

MONROE — 2044 —



Community Advisory Committee #1
September 28, 2023

Tonight's Agenda

- Introductions
- Charter: CAC Roles and Responsibilities
- Monroe 2044 Comprehensive Plan
- Draft Land Use Scenarios
- Next Steps

CAC Charter

Implementing the Imagine Monroe Vision



CAC/Engagement Schedule

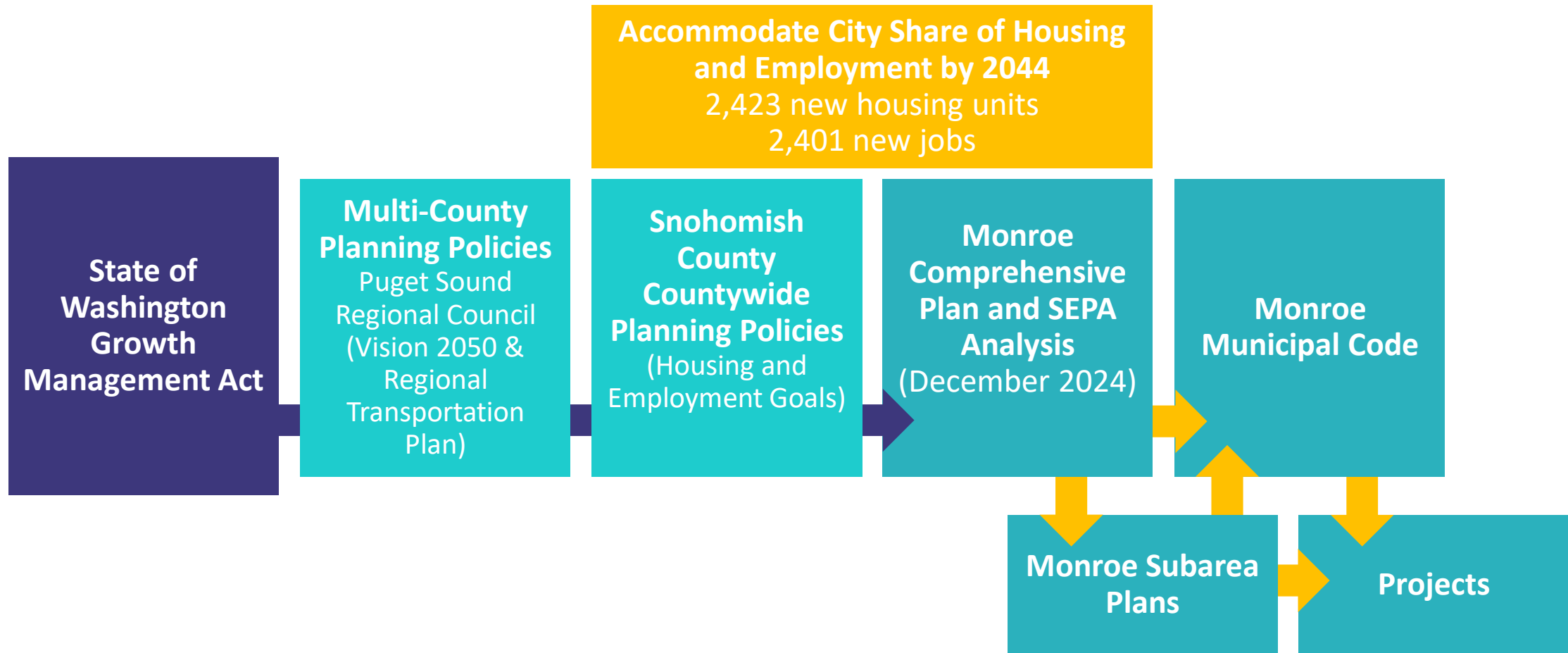
Meeting	Objectives	Timing (tentative)
CAC Meeting #1	<ul style="list-style-type: none"> • Provide overview of planning process and expectations • Discuss Phase 1 public engagement outcomes • Discuss land use scenarios 	September 2023
CAC Meeting #2	<ul style="list-style-type: none"> • Draft policy framework elements (Introduction, Vision) • Housing analysis and middle housing considerations 	November 2023
Public Event	<ul style="list-style-type: none"> • Land Use Scenarios 	January 2024
CAC Meeting #3	<ul style="list-style-type: none"> • Review community input from the January 2024 public event • Develop preliminary considerations for the Draft Future Land Use Map • Review the draft land use, housing, and transportation policy elements 	February 2024
CAC Meeting #4	<ul style="list-style-type: none"> • Refine recommendations for the Draft Future Land Use Map. • Review other elements of Comprehensive Plan 	April 2024
Public Event	<ul style="list-style-type: none"> • Draft Future Land Use Map and Supporting Policies 	April 2024
CAC Meeting #5	<ul style="list-style-type: none"> • Review draft Monroe 2044 Plan 	July 2024
Public Event	<ul style="list-style-type: none"> • Draft Monroe 2044 Comprehensive Plan 	August 2024

Monroe 2044 Comprehensive Plan

Implementing the Imagine Monroe Vision



Comprehensive Planning in Washington



Monroe Comprehensive Plan Update-Process and Schedule

January 31, 2023

MEETINGS & ENGAGEMENT

Project Initiation and Information Gathering

Scoping and Affected Environment

Scenario Planning, Affected Environment and Analysis

Draft Comprehensive Plan and DEIS

Final Comprehensive Plan and FEIS



Bi-Weekly Project Management Team Meetings



Interested Parties Outreach



Project Website



Community Kickoff and Scoping



Community Priorities Workshop



Draft Future Land Use Map Open House



Draft Comprehensive Plan Open House



Internal Project Kickoff



Equitable Engagement Plan



Vision and Policy Framework



CAC



CAC



CAC



CAC



CAC



CAC



Regulatory Assessment, Equity Assessment, Housing and Economic Development, Market Analysis, Land Use and Transportation, Utilities Baseline and Modeling Calibration

Baseline Analysis



Future Land Use Classifications, Land Use and Transportation Scenarios, HNA, Economic Development Strategies, Parks and Community Assets, Facilities, Climate, All other Draft Elements

Scenarios, Analysis and Elements



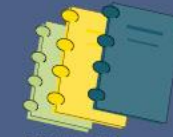
Preliminary Policy Framework and Draft Future Land Use Map



Draft Comprehensive Plan, Development Code and Implementation Strategy



Draft EIS



Utilities Plans (Sewer, Water, Stormwater), Transportation Plan



Final EIS



Final Comprehensive Plan, Development Code, and Implementation Strategies

ANALYSIS, PLANNING, DESIGN & DELIVERABLES

Q3 2022

Q4

Q1 2023

Q2

Q3

Q4

Q1 2024

Q2

Q3

Q4

GMA Required and Optional Elements

Required Elements:

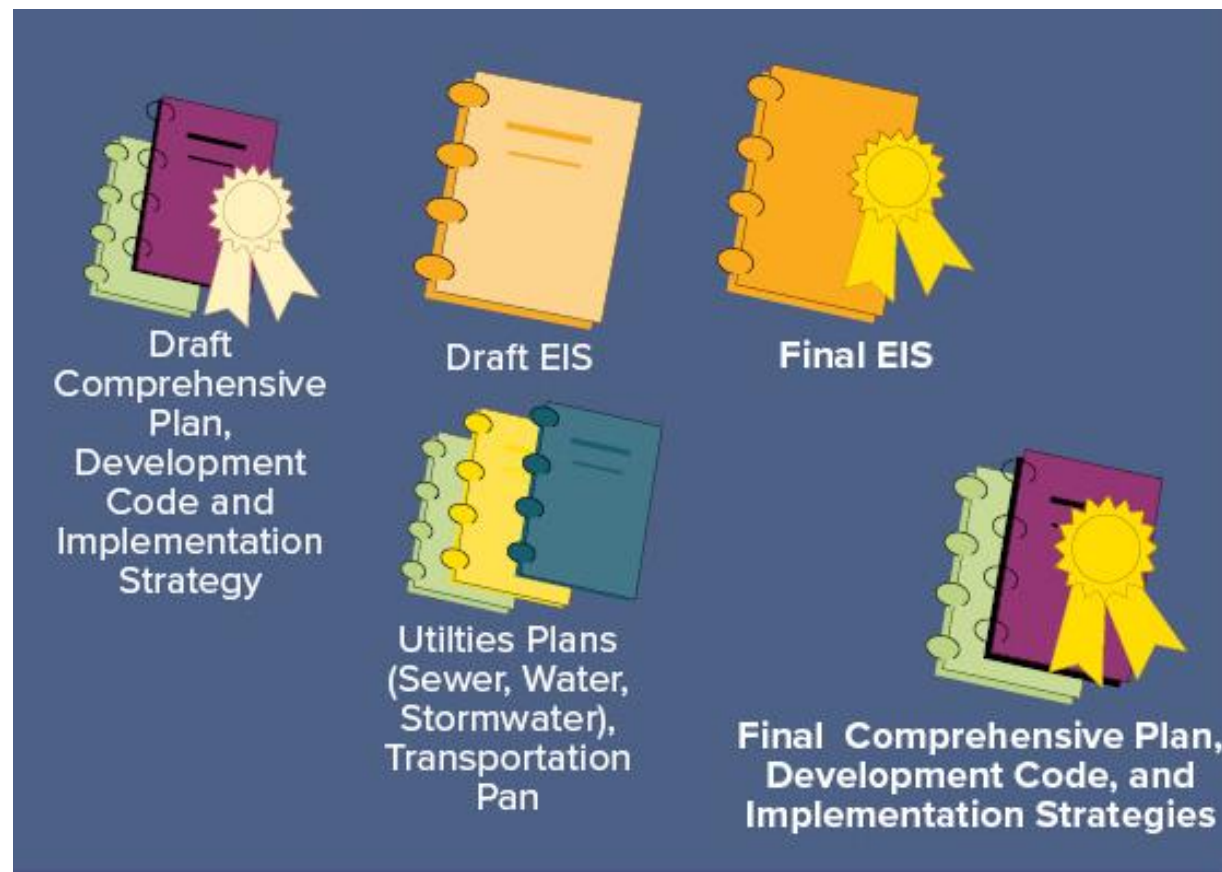
- Land Use
- Housing
- Capital Facilities
- Utilities
- Transportation

Optional (or optional until funding is provided*):

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

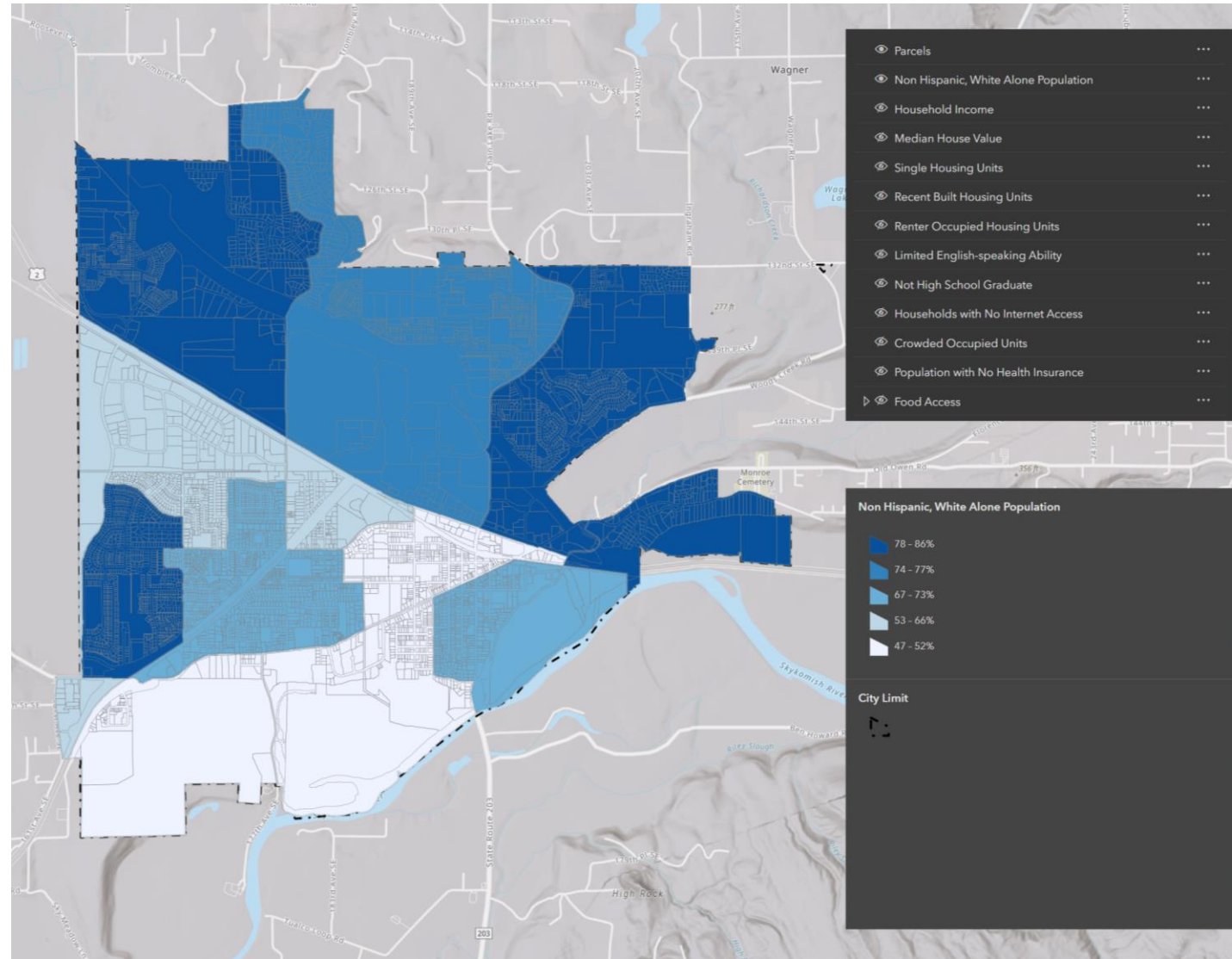
Comprehensive Plan and EIS

- Policy framework and implementation plan
- Development code implementation
- Public facilities plans
- Draft and final Environmental Impact Statement



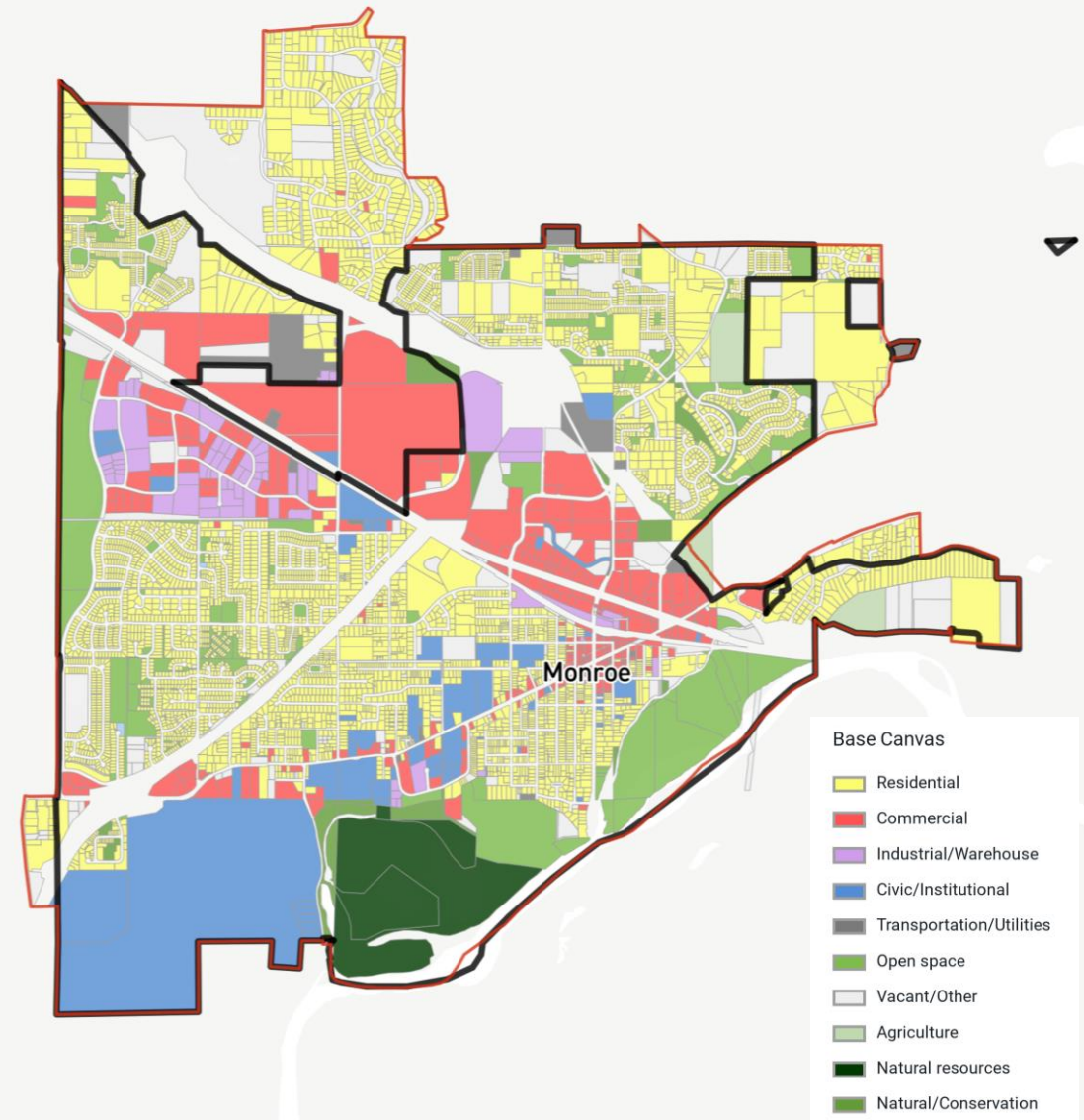
Information Gathering

- Regulatory and inclusive community analysis
- Interested parties outreach
- Market and housing analysis
- Base mapping
- <https://www.monroe2044.com/>



Future Land Use

- Community kickoff meeting and survey
- Middle housing
- Land use and transportation scenarios
- Economic development strategies
- Climate, parks and public facilities



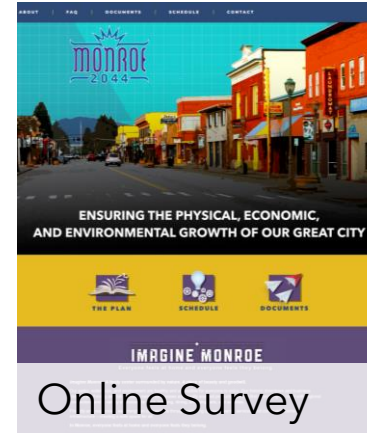
Community Engagement (to date)



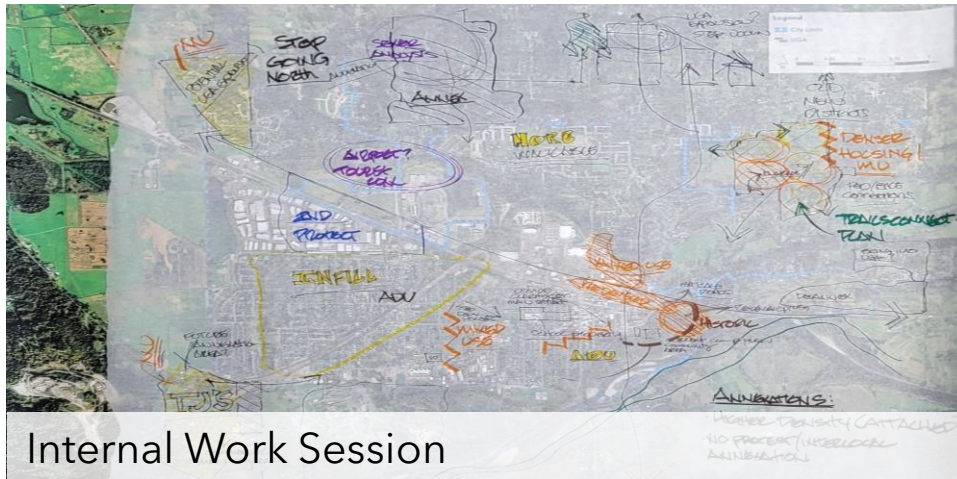
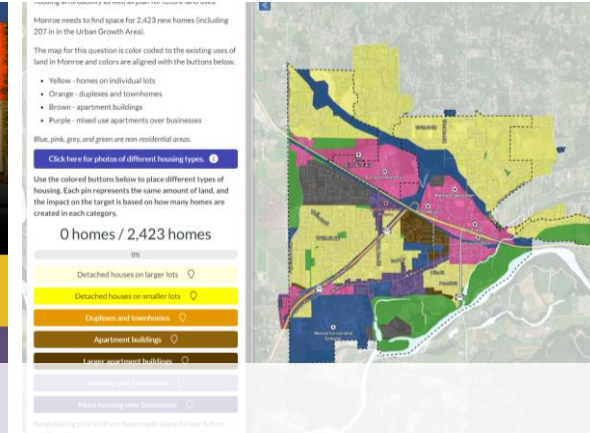
Community input Opportunities



Community Kickoff



Online Survey



Internal Work Session



Outreach at the High school, Pop-up events*



* Pop-up events: Farmer's market, Monroe PRIDE, Juneteenth, Block Party

General Key Findings

Housing

- Increase the variety of housing and add more affordable housing
- Allow higher density housing
- Address homelessness

Transportation

- Reduce traffic congestion, while also improving bicycle and pedestrian connections
- Increase public transit service
- Address pedestrian crossings along US-2 at North Kelsey, Lewis St., and Main St.

General Key Findings

New development








- Provide more entertainment options and places to hang out
- Build more housing and businesses in the North Kelsey area
- Allow more mixed-use development along Main Street and in the Downtown area
- Redevelop the airport area to generate jobs and add more Housing

Job growth




- Attract more businesses and visitors to the City
- Bring more industrial companies and commercial development to the industrial park
- Improve job opportunities so younger people can stay in Monroe after they graduate

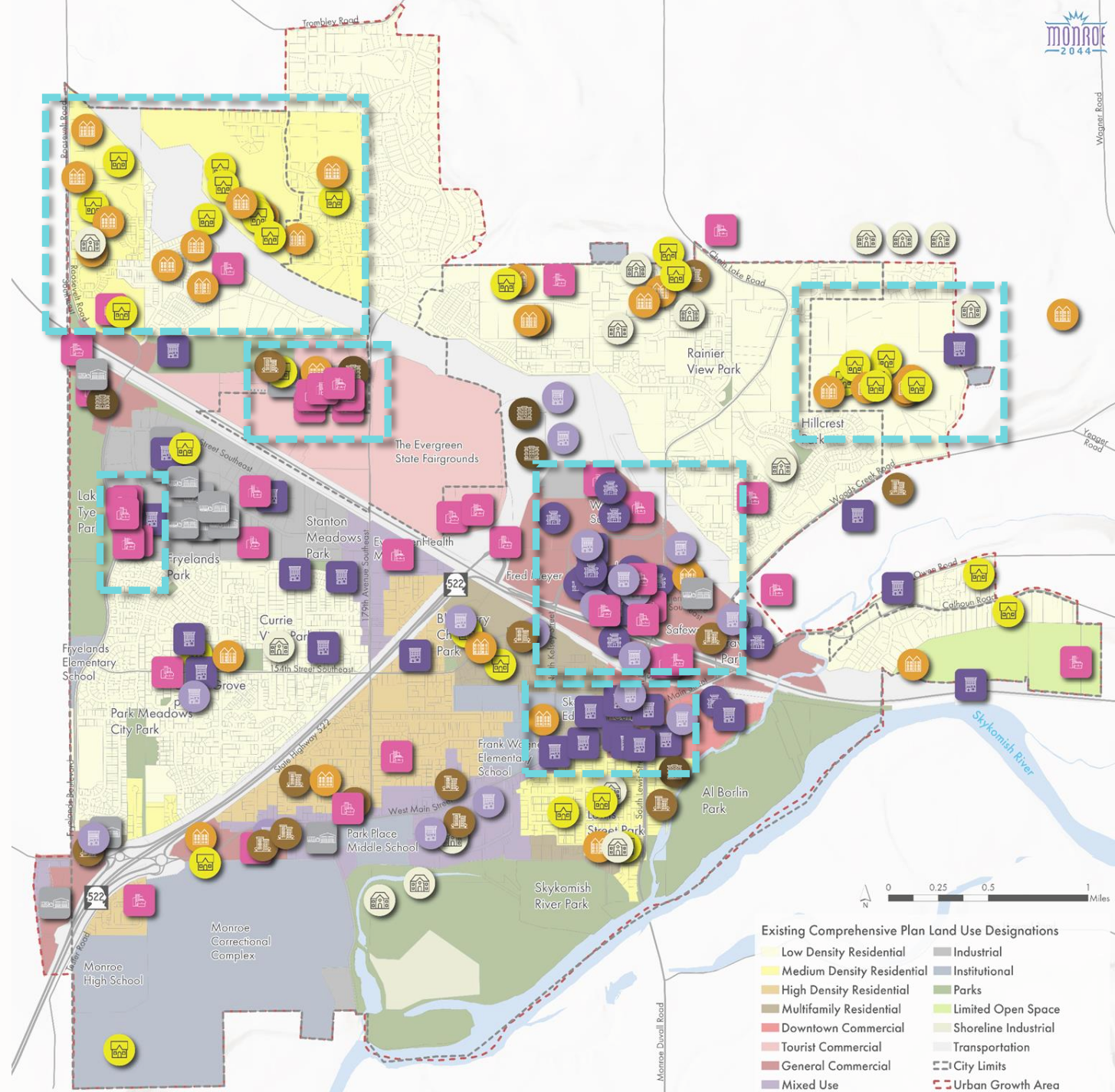
Community Kickoff Group Exercise

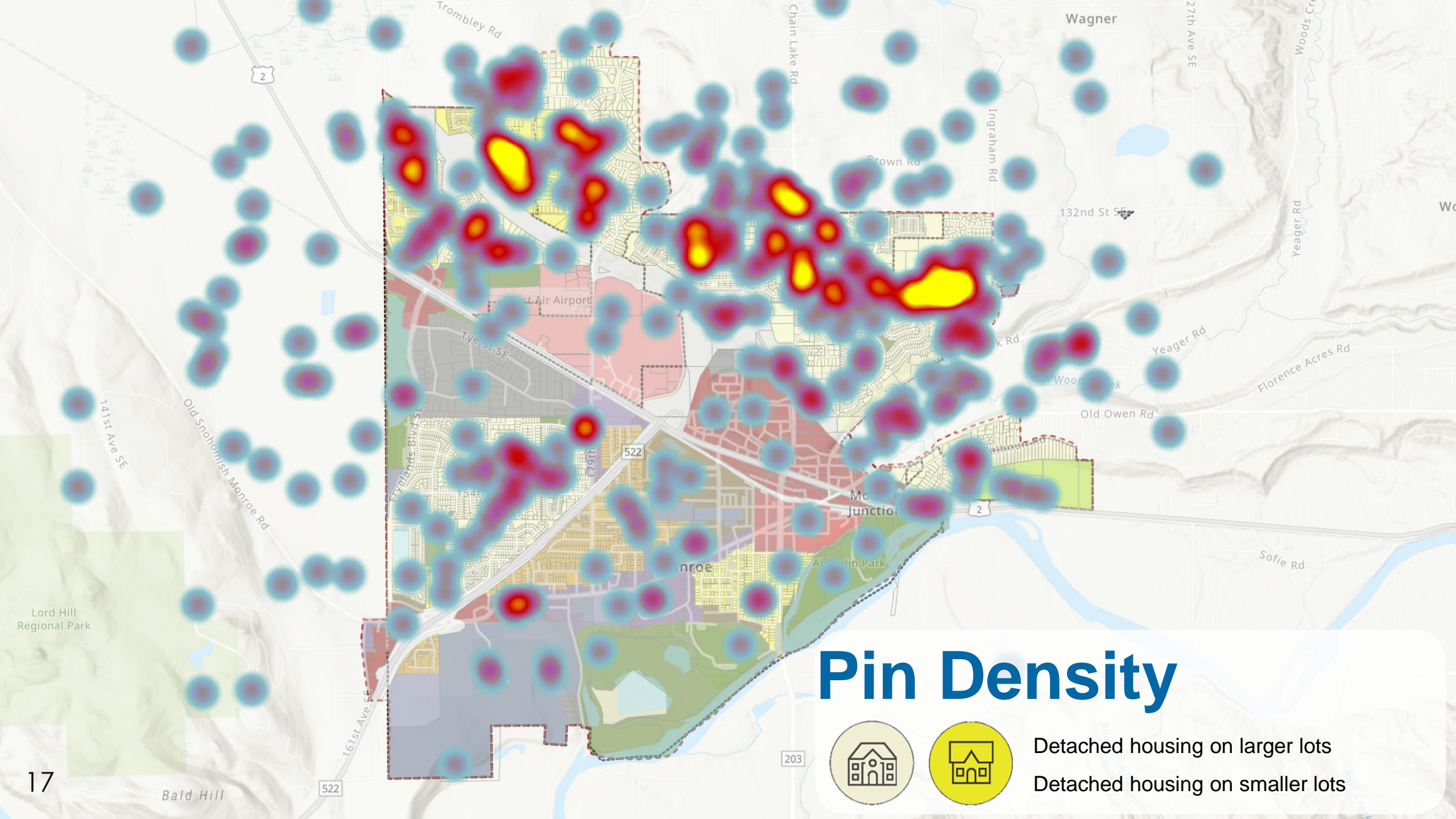
Housing

-  Detached housing on larger lots
-  Detached housing on smaller lots
-  Duplexes & Townhomes
-  Apartment buildings
-  Larger apartment buildings
-  Housing over businesses
-  Large housing over businesses

Employment

-  Commercial
-  Industrial
-  Mix of businesses & homes

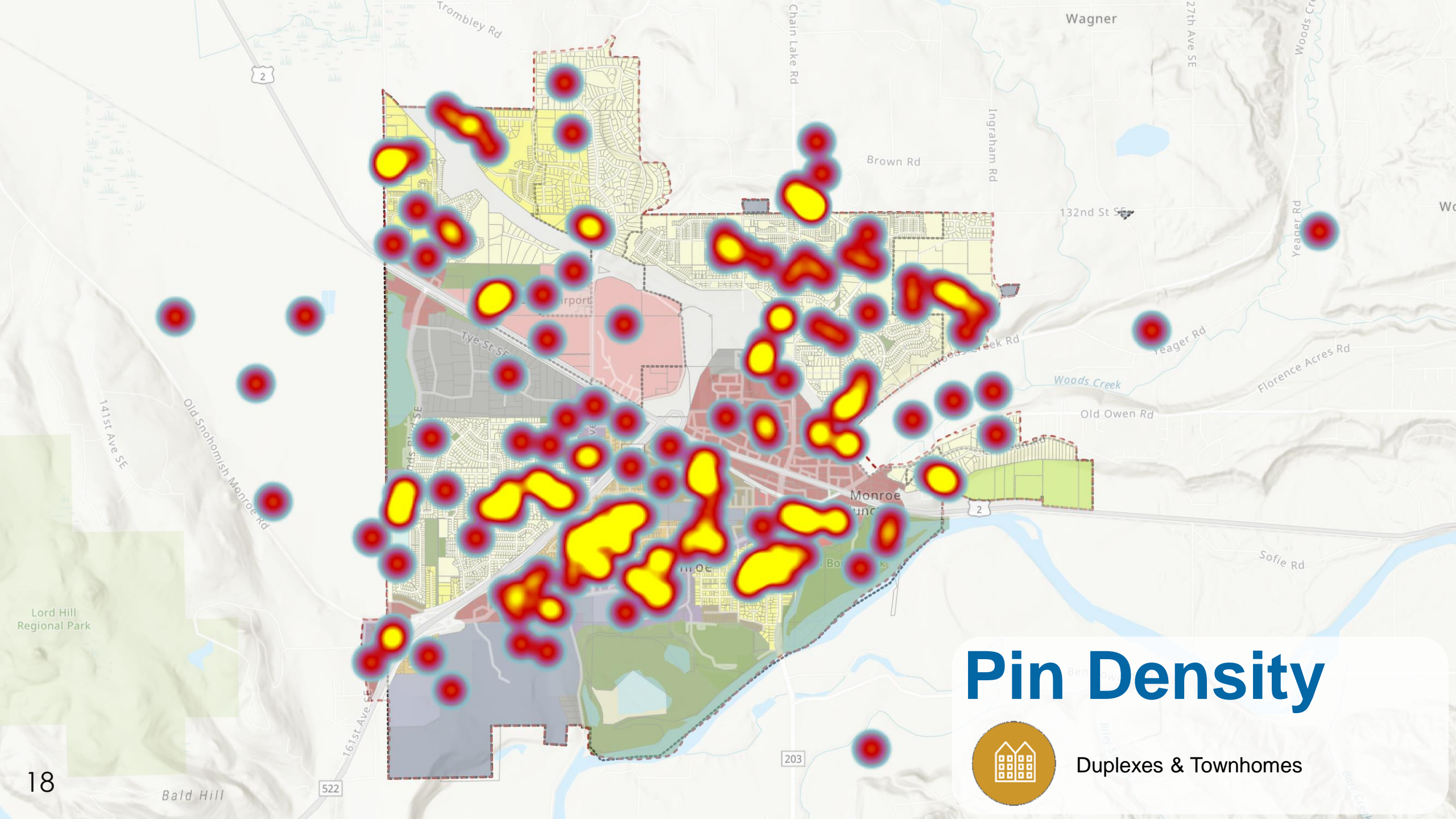




Pin Density



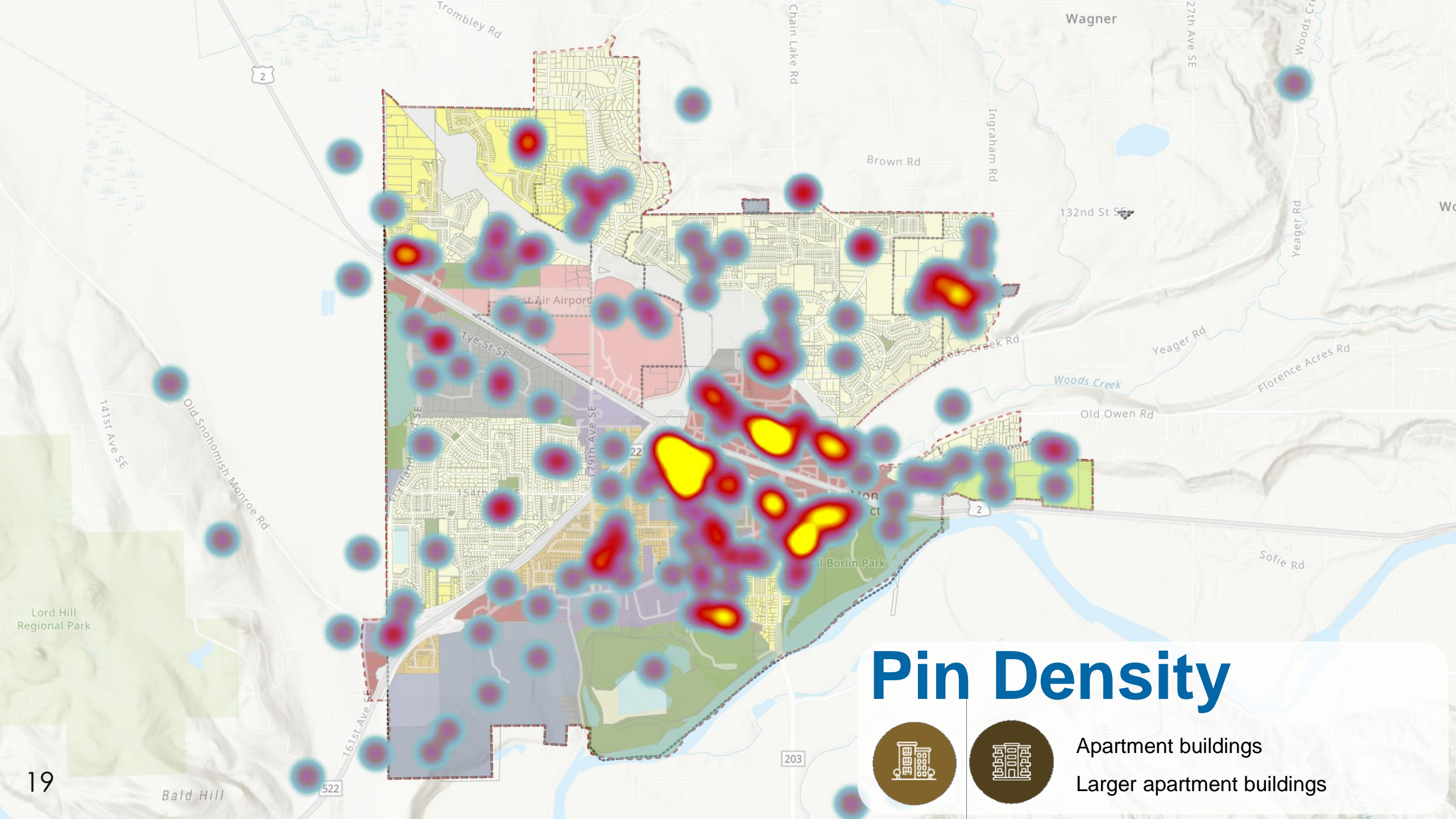
Detached housing on larger lots
Detached housing on smaller lots



Pin Density



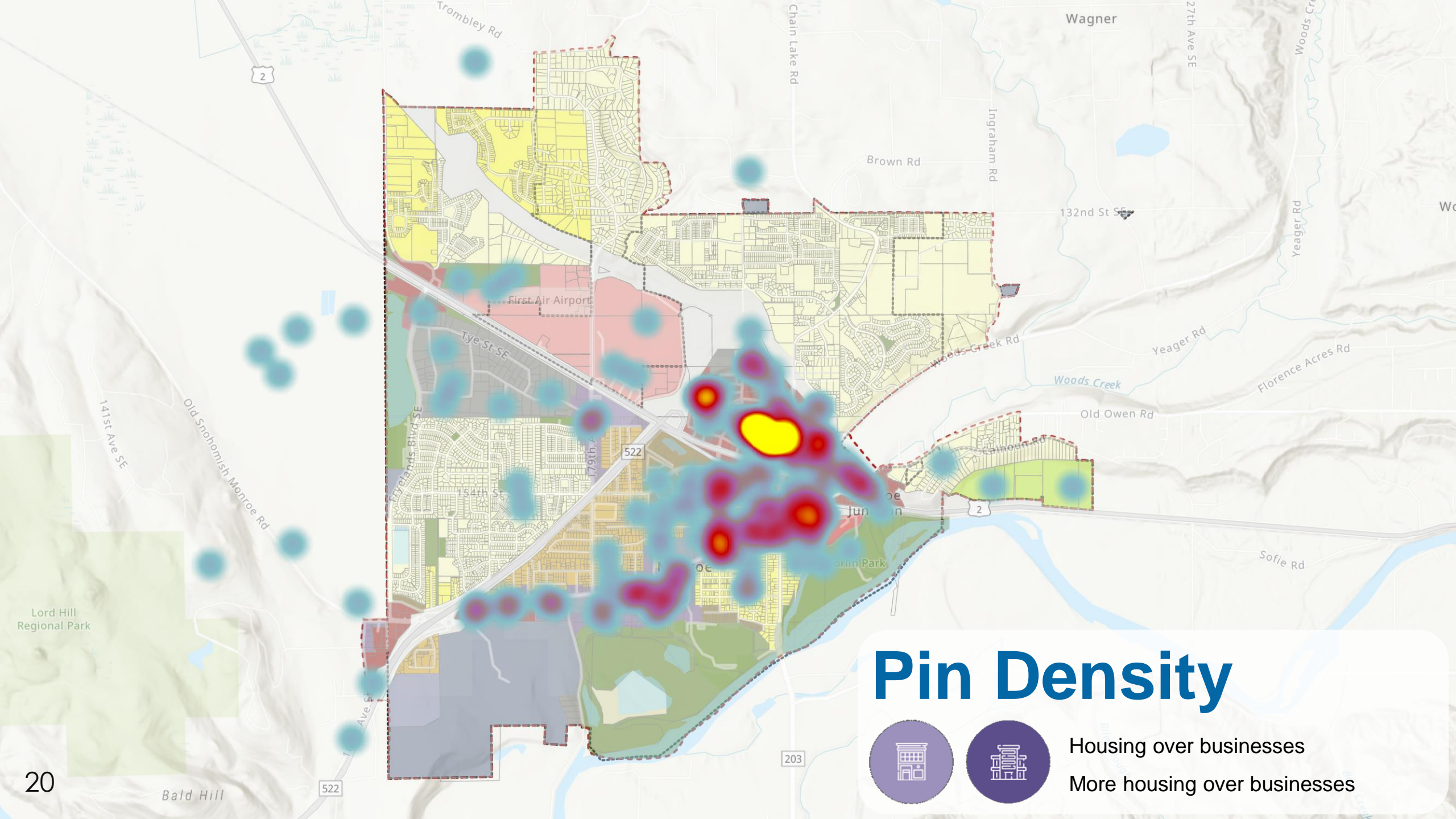
Duplexes & Townhomes





Pin Density

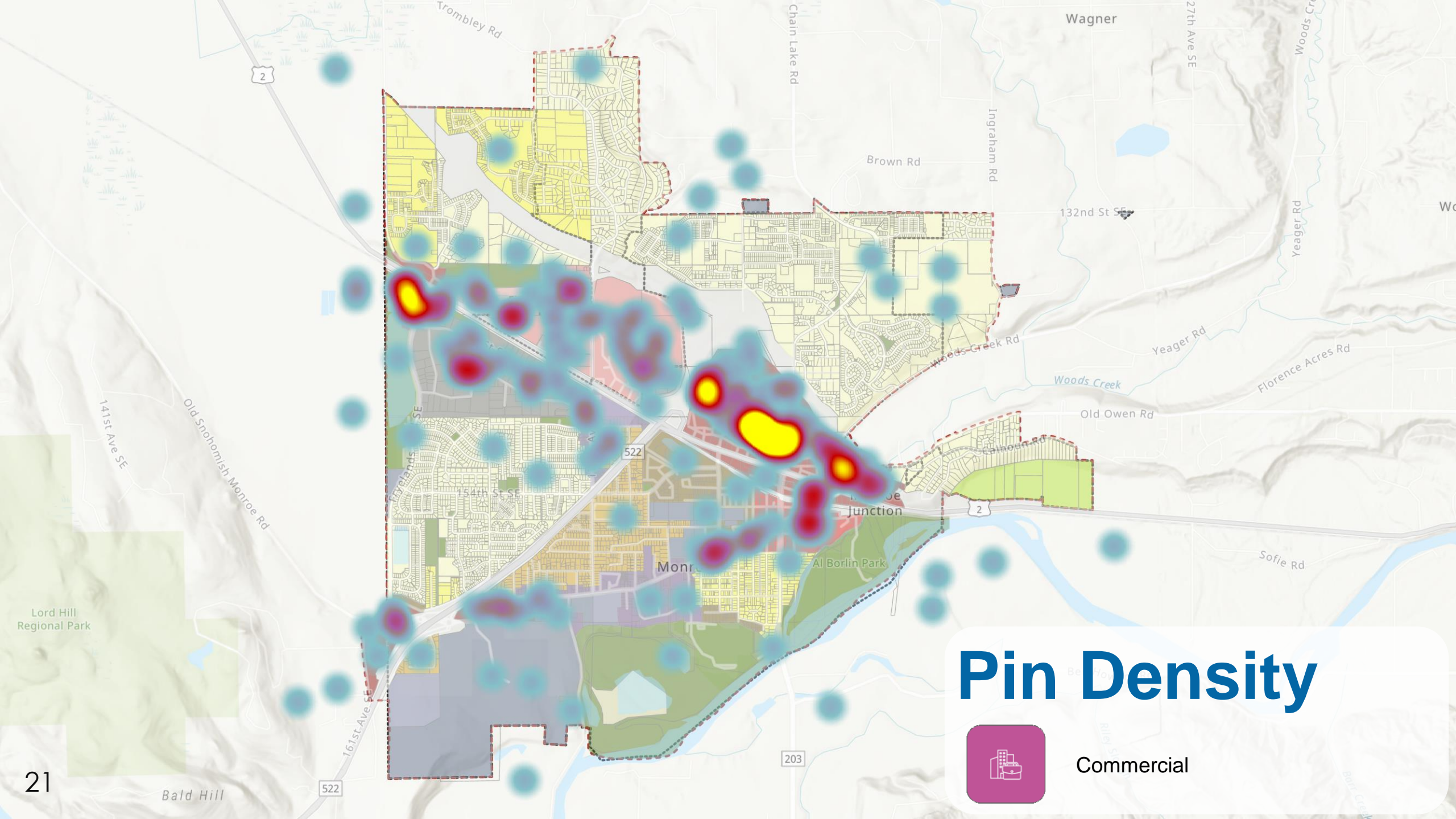


Apartment buildings
Larger apartment buildings



Pin Density

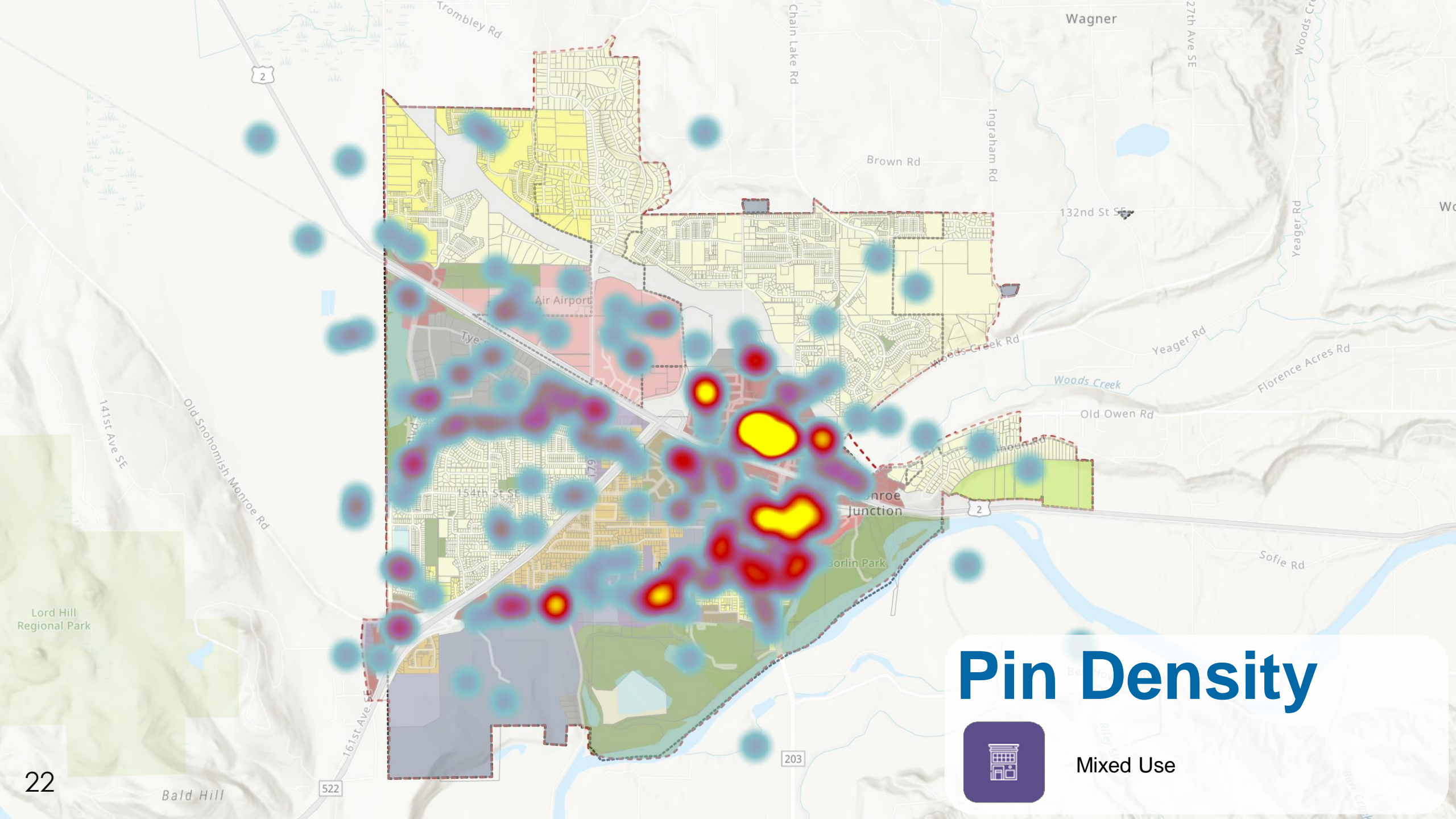
-  Housing over businesses
-  More housing over businesses



Pin Density



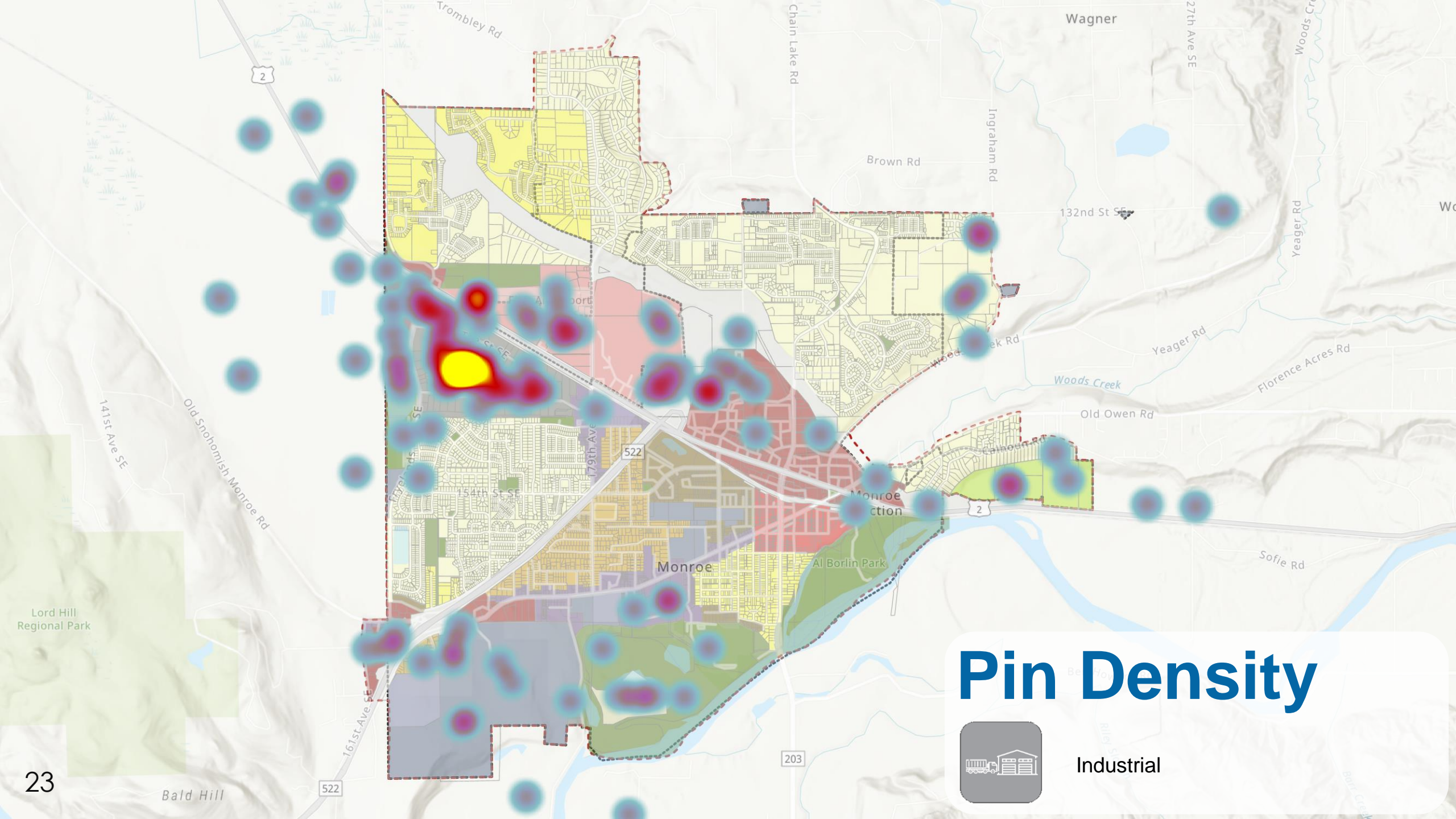
Commercial



Pin Density



Mixed Use



Pin Density



Industrial

Draft Land Use Scenarios



2044 Growth Targets

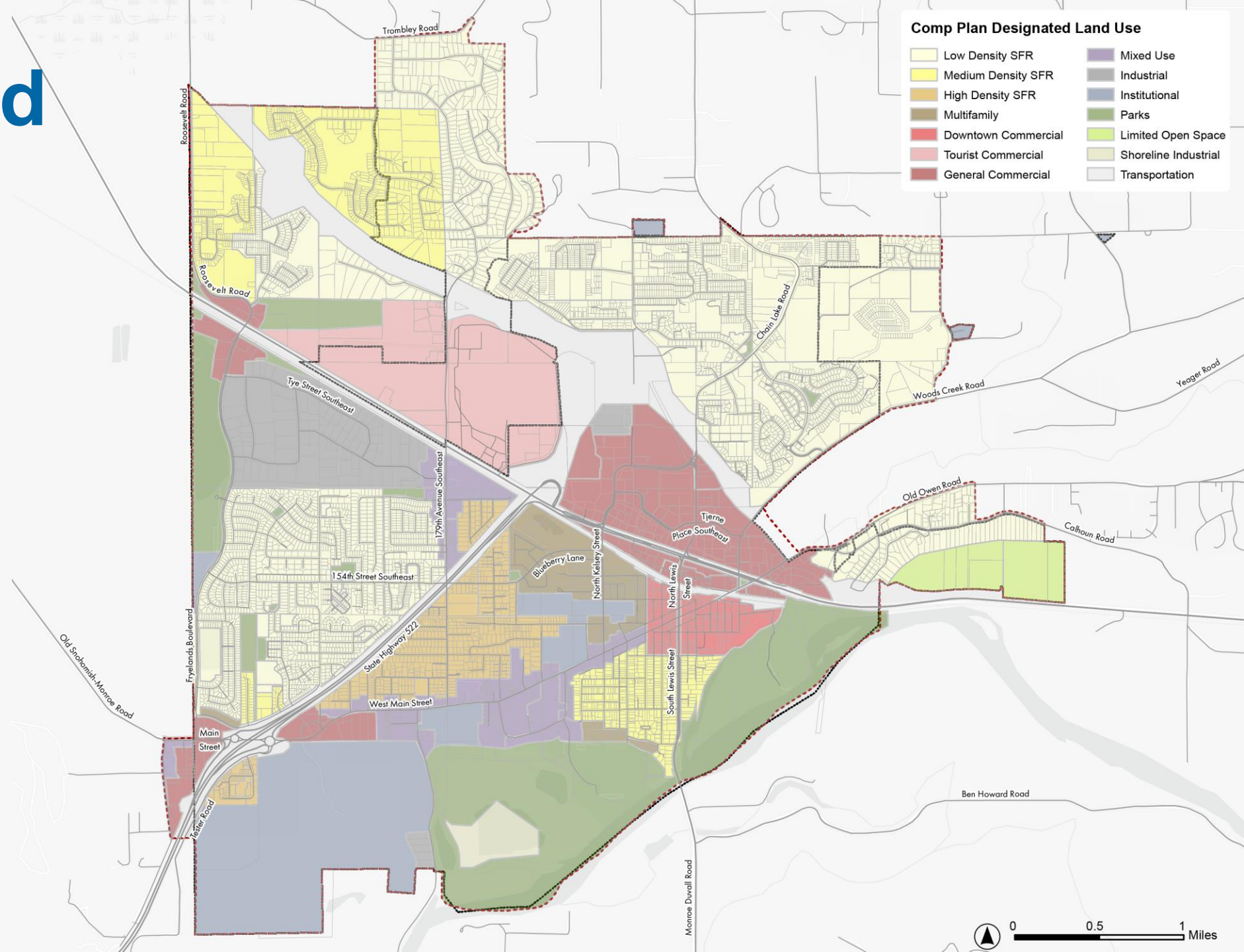


2,112 units



2,401 jobs

Future Land Use



Comp Plan Designated Land Use




Low Density SFR	Mixed Use
Medium Density SFR	Industrial
High Density SFR	Institutional
Multifamily	Parks
Downtown Commercial	Limited Open Space
Tourist Commercial	Shoreline Industrial
General Commercial	Transportation

DRAFT



Buildable Lands (Current)

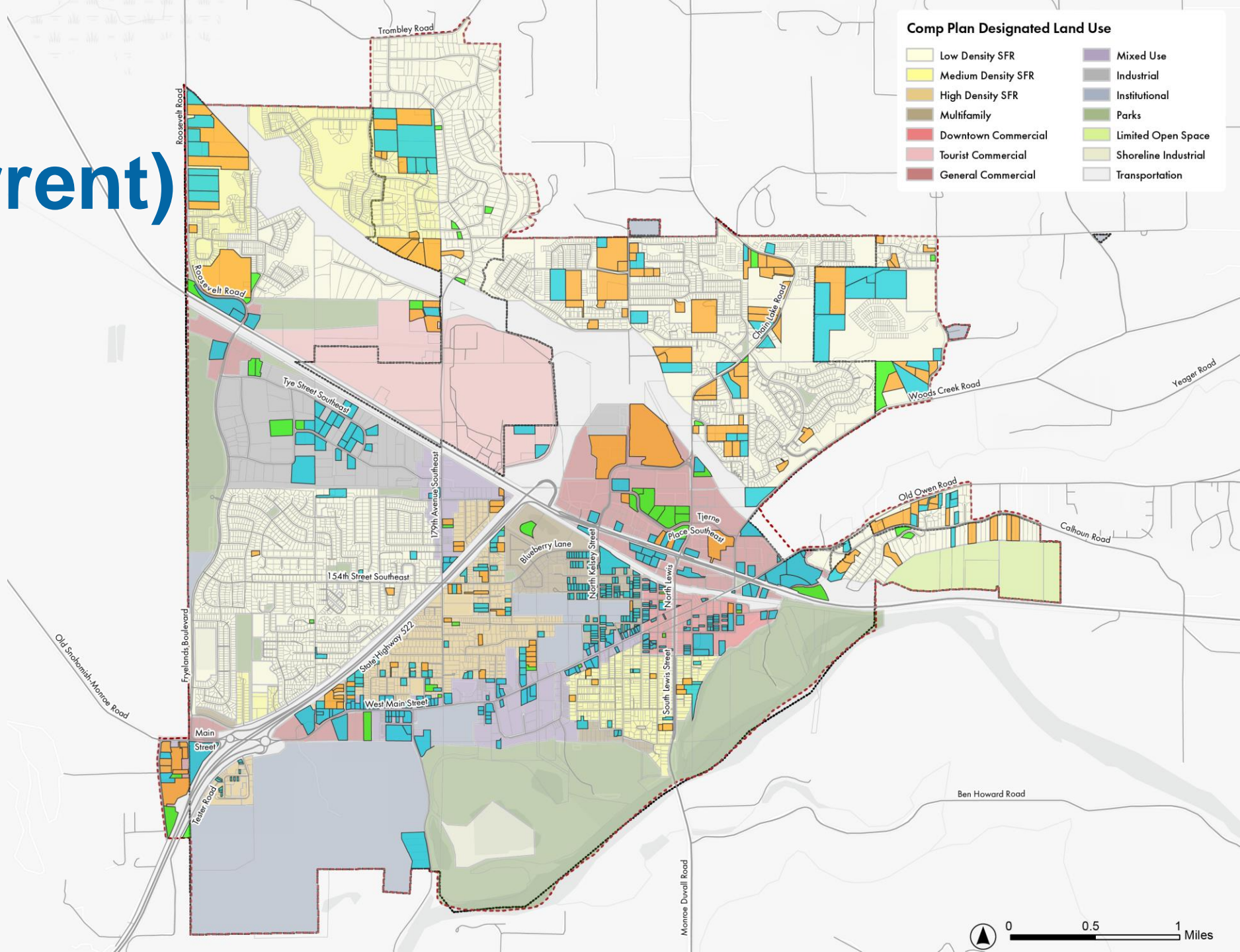
Land Status

-  Vacant
-  Partially-Used
-  Redevelopable

Vacant, partially-used, and redevelopable parcels were used to create scenarios and estimate available housing and employment capacity based on potential changes in future land use designations.

Comp Plan Designated Land Use

 Low Density SFR	 Mixed Use
 Medium Density SFR	 Industrial
 High Density SFR	 Institutional
 Multifamily	 Parks
 Downtown Commercial	 Limited Open Space
 Tourist Commercial	 Shoreline Industrial
 General Commercial	 Transportation



Unbuildable Land Areas

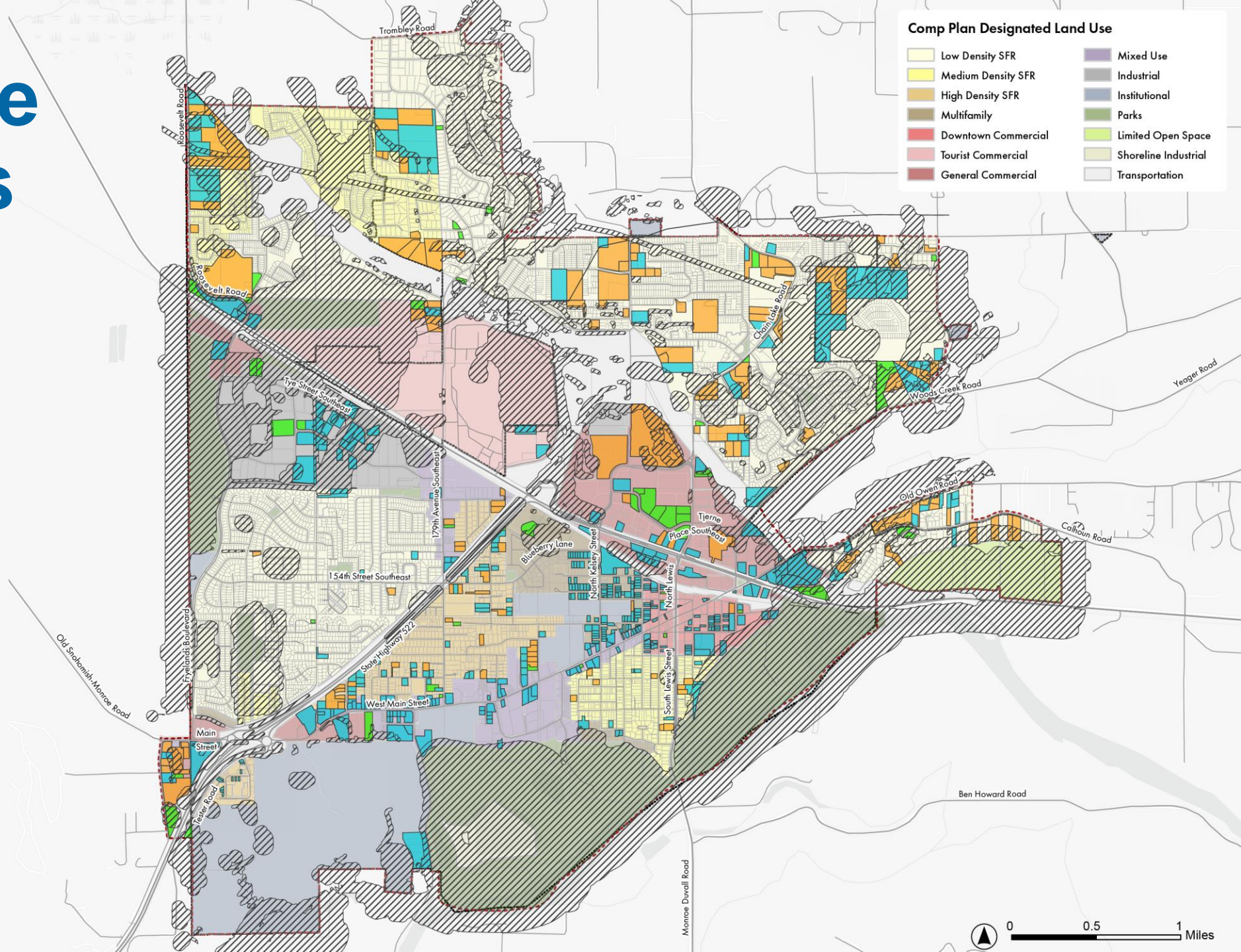
Land Status

-  Vacant
-  Partially-Used
-  Redevelopable
-  Unbuildable land area*

* Unbuildable land area: Critical areas and buffers (steep slopes, wetlands, streams and lakes, frequently flooded areas); Major utility easements; future arterial rights-of-way and land needed for other capital facilities (schools, parks, etc.).

Comp Plan Designated Land Use

- | | |
|---|--|
|  Low Density SFR |  Mixed Use |
|  Medium Density SFR |  Industrial |
|  High Density SFR |  Institutional |
|  Multifamily |  Parks |
|  Downtown Commercial |  Limited Open Space |
|  Tourist Commercial |  Shoreline Industrial |
|  General Commercial |  Transportation |



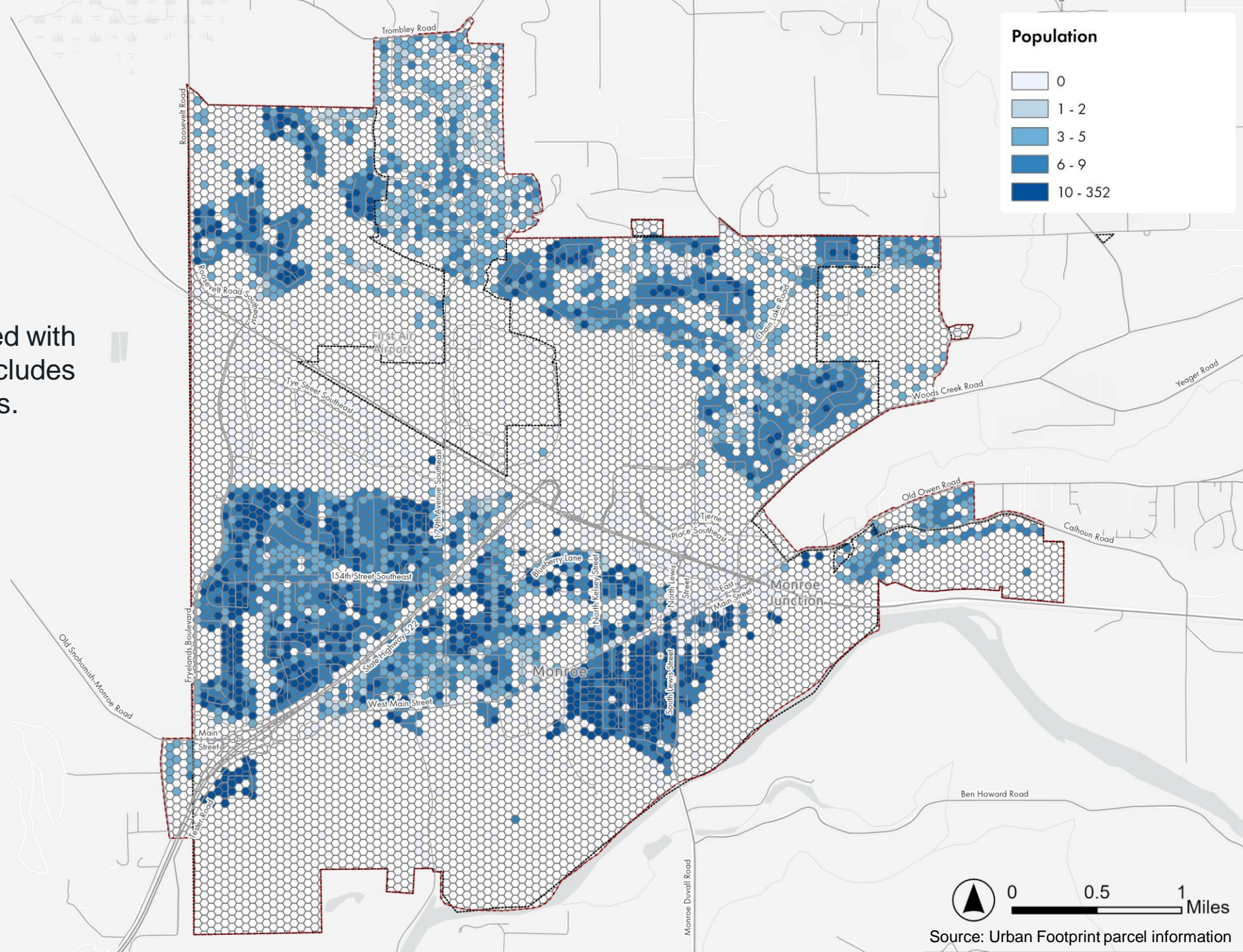
Existing Population Density

Population

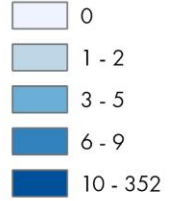
Residential population associated with occupied dwelling units. This excludes people residing in group quarters.

* Hexagons aggregate resident numbers for each parcel

* A hexagon is approximately 1.23 acres



Population



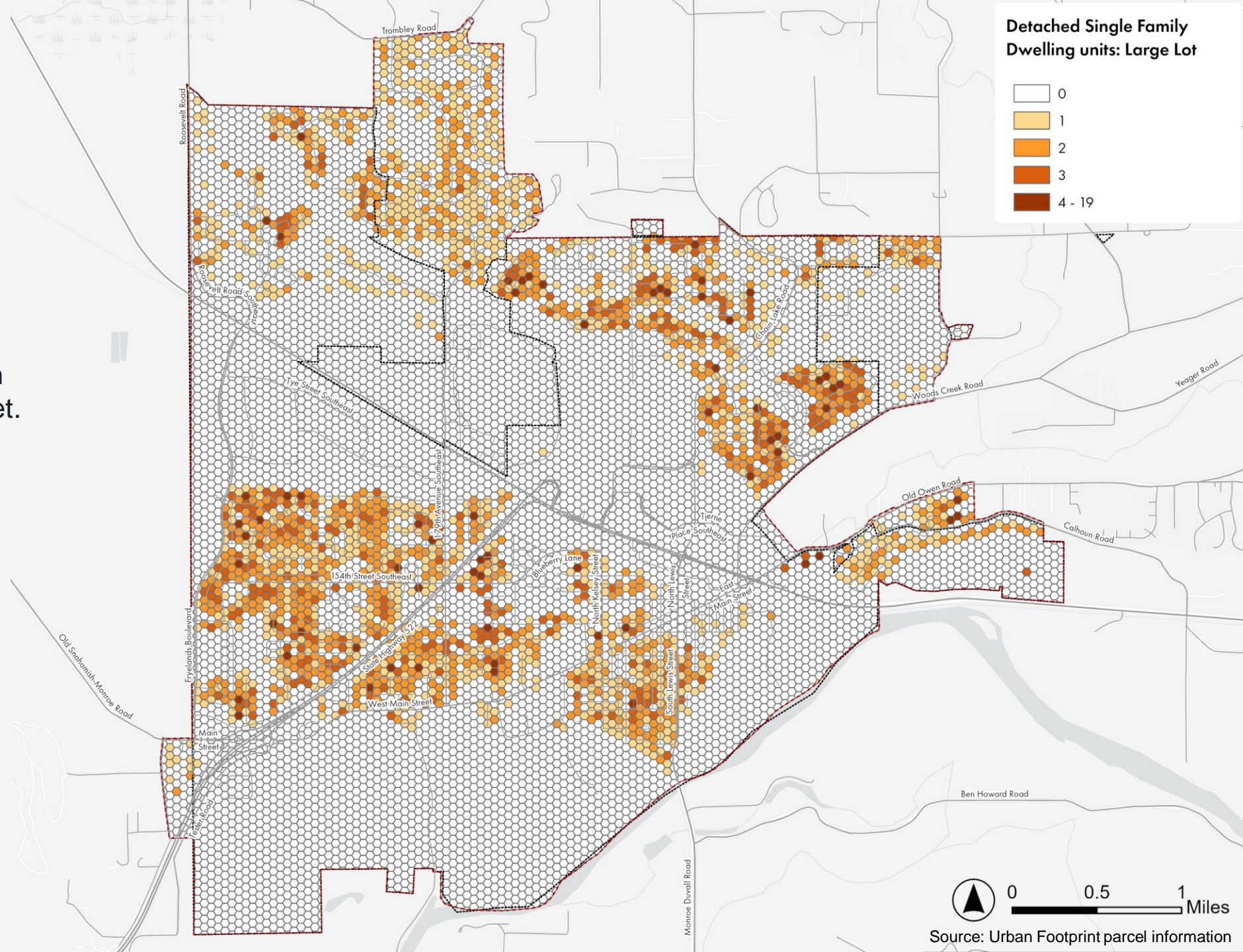
Source: Urban Footprint parcel information

Existing Residential Development

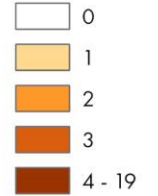
Low density detached housing: Large Lot

Low density detached homes on lots larger than 5,500 square feet.

- * Hexagons aggregate dwelling unit numbers for each parcel
- * A hexagon is approximately 1.23 acres



Detached Single Family Dwelling units: Large Lot

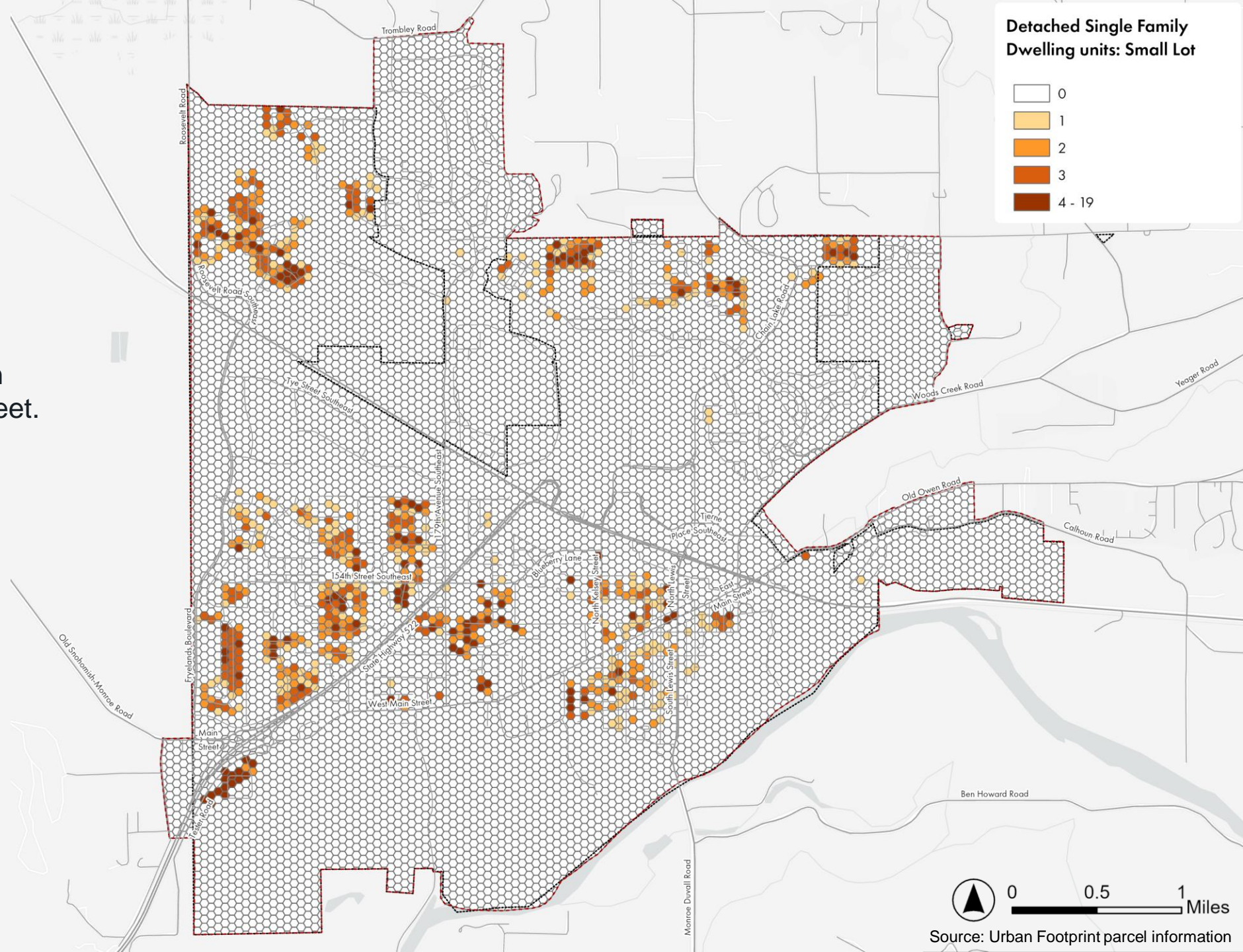


Existing Residential Development

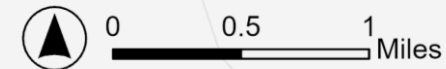
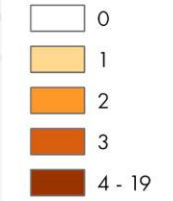
Low density detached housing: Small Lot

Low density detached homes on lots smaller than 5,500 square feet.

- * Hexagons aggregate dwelling unit numbers for each parcel
- * A hexagon is approximately 1.23 acres



Detached Single Family Dwelling units: Small Lot



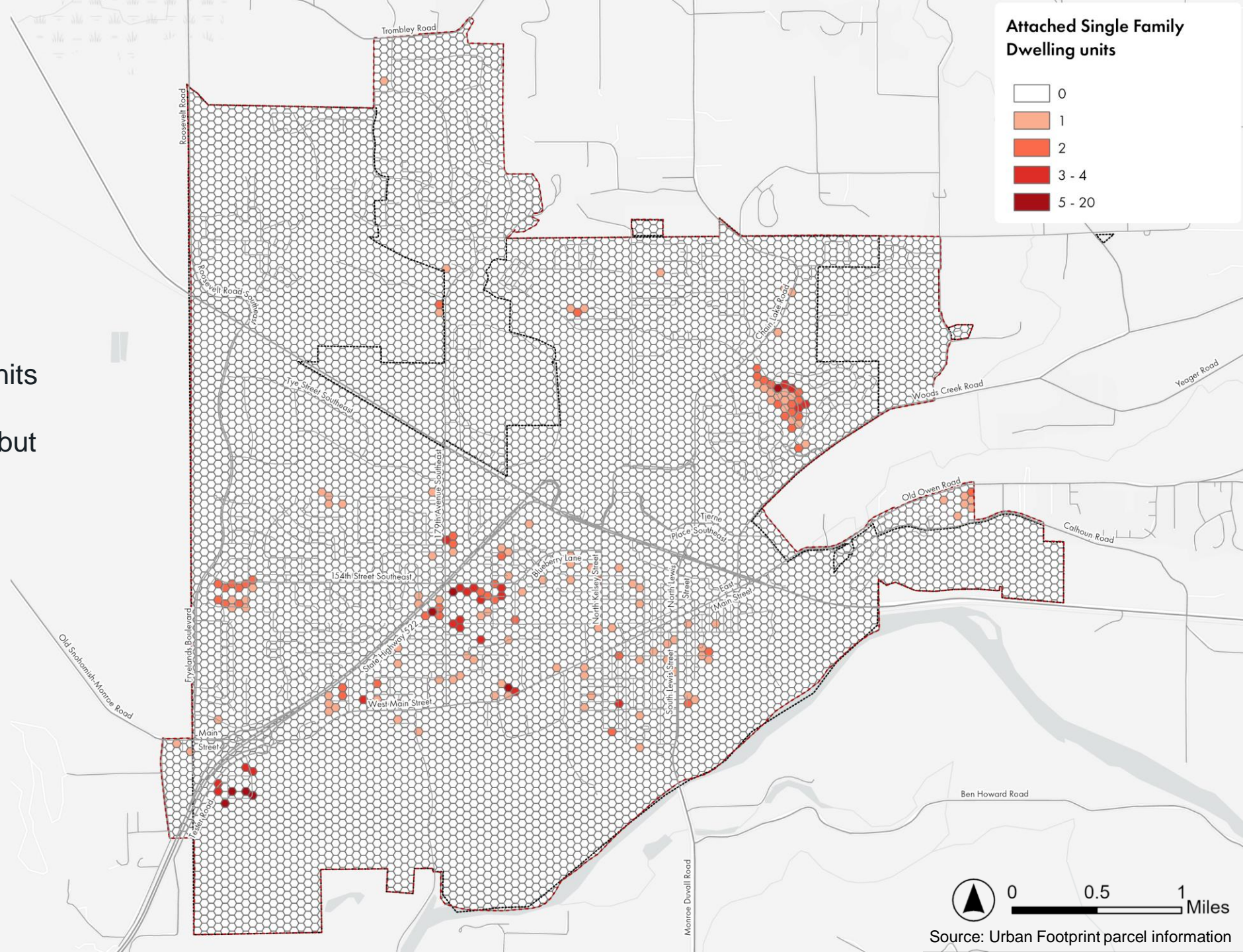
Source: Urban Footprint parcel information

Existing Residential Development

Low density attached housing units

Low density attached housing units include townhomes, rowhouses, and other units that share walls but are not stacked vertically.

- * Hexagons aggregate dwelling unit numbers for each parcel
- * A hexagon is approximately 1.23 acres

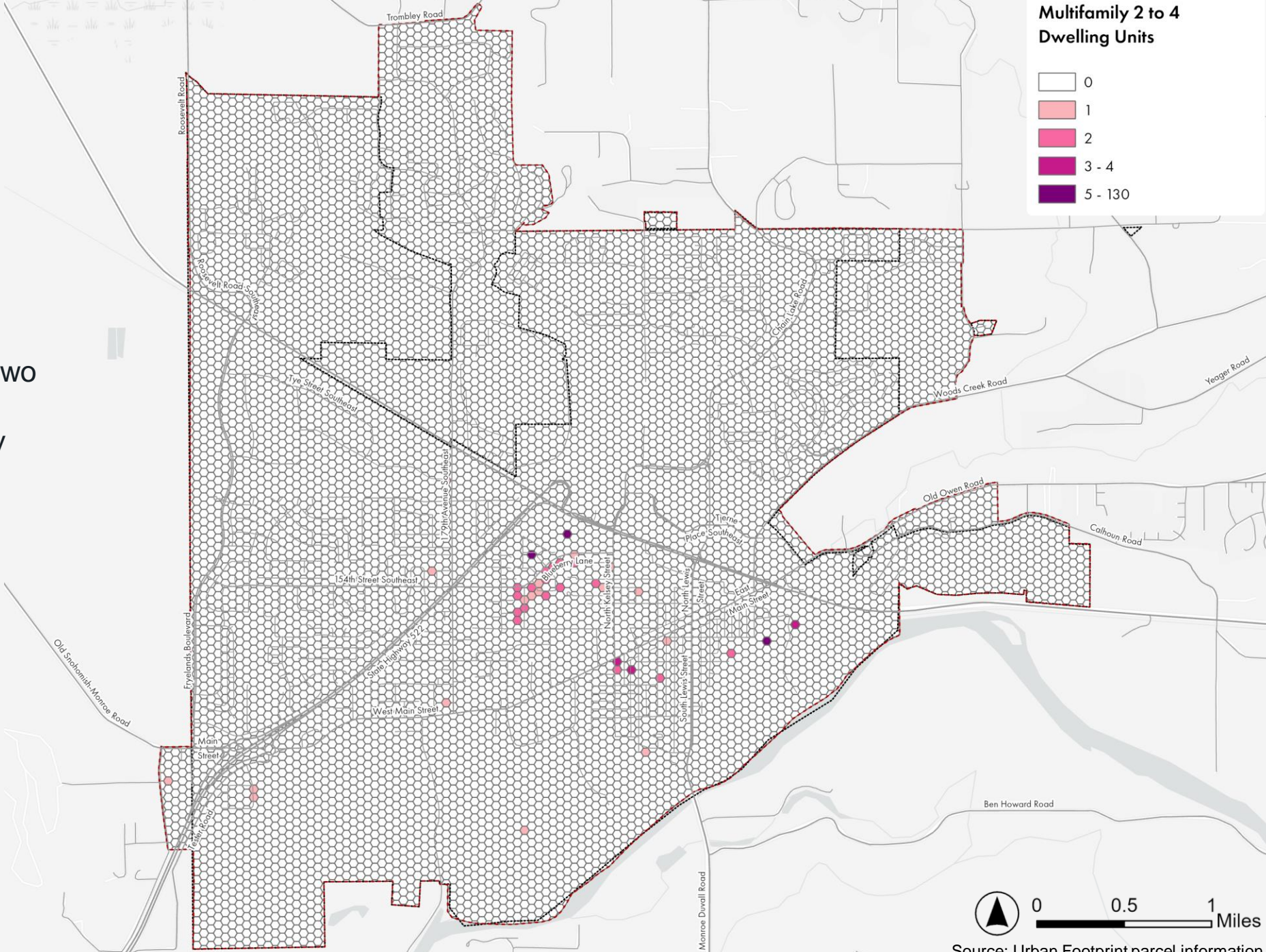


Existing Residential Development

Attached housing: Two to Four Dwelling Units

Homes in buildings that contain two to four housing units that are adjacent vertically, or horizontally with shared utility systems.

* Hexagons aggregate dwelling unit numbers for each parcel
* A hexagon is approximately 1.23 acres

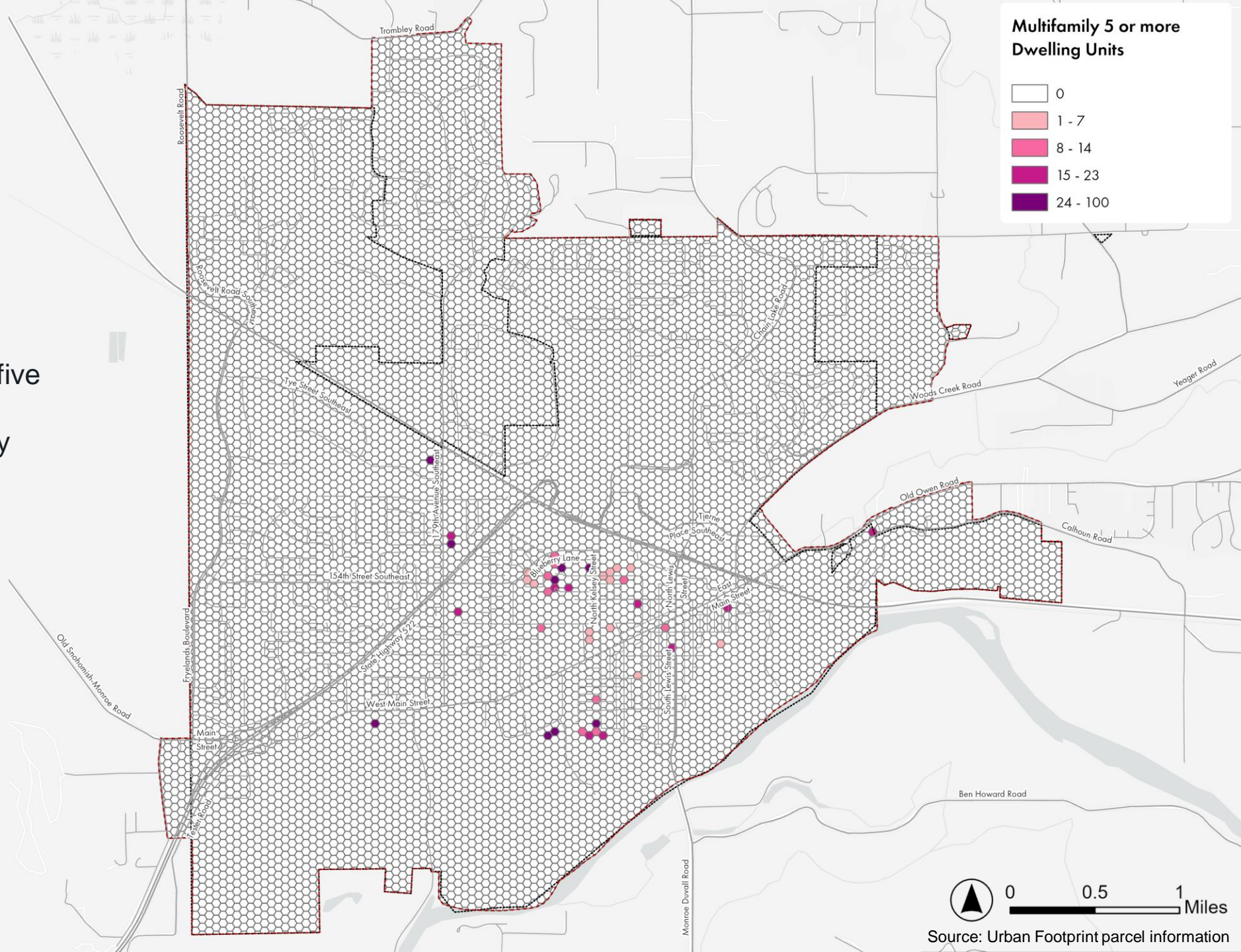


Existing Residential Development

Attached housing: Five or More Units

Homes in buildings that contain five or more housing units that are adjacent vertically, or horizontally with shared utility systems

- * Hexagons aggregate dwelling unit numbers for each parcel
- * A hexagon is approximately 1.23 acres

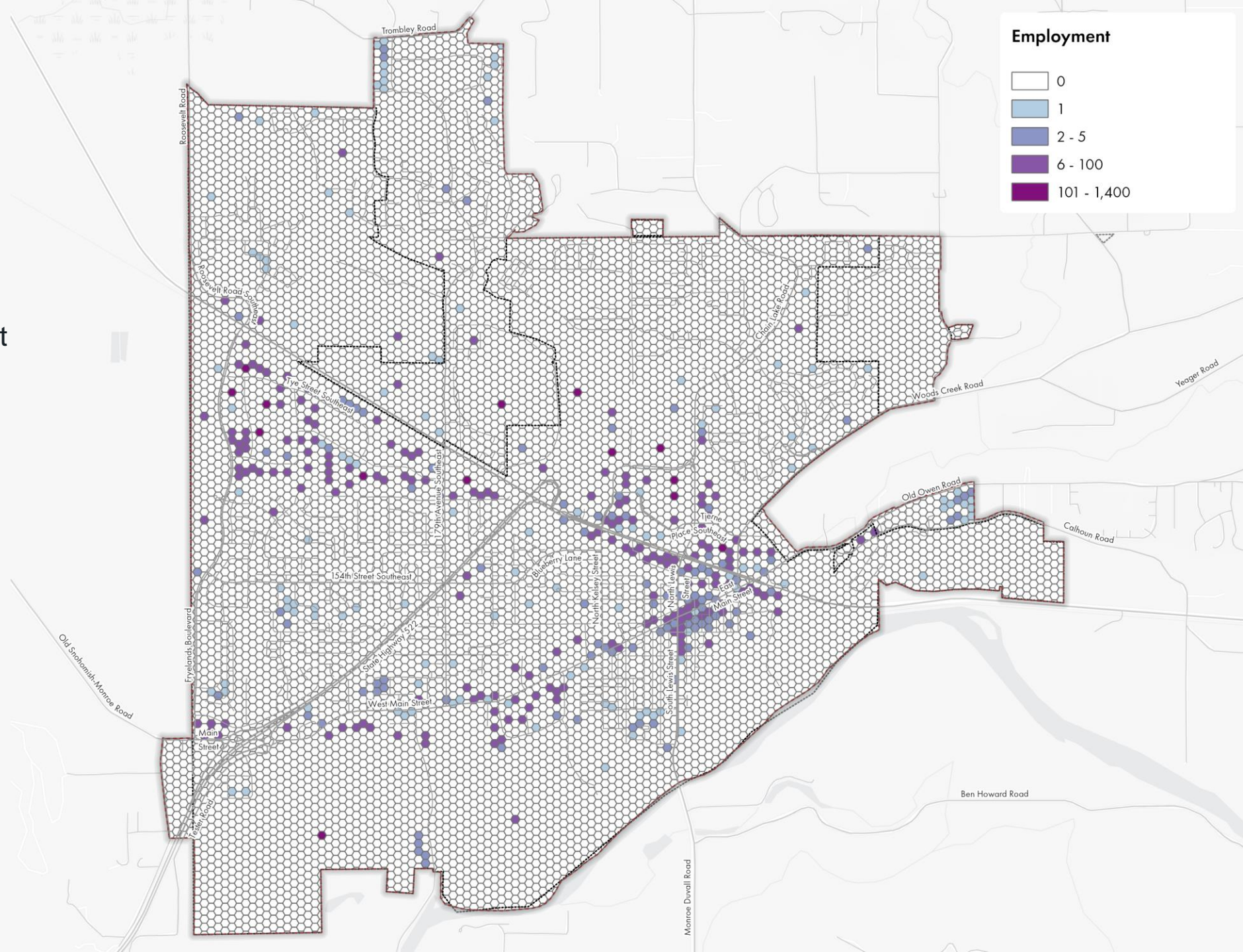


Existing Employment Density

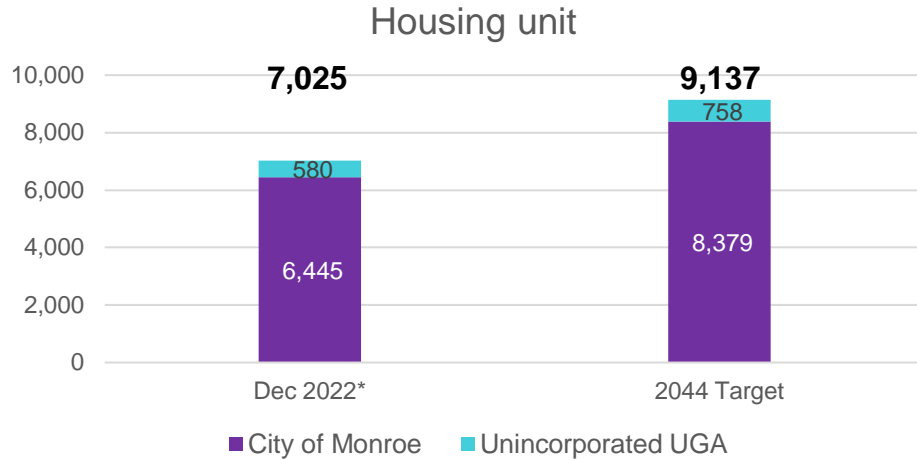
Employment

Total jobs across all employment categories.

- * Hexagons aggregate employment numbers for each parcel
- * A hexagon is approximately 1.23 acres



Housing Units and Employment



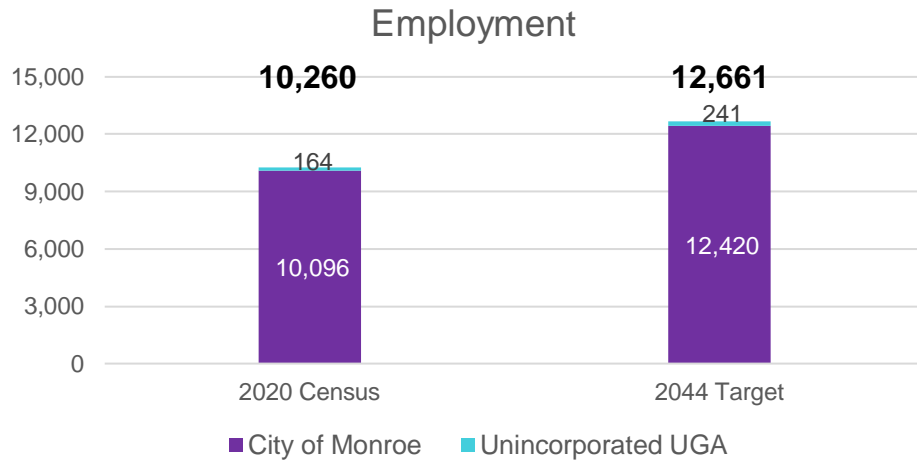
Housing Needed: 2,112 units

Scenario #1 Center-focused Growth

Net Increase **2,936 units**

Scenario #2 Center growth and Neighborhood nodes

Net Increase **2,851 units**



Employment Needed: 2,401 jobs

Scenario #1 Center-focused Growth

Net Increase **2,336 jobs**

Scenario #2 Center growth and Neighborhood nodes

Net Increase **2,981 jobs**

* Source: Snohomish County Draft 2044 Initial Housing Growth Targets

Land Use Scenario results

2044 Growth Target

Housing unit Needed	City of Monroe	1,934
	Unincorporated UGA	178

	Total	2,112

Employment Needed	City of Monroe	2,324
	Unincorporated UGA	77

	Total	2,401

Land Use Scenarios

		Scenario #1 Center-focused Growth	Scenario #2 Center growth and Neighborhood nodes
Housing unit Capacity	City of Monroe	2,538	2,388
	Unincorporated UGA	398	463


	Total	2,936	2,851

Employment Capacity	City of Monroe	2,336	2,823
	Unincorporated UGA	0	158

	Total	2,336	2,981

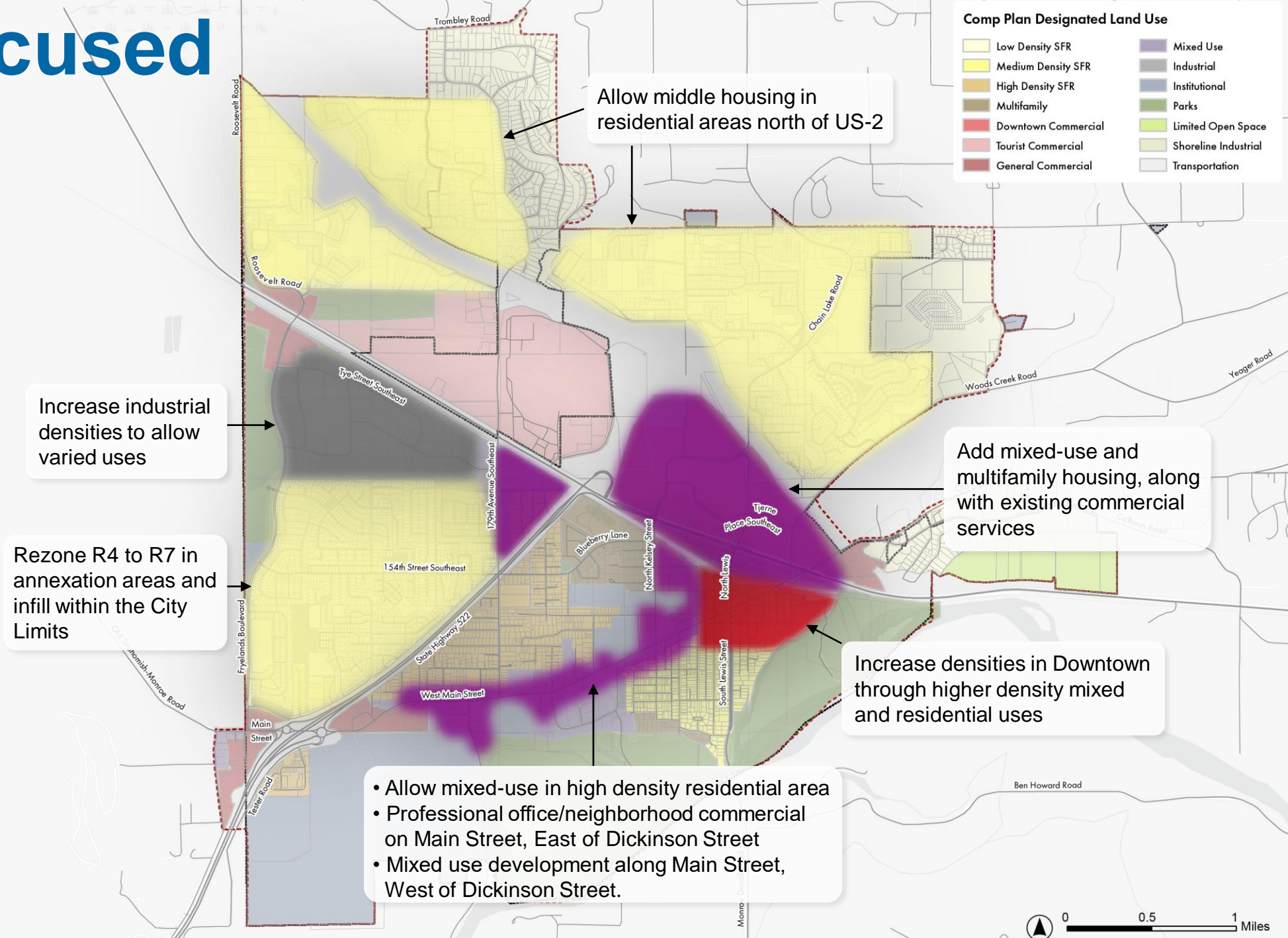
Center-focused growth

Plan Concepts

-  Commercial
-  Downtown
-  Mixed use
-  Industrial
-  Residential

Comp Plan Designated Land Use

 Low Density SFR	 Mixed Use
 Medium Density SFR	 Industrial
 High Density SFR	 Institutional
 Multifamily	 Parks
 Downtown Commercial	 Limited Open Space
 Tourist Commercial	 Shoreline Industrial
 General Commercial	 Transportation



Allow middle housing in residential areas north of US-2

Increase industrial densities to allow varied uses

Add mixed-use and multifamily housing, along with existing commercial services

Rezone R4 to R7 in annexation areas and infill within the City Limits

Increase densities in Downtown through higher density mixed and residential uses

- Allow mixed-use in high density residential area
- Professional office/neighborhood commercial on Main Street, East of Dickinson Street
- Mixed use development along Main Street, West of Dickinson Street.



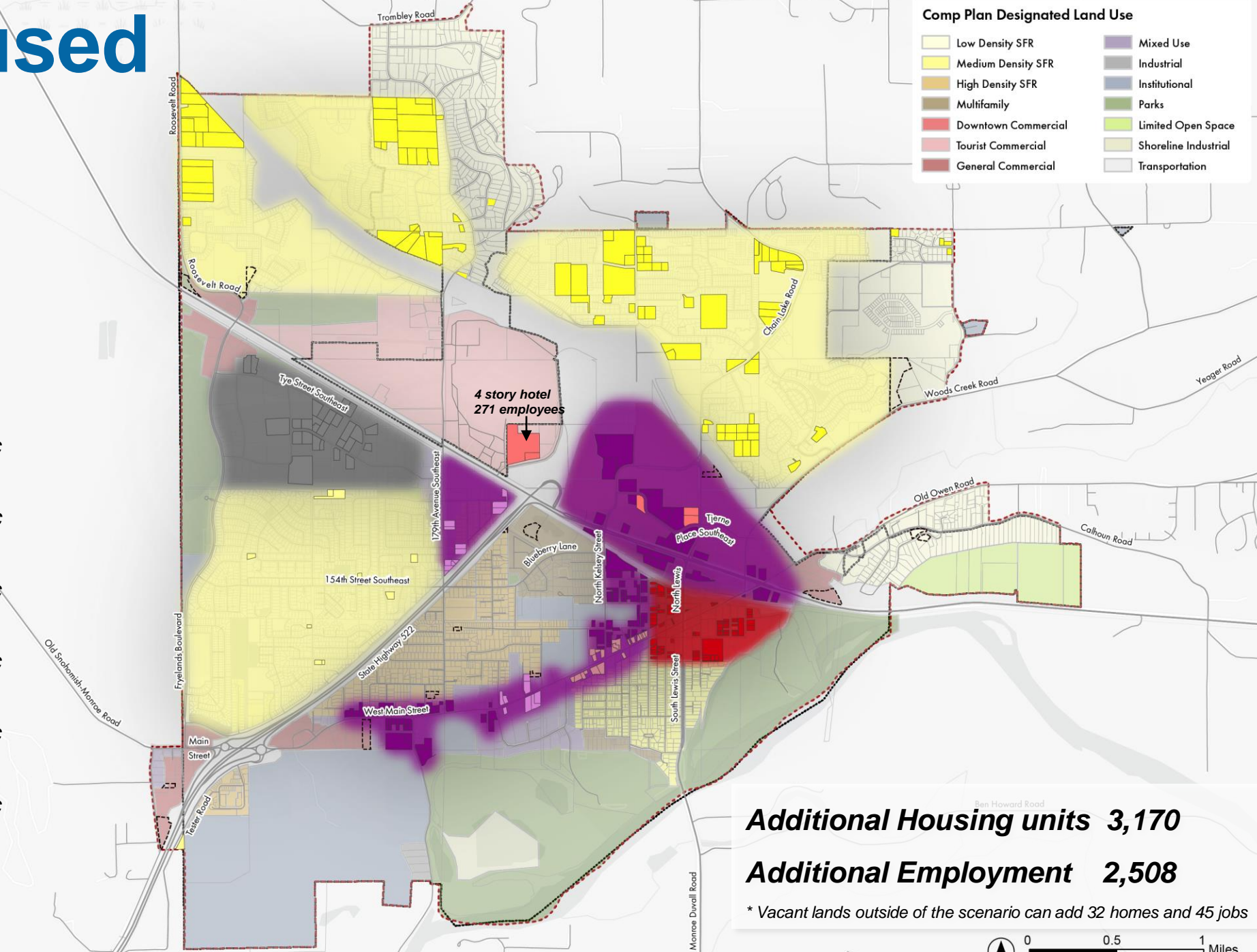
Center-focused growth

Development Type (Parcels)

- Allow 7 du/ac housing density in R4, potential annexation area
- Allow middle housing in residential areas north of US-2
- General Commercial
15 emp/ac
- Professional Office/Neighborhood Commercial
12 emp/ac
- Downtown Commercial
24 du/ac, 39 emp/ac
- Mixed Use neighborhood
12 du/ac, 12 emp/ac
- Mixed Use General
20 du/ac, 15 emp/ac
- Industrial
25 emp/ac
- Vacant lands not included in the scenario

Comp Plan Designated Land Use

 Low Density SFR	 Mixed Use
 Medium Density SFR	 Industrial
 High Density SFR	 Institutional
 Multifamily	 Parks
 Downtown Commercial	 Limited Open Space
 Tourist Commercial	 Shoreline Industrial
 General Commercial	 Transportation



Additional Housing units 3,170

Additional Employment 2,508

* Vacant lands outside of the scenario can add 32 homes and 45 jobs



DRAFT

Center growth & neighborhood nodes

Plan Concepts

-  Commercial
-  Downtown
-  Mixed use
-  Industrial
-  Residential

Comp Plan Designated Land Use

 Low Density SFR	 Mixed Use
 Medium Density SFR	 Industrial
 High Density SFR	 Institutional
 Multifamily	 Parks
 Downtown Commercial	 Limited Open Space
 Tourist Commercial	 Shoreline Industrial
 General Commercial	 Transportation

Add commercial development to support residential uses

Increase industrial densities to allow varied uses

Rezone R4 to R7 in annexation areas and infill within the City Limits

Add mixed-use and neighborhood-serving commercial near Monroe High School

Allow mixed-use along 179th Avenue SE and along W Main Street to increase employment and housing options

Increase densities in Downtown through higher density mixed and residential uses
Expand the Downtown area to N Kelsey St.

Add mixed-use development to support nearby planned residential areas, where feasible.

* Buildable lands in this area are within 110ft Wetlands buffer and need to verify their eligibility

Add mixed-use and multifamily housing, along with existing commercial services

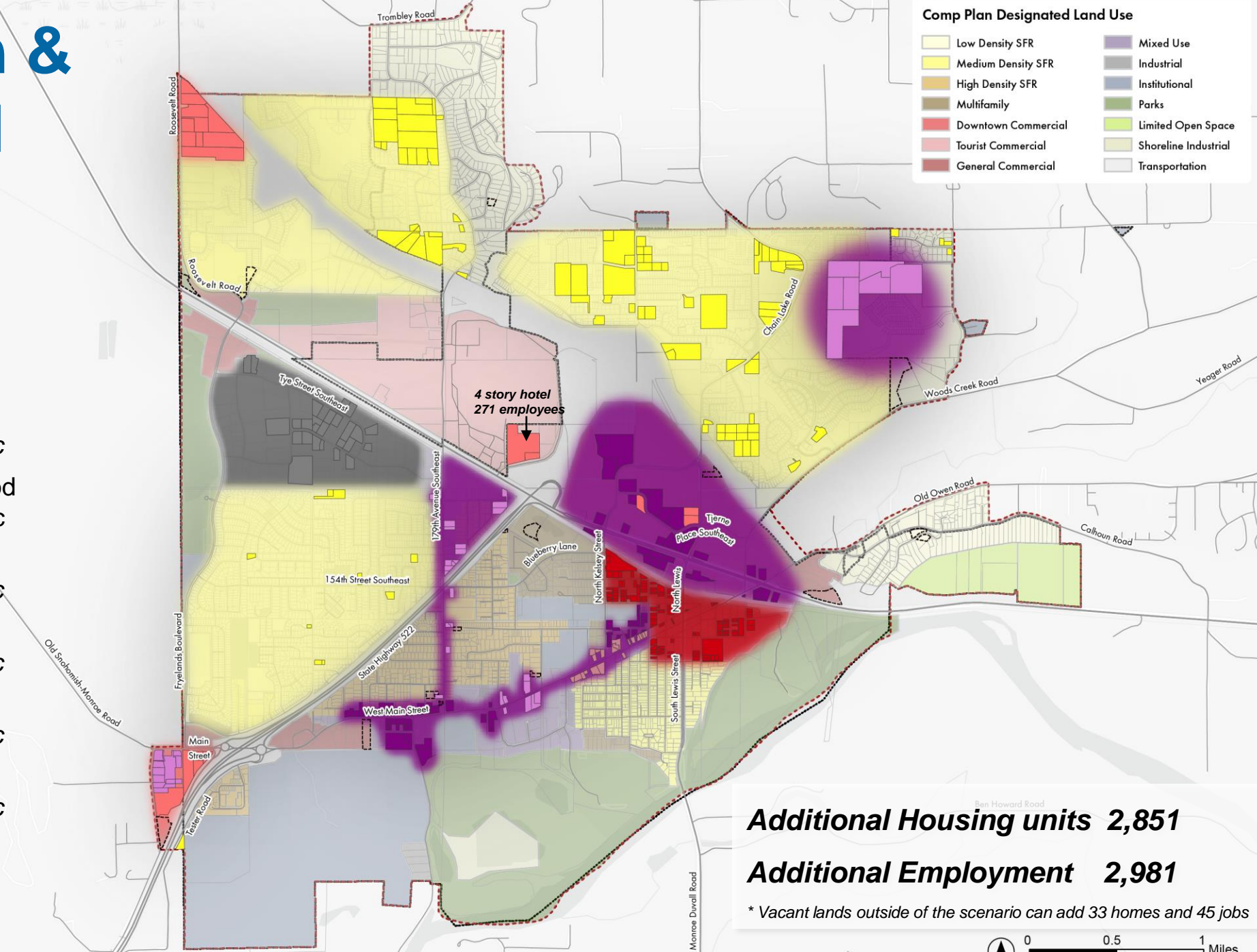
Center growth & neighborhood nodes

Development Type (Parcels)

- Allow 7 du/ac housing density in R4, potential annexation area
- General Commercial 15 emp/ac
- Professional Office/Neighborhood Commercial 12 emp/ac
- Downtown Commercial 24 du/ac, 39 emp/ac
- Mixed Use neighborhood 12 du/ac, 12 emp/ac
- Mixed Use General 20 du/ac, 15 emp/ac
- Industrial 25 emp/ac
- Vacant lands not included in the scenario

Comp Plan Designated Land Use

 Low Density SFR	 Mixed Use
 Medium Density SFR	 Industrial
 High Density SFR	 Institutional
 Multifamily	 Parks
 Downtown Commercial	 Limited Open Space
 Tourist Commercial	 Shoreline Industrial
 General Commercial	 Transportation



Additional Housing units 2,851

Additional Employment 2,981

* Vacant lands outside of the scenario can add 33 homes and 45 jobs



Questions: Draft Scenarios

1. What do you think might be potential implications of implementing one of these scenarios?
2. If you are concerned about one or both of the scenarios, what change(s) would be required to make you more comfortable?
3. Is there another scenario, or combination of these scenarios, that you think should be considered?

Next Steps

Meeting	Objectives	Timing (tentative)
CAC Meeting #2	<ul style="list-style-type: none"> • Draft policy framework elements (Introduction, Vision) • Housing analysis and middle housing considerations 	November 2023
Public Event	<ul style="list-style-type: none"> • Land Use Scenarios 	January 2024
CAC Meeting #3	<ul style="list-style-type: none"> • Review community input from the January 2024 public event • Develop preliminary considerations for the Draft Future Land Use Map • Review the draft land use, housing, and transportation policy elements 	February 2024
CAC Meeting #4	<ul style="list-style-type: none"> • Refine recommendations for the Draft Future Land Use Map. • Review other elements of Comprehensive Plan 	April 2024
Public Event	<ul style="list-style-type: none"> • Draft Future Land Use Map and Supporting Policies 	April 2024
CAC Meeting #5	<ul style="list-style-type: none"> • Review draft Monroe 2044 Plan 	July 2024
Public Event	<ul style="list-style-type: none"> • Draft Monroe 2044 Comprehensive Plan 	August 2024

MONROE

— 2044 —



Examples of Potential Future Land Uses

Low Density Residential



Low Density Residential 4du/ac

Potential Future Land Use



Medium Density Residential 7du/ac

Commercial Development (North Kelsey Area)



General Commercial



Mixed Use

Downtown Commercial



Some mixed and residential uses allowed



Higher density mixed and residential uses

179th Avenue between Hwy 2 and Main Street



High Density Residential 15du/ac



Mixed Use