# *Goal 8: Establish downtown Monroe as a thriving commercial, civic, and residential area.*

*A thriving downtown enhances the value and function of the entire City. Downtown should represent much of Monroe's civic identity. Making downtown vital requires supporting its numerous and necessary operations including a strong commercial and retail base, community services, public spaces and housing options. This goal highlights the importance of a healthy downtown.*

| | Policies | Additional Policy Reference | Chapters: Land use | Transportation | Economic Development | Housing | Parks & Recreation | Capital Facilities | Natural Environment | Shorelines |
|---|---|---|---|---|---|---|---|---|---|---|
| **P.215** | Encourage new development and redevelopment in the downtown area, including related investment in streetscape improvements, transportation infrastructure and public facilities. | | x | x | x | x | x | x | | |
| **P.216** | Promote integration of parking facilities in the downtown area with pedestrian, bicycle and transit circulation. | P.121 | x | x | | | | x | | |
| **P.217** | Prioritize the construction and maintenance of improvements commensurate with downtown's role as the focal point of the community. | | | x | x | | x | x | | |
| **P.218** | Enhance street and pedestrian connections between the Highway 2/North Kelsey commercial district and downtown. | P.001, P.058, P.122 | | x | | | | x | | |
| **P.219** | Create gateway features marking entries into key areas of Monroe and improve overall wayfinding using creative signage and urban design solutions. | P.063, P.123 | | x | x | | x | x | | |
| **P.220** | Actively support the creation and ongoing success of business improvement organizations dedicated to downtown. | | | | x | | | | | |
| **P.221** | Stimulate the long-term growth of Main Street between Kelsey and 179th Avenue as an important service area, and as a mixed-use extension of Downtown vitality. | P.062, P.089 | x | x | x | x | | x | | |

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| **P.222** | Promote the location of off-street parking at the rear of such buildings. | | x | x | | | | x | | |
| **P.223** | Promote the development of new regional draw/ destination civic and cultural facilities in Downtown and along the Main Street corridor. | P.087 | x | | x | | x | | | |
| **P.224** | Allow increased building heights and density within the Downtown and Al Borlin neighborhoods. | P.116 | x | | x | | | x | | |
| **P.225** | Allow the development of Work/Live units within Mixed Use areas and Downtown. | P.117 | | | | | | | | |
| **P.226** | Encourage retail, dining and entertainment uses on ground floor in Downtown, particularly along Main and Lewis streets. | | x | | x | | | | | |
| **P.227** | Require the use of appropriate lighting in downtown to deter crime. | | x | | | | | | | |
| **P.228** | Promote the development of a parking lot or parking structure downtown. | | x | x | x | | | x | | |

# Implementation Action Items

*Actions are budgetable steps envisioned or undertaken to effectuate plan policy. Actions may include the development of more detailed and localized plans, work to implement policies, formal agreements, regulations or other strategies necessary to realize community goals.*

| | Action / Program |
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| **A.001** | ***Implements Policies: P.001, P.007, P.144, P.152, P.165***<br><br>Prepare a citywide non-motorized connectivity study, identifying and evaluating short and long-term projects and strategies to:<br>▪ *Create alternative routes, improve walkability and crossing conditions at US 2, SR 203, SR 522, and the BNSF rail line*<br>▪ *Connect public and private trails*<br>▪ *Make Monroe a safer and more welcoming place for non-motorized modes of travel.*<br>▪ *Implement based on the results of the study and review and update at four-year intervals* |
| **A.002** | ***Implements Policies: P.008, P.153***<br><br>Evaluate the design, phasing and cost options and implement a plan for improvements to freight and vehicular access from US 2 to business parks in the Fryelands area. |
| **A.003** | ***Implements Policy: P.140***<br><br>Design, program and implement a plan to beautify, optimize traffic flow and improve access at the intersection of US 2 and 179th Avenue. |
| **A.004** | ***Implements Policy: P.209***<br><br>Support or sponsor community, club, or City cleanup events and rehabilitation programs for open space and shoreline areas. |
| **A.005** | ***Implements Policies: P.045, P.180***<br><br>Participate in the Snohomish River Salmon Recovery Forum, helping develop appropriate measures to protect and enhance fish habitat and implement strategies as outlined in the Salmon Conservation Plan. |
| **A.006** | ***Implements Policies: P.188, P.191***<br><br>Monitor reclamation activity at the Cadman Pit site for consistency with the adopted 1998 Master Program. |
| **A.007** | ***Implements Policy: P.163***<br><br>Prepare and present an annual report to the City Council regarding:<br>▪ *Progress implementing comprehensive plan policies and programs Land consumption, development patterns and activities*<br>▪ *Available land inventory, by land use category*<br>▪ *Planned and recently implemented capital projects*<br>▪ *Capital facilities inventory, identified needs and finance plan*<br>▪ *Level-of-Service (LOS) reporting on City services*<br>▪ *City-wide employment to household ratios*<br>▪ *Conflicts between policies and code, identifying issues for resolution.* |

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| **A.008** | ***Implements Policies: P.084, P.085***<br><br>Update and maintain development regulations, working to eliminate inconsistencies, conflicts and ambiguities, and aid timely permit processing. |
| **A.009** | ***Implements Policies: P.012, P.037, P.104, P.157***<br><br>Update and maintain the City's Geographic Information System (GIS) data, including but not limited to:<br>▪ *Existing data layers*<br>▪ *Drainage basin boundaries*<br>▪ *Critical aquifer recharge areas (per WAC)*<br>▪ *Stormwater infrastructure*<br>▪ *Wastewater infrastructure*<br>▪ *Utility corridor and facility information, coordinating with providers.* |
| **A.010** | ***Implements Policy: P.213***<br><br>Create and implement a facilities and projects strategy for the Lake Tye area, collaborating with the County and other partners to optimize park uses and features, trails, wetlands and funding opportunities. |
| **A.011** | ***Implements Policies: P.077, P.082, P.100***<br><br>Initiate a planning process with EvergreenHealth Monroe and and other business owners, property owners, and residents to identify zoning and other changes necessary to create a small-scale medical district, including a commercial node at 177th or 179th street. |
| **A.012** | ***Implements Policies: P.61, P.069, P.220***<br><br>Support the creation of business improvement areas to aid in promotion, maintenance, long-term planning, safety and ongoing success of City of Monroe businesses. |
| **A.013** | ***Implements Policies: P.032, P.035, P.054, P.170, P.212***<br><br>Prepare a long-range master plan for the Skykomish greenway, including park and shoreline areas from eastern City Limits to Tester Road / Sky Meadows Lane. Include funding options and opportunities for capital projects in the master plan. Evaluate and incorporate, as may be desirable, opportunities including:<br>▪ *Connections to downtown, the Main Street and 179th Avenue area and from 177th Avenue*<br>▪ *Sub-area planning, re-visioning of Al Borlin Park*<br>▪ *Improvements to Centennial Park*<br>▪ *Features establishing access and a eastern "gateway" to the greenway*<br>▪ *Potential clearings, improving access and opening views of the river*<br>▪ *Put-ins and features on the south side of river*<br>▪ *Park-specific and regional trail networks* |
| **A.014** | ***Implements Policies: P.035, P.211***<br><br>Research and evaluate benefits and viability of mechanisms to help fund, promote and maintain Monroe's shoreline areas. |
| **A.015** | ***Implements Policies: P.080, P.083, P.177***<br><br>Incorporate Fairgrounds planning and operations with City land use, parks, economic development, transportation and capital facilities planning to include:<br>▪ *US 2 beautification Fairgrounds facility improvements and operational funding*<br>▪ *Potential tie-ins with nearby properties, land uses, and businesses*<br>▪ *Sidewalk and safety improvements* |

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| **A.016** | ***Implements Policy: P.080***<br><br>Meet with Fairgrounds events coordinators, working to incorporate Fairgrounds events and associated activities into economic development. |
| **A.017** | ***Implements Policies: P.151, P.165, P.175, P.178***<br><br>Work with WSDOT, Snohomish County, and other interested groups and agencies to design and install a trail on the US 2 bypass. |
| **A.018** | ***Implements Policies: P.062, P.076, P.087, P.214, P.221, P.223***<br><br>Develop a Main Street corridor plan from US 2 to Fryelands Boulevard to improve circulation, enhance pedestrian safety and facilitate land development. |
| **A.019** | ***Implements Policies: P.063, P.090, P.091, P.095***<br><br>Prepare, adopt, and implement design standards that address Monroe's expectations regarding new development. |
| **A.020** | ***Implements Policies: P.129, P.155, P.182***<br><br>Establish a maintenance service program that protects public facilities and ensures their intended functions. |
| **A.021** | ***Implements Policies: P.090, P.095***<br><br>Implement measures supporting the maintenance and revitalization of neighborhoods including downtown, considering the following as well as other approaches:<br>▪ *Active City outreach to neighborhoods to better understand needs and establish priorities*<br>▪ *Grant funding, including Community Development Block Grants (CDBG) addressing specific issues*<br>▪ *Establishment of an historic preservation program*<br>▪ *Creation of incentives for building renovation or adaptive reuse* |
| **A.022** | ***Implements Policies: P.087, P.169, P.214***<br><br>Implement the "civic facility" and plaza described in the 2008 Downtown Master Plan. |
| **A.023** | ***Implements Policy: P.020***<br><br>Work with Snohomish County and others, coordinating updates to the Natural Hazards Mitigation Plan (NHMP). |
| **A.024** | ***Implements Policies: P.050, P.169, P.171, P.185, P.193***<br><br>Update the Parks, Recreation, and Open Space Plan to retain grant eligibility. |