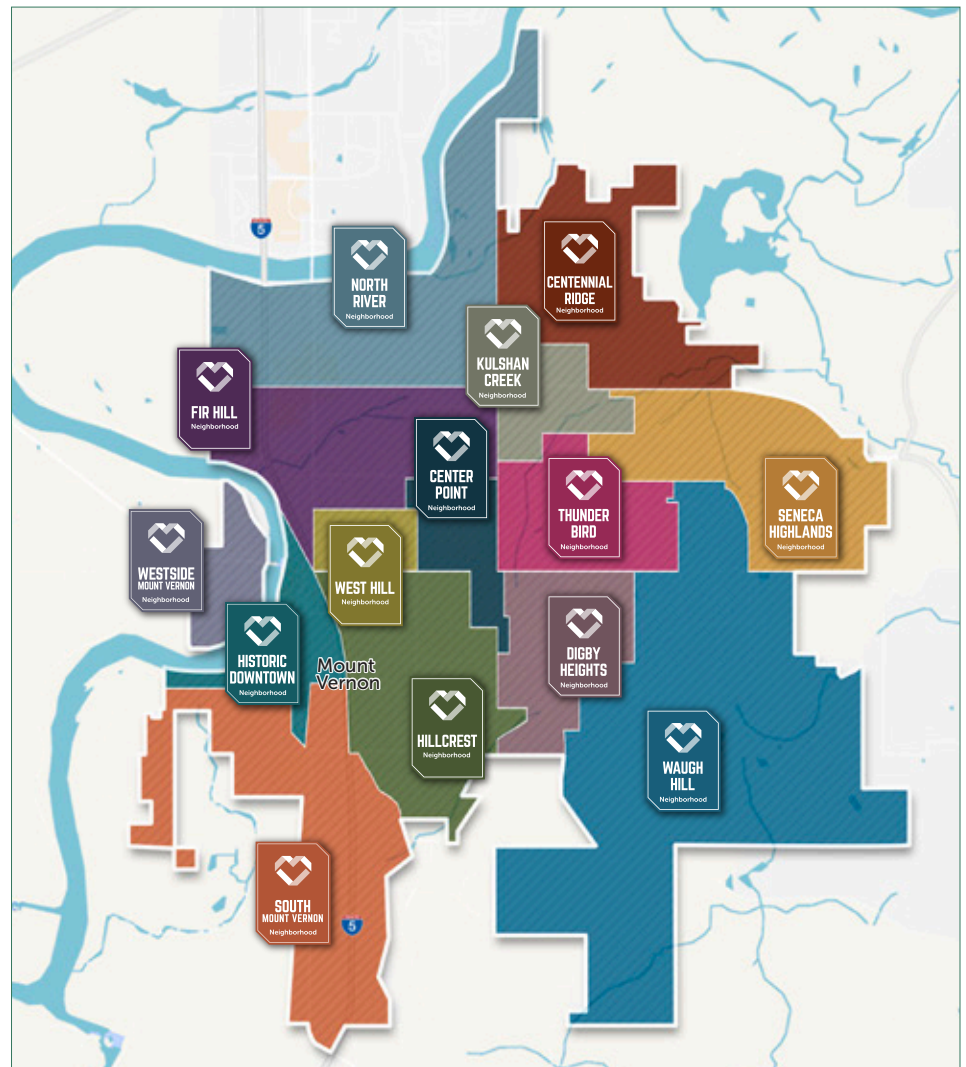
- 14 distinct neighborhoods
- Desirable and affordable housing
- Farm fresh foods
- Easy I-5 access
- 15 community parks, including a riverwalk and trails

Mount Vernon, WA Area Statistics

- Population: 34,356
- Median Age: 32.4 yrs
- Married Population: 50.1%
- Median home price: \$335,000
- Home Prices: 18% lower than the rest of Washington state
- Home owners: 55.0%
- Median home income: \$51,068
- Median rent: \$952/month
- Average Commute Time: 23.31 minutes
- Unemployment rate: 4.4%
- Easy access to I-5 & transportation
- AMTRAK / Greyhound station hub

Our Partners' Websites

- **City of Mount Vernon:**
mountvernonwa.gov
- **Mount Vernon Chamber of Commerce:**
mountvernonchamber.com
- **Skagit County:**
skagitcounty.net
- **Port of Skagit:**
portofskagit.com
- **Skagit Regional Health:**
skagitregionalhealth.org
- **Skagit Valley College:**
skagit.edu
- **Mount Vernon School District:**
mountvernonschools.org
- **Downtown Mount Vernon:**
mountvernondowntown.org



Mount Vernon Real Estate Agencies

North Puget Sound Association of Realtors
525 East College Way, Suite J, Mount Vernon, WA 98273
<http://www.npsar.realtor> • (360) 416-4902

MOUNT VERNON PARK GUIDE

Surrounded by amazing natural landscapes, Mount Vernon offers a multitude of outdoor parks and recreation. Choose from more than 25 parks and trails that connect our community. Our newest addition, the Skagit Riverwalk, is perfect for a morning run or evening stroll. Mount Vernon offers outdoor opportunities in both urban and rural settings. You'll find ample possibilities to get out and play.

- 15 community parks within city limits
- 4 playfields
- 5 outdoor trails within walking distance
- Riverwalk & plaza



Below is a list of Mount Vernon's parks, trails, and other outdoor areas. Most parks are within approximately a 10 minute walking distance from each of the city's residential neighborhoods.

Parks

6th St. Park

- › Basketball Court
- › Picnic Tables
- › Playground

15th St. Park

- › Playfields/Playground
- › Soccer/Softball Fields

Bakerview Park

- › Basketball Court
- › BMX Track
- › Grass Play Area
- › Off Leash Dog Park
- › Playfields/Playground
- › Restrooms
- › Skate Park
- › Soccer Fields
- › Walking Paths

Beaver Pond Park

- › Playground

Cleveland Park

Division St. Park

- › Basketball Court
- › Picnic Tables
- › Playground

Edgewater Park

- › Boat Launch
- › Grass Play Area
- › Playfields/Playground
- › Restrooms
- › Soccer Fields
- › Softball Field

Hillcrest Park

- › Basketball Court
- › Community Building
- › Gardens
- › Grass Play Area
- › Nature Area
- › On Leash Pets
- › Parking
- › Picnic Shelters/Tables
- › Playfields/Playground
- › Playground (Toddlers)
- › Restrooms
- › Soccer/Softball Fields
- › Tennis Courts
- › Walking Paths

Kiwanis Park

- › Basketball Court
- › Picnic Tables
- › Playfields/Playground
- › Restrooms
- › Softball Field
- › Spray Park
- › Walking Paths

Lions Park

- › Grass Play Area
- › Nature Area
- › Picnic Shelters/Tables
- › Playground
- › Restrooms
- › Walking Paths

Little Mountain Park

- › Hiking Trails
- › Nature Area
- › Parking
- › Picnic Tables
- › Scenic Lookout
- › Walking Paths

Skagit Valley Playfields

Other

Skagit County Fairgrounds

Playfields

25th St. Playfield

PUD Fields

- › Baseball/Soccer Fields
- › Playfields

Sherman Anderson Field

- › Baseball Fields
- › Playfields
- › Restrooms

Skagit Valley Playfields

Pocket Parks

18th St. Park North

Baker Court Park

Fire Station 3 Park

Overlook Park

Trails

Kulshan Trail

Little Mountain Trail System

Skagit Riverwalk & Plaza

Ted Reep Trail

- › Geocache

Trumpeter Trail

DOING BUSINESS IN MOUNT VERNON

Mount Vernon has a diverse and rapidly-growing economy led by a fiber-optic infrastructure that provides continued connectivity and accommodating bandwidth for VoIP, video-on-demand, medical imaging, ASP, cloud computing, server farm growth, and more. Advanced manufacturing, agriculture, and maritime industries with clean tech is an emerging sector while sustainable natural resources remain an important part of the area's economy. Professional services play a strong role in b2b. Mount Vernon offers an attractive business climate for entrepreneurs providing jobs of the future and digital platforms for global communications.

- Cost-competitive, business-friendly environment
- Welcoming community
- Easy I-5 access
- 10 mi to regional airport
- Engaged business community

Mount Vernon, WA Statistics

- Median home income: \$51,068
- Median rent: \$952/month
- Average Commute Time: 23.31 minutes
- Unemployment rate: 4.4%
- Easy access to I-5 & transportation
- AMTRAK / Greyhound station hub
- 10 Miles to regional airport

Quick Facts

- 60 miles north of Seattle
- 80 miles south of Vancouver, B.C.
- Attracts millions of visitors every year via festivals and events
- Commute times within the city of Mount Vernon are anywhere from 3–10 minutes. Positioned right on I-5 and near Highway 20, commutes easily north or south, east or west.

Tax Incentives

- Mount Vernon has no local Business and Occupation (B&O) Tax for manufacturers.
- Local sales tax rate is lower than Seattle's tax rate
- Mount Vernon has a rural county B&O credit for new employees in manufacturing and R&D – Seattle (King County) and Tacoma (Pierce County) do not.
- Mount Vernon has lower industrial building lease rates and sale prices.



Mount Vernon Business Facts

Affordable Living

The median house value in Mount Vernon is \$335,000 as of June, 2017. This is almost half of the median price in Seattle.

Education

Skagit Valley College was named one of America's top 20 community colleges by Washington Magazine. Mount Vernon School District includes the Northwest Career and Technical Academy. The academy readies students for pathways to a variety of skilled trades and professional careers. Mount Vernon High School incorporates a variety of AP class selections available to students looking for greater advancement upon entering college.

Health Care

Skagit Regional Health is based in Mount Vernon, yet serves as a health care leader well beyond city limits. Delivering advanced, high quality health care through two hospitals, multiple clinics, and also online. The organization focuses on meeting the needs of the people within the city, and region.

This informational sheet comes from: mwwashington.org

Research: Mount Vernon Chamber of Commerce. <http://www.mountvernonchamber.com>
 Department of Revenue, Washington State. <http://dor.wa.gov/docs/pubs/excisetax/incenprogs/employbocred.pdf>
 Windermere. <http://www.windermere.com/skagit-average-price-for-sale-and-average-price-sold>
<http://www.sale-tax.com/SeattleWA>

MOUNT VERNON FIBER OPTIC NETWORK

Mount Vernon has an underground fiber optic network that keeps the city at the forefront for economic development. Mount Vernon connected its government office to the fiber optic cable network in 1995 which increased businesses communication efficiency. Businesses in Mount Vernon can be connected to the fiber for broadband internet access. Fiber is the best solution for VoIP, Video-on-demand, Interactive Video, Medical Imaging, Application Service Providers, cloud computing, and server farms.

- Fiber operates at high speeds - gigabits of data
- Large bandwidth capacity
- Signals travel further distance
- Greater resistance to electromagnetic noise
- Lower maintenance costs

Mount Vernon Fiber Optics Statistics

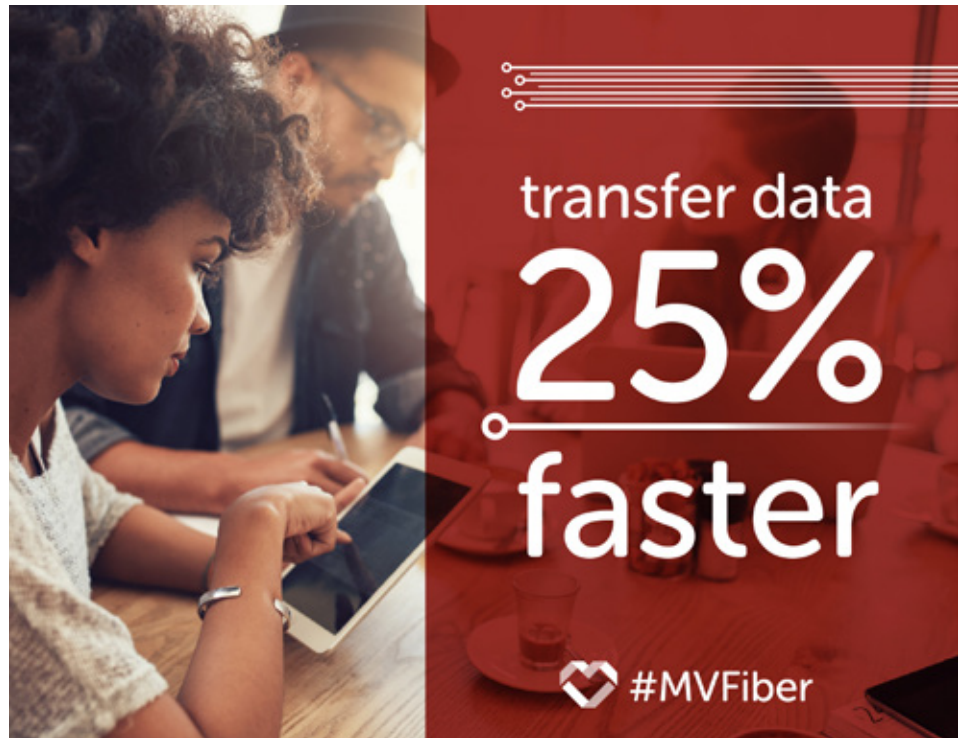
- Eight local fiber optic service providers, for a variety of needs
- Fiber optics are the answer for everything broadband
- Transfer speeds of up to 1GB Data or more
- Voiceover IP and Video-on-Demand capabilities

Quick Facts

- 1995 - the year the city of Mount Vernon began connecting government offices to fiber-optic
- Fiber line has extended to over 100 public entities and 112+ businesses in Mount Vernon, Burlington, and Skagit county
- Mount Vernon manages fiber networks for Port of Skagit, Skagit County, and the City of Burlington
- Perfect for telecommuting, file sharing, remote education, and advanced interactive video feeds

Why Do Business in MV?

- Mount Vernon has no local Business and Occupation (B&O) Tax for Manufacturers
- Local sales tax rate is lower than Seattle's tax rate
- Mount Vernon has lower industrial building lease rates and sale prices than most cities on the I-5 corridor



Mount Vernon Fiber Optics Facts

Growing Demand

Businesses who need high-powered and trustworthy bandwidth to help them run a smooth and efficient business operation need to look no further than Mount Vernon. The Fiber Optic network in Mount Vernon is important because of its revolutionary technology that is efficient, cost-effective and it is critical for the success of many businesses. Whether it's for health care or financial, your data transfers will be 25 times faster compared to that of DSL or cable internet.

How do I connect to the City's Fiber Optic System?

It's easy, choose a fiber optic provider and work to connect your building to the fiber network. Mount Vernon has access to Open Service Provider Networks (OSPN), which allows for many service providers. For a list of current fiber optic service providers, go to <http://www.mountvernonwa.gov/index.aspx?NID=756>.