

## In This Issue >>>

Message from the Mayor

Monroe's Commercial Districts

Local Business News

The Indicators

Calendar

Interviews with local businesses  
returns next month!

Issue  
four



Monroe, Washington Economic Development Newsletter for January, 2019

# Monroe Business

## Message from the Mayor >>>

Welcome to 2019! We have much to look forward to in the New Year. According to the most recent Monroe Business Survey, many in our business community are looking at growth and expansion in 2019. The City itself is no exception. Making decisions about growth and development issues will be a major part of the City's agenda in 2019. One of the obligations we have as government officials is to inform those impacted by those decisions. The Economic Development Newsletter and the Economic Development Specialist, who maintains a dialogue with Monroe's business community, is one way to meet that obligation.

In 2015 the Monroe City Council adopted the Monroe Comprehensive Plan, establishing a path to handle the expected growth and development over the next 20 years. It's a plan intended to meet the needs of Monroe's families, businesses and visitors. It does this in a way that protects our beautiful environment while meeting those needs. In June 2017, the City initiated a major code amendment that includes land use and development regulations that are consistent with and implement the goals of the 2015 Comprehensive Plan. The City sent postcards to all the affected property owners who were on file with the Snohomish County Assessor's office and held an open house for the property owners and other interested parties to discuss the potential amendments with the City. On February 11, 2019, the City's Planning Commission will hold a public hearing to review the amendments that were a result of those meetings. These proposed amendments to the land use code will:

- Develop a greater emphasis on manufacturing uses in the light industrial zone by generally removing commercial and service based uses, such retail and restaurants. However, the proposal would continue to allow commercial and service based businesses in the buildings fronting Fryelands Boulevard.
- Allow for a greater range of uses on many commercial properties (vicinity of Fryelands and US-2) impacted by the airport restrictions
- Institute moderate design guidelines for commercial, single, and multifamily structures
- By March 2019, align the adopted Comprehensive Plan future land use map/designations with the proposed zoning map
- Establish a new tourist commercial zone adjacent to the fairgrounds
- Expand the area within the City where mobile vendors, such as food trucks, are allowed to operate

Please note, regardless of the proposed code amendments, all lawfully-established businesses may continue operations as legally nonconforming businesses. To learn more about the proposed changes and how they help the community address its growth and development issues, visit the city's website at: [monroewa.gov/639/Unified-Development-Regulations](http://monroewa.gov/639/Unified-Development-Regulations)

We encourage interested parties to attend the February 11, Planning Commission meeting to comment on the new land use code. If you have questions, or would like to discuss how these changes could affect your business, please contact Shana Restall, Principal Planner at [SRestall@monroewa.gov](mailto:SRestall@monroewa.gov) or call 360-794-7400.



Yours in Service,  
Geoffrey Thomas, Mayor

## Monroe Business Districts >>>

### The Fryelands

Demand for industrial zoned property is currently greater than the inventory within the city. There is about 60,000 sqft under construction in the Fryelands Industrial area expected to come onto the market in 3<sup>rd</sup> quarter 2019. In order to better understand the future needs of our current industrial businesses, the city's economic development specialist is meeting with industrial users to gauge future growth demand. If you are an industrial business and would be willing to discuss your growth needs, contact James Palmer at <JPalmer@MonroeWA.gov>

### North Kelsey

The City is in discussion with three development groups interested in the North Kelsey (Tjerne Place) properties. The interested groups are preparing proforma estimates to determine the type of multi-family housing and retail space necessary for a financially successful project. If the numbers pencil out, the city anticipates receiving more formal proposals later in February to discuss with the city council.

### Downtown Promenade

The vision of the downtown Promenade as a food and entertainment destination is becoming a reality. The recent opening of the Burnt Barrel Whiskey Bar offers residents of Monroe a friendly atmosphere with specials throughout the week. Recently a group has begun negotiating with a Promenade property owner to open a new Indian Restaurant. Stay tuned for more details. Do you have ideas on the types of restaurants and entertainment venues that you would like to see in the Promenade? Please let us know by sending your comments <JPalmer@MonroeWA.gov>

## AVAILABLE PROPERTY HIGHLIGHTS

For more available properties, contact James Palmer at (360) 631-0050 or <jpalmer@monroewa.gov>

Commercial properties can be offered in a variety of ways. Most common is "Triple Net" or NNN. NNN the lessee agrees to pay all real estate taxes, building insurance, and maintenance (the three "nets") on the property in addition to any normal fees that are expected under the agreement (rent, utilities, etc.) Another lease type is "Full Service" or "Gross Lease." In a Full Service lease the landlord directly pays all or most usual costs. These costs are often passed on to the tenant in rent as a "Load Factor." Varying \$/sqft will also depend on allowable uses. Check with the City's Asst. Planner/Code Compliance at [abright@monroewa.gov](mailto:abright@monroewa.gov) for questions related to allowable uses at specific locations.

Zoning	Address	sqft	\$/sqft	Broker	Contact
Industrial	17120 Tye St SE	10,000 - 19,500 SF	\$12.00 /SF/Yr	Craig Hillis	206-524-6000
Industrial	14253 169th St SE FRYELANDS BUSINESS PARK - BLDG A	6725	\$7.80 - \$16.20 /SF/Yr	Kidder Mathews	425-454-7040
Downtown Commercial (Promenade)	120 W. Main St.	3600 sq/ft + full basement	\$17/ft/yr – Owner pays property tax – Tenant pays util and maint.	Contact Owner, Paul Sanders	425-442-2791
Downtown Commercial (Historic Main)	101 E. Main Ste. #101	2500	\$22.00/SF	NAI Puget Sound Properties	425-586-5625 425-586-5609
Mixed Use	154 Village Court B	9,422 SF (1,000 SF office)	\$0.55 / SF, warehouse \$1.20 / SF, office \$0.19 / SF	Kidder Mathews	425-454-7040
Mixed Use	909 W. Main #101	3,058	\$14.00/SF NNN	Kidder Mathews	206 248 7300
Mixed Use	16372 177th Ave SE	24,000 Total SF (±2,400 Office SF)	\$21,000/mo	CBRE	425 462 6901 425 462 6906 425 462 6954
General Commercial	13675 Roosevelt Rd. SE	17970 +3,500 SF of air conditioned office / showroom	\$16,000/mo	Kidder Mathews	425.450.1120 425.450.1131
Industrial	16726 146th St SE Bldg 4, Ste.#105	5200 (2,451 SF office and 2,748 SF of warehouse)	\$4,214.00/mo, NNN	Kidder Mathews	425-454-7040
Industrial	16642 146th St SE Bldg 5	4,653 SF (1,500 SF office)	Warehouse – \$0.66 PSF Office – \$1.46 PSF NNN – \$0.25 PSF	Kidder Mathews	425-450-1151 425-450-1105 425-450-1159

# News of Monroe >>>

## Cancer Care Closer to Home

On January 17<sup>th</sup>, 2019 a ribbon cutting ceremony and open house was held at the new EvergreenHealth Monroe Cancer Care center, which opened earlier this month. In attendance were elected officials from Snohomish County as well as Monroe, including Mayor Geoffrey Thomas. Pictured (right) is Rene Jensen, Chief Administrative Officer at EvergreenHealth Monroe and Senior Vice President of EvergreenHealth. Evergreen Health Cancer Care services are provided in collaboration with Seattle Cancer Care Alliance. Dr. Timothy Carlos leads the EvergreenHealth Monroe Cancer Care team. Dr. Carlos is the Director of Medical Oncology at the EvergreenHealth's (ADD) Halvorson Cancer Center in Kirkland and has more than 30 years of clinical experience. He also serves as the Cancer Liaison Physician at EvergreenHealth for the American College of Surgeons' Commission on Cancer® For more information, visit [www.evergreenhealthmonroe.com/cancer-care-monroe](http://www.evergreenhealthmonroe.com/cancer-care-monroe). (ADD)



**COUNTY NEWS:** On Tuesday, February 05, 2019 from 8:00 am - 9:30 am the Economic Alliance Snohomish County will host an Introductory Seminar that will teach potential, new, and renewing members about what EASC is, how we partner with our investor members to act as a catalyst for economic vitality in Snohomish County, and how to take advantage of the benefits of membership. The event will take place at the EASC offices at 808 134th St SW, Suite 101 Everett, WA 98204. Coffee and light snacks provided and the event is free of charge. Space to this event is limited, please RSVP today to 425-743-4567.

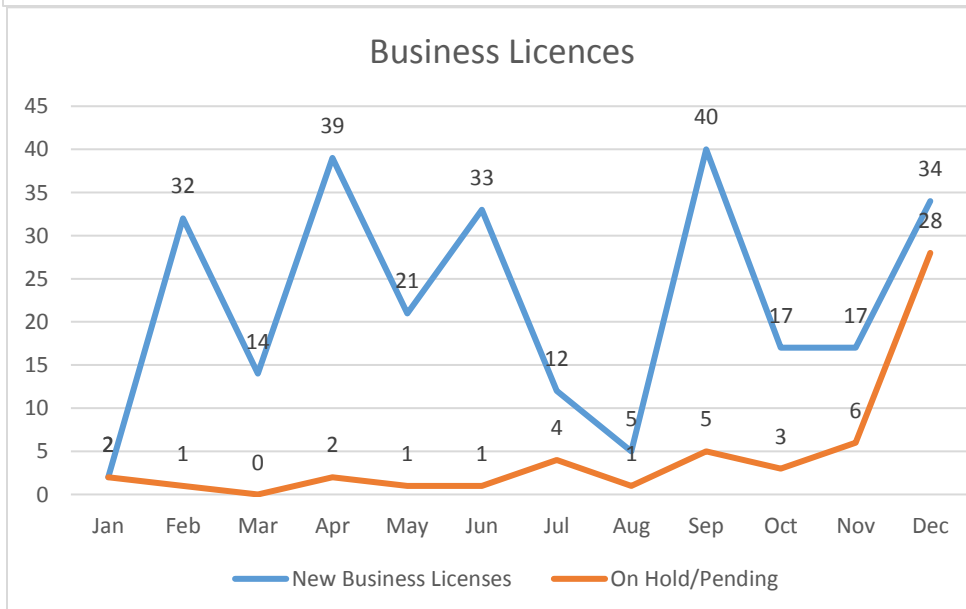
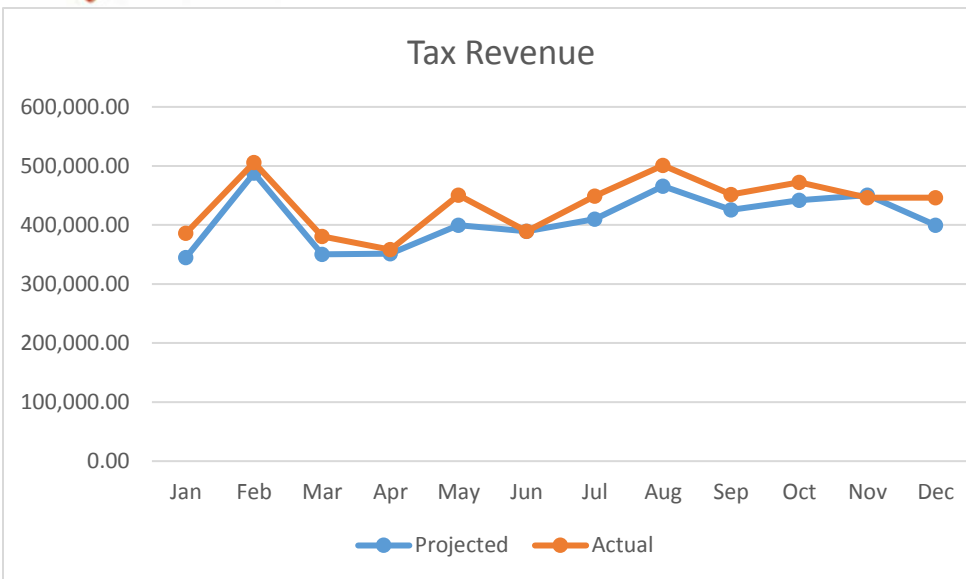
On Wednesday, February 20, 2019 from 7:30 am - 11:00 am at the Lynnwood Convention Center an economic forecast will be presented on the economic trends and future of our region, followed by a panel discussion with industry experts sharing their thoughts on the direction of our local & regional economy. • Price: \$40.00 - \$55.00. Contact the EASC at 425-743-4567

**STATE NEWS:** Have you thought about exporting your products but felt it was too complicated? Does finding overseas customers leave you a little perplexed? Let the Washington State Department of Commerce help you become an international exporter. Professional trade representatives at the Department of Commerce can help you develop an Export Plan, find export grants and loans and connect to Federal resources. You could even accompany the State delegation on one of their overseas business development missions. For more information on exporting go to the Wa Dept. of Commerce [Export Assistance](#) page or contact the Export Assistance team at 206-256-6100

## December's City Indicators



Net Sales Tax Collected	\$ 446,100.51
New Business Licenses	34
Business Licenses on Hold or Pending	28
Total Active Business Licenses	1035
Building Permits (Commercial and Residential)	26



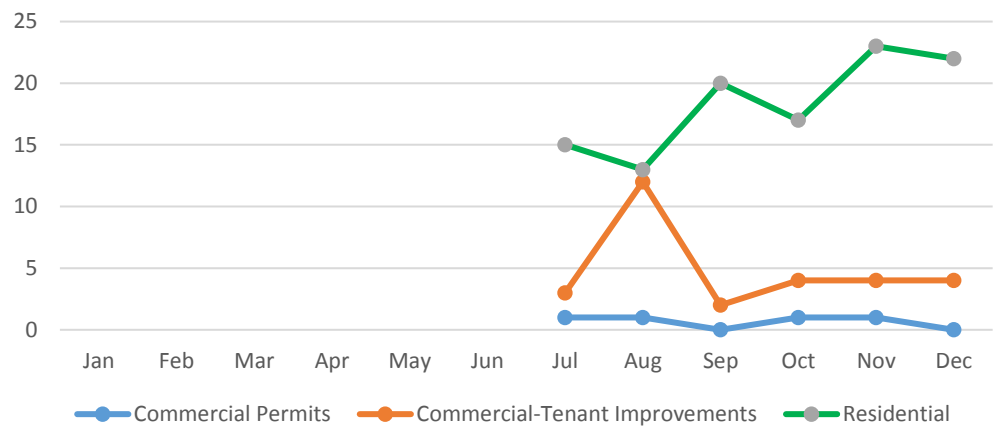
**January 28 @ 12:00 pm - 1:30 pm - Protecting Your Intellectual Property – The NW Innovation Center is hosting J.D. Houvener** to discuss how companies can protect their IP. Mr. Houvener is a Registered USPTO (United States Patent and Trademark Office) Patent Attorney. There will be opportunities for one-on-one conversations with J.D. Houvener following his presentation. To schedule your time with J.D., email Lara Smith:

[lsmith@nwirc.com](mailto:lsmith@nwirc.com)

**February 12<sup>th</sup>, 2019 – 11:30am Monroe Chamber Monthly Luncheon** at the Rock Church, 16891 146th St SE in Monroe. For more information or to reserve your seat contact Janelle Drews at [Office@ChooseMonroe.com](mailto:Office@ChooseMonroe.com) or 360.794.5488

**February 18, 2019 – City Hall Closed for President’s Day Holiday.**

### Building Permits



**SUBLET AVAILABLE IN DOWNTOWN PROMENADE FOR PROFESSIONAL OFFICE SPACE**

Calling all therapists and others providing various care for the people of Monroe and surrounding community: Denise Hie, LMFT, LLC at The Wellness Collective is opening up 4 treatment rooms with a waiting room at the top of the Dolloff-Key building at 102 E. Main St. (non-ADA historic building). The projected opening month is March, 2019. If you are interested in more details to sublease a treatment room (all expenses included in sublease), call Denise at 425-478-4132.

*Meet the Economic Development Advisory Board (EDAB.) The EDAB was established to provide coordination among entities identified as having economic development roles, recommend priorities and establish a means to monitor progress on goals; and provide such other advice and guidance to further Monroe’s economic development strategy. On their first meeting on January 10<sup>th</sup>, after being sworn in, the EDAB had a presentation from City staff regarding city structure, membership roles, Economic Development Advisory Board charter, first quarter work plan, 2019-2020 work plan and the business survey results including: recommendations for improving business climates; recommendations for improving quality of life, and critical issues facing businesses in the community. The next EDAB meeting is scheduled for January 24<sup>th</sup>, 2019. If you have issues and or ideas that you would like for the EDAB to address, please contact them at [econboard@monroewa.gov](mailto:econboard@monroewa.gov)*



EDAB Members, fr L to R: Allen Dye, Sally King, Mike Buse, Heather Rousey, Bridgette Tuttle, ad hoc members, Kari Zimmerman, Megan Wirsching. Not pictured, James Stayton, Katy Woods.



**Contact Us >>>**

**City of Monroe  
Economic Development Office  
806 West Main Street  
Monroe, WA 98272  
360-631-0050  
JPalmer@MonroeWA.gov  
[www.monroewa.gov](http://www.monroewa.gov)**

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