City of Monroe
806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

Economic Development Advisory Board Agenda
Thursday, January 9, 2020 8:00 a.m. Council Chambers

Call To Order

Roll Call

Boardmember Dye
Boardmember Buse
Boardmember King
Boardmember Rousey
Boardmember Tuttle
Boardmember Woods

Approval Of Minutes

December 12, 2019

Documents:

MINUTES_12122019 EDAB.PDF

Board Member Comments/Updates

1. Introduce Liz Nugent

New Business

1. Survey Results (James Palmer)

Documents:

2. 2019 SURVEY RESULTS.PDF
2.1 2019 SURVEY RESULTS HOW TO IMPROVE MONROE.PDF

Old Business

1. Sign Design Alternatives - discussion and feedback (Deborah Knight)

Documents:

3. MONROE_GATWEWAY_CONCEPTS.PDF

Next Meeting

January 23, 2020

1. Food Truck Regulations (Ben Swanson)
2. Annual Report - Table of Contents and Format (James Palmer)
3. 2020 Meeting Calendar (Becky Hasart)

CALL TO ORDER

The December 12, 2019, Monroe Economic Development Advisory Board Meeting was called to order at 8:00 a.m.; Council Chambers, City Hall.

ROLL CALL

Members present: Buse, Dye, King, Rousey, Tuttle, Woods; and ad-hoc Drews*

Staff present: Knight, Swanson, Hasart, Palmer* and Barr

APPROVAL OF THE MINUTES

Boardmember Tuttle made a motion to approve the minutes of November 14, 2019. Motion was seconded by Boardmember Woods. Motion carried 5-0.

DISCUSSION

1. EDAB First Quarter 2020 Work Plan
   Knight reviewed the work plan with the Economic Development Advisory Board (EDAB). Board members requested to have food trucks added to a future meeting agenda.

2. Annual Report – Table of Contents and Format
   Palmer presented the concept of an annual report to EDAB and the goals it hopes to meet. A draft report will be presented at the next EDAB meeting.

3. 2008 Downtown Master Plan Implementation Matrix
   Swanson gave a history of the Downtown Master Plan and requested feedback from the Board including timelines. The Board would like public plazas and parking brought back for discussion at a future meeting and they suggested updating the Downtown Master Plan prior to the Comprehensive Plan update to allow the document to inform the Comprehensive Plan. The Downtown Master Plan will be added to the City's work plan in 2021.

4. Draft 2020 Work Plan
   Knight went through the major accomplishments of the EDAB throughout 2019. Knight then reviewed the draft 2020 work plan.

5. 2020 Meeting Calendar
   Knight suggested several different options for meetings in 2020 including adding sub-committees, business visits and once a month meetings. The Board would like to continue with twice monthly meetings and include quarterly business visits in the two meetings.

**Ad-hoc Boardmember Janelle Drews and James Palmer arrived at 8:11am*

ADJOURNMENT

The meeting adjourned at approximately 9:30 a.m.

_____

Deborah Knight; City Administrator

_____

**Minutes approved at the January 9, 2020 meeting.*

2019 City of Monroe Business Survey

Wednesday, January 08, 2020

60

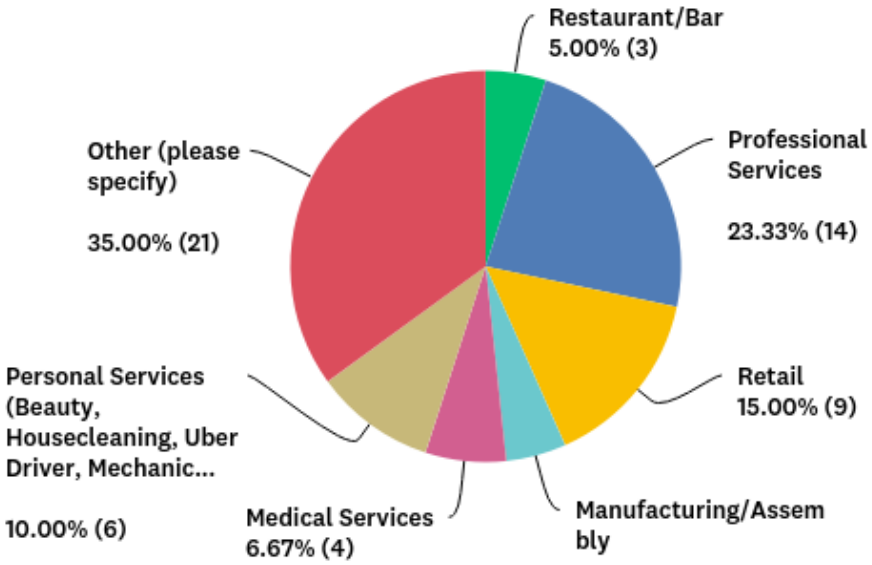
Total Responses

Date Created: Monday, June 24, 2019

Complete Responses: 24

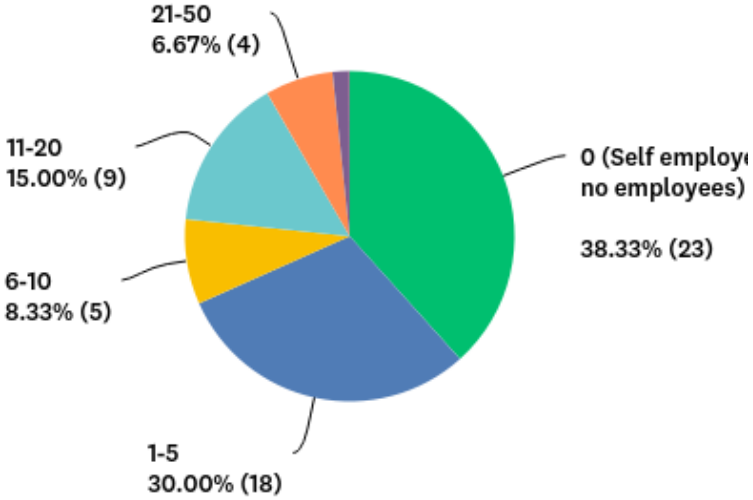
Q8: Products/Services

Answered: 60 Skipped: 0



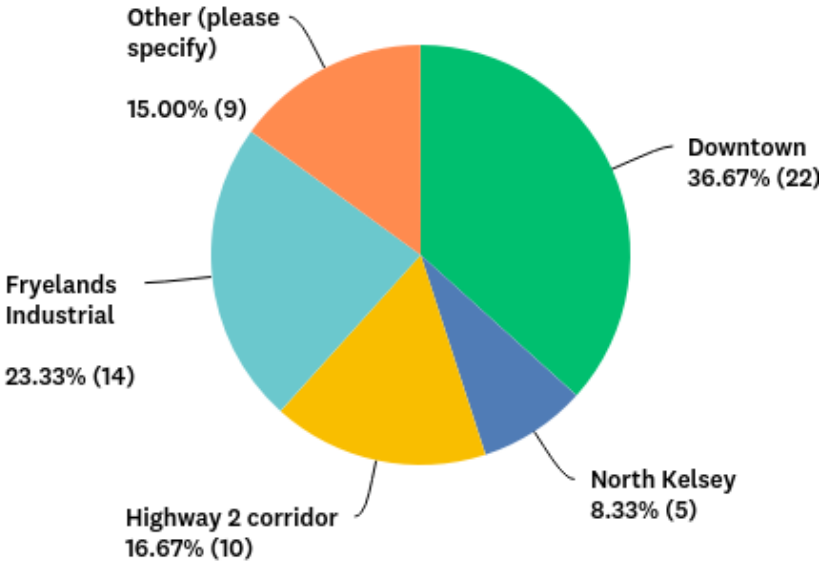
Q9: Number of Employees

Answered: 60 Skipped: 0



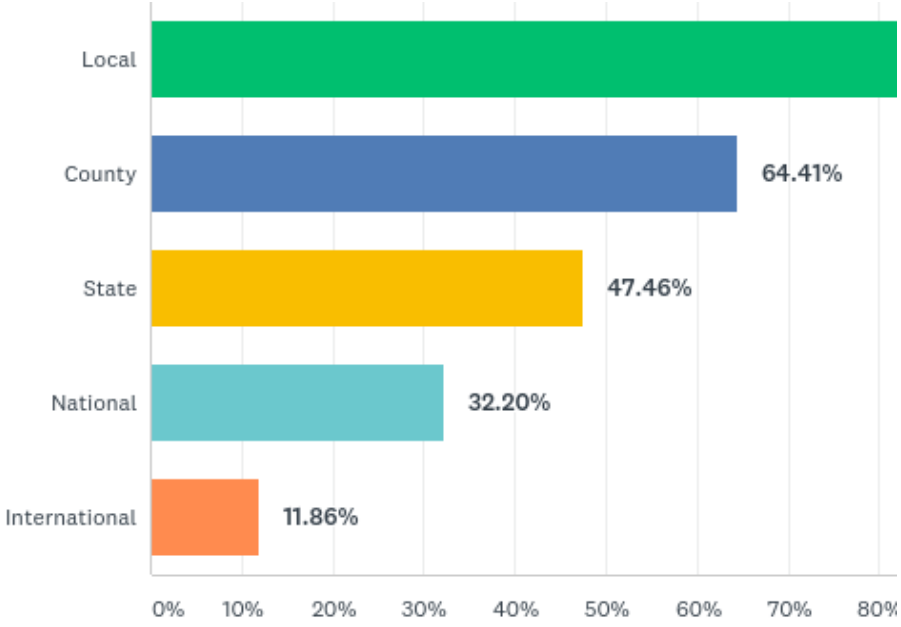
Q10: Which commercial business district do you identify as being a part of?

Answered: 60 Skipped: 0



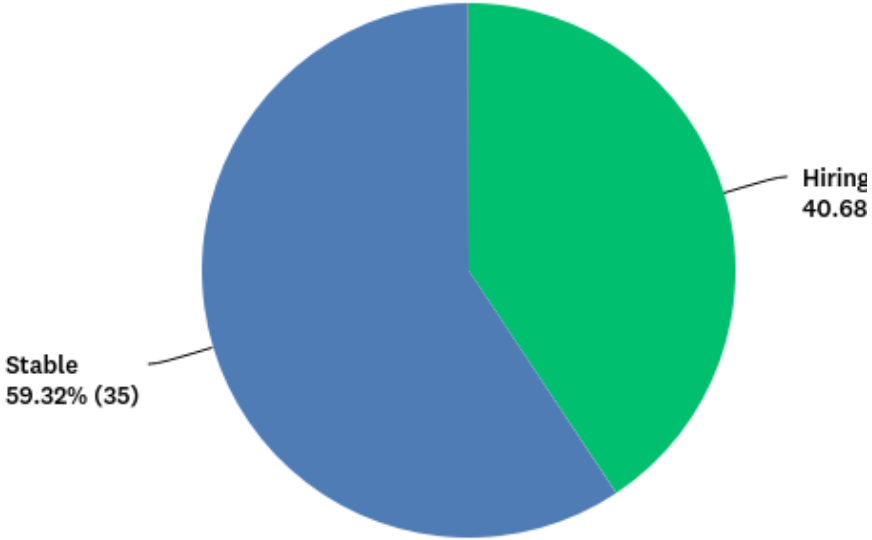
Q18: What markets does your company serve? Check all that apply

Answered: 59 Skipped: 1



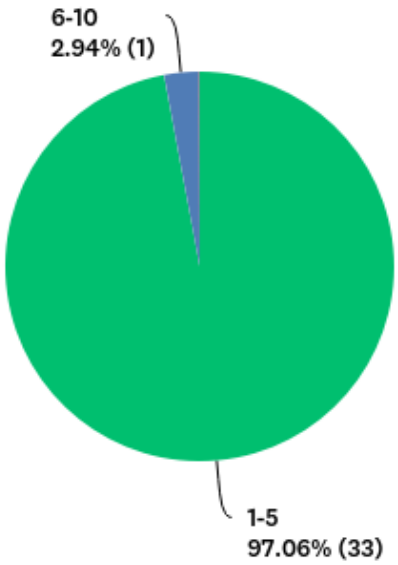
Q19: Current Employment Status

Answered: 59 Skipped: 1



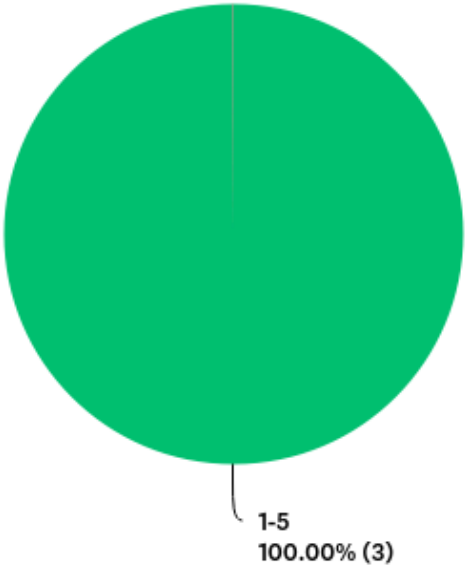
Q20: If increasing employment, what is the approximate number of employees you intend to add?

Answered: 34 Skipped: 26



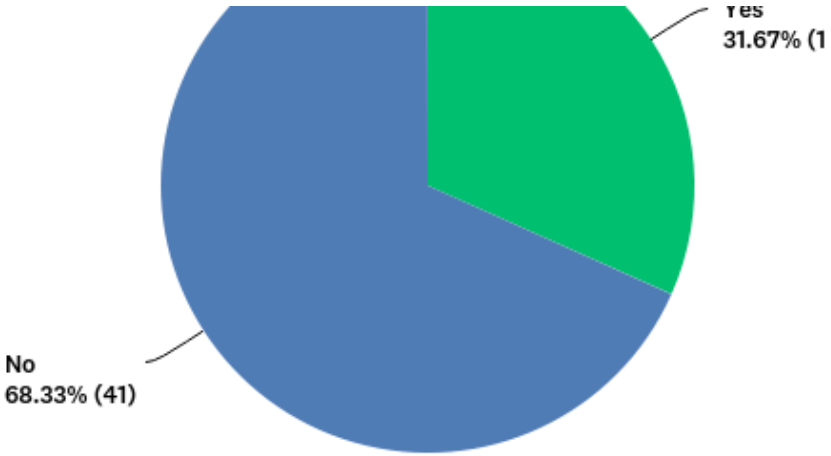
Q21: If "Downsizing" number of positions currently reducing

Answered: 3 Skipped: 57



Q29: Do you have plans to increase your physical space in the next 3 years?

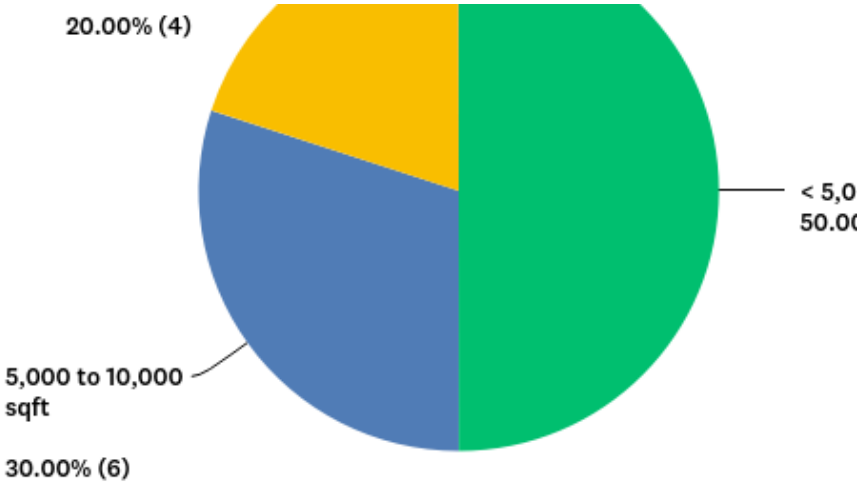
Answered: 60 Skipped: 0



	RESPONSES	
	31.67%	19

Q30: If "Yes" how many total square feet will you require?

Answered: 20 Skipped: 40



	RESPONSES	
	50.00%	10

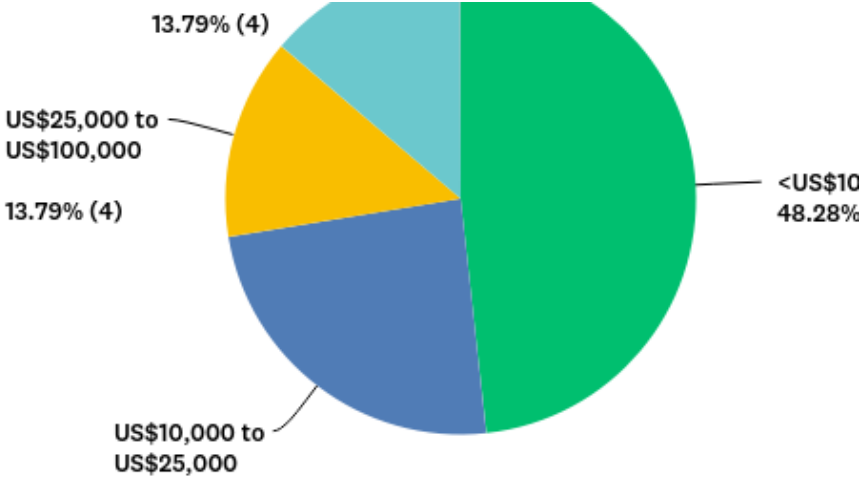
Q31: Will you be making new investments in equipment in 2020?

Answered: 54 Skipped: 6

	RESPONSES	
	50.00%	27

Q32: If "Yes" what is the approximate investment amount you will make?

Answered: 29 Skipped: 31



	RESPONSES	
	48.28%	14

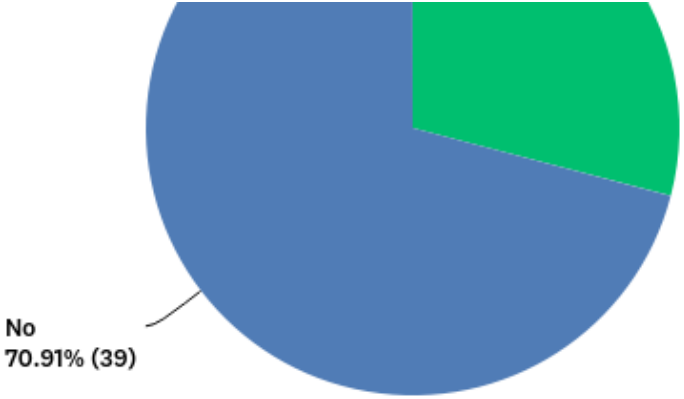
Q33: Are you planning an expansion of your business in the next 5 years?

Answered: 56 Skipped: 4

	RESPONSES	
	55.36%	31

Q35: Is your company planning any new or expanded operations outside of the City of Monroe?

Answered: 55 Skipped: 5



	RESPONSES	
	29.09%	16
	70.91%	39

Q56 Please share any additional comments regarding this survey or actions the city should take to improve the business climate in Monroe.

Answered: 22 Skipped: 43

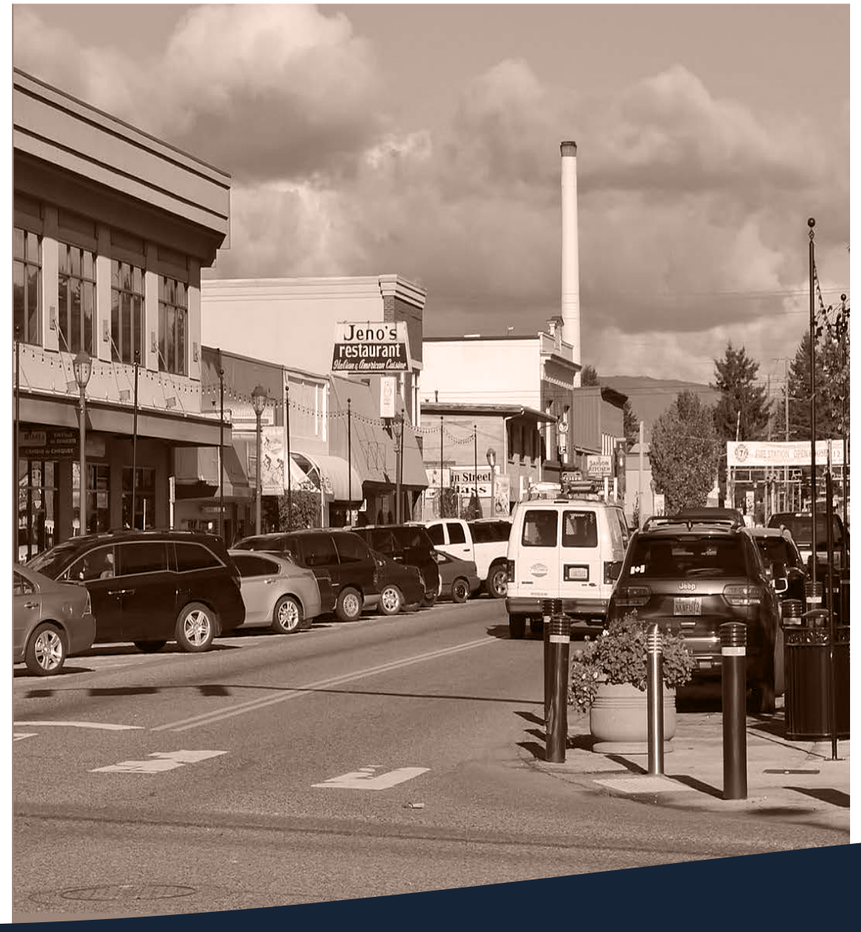
#	RESPONSES	DATE
1	Communication	11/5/2019 4:30 PM
2	The city continues to lack any real identity or brand.. the downtown lacks any cohesiveness and continues to house businesses that are not main st businesses.. they lack symbiosis...	10/31/2019 4:30 PM
3	I think the city is doing a great job and working at improving the area. I moved here from a city atmosphere so I'm having a new experience in small town operation. On the survey it would be great to have the survey jump to the next question that applies when I've answered Yes/No. It still makes you answer the next question even when it doesn't apply. So some of my answers are irrelevant just to get to the next question. Thank you for asking our opinion on everything! I still have a lot to learn about downtown and all of Monroe.	10/30/2019 8:24 PM
4	the 522 completion is huge, Traffic (including the train) is a big problem. Our patients complain about both of these all the time.	10/30/2019 8:19 PM
5	N/a	10/30/2019 1:41 AM
6	monroe lacks an aesthetic. the city should focus on branding, marketing, and drawing foot traffic into our parks and businesses as well as pulling traffic off of Highway 2 and into our businesses. We also need a tourism destination area (downtown).	10/30/2019 12:09 AM
7	This survey seems to be obsessed with the downtown corridor. Our business has been in business in Monroe since 1970, yet nothing has been done for the West Main Street areas, in terms of promoting our businesses. There are very few long term “Downtown” businesses. Why not also promote the businesses that have survived, long term, even though they have not been in the downtown area	10/29/2019 6:29 AM
8	I appreciate your efforts in involving the business owners of Monroe in your decision making process. However, I have no experience in improving "business climate".	10/15/2019 1:50 AM
9	n/a	10/6/2019 3:58 PM
10	Actions the city should take to improve the business climate in Monroe is to allow property owners to build large buildings. This will allow more residents to live in the city, Also there could be more businesses at the street level. The People make city’s grow not the government. Government just ties our hands, so untie our hands and city will grow and bring in more taxes.	10/4/2019 7:08 PM
11	pay more att. to frylands , downtown will take care of its self	10/4/2019 1:27 AM
12	N/A	10/3/2019 11:46 PM
13	I have to say that it is nice that the city is actually reaching out to business owners in order to try to make things better for everyone. I don't see this from most cities where I have other stores located. Thanks, Ray	10/3/2019 10:06 PM
14	Keep opening doors to those business leaders as well as Monroes residents that have common sense ideas. Those creative insights, will help built a city that People Want To Visit.	10/3/2019 9:39 PM
15	Where you need to select a ranking from 1-? the dropdown choices should only show the available numbers left, not numbers already used. 13 choices is a lot to remember and rank.	10/3/2019 9:35 PM
16	522 and US 2 need to become priority #1. Monroe is stronghold for construction related business. Our employees often start at the shop and then venture out to projects.	9/24/2019 4:26 PM
17	Networking events - please! :D	9/20/2019 7:26 PM
18	Dont fill this town with to much low income housing. Take care of the crappy hoeless dudes that ride around on BMX bikes and steel stuff and intimidate locals. MORE Speed traps on South Lewis Street as people do 50mph NOT 25!	9/19/2019 5:14 PM
19	More diversity in business content.	9/16/2019 9:40 PM
20	It's pretty simple and spelled out above. 1) 522. 2) MF housing in Monroe. 3) Everything else. Nothing will improve until you tackle 1 and 2. The sooner the better.	9/10/2019 7:30 PM
21	I love Monroe, but unfortunately we are not addressing the homeless issue in this city. I really do not believe handing out services will help as these people who are homeless are refusing these services. we need to make it illegal to be homeless within the city limits.	9/9/2019 5:44 PM

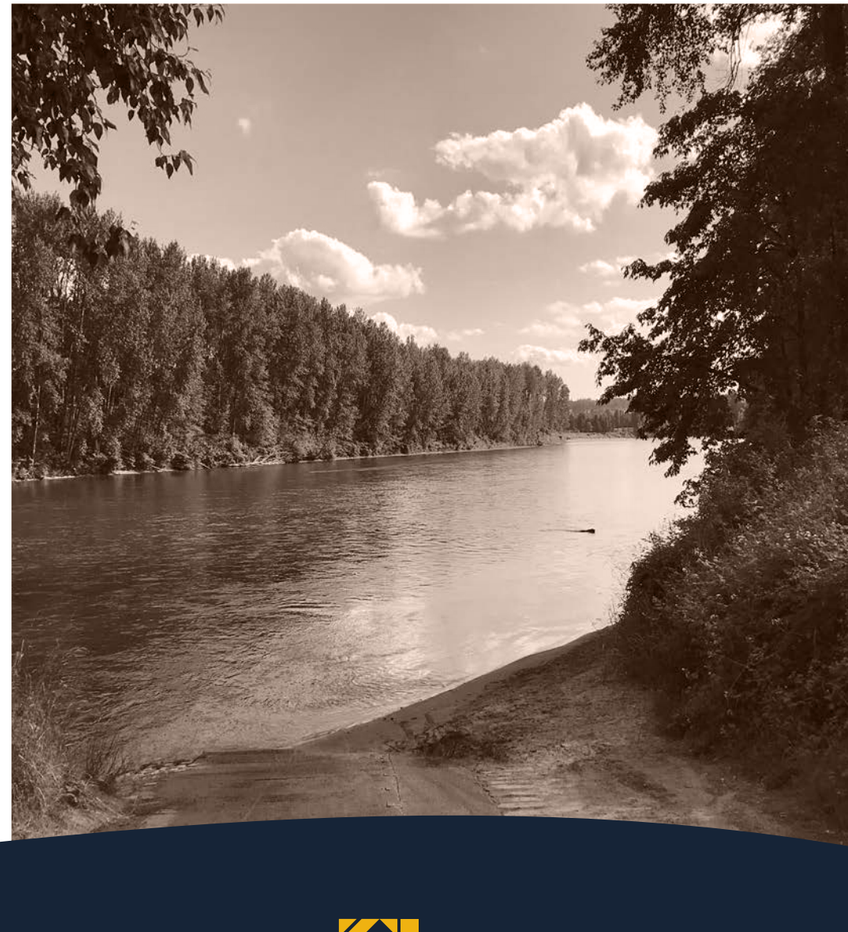
22	No additional comments at this time.	9/8/2019 3:29 PM

CITY OF MONROE

GATEWAY SIGNAGE CONCEPT DESIGN

12/31/2019





tangram

INTRODUCTION

The City of Monroe is working with design consultants, Tangram Design, to create gateway signs that will greet visitors and residents at main entrances into the city with a sign design that reflects the city's identity and makes a good first impression. They will also develop a vehicular and pedestrian wayfinding sign program that will help people navigate through the community and promote economic development by highlighting key destinations and attractions.

Tangram held a project kick-off meeting on November 14, 2019 with the City of Monroe's Economic Advisory Board. At this meeting, Tangram conducted a stakeholder engagement, question and answer session. This was done in order to obtain stakeholder feedback about their desires and expectations for the city's signage system and to gather information on keywords and elements they felt defined the City of Monroe. Tangram also provided the city with an online survey that asked the local community the same questions that were posed to the stakeholders to obtain their feedback as well. All signage that is developed for this project takes into consideration the responses Tangram received from these efforts.

A gateway is an entry or access point into the city which typically represents a visitor's introduction or first physical impression of a place. Gateways utilize elements like brand, signs, lighting, architectural or landscape elements, art, or graphics to communicate a place's identity. By weaving the city's brand, character or spirit into the gateway entrances, visitors are given a good first impression of a city; it also creates a sense of comfort and security knowing that they have arrived.

The first phase of the project is to design two gateway signs. The Western Gateway is located at the roundabout near the intersection of Main Street and the Route 522 exit ramp. The Eastern Gateway is located on the East side of Main Street where the railroad tracks intersect the road which is close to the intersection of Main Street and Railroad Avenue. This document illustrates concepts that have been designed solely for the Western Gateway. Designs for the Eastern Gateway will be developed at a later time. Illustrations of the signs within their environment and in 3D drawings are enclosed to show the design intent of the concept designs.

Concept Design

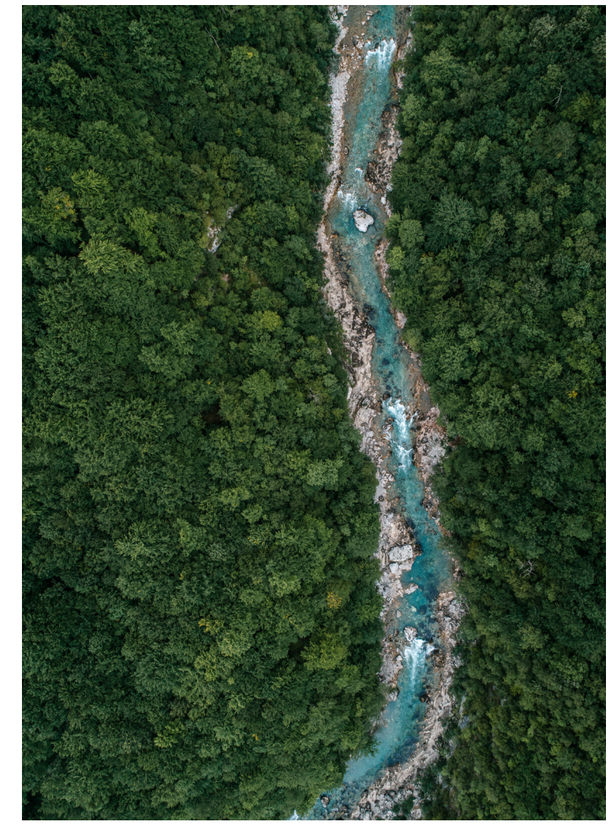
Tangram was directed by the city to develop a gateway concept that would cater to a “timeless” design. The city desired a signage concept that would consistently represent the City of Monroe for years to come without being subjected to using the city’s current logo or identity, as that may change over time. To develop a signage design that could last several years, represent the City of Monroe, create a sense of place and arrival for visitors, and offer a timeless feel, Tangram focused on using elements of the city’s environment and culture which have endured the test of time to develop the concept designs. Specific elements that recur in multiple concepts include the following:

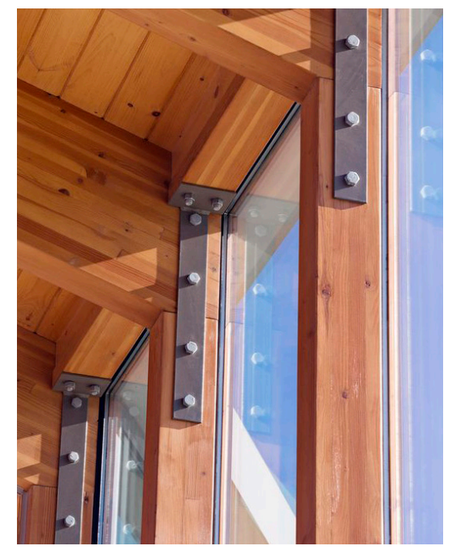
Wood - Wood elements represent the abundant trees that surround the area and the city’s past logging history. Wood also creates a visual connection to an outdoorsy recreational feel or a Pacific Northwest inspired design.

River - The City of Monroe is located near the confluence of the Skykomish, Snohomish, and Snoqualmie rivers. The rivers have played a large role in the history and development of the city. Visual elements like waves or organic curves are used in the concepts to represent water or the rivers.

Mountains - Monroe is nestled within the Sky Valley at the foot of the Cascade Mountains. It is the city where many traveler’s adventures begin, before they head to the Cascades. Because of this, the city has been coined with the motto of “Gateway to the Cascades”. In the online survey, holding onto this piece of Monroe’s identity seemed important to people in the community. As such, many of the concepts incorporate a visual design element that represents mountains.

Outdoor Recreation - Monroe is treasured by its residents and visitors for its healthy, active and outdoorsy lifestyle. Considered the sports capital of Snohomish County, Monroe is a destination for athletes and outdoor enthusiasts year-round. Materials that provide a more recreational or outdoorsy feel are used in the concepts to represent this spirit.





KEYWORDS

Wood	Mountains	Outdoorsy	Friendly
Rivers	Gateway to Cascades	Recreation	Hometown-feel
Nature	Pacific Northwest	Sports	Quaint

CONCEPT 4

Concept 4

Large wood timbers symbolize the abundant trees in the environment and pay homage to the city's past logging history. The decorative waves represent the river. The offset corten panels are designed to mimic the Cascade Mountains. Elements like the wood and waves sit in front of the mountains to illustrate that Monroe is the "Gateway to the Cascades". Natural colors and materials are used to give the sign a more outdoorsy and recreational feel.

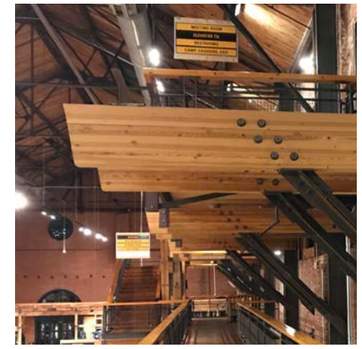
THE ADVENTURE STARTS HERE
MONROE

THE ADVENTURE STARTS HERE
MONROE

CONCEPT 5

Concept 5

This concept combines elements from the natural environment and railroad surrounding Monroe. The three wood posts include angled cuts and architectural details to resemble Pacific Northwest Modern architecture. The posts and angles are vary in height and locations to mimic the Cascade Mountains. The metal wavy pattern and river rock base/cage represent water and the Skykomish River. An I beam and c-channel are used in the design to symbolize the historical and present influence of the railroad. These various elements are combined to create an abstract and modern gateway, that can speak to Monroe's past as well as point to the future.



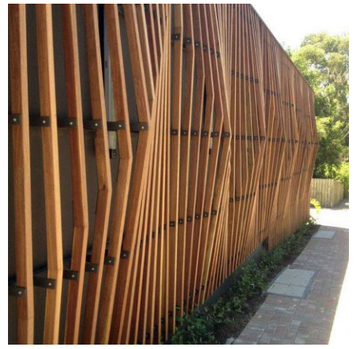
MONROE
THE ADVENTURE STARTS HERE

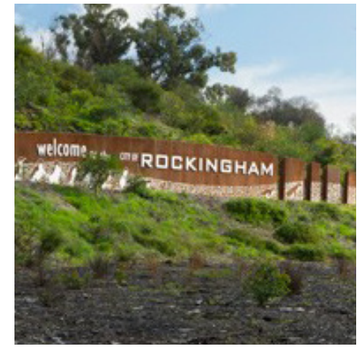
MONROE
THE ADVENTURE STARTS HERE

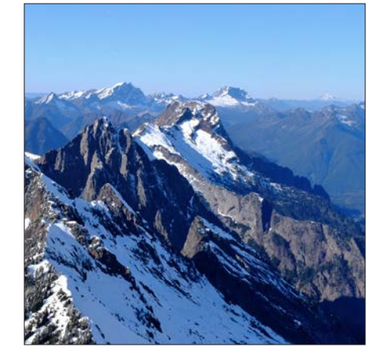
CONCEPT 6

Concept 6

The wood posts are angeled in a specific way to create a dimensional form that is meant to represent the Cascade Mountains. The interesting form created by the wood posts gives more of a progressive and modern feel to the signage. The organic concrete forms in front of the wood posts are designed to depict the Skykomish River. The forms vary in shape and depth to imply the feel or movement of the river. Various kinds of plants will grow between the concrete forms to symbolize the life that the river provides.







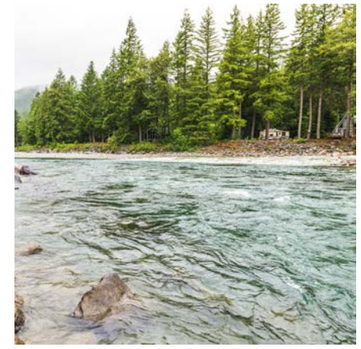
CITY OF MONROE

CITY OF MONROE

CONCEPT 7

Concept 7

This concept integrates the roundabout's landscape with the signage design. Large "MONROE" type and metal pipes are placed at the top of a stepped landscape with plantings. The wavy shape of the steps are meant to symbolize the Skykomish River and integrate with the circular shape of the roundabout. The metal pipes are angled and vary in height to mimic the form of the Cascade Mountains. The white pipes are inserted into larger grey pipes to replicate the snow caps seen in the Cascade Mountains. The "MONROE" type is located between the metal pipes and the wavy stepped landscape to signify that Monroe is the "Gateway to the Cascades" and a connector between the mountains and the river.



MONROE

MONROE

CONCEPT 1

Concept 1

Large wood timbers with corten steel panels that cascade from their tops form the letter “M” to represent the City of Monroe. The timbers symbolize the abundant trees in the environment while the organic forms of the corten are meant to symbolize the Skykomish River. Natural colors of the corten steel and wood give the sign a more outdoorsy feel and the black bands provide a hint of rural architecture and Pacific Northwest design.

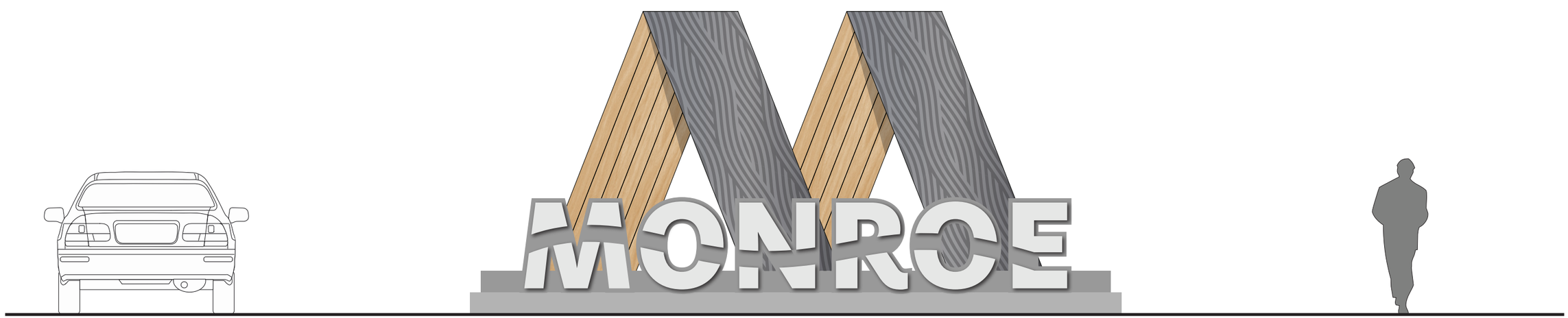
MONROE

MONROE

CONCEPT 2

Concept 2A

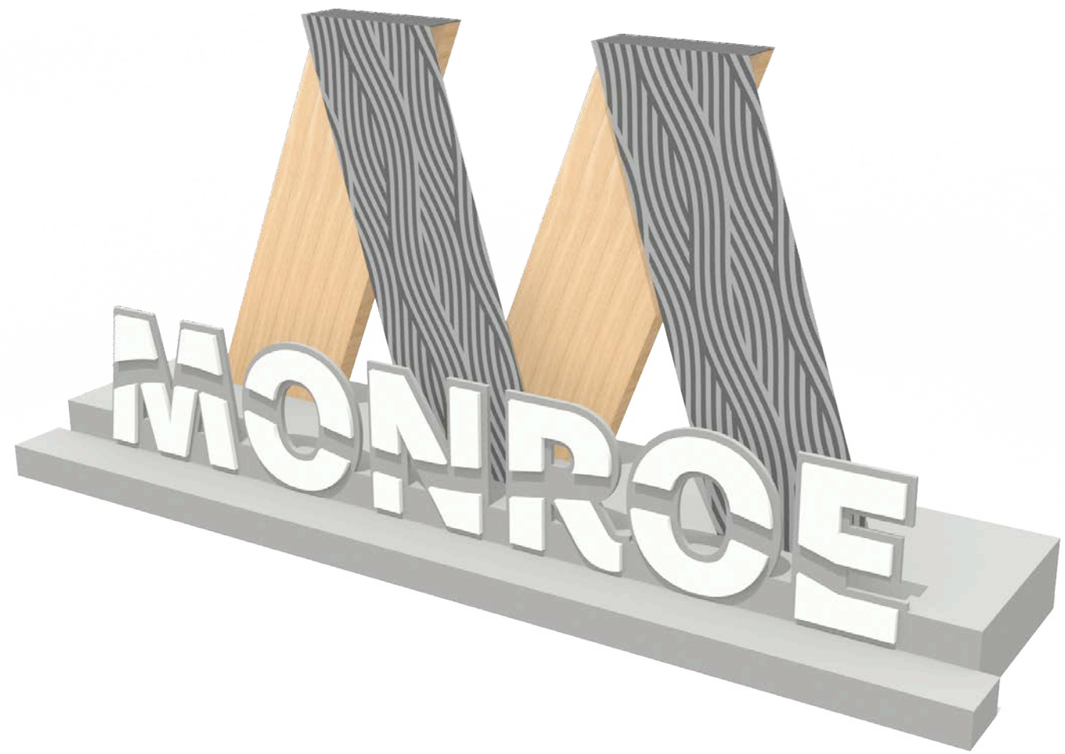
Large wood timbers and decorative waves on metal panels come together to form an elegant representation of the letter “M” for Monroe. This concept uses elements like wood and water graphics to celebrate key environmental features in Monroe which include the trees, river, and mountains. The sculptural “M” and the word “Monroe” are placed into plant beds that vary in height so that low growing plants can be incorporated into the design.



Concept 2B

This design is similar to Concept 2A, though the decorative waves on the metal panels are blue to represent Monroe's blue brand color, as well as insinuate the blue of the Skykomish River.

MONROE



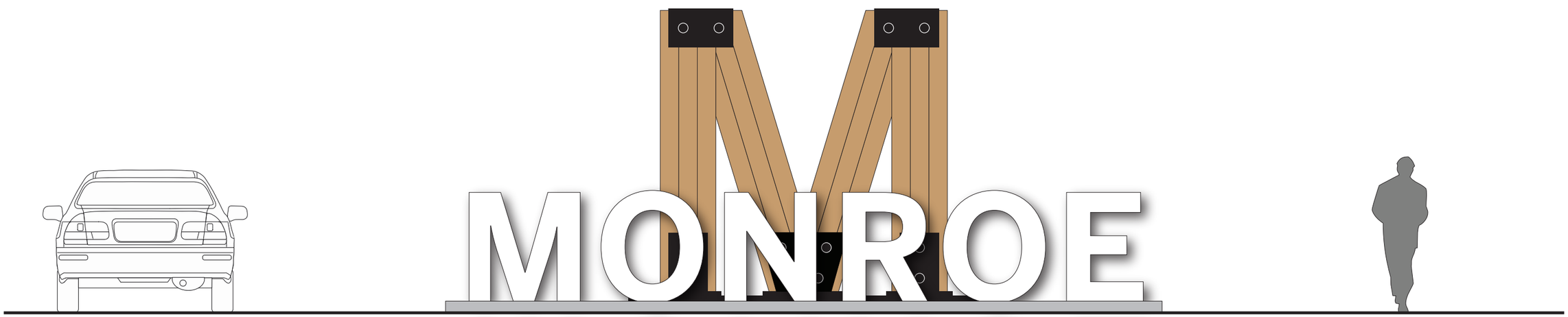
Concept 2A

Concept 2B

CONCEPT 3

Concept 3

This sculptural “M” is designed using wood timbers and black metal brackets. These are architectural elements that are commonly used in Pacific Northwest Modern architecture and design. Large letter forms are placed in front of the “M” to spell out the city’s name. The design celebrates Monroe’s locality in the Pacific Northwest and reflects a rural feel, while touching on a more progressive direction for the future of Monroe.



MONROE

MONROE