

# MONROE — 2044 —



**City Council/Planning Commission Work Session**  
**February 7, 2023**

# Tonight's Presentation

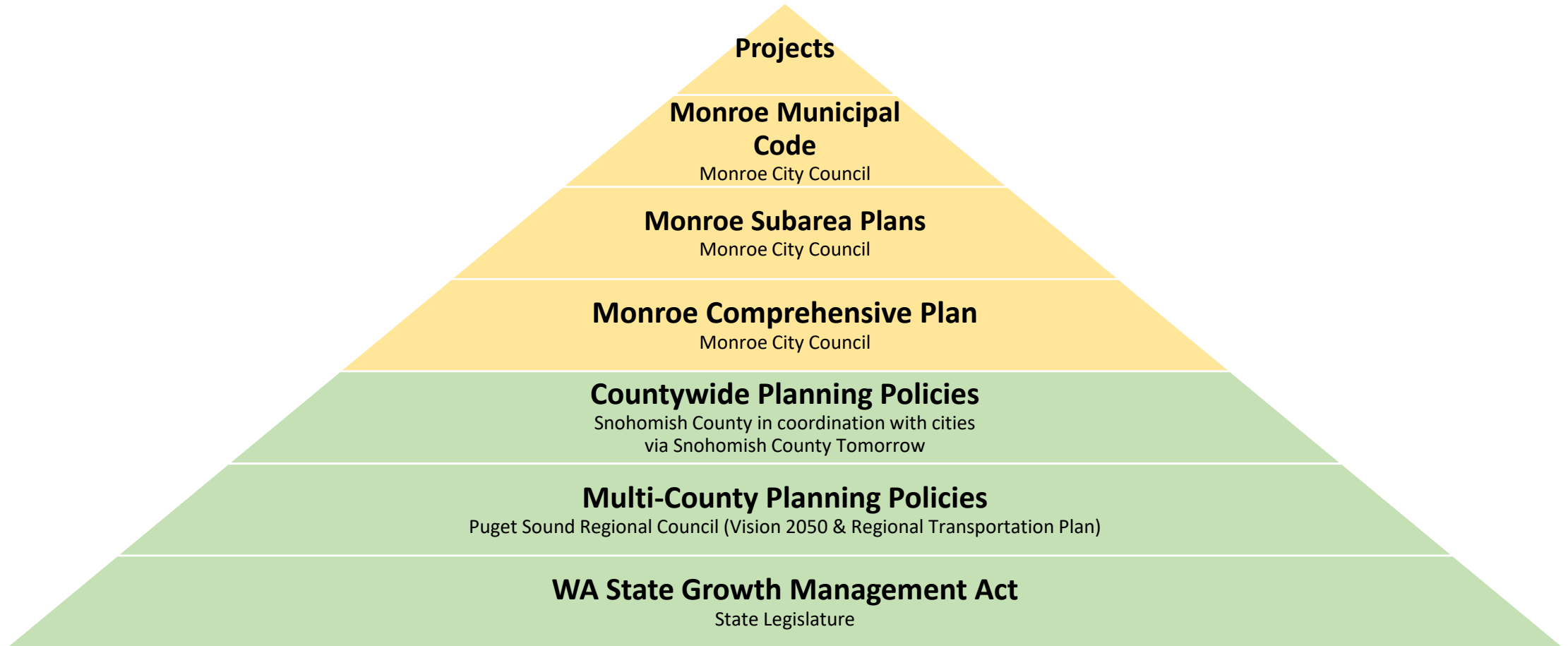
- Introduction to the Comprehensive Plan Update
- Project Schedule
- Project Progress
  - Plans Review
  - Inclusive Planning Assessment
  - Regulatory Audit
  - Baseline Conditions Analysis
  - Project Website
  - Equitable Engagement Plan
- Next Steps



# Comprehensive Planning in Washington



# Planning Framework in WA State



# GMA Required and Optional Elements

## Required Elements:

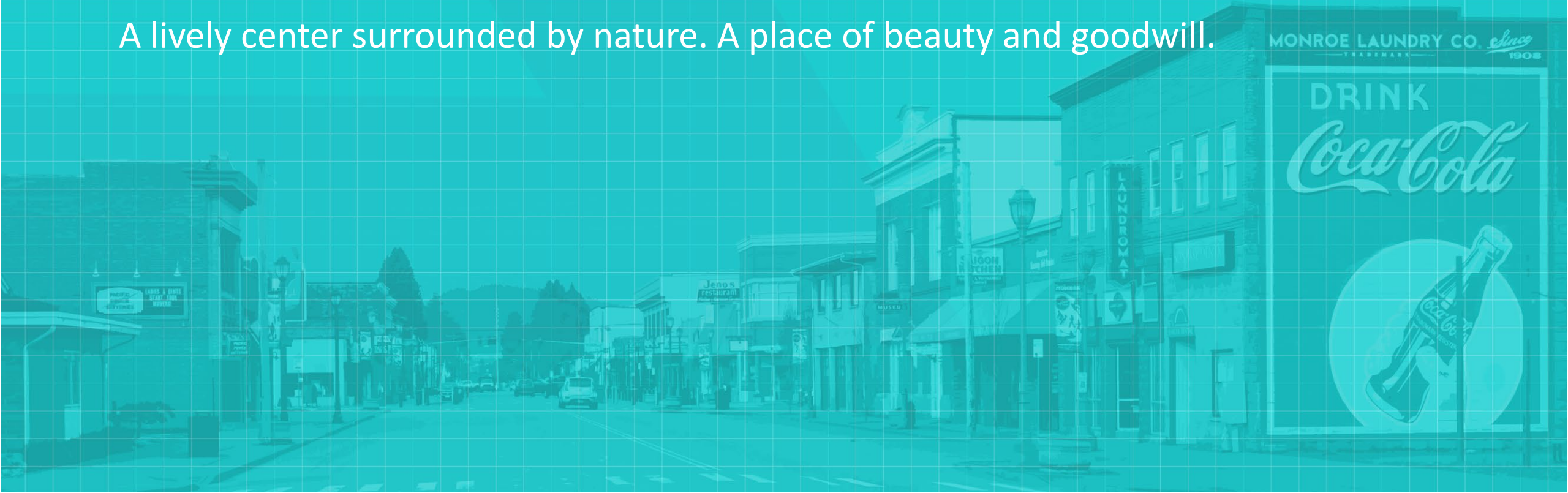
- Land Use
- Housing
- Capital Facilities
- Utilities
- Transportation

## Optional (or optional until funding is provided\*):

- Economic Development\*
- Parks & Recreation\*
- Conservation
- Solar Energy
- Climate Change\*
- Subarea or neighborhood plans

# Imagine Monroe

A lively center surrounded by nature. A place of beauty and goodwill.



# Vision as Foundation

*Imagine Monroe:* A lively center surrounded by nature. A place of beauty and goodwill.

Our parks, waterways, and environment are healthy and accessible for everyone to enjoy. Our historic downtown and business districts are thriving and full of locally owned businesses and locally sourced products. We can find everything we need with regional connections and with a variety of choices for work, housing, dining, shopping, arts, and activities.

Friendly and responsive, we strengthen connections through gathering spaces, events, services, and community-centered infrastructure - creating a safe place for all.

**In Monroe, everyone feels at home and everyone feels they belong**



# Project Process





# Monroe Comprehensive Plan Update-Process and Schedule

January 31, 2023



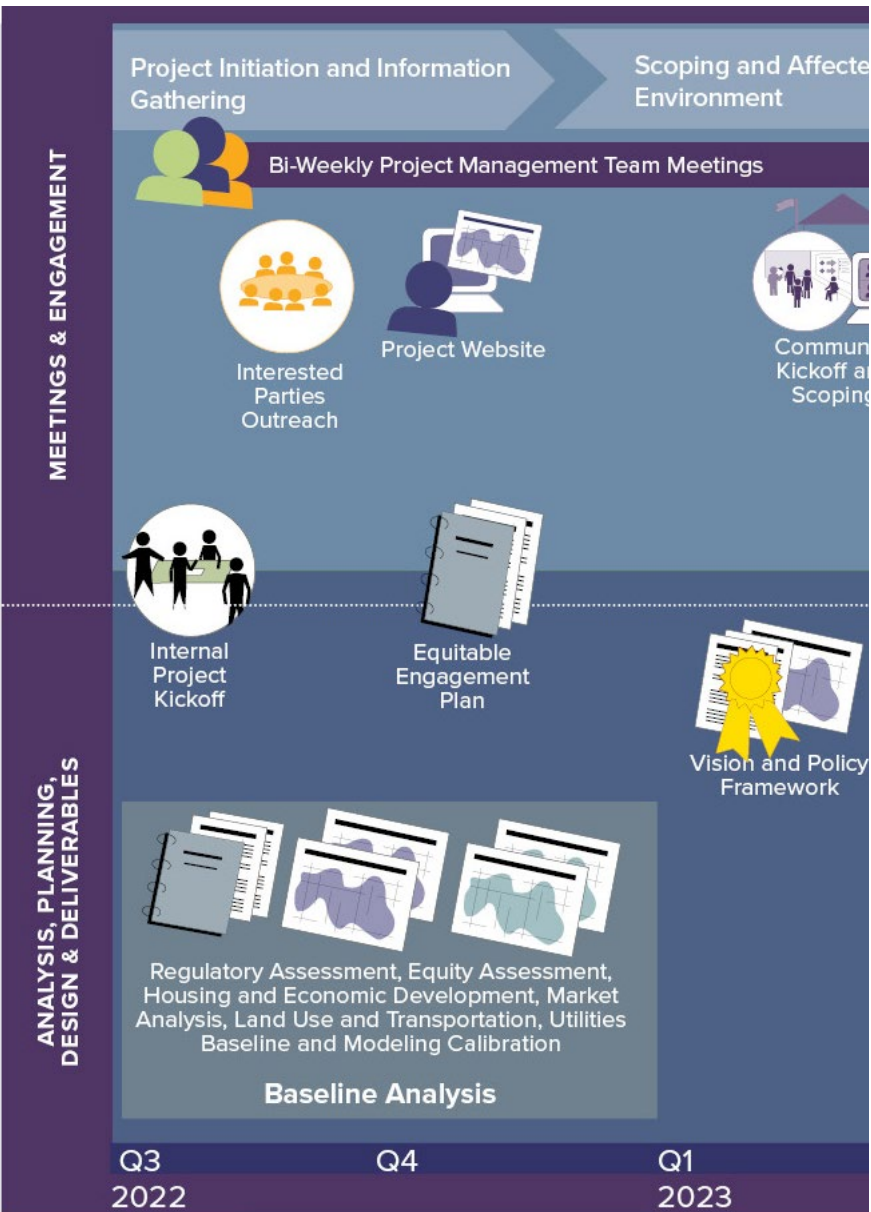
MEETINGS & ENGAGEMENT



ANALYSIS, PLANNING, DESIGN & DELIVERABLES

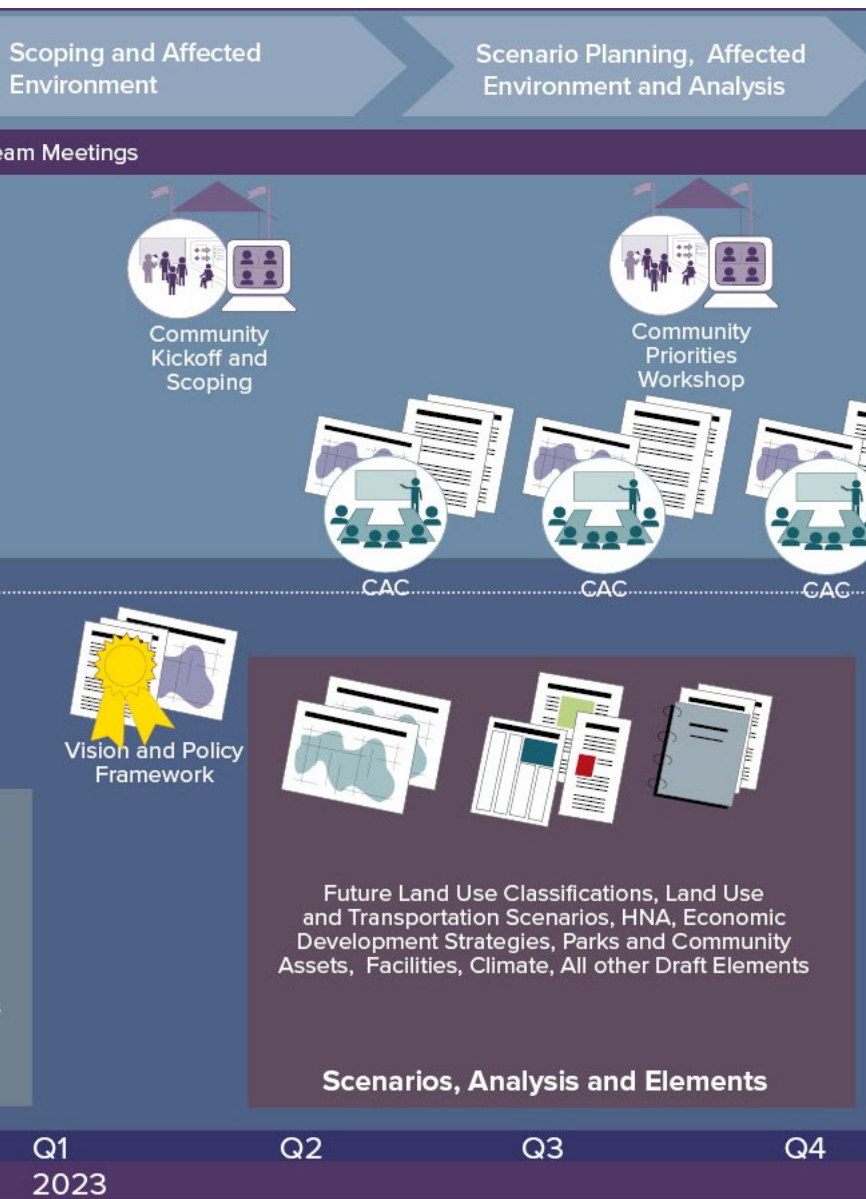


Q3 2022      Q4      Q1 2023      Q2      Q3      Q4      Q1 2024      Q2      Q3      Q4



# P1: Initiation and Information Gathering

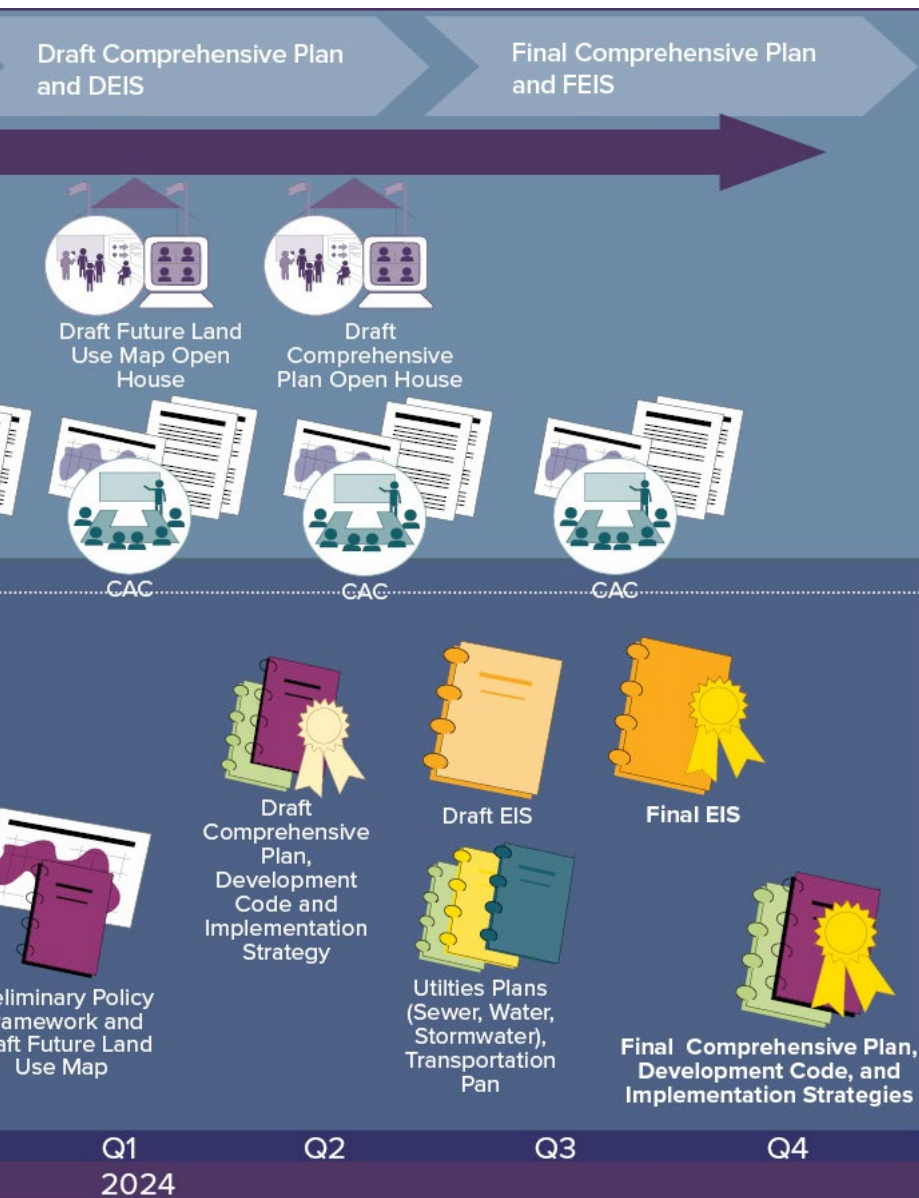
- Regulatory and inclusive community analysis
- Interested parties outreach
- Market and housing analysis
- Base mapping
- Website



# P2/P3: Scoping and Scenario Planning

- Community kickoff meeting and survey
  - Land use and transportation scenarios
  - Economic development strategies
  - Climate, parks and public facilities
- 
- **Regular advisory committee meetings and CC/PC check-ins**





# P4/P5: Comprehensive Plan and EIS

- Community meetings and surveys to vet project progress and recommendations
- Policy framework and implementation plan
- Land use and code implementation
- Public facilities plans
- Draft and final EIS
- **Regular advisory committee meetings and CC/PC check-ins**



# Progress to Date



# Progress to Date

## **Project Initiation and Information Gathering**

- Plans review
- Regulatory audit
- Inclusive Planning Assessment
- Baseline Conditions Analysis

## **Public Communications and Outreach**

- Equitable Engagement Plan
- Project Website

# Plans Review

- Imagine Monroe
- Parks, Recreation and Open Space Plan
- Housing Action Plan
- 2021 Buildable Lands Report
- Shoreline Master Program
- Economic Development Strategy
- Monroe Transportation System Plan
- Infill, Multifamily and Mixed-Use Design Standards
- Downtown Master Plan
- North Kelsey Area Development Plan

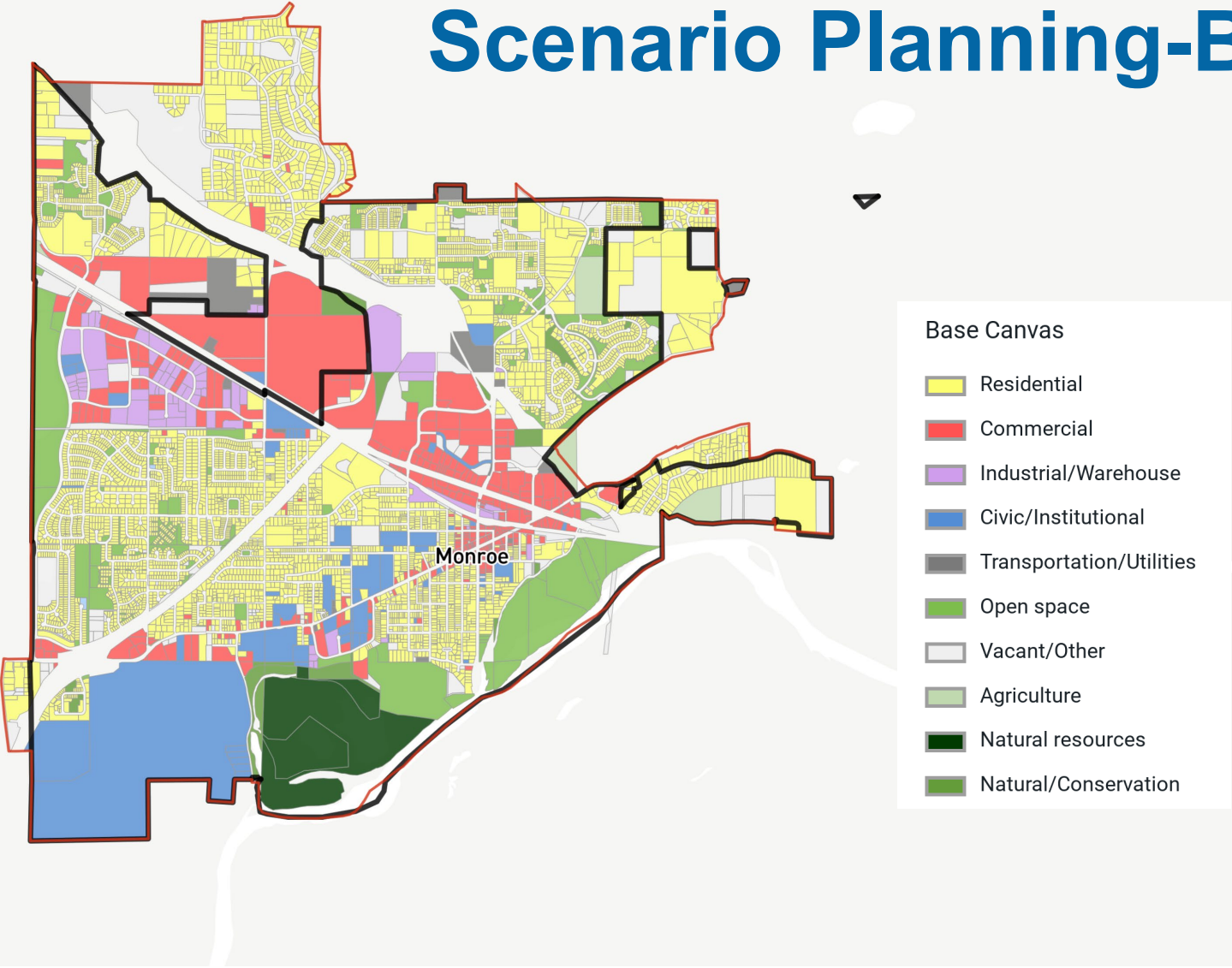
# Regulatory Audit



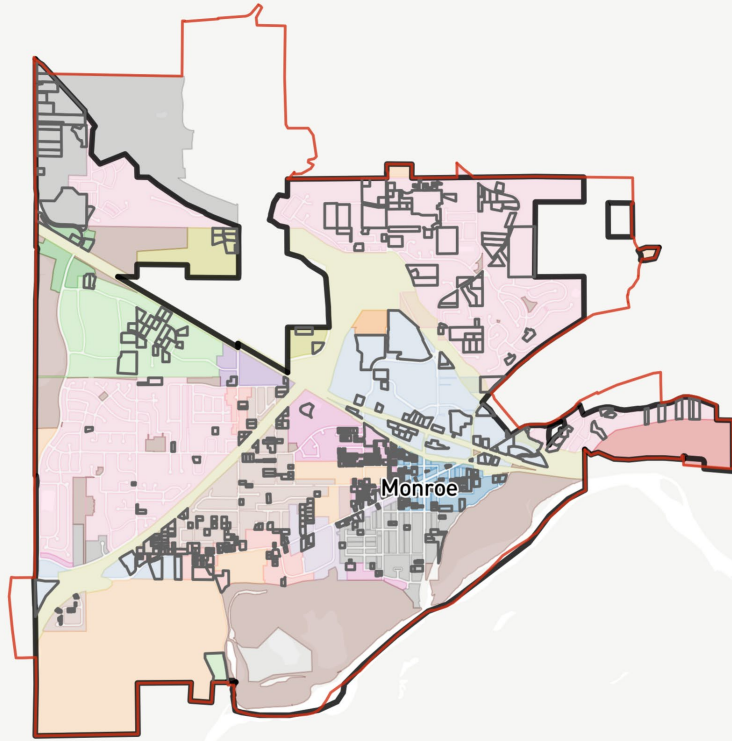
- Generally, the City's Comprehensive Plan is consistent with GMA requirements
- Some chapters and sections need updates to be fully compliant with new requirements



# Scenario Planning-Baseline Analysis



# Scenario Planning-Baseline Analysis



Scenario Canvas

Style Build Filter Buffer Source

Selection 163 of 6,216 features (2.6%)  
• 0 previously painted features  
• 37,556 developable acres

Apply type R-S R15 - SF Residential  
12.8 DU/Ac 0.0 Emp/Ac  
 Keep current values

Apply values

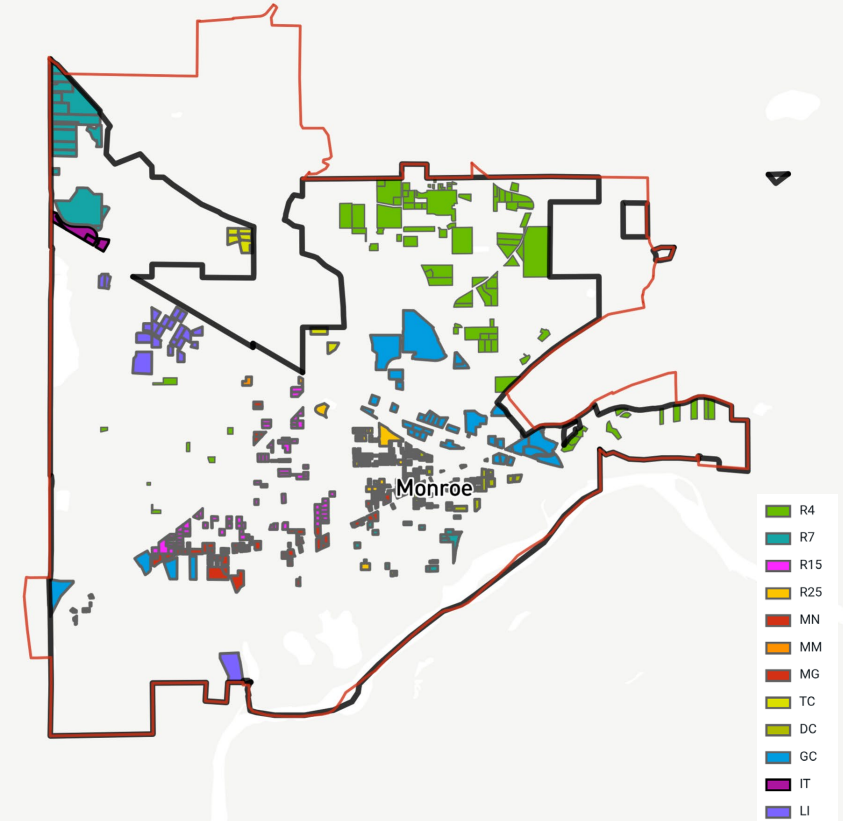
Summary

Land Use  
Multiple → Residential

Population  
452 → 923 +471

Dwelling Units Switch to ft²  
151 → 479 +328  
[Show details](#)

Employment  
13 → 0 -13  
[Show details](#)

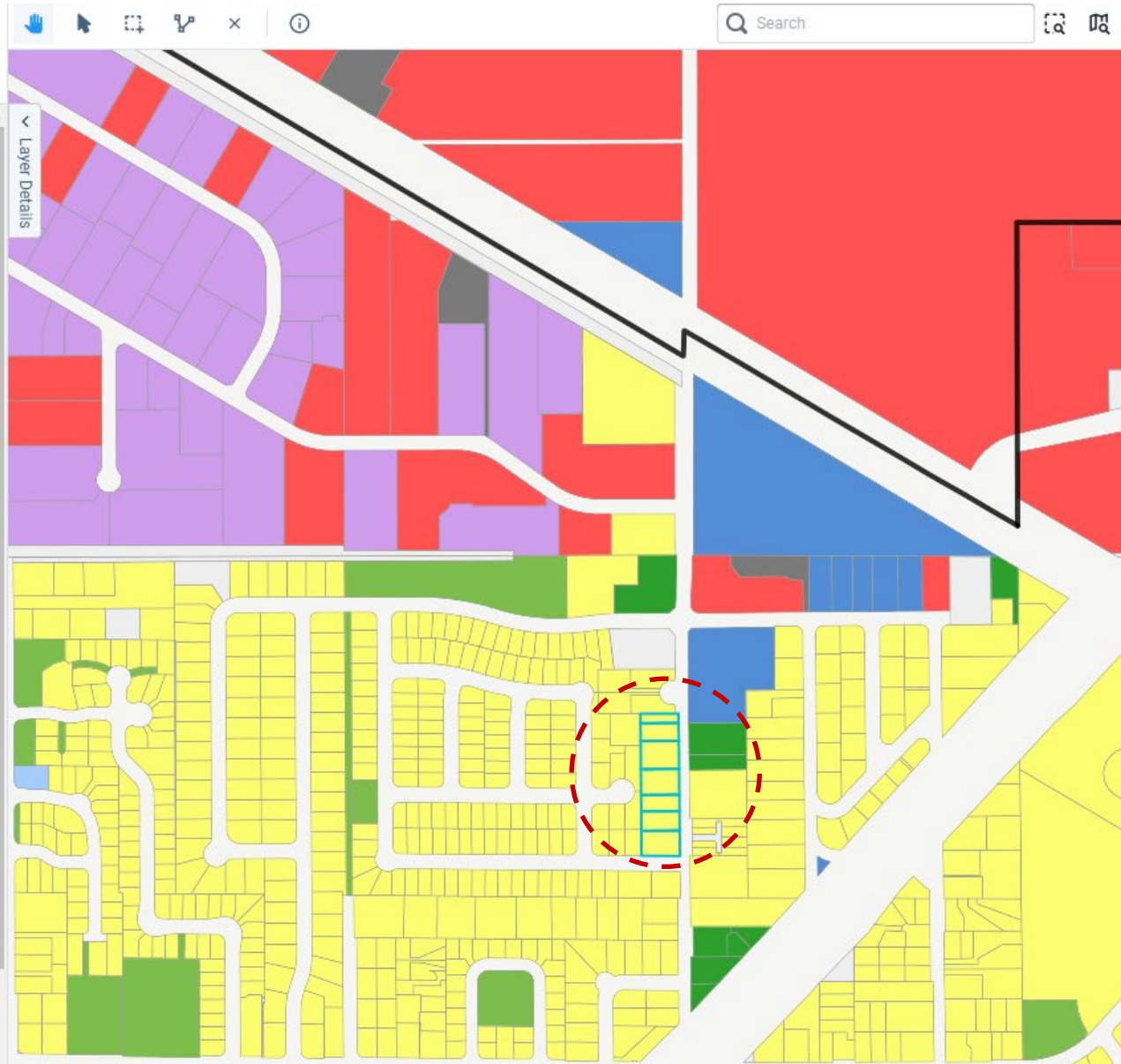


Selection 7 of 6,216 features (<1%)  
• 0 previously painted features  
• 1.905 developable acres

Apply type M-M MG - Mixed Use General v2  
8.5 DU/Ac 20.2 Emp/Ac  
 Keep current values

Apply values  
 Change residential attributes  
 Change employment attributes

Summary  
Land Use  
Residential → Mixed use  
Population  
21 → 27 +6  
Dwelling Units Switch to ft²  
7 → 16 +9  
Show details  
Employment  
0 → 38 +38  
Show details



**Selection** 7 of 6,216 features (<1%) ✕

- 0 previously painted features
- 1.905 developable acres

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**Apply type**

M-M

**MG - Mixed Use General v2** ✕

8.5 DU/Ac      20.2 Emp/Ac

Keep current values ?

---

**Apply values**

🏠 Change residential attributes

🏢 Change employment attributes

---

**Summary**

**Land Use**

Residential → ■ **Mixed use**

**Population**

21 → 27 +6

**Dwelling Units** Switch to ft²

7 → 16 +9

[Show details](#) ▾

**Employment**

0 → 38 +38

[Show details](#) ▾

● **MG - Mixed Use General v2**
Category: Mixed use ↙

**Density**

	Gross	Net
Residential:	8.5 DU/Ac	10.0 DU/Ac
Employment:	20.2 Emp/Ac	23.8 Emp/Ac

**Land Use Information**

Parcel Area:	Streets, parks, civic area:
85%	15%

**Residential Mix**

Single family large lot:	Single family small lot:	Townhome:	Multi-family:
0%	0%	0%	100%

**Employment Mix**

Retail:	Office:	Industrial:	Other:
13%	66%	0%	20%

**Floor Area Allocation** ✓

**Residential**

Average unit size: 694.7 ft²

**Distribution by dwelling unit type**

Unit Type	du/ac	ft²/unit
Single-family large lot	0	0
Single-family small lot	0	0
Single-family attached	0	0
Multifamily	8.5	69474

**Non-Residential**

Average gross floor area per emp: 464.4 ft²

**Distribution by employment sector**

Sector	emp/ac	%
Retail	6.8	33.7
Office	13.4	66.3
Public	0	0
Industrial	0	0
Agriculture	0	0
Military	0	0

### Area Coverage and Land Use Type

#### Area Coverage



Category	Area (ft²)	Percentage
Hardscape (building, parking, and other)	33,285,285	76%
Non-hardscape area, unirrigated	1,888,326	4%
Non-hardscape area, irrigated	2,832,489	7%

#### Land Use Type

Average number of floors	3.6
Building area / acre	17368.6 ft²
Residential area	40 %
Non-Residential area	60 %
Building coverage	11.1 %



# Inclusive Community Assessment

## Does the goal/policy...

- Represent all subgroups of the community?
- Provide contextual information on how or if outcomes are shared?
- Have the potential to disproportionately impact a community?
- Contain offensive or exclusionary language?
- Make assumptions about a persons' upbringing, economic status, or education?

2015-2035 Comprehensive Plan Vision, Goals, and Policies	
Land Use	Transportation
Housing	Parks, Recreation, Open Space
Capital Facilities, Utilities	Shorelines, Natural Environment



# Public Engagement



# Equitable Engagement Plan

## Principles

Authentic and  
Equitable

Inclusive and  
Flexible

Inclusive  
Community

High-Touch and  
High-Tech

Clear, Focused,  
Understandable

Integrated  
Framework

## Goals

Leverage Local Networks and Existing  
Community Engagement Efforts and  
Relationships.

Create Opportunities for Inclusive and Equitable  
Participation with People.

Build Long-Term Capacity for Public Engagement  
around Growth, Development and Community  
Design.

## Key Audiences

Residents  
Advocacy Groups  
Employers  
Partner Agencies  
Civic Organizations  
Tulalip and Snoqualmie  
Tribes  
City Departments

...







# Equitable Engagement Plan


## Prepare

-  Equitable Engagement Plan
-  Background Review of Community Input Efforts
-  Calendar of Community Events


## Inform

-  Project Website
-  Communications and Media Roll-out
-  Translation Services
-  Joint City Council and Planning Commission Work Sessions

## Consult, Involve, Collaborate

-  Focus Groups / Interviews
-  Community Advisory Committee
-  Public Engagement Toolkit
-  Community Kickoff and Scoping
-  Community Priorities Workshop
-  Draft Future Land Use Map Open House
-  Online Survey

## Empower

-  Draft Comprehensive Plan Open House/ Implementation



**ENSURING THE PHYSICAL, ECONOMIC,  
AND ENVIRONMENTAL GROWTH OF OUR GREAT CITY**



**THE PLAN**



**SCHEDULE**



**DOCUMENTS**

# Questions

- What do you think are the biggest challenges and opportunities facing Monroe in the next 20 years?
- How should the Comprehensive Plan address those concerns and opportunities?



# MONROE

— 2044 —

