

Table of Contents

Chapter 1 - Introduction

Introduction	1•1
Plan Participants	1•1
Plan Platform	1•2
Using This Document	1•2
Planning Schematic	1•4
PSRC Vision 2040 – Statement of Conformity	1•5
Vision 2040 Statement	1•5
Policy Overview	1•6

Chapter 2 - Vision & Policy Framework

Introduction	2•1
In-depth Involvement.....	2•1
Primary Themes	2•1
Chapter Structure	2•2
Vision Statement	2•4
Goals, Policies & Actions	2•5
Reading the Goals, Policies & Action Tables	2•5
Goal & Policy Table	2•6
Implementation Action Items Table	2•33
Plan Concept Diagram	2•36

Chapter 3 - Land Use

Introduction	3•1
Purpose & Relationship to the Growth Management Act	3•1
Background	3•1
<i>History</i>	
<i>Development Patterns</i>	
<i>Planning History</i>	
<i>Environmental Conditions</i>	
<i>Land Use Mix</i>	
Population & Employment Targets	3•4
Buildable Land	3•5

<i>Residential</i>	
<i>Commercial & Industrial</i>	
Objectives	3•6
Future Land Use	3•6
<i>Land Use Designations</i>	
Land Use Designations Table	3•8
Policy Overview	3•10
Future Land Use Map	3•11

Chapter 4 - Transportation

Introduction	4•1
Purpose & Relationship to the Growth Management Act	4•1
<i>Concurrency & Consistency</i>	
<i>Land Use Assumptions</i>	
Transportation System Overview	4•2
<i>Functional Classification of Roadways</i>	
<i>Pedestrian Facilities & User Groups</i>	
<i>Bicycling Facilities & Users</i>	
<i>Transit Services</i>	
<i>Freight Movement</i>	
<i>Motor Vehicles / Level of Service</i>	
<i>Aviation</i>	
Transportation Plan Outreach	4•14
<i>Washington State Department of Transportation</i>	
<i>Police & Fire Department</i>	
<i>Parks & Schools</i>	
<i>Public Meeting</i>	
Transportation Opportunities & Challenges	4•15
<i>Downtown Revitalization & The Gateway</i>	
<i>Transportation LOS: The Broader Perspective</i>	
<i>Train Complications</i>	
<i>Bicycle & Pedestrian Facilities in Key Areas</i>	
<i>Through-Traffic</i>	
<i>Transit Accessibility</i>	
<i>Funding</i>	

Policy Overview 4•18

Chapter 5 - Economic Development

Introduction 5•1

Purpose & Relationship to the Growth Management Act 5•1

Existing & Forecast Conditions 5•2

Economic Development Strategy

Housing

Economy

Retail

Office

Industrial

Branding

Conditions Summary 5•10

Economic Development Strategy 5•10

Develop a Thriving Downtown with Vibrant Main Street Character

Provide a Great Place to Start and Grow a Business

Become an Outdoor & Adventure Destination

Continue Growth and Development

Maintain Monroe’s US 2 Regional Retail Center

Be Walkable, Accessible & Interconnected

Policy Overview 5•14

Chapter 6 - Housing

Introduction 6•1

Purpose & Relationship to the Growth Management Act 6•1

Inventory & Analysis 6•2

Household Size

Housing Inventory

Housing Age

Housing Tenure

Housing Cost & Affordability

Forecast Conditions 6•5

Low to Moderate Income Housing Needs

Land Use Assumptions 6•6

Housing Strategies	6•6
Policy Overview	6•7

Chapter 7 - Parks, Recreation & Open Space

Introduction	7•1
Purpose & Relationship to the GMA	7•1
Conditions Overview	7•2
Needs Assessment	7•3
Levels of Service	7•5
Forecast Conditions	7•5
Parks Development Priorities	7•6
Policy Overview	7•6

Chapter 8 - Capital Facilities & Utilities

Introduction	8•1
Purpose & Relationship to the GMA	8•1
<i>Concurrency</i>	
Planning Area.....	8•2
Existing Conditions	8•2
<i>Utilities</i>	
<i>Public Services & Facilities</i>	
<i>Essential Public Facilities</i>	
Level of Service Standards	8•3
Capital Facilities Financing	8•5
<i>Capital Facilities Needs vs. Funding Capacity</i>	
Capital Improvement Program	8•6
Policy Overview	8•6
Water Service Area map	8•8
Existing Sewer System map	8•9

Chapter 9 - Shorelines & Natural Environment

Introduction	9•1
Purpose & Relationship to the GMA	9•1
Natural Environment	9•1

Planning Area Profile	9•2
<i>Soil Types & Hydrologic Systems</i>	
Critical Areas	9•3
<i>Wetlands</i>	
<i>Floodplain Delineation</i>	
<i>Fish & Wildlife Habitat</i>	
<i>Geologically Hazardous Areas</i>	
<i>Critical Aquifer Recharge Areas</i>	
Soils	9•7
Natural Hazards Mitigation Plan	9•7
Shoreline Master Program Overview	9•7
<i>Applicability</i>	
<i>Shoreline Environment Designations</i>	
<i>Public Access</i>	
<i>Shoreline Restoration</i>	
Policy Overview	9•9
Agency Links	9•11
<i>Federal Agencies</i>	
<i>State Agencies</i>	
<i>Snohomish County</i>	
Stormwater Drainage Basins map	9•12
Stream & Wetlands map	9•13
Floodplains & Shoreline Boundary map	9•14
Steep Slopes & Seismic Hazards map	9•15
Aquifer Sensitivity map	9•16
Soils map	9•17
Shoreline Environment Designations map	9•18
Public Access map	9•19

Chapter 10 - Plan Implementation

Introduction	10•1
Commitment to Implementation	10•2
Continuous Planning Process, Implementation	10•2
Major Updates of the Comprehensive Plan	10•2

Annual Plan Amendment Process	10•2
Capital Facilities Plan	10•3
Reporting to the Planning Commission & City Council	10•3
Implementation Responsibility	10•4
Action Items Execution table	10•5

Appendix A - SEPA Documentation

Appendix B - Acronyms, Abbreviations & Definitions

Appendix C - Public Process

Appendix D - Transportation Plan

Appendix E - Economic Development

Appendix F - Parks, Recreation & Open Space Plan

Appendix G - Public Services & Utilities

Appendix H - Water, Sewer & Stormwater