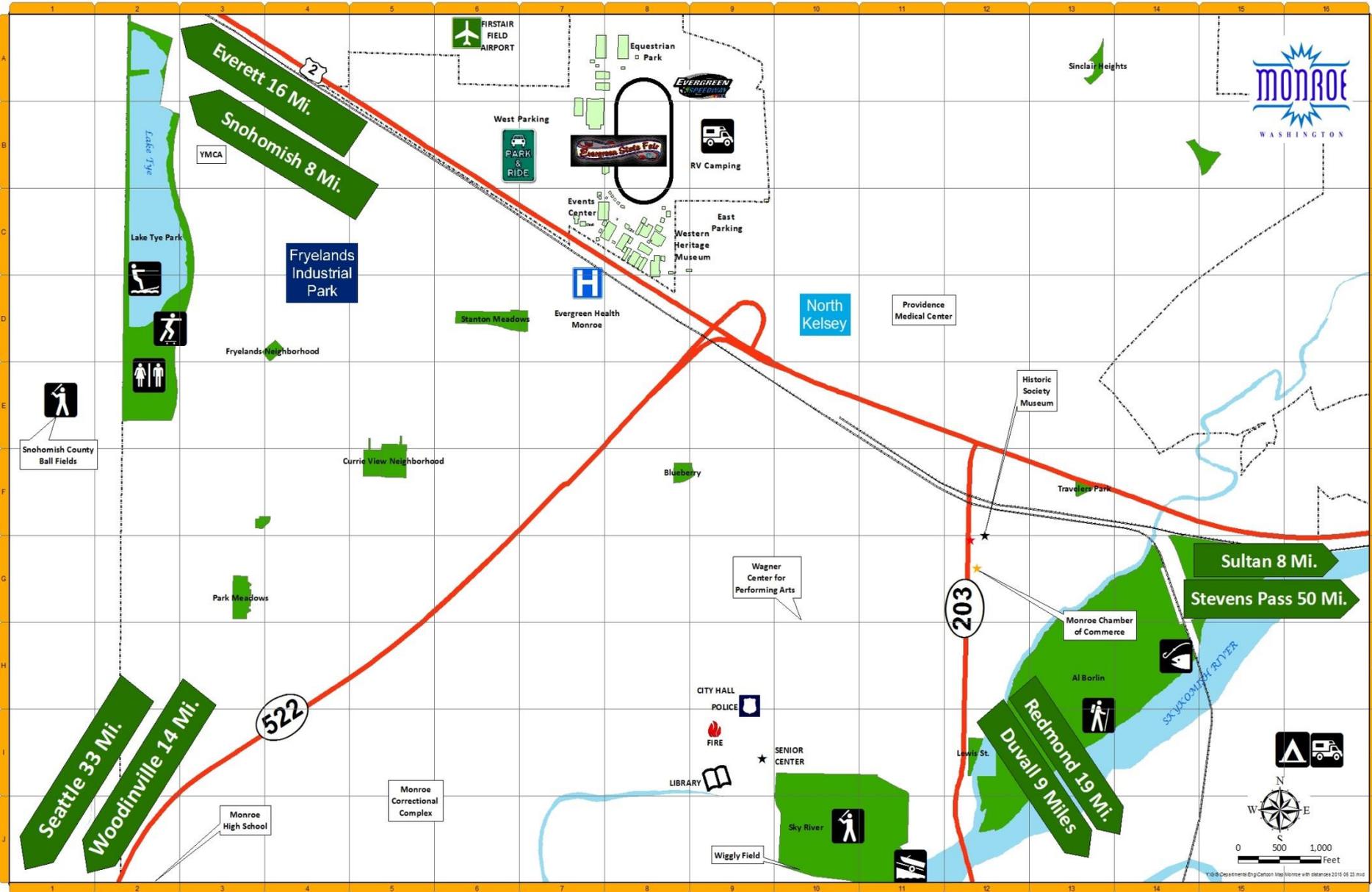


CITY OF MONROE



**Master Builders Association of
King and Snohomish Counties**

July 1, 2015



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City of Monroe



City of Monroe



General Background

Population

2014 - 17,660

2010 - 17,304

2000 - 13,795

Land Area

Approximately 6.1 Square Miles

General Background (cont.)

Transportation

Intersection of SR 2, SR 522 and SR 203

- SR 2 (Everett to Washington/Idaho Border)
- SR 522 (from Seattle to Monroe)
- SR 203 (Fall City to Monroe)

Aviation

- FirstAir Field Airport

General Background (cont.)

Natural/Environmental Features

- Skykomish River
- Woods Creek
- Lake Tye (Man-made)
- Views of Cascade Mountain Range, including Mt. Rainier.
- Picturesque Farmland

General Background (cont.)

Schools/Education

- High school (Monroe High School)
- Middle schools (2)
- Elementary schools (5)
- Everett Community College

Health

- EvergreenHealth Monroe
- Providence
- SeaMar

Young, Family Oriented and Diverse

- **Family households (71%)** (*Snohomish County - 67%*)
- **High average household size (2.97)** (*County - 2.63*)
- **High percentage in the 25-44 year old age range (35%)** (*County - 28%*) *Home buying, family building, active recreation age group.*
- **Persons of Hispanic origin (18%).** *County (9%).*

Residential Development Activity

Residential Permits Issued

2015 (Year to date)

- Single Family - 37
- Multi-Family - 7 (17 units total)

2014 (Entire Year)

- Single Family - 14
- Multi-Family - 10 (49 units total)

Builders see value to investing in Monroe.

Residential Development Activity

- Approximately 450+ Single Family lots in the development pipeline.
- 2014/2015 Plat Applications
 - 6 Preliminary Plat Applications
 - 3 Final Plat Applications

Commercial Development Activity

- Canyon Creek Expansion (cabinet manufacturer)
- Tractor Supply (New Development)
- Carl's Jr. (New Development)
- EvergreenHealth Monroe - Tenant Improvement (1st/2nd floors)

Economy - Family Wage Jobs

Top employment sectors in Monroe*

- Public Administration
- Education
- Health Care
- Manufacturing
- Retail Trade

*Employment sectors comprising more than 10 percent of the City's total employment.

Economy - Employment

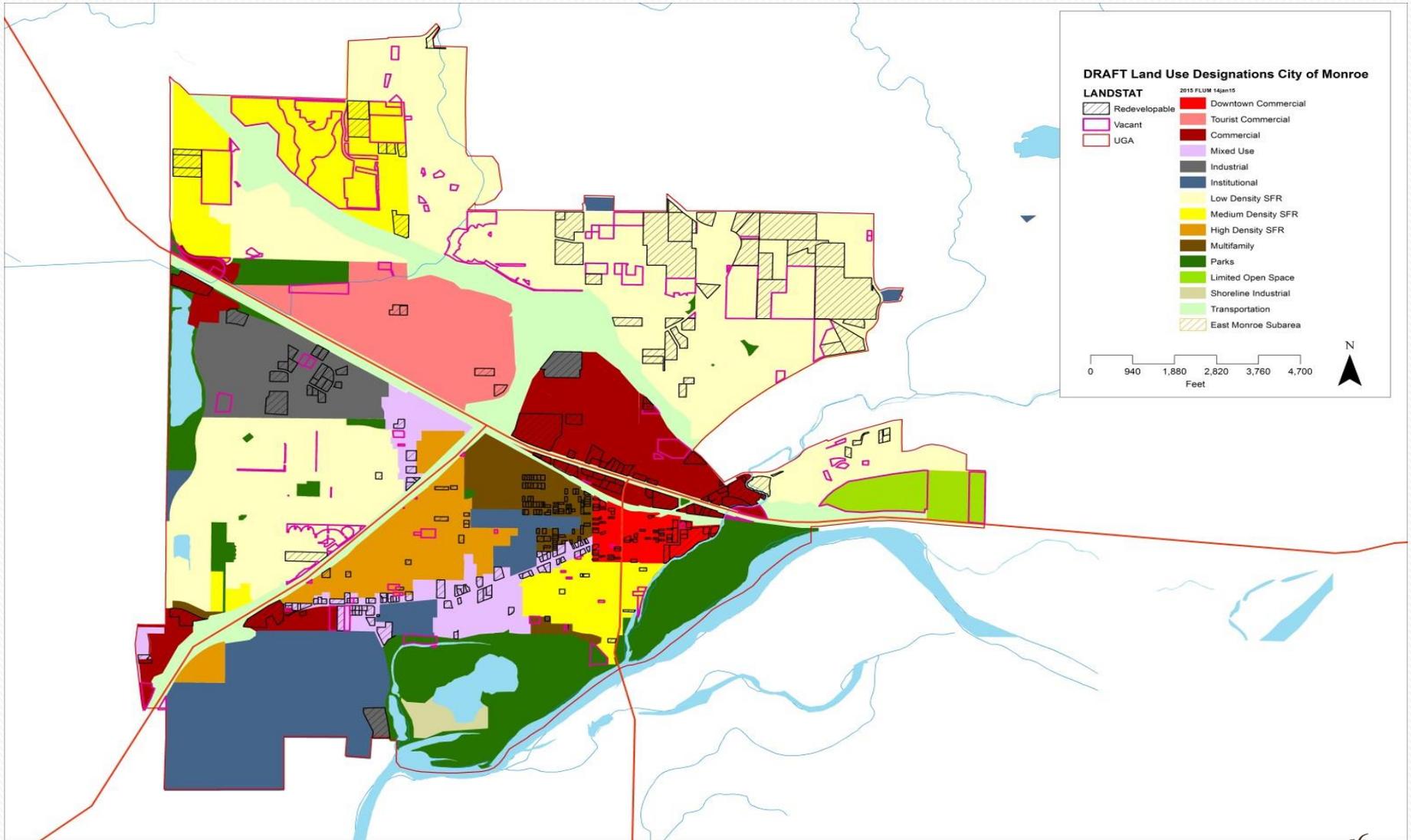
- More jobs in Monroe (7,255) than employed City residents (6,354).
- **85 percent** of Monroe residents commute outside of the City
(Seattle - 15%; Everett - 15%; Redmond, Bellevue, Kirkland - 21%)

Comprehensive Plan

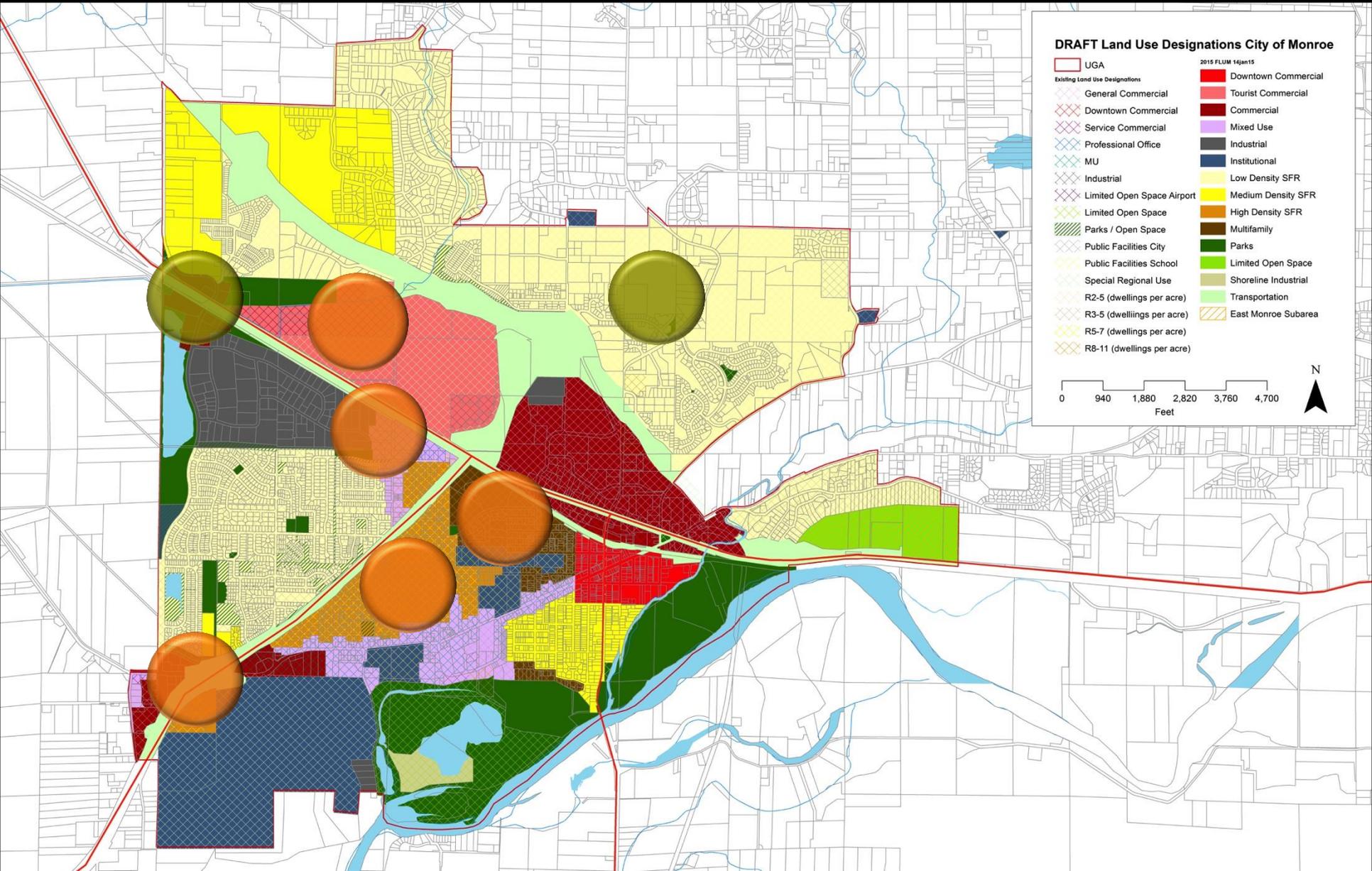
AREA	Est. Pop. (2013)	Projected 2035 Pop.	Increase
Monroe City	17,351	22,102	4,751
Uninc. UGA	1,455	3,017	1,562
Total	18,806	25,119	6,313

- 2015-2035 Monroe/UGA forecast to grow by about 1,690 Households.
- Increasing Density in Mixed Use zones (adding mixed use areas).
- Other residential areas increased in density.
- No expansion of UGA Boundary .

Buildable Lands



Plan Map - Opportunities



Downtown Monroe

Public Investment

- ❑ Main Street sidewalk widening (to be completed August 2015)

Regulatory Enhancements (June 2015)

- ❑ Waived permit fees for certain permits until June 2016.
- ❑ Passed sidewalk use regulations to allow merchandise and sidewalk cafes.

Permit Process

Permitting services as a key element of the City's economic development strategy.

- Collaboration with our customers to hear concerns/ideas is essential.
- Exceptional customer service.
- Problem solving to solutions, within codes.
- Enhanced internal coordination.
- Streamlining code/procedures, more flexibility.

City Projects

- Main Street Sidewalk widening
- Tjerne Place Extension (2015-2016)
- Woods Creek Road Multi-Purpose Trail

Questions?

