

MONROE — 2044 —

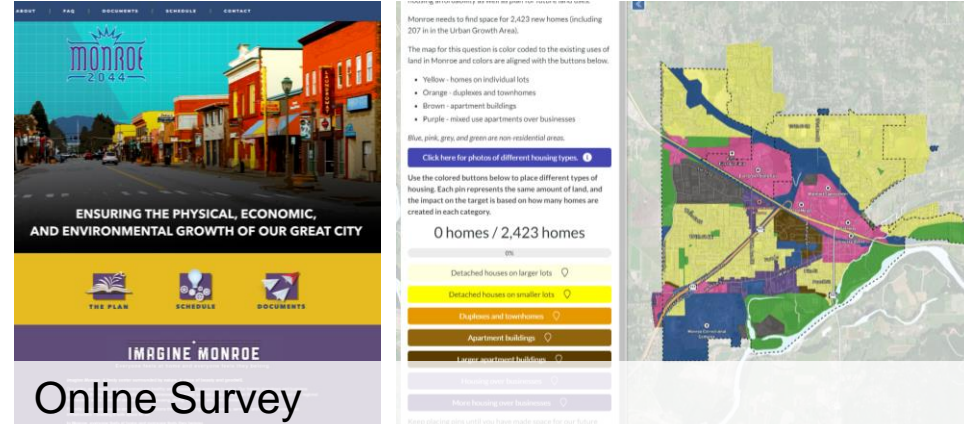


Joint Work Session
June 20, 2023

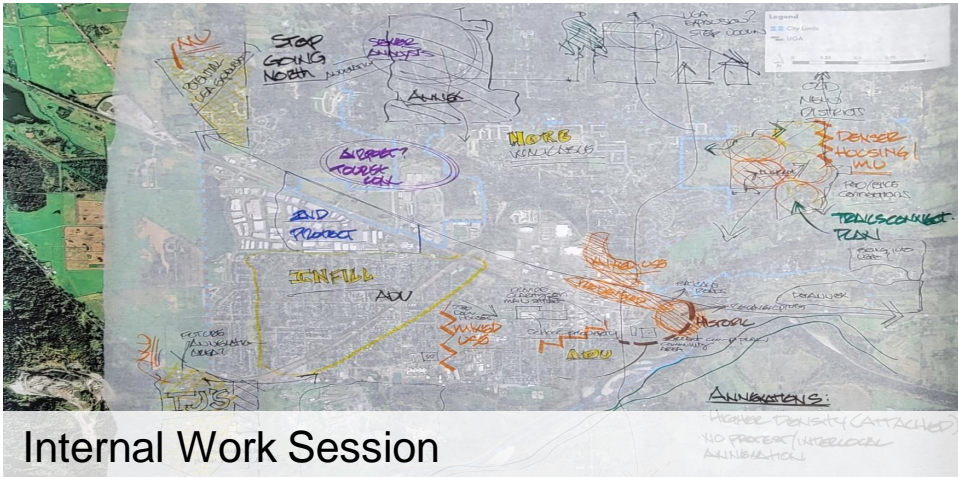
Community input



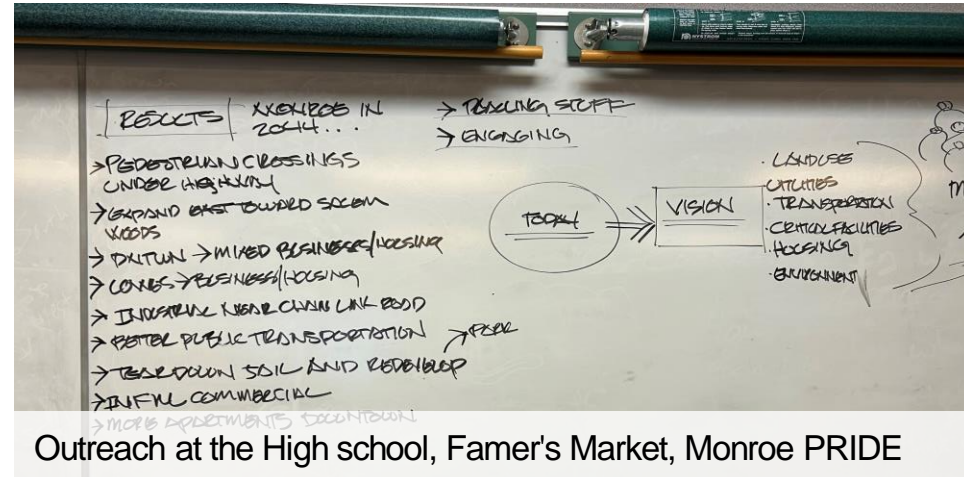
Community Kickoff



Online Survey










Internal Work Session






Outreach at the High school, Famer's Market, Monroe PRIDE

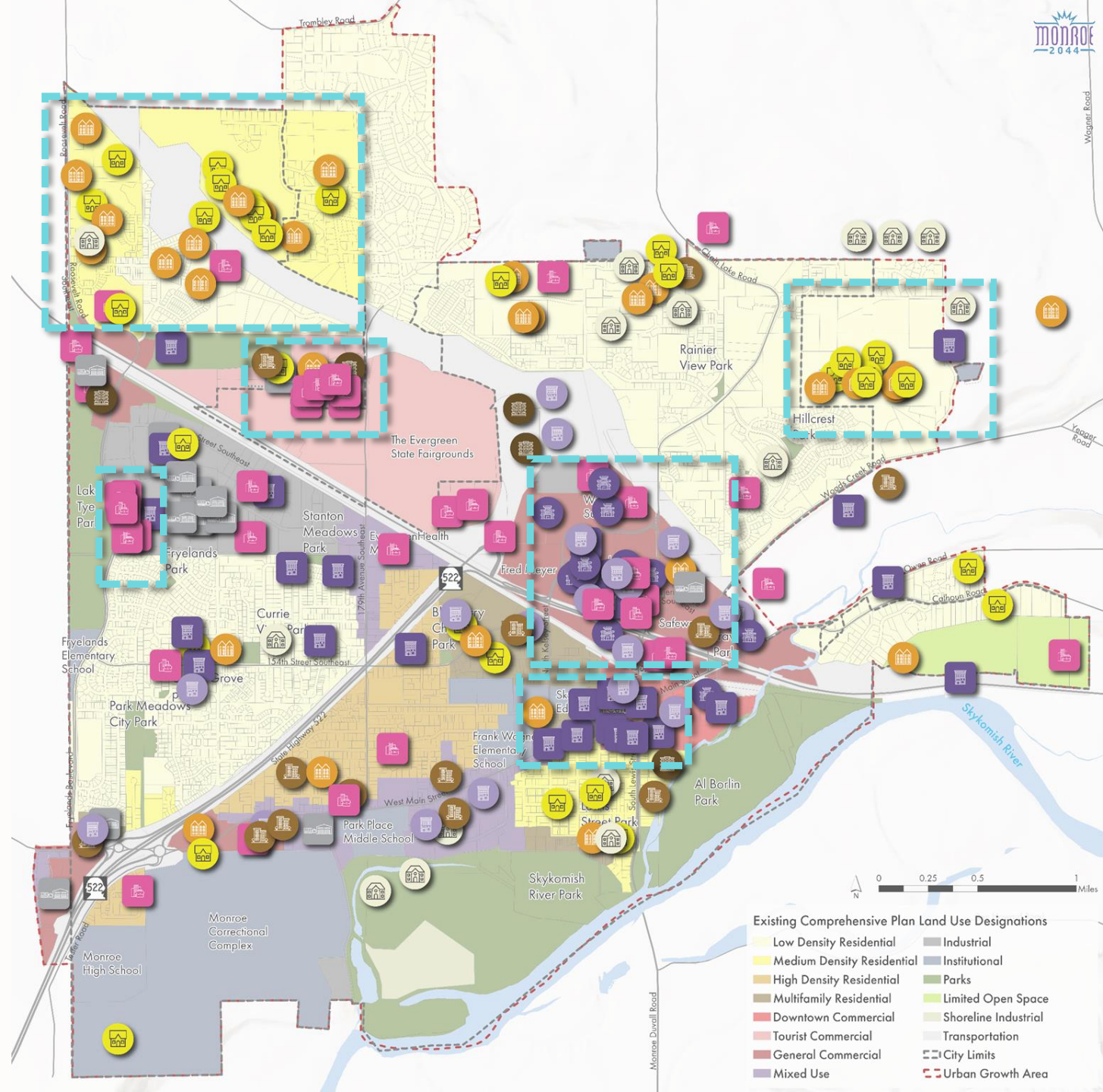
Community Kickoff Group Exercise

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

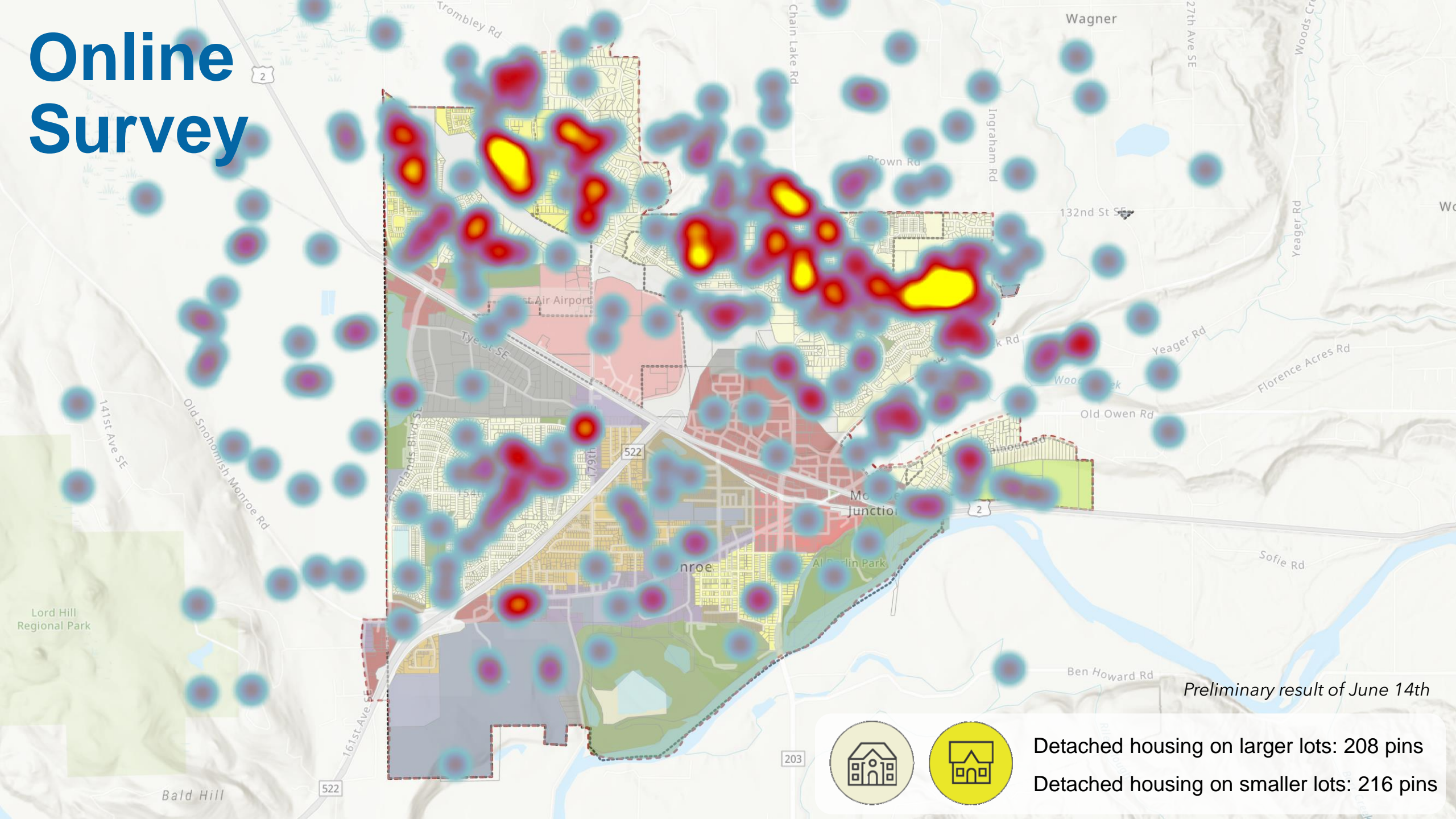
-  Commercial
-  Industrial
-  Mix of businesses & homes



Existing Comprehensive Plan Land Use Designations

 Low Density Residential	 Industrial
 Medium Density Residential	 Institutional
 High Density Residential	 Parks
 Multifamily Residential	 Limited Open Space
 Downtown Commercial	 Shoreline Industrial
 Tourist Commercial	 Transportation
 General Commercial	 City Limits
 Mixed Use	 Urban Growth Area

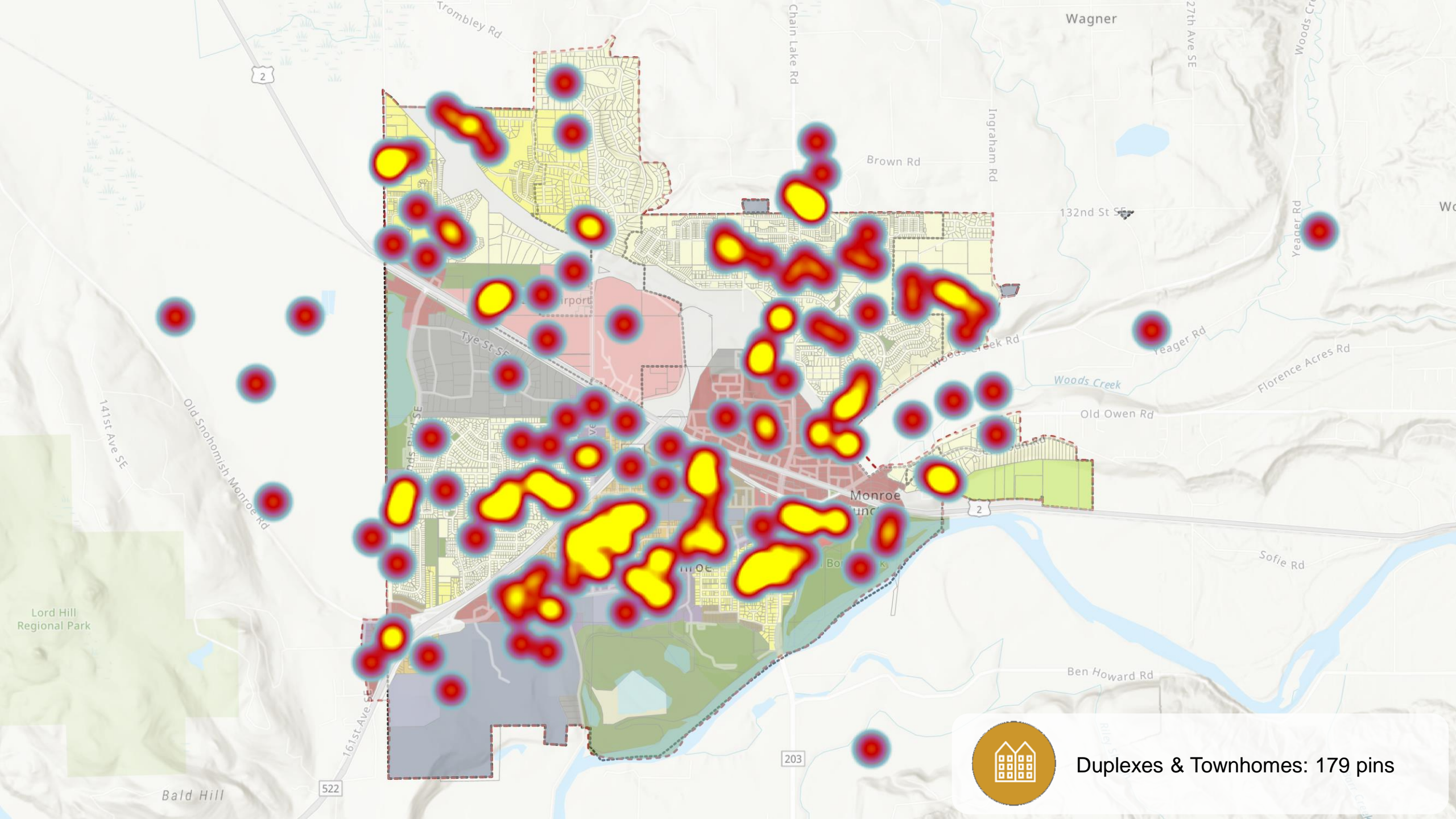
Online Survey



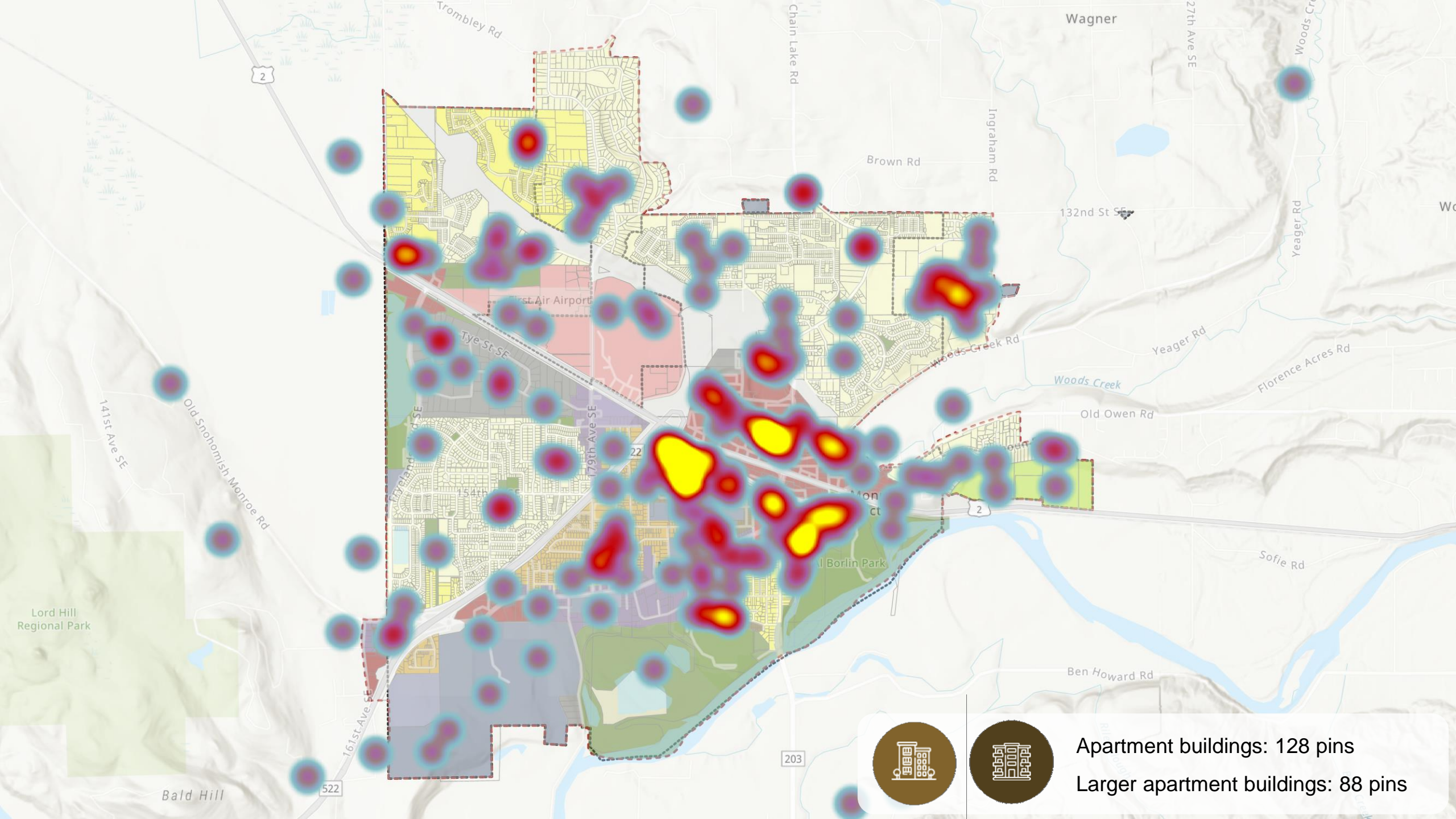
Preliminary result of June 14th



Detached housing on larger lots: 208 pins
Detached housing on smaller lots: 216 pins

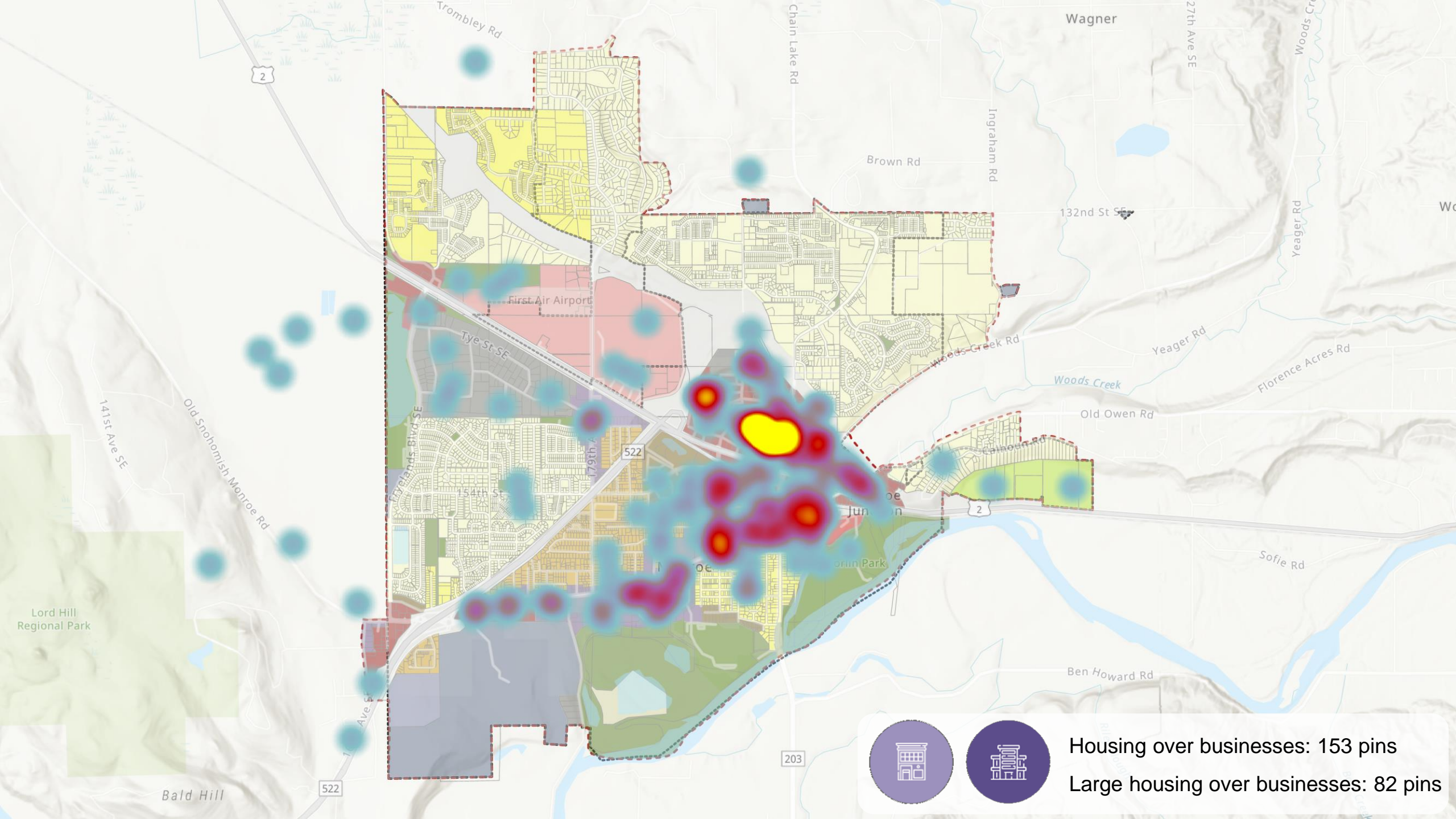


Duplexes & Townhomes: 179 pins



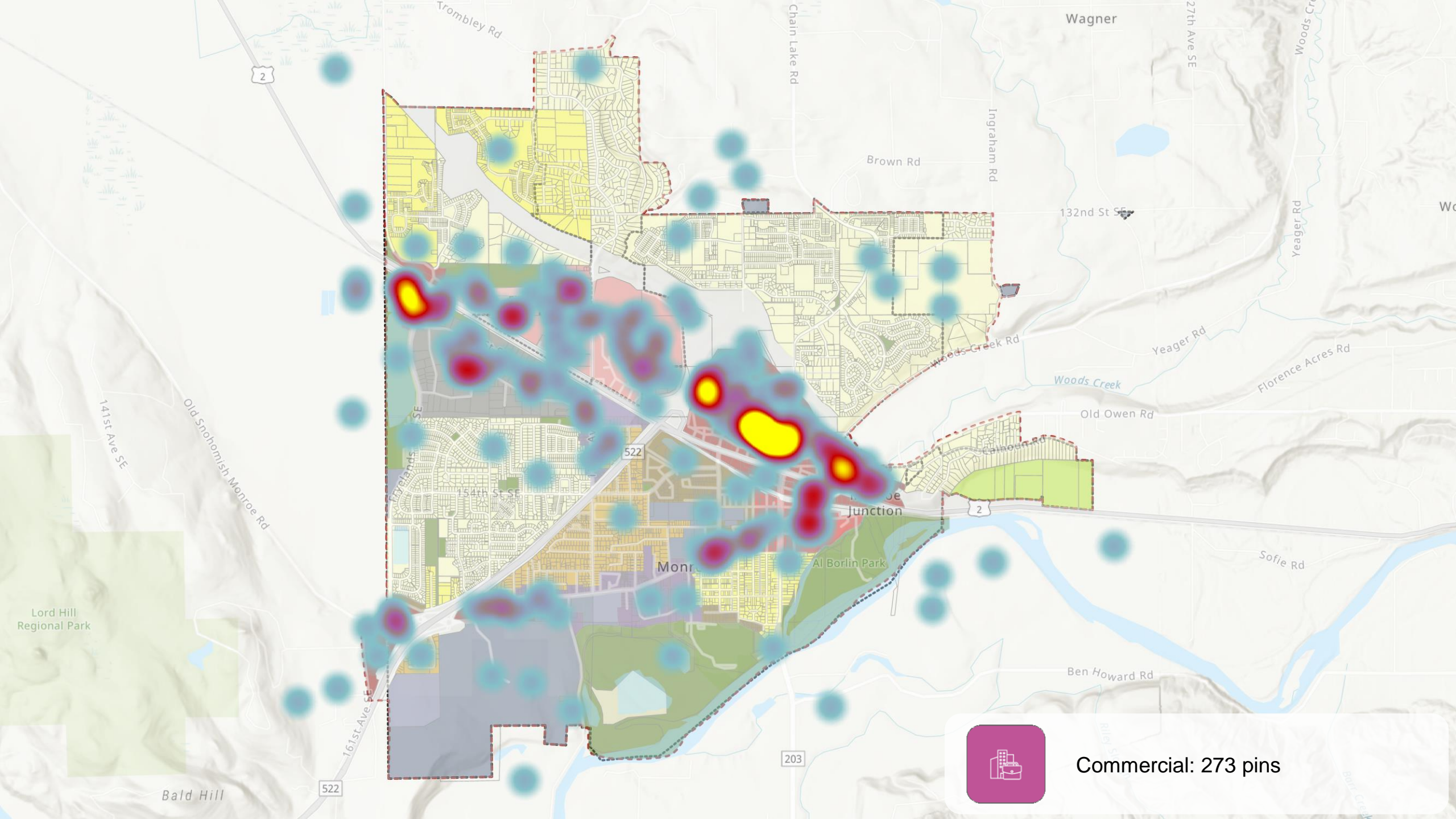
Apartment buildings: 128 pins

Larger apartment buildings: 88 pins

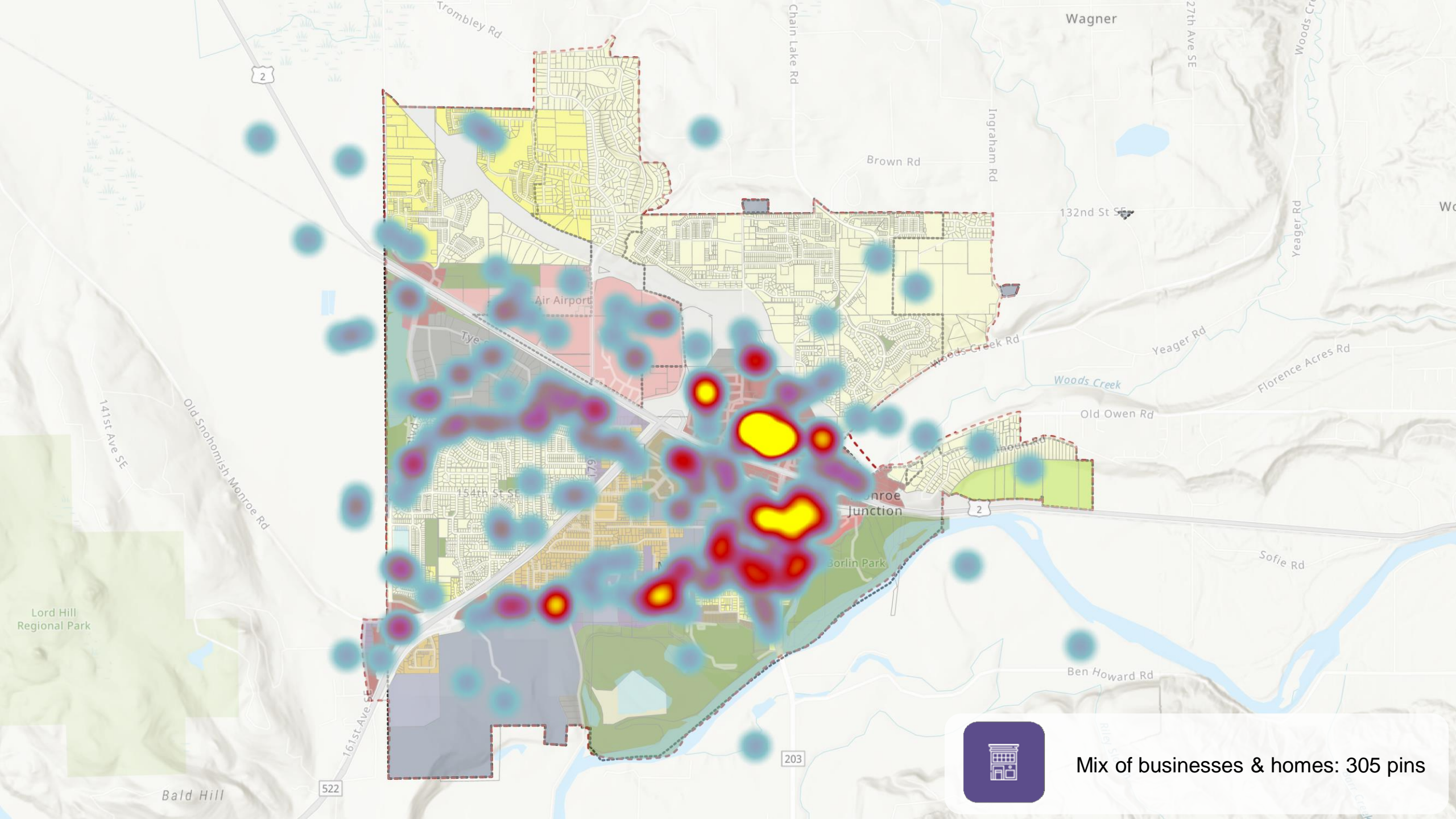


Housing over businesses: 153 pins

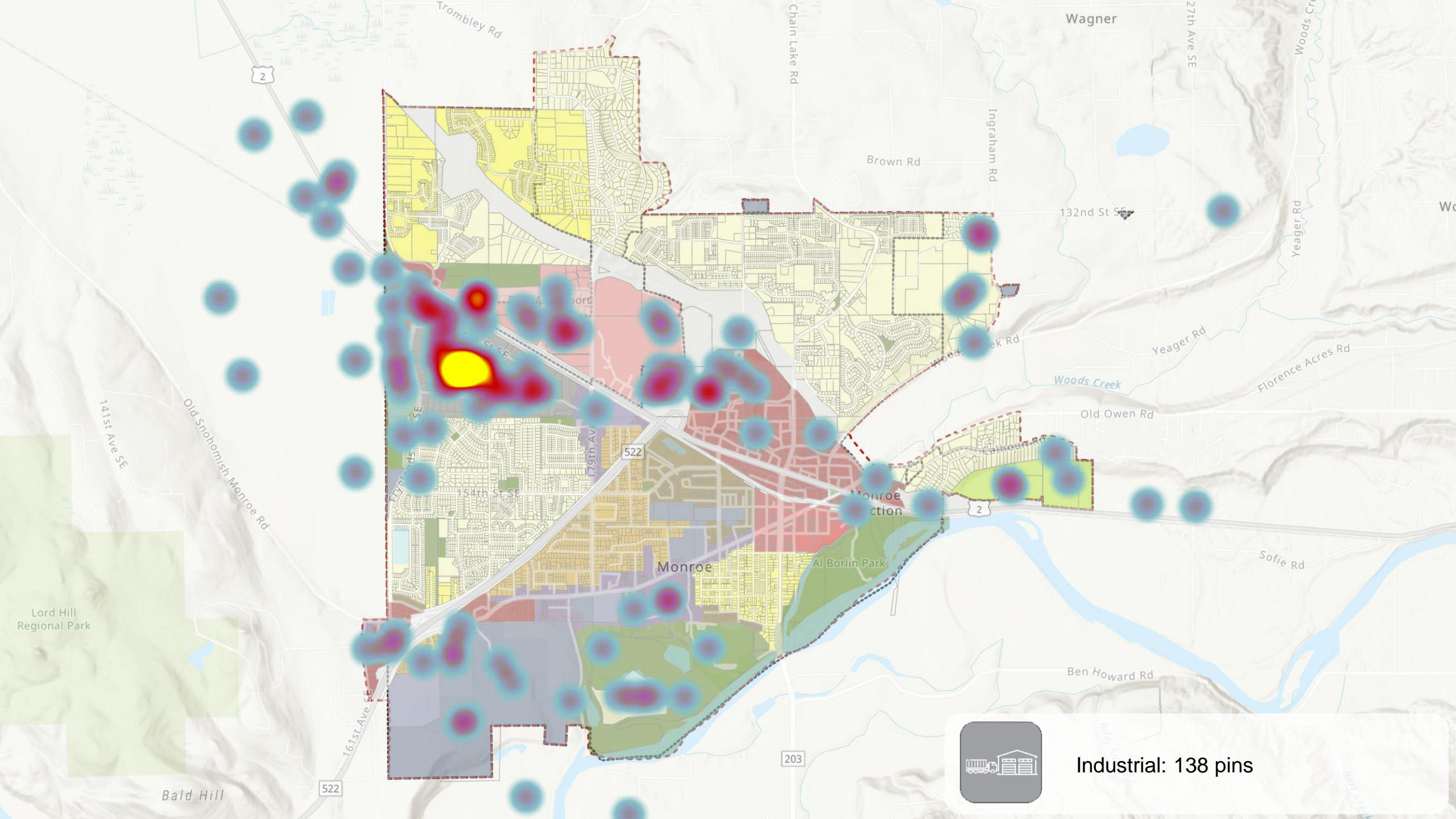
Large housing over businesses: 82 pins



Commercial: 273 pins



Mix of businesses & homes: 305 pins



Industrial: 138 pins

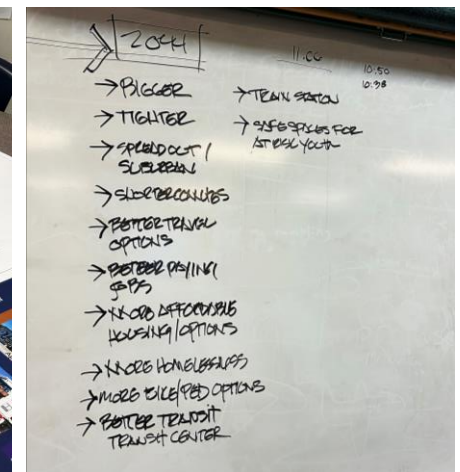
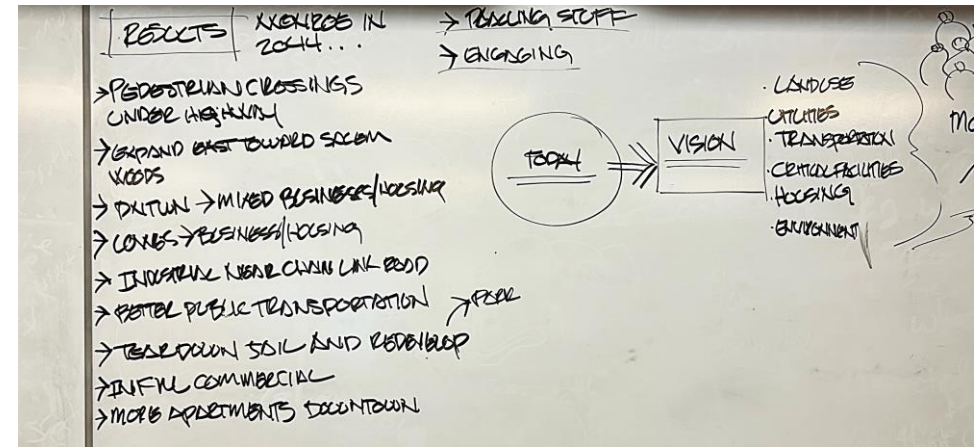
Internal Work Session

- Consider higher density housing and mixed-use development in annexation areas
- Support mixed use development along Highway 2
- Promote infill development, middle housing, and ADUs in single family residential zones
- Provide clarity for development Main Street



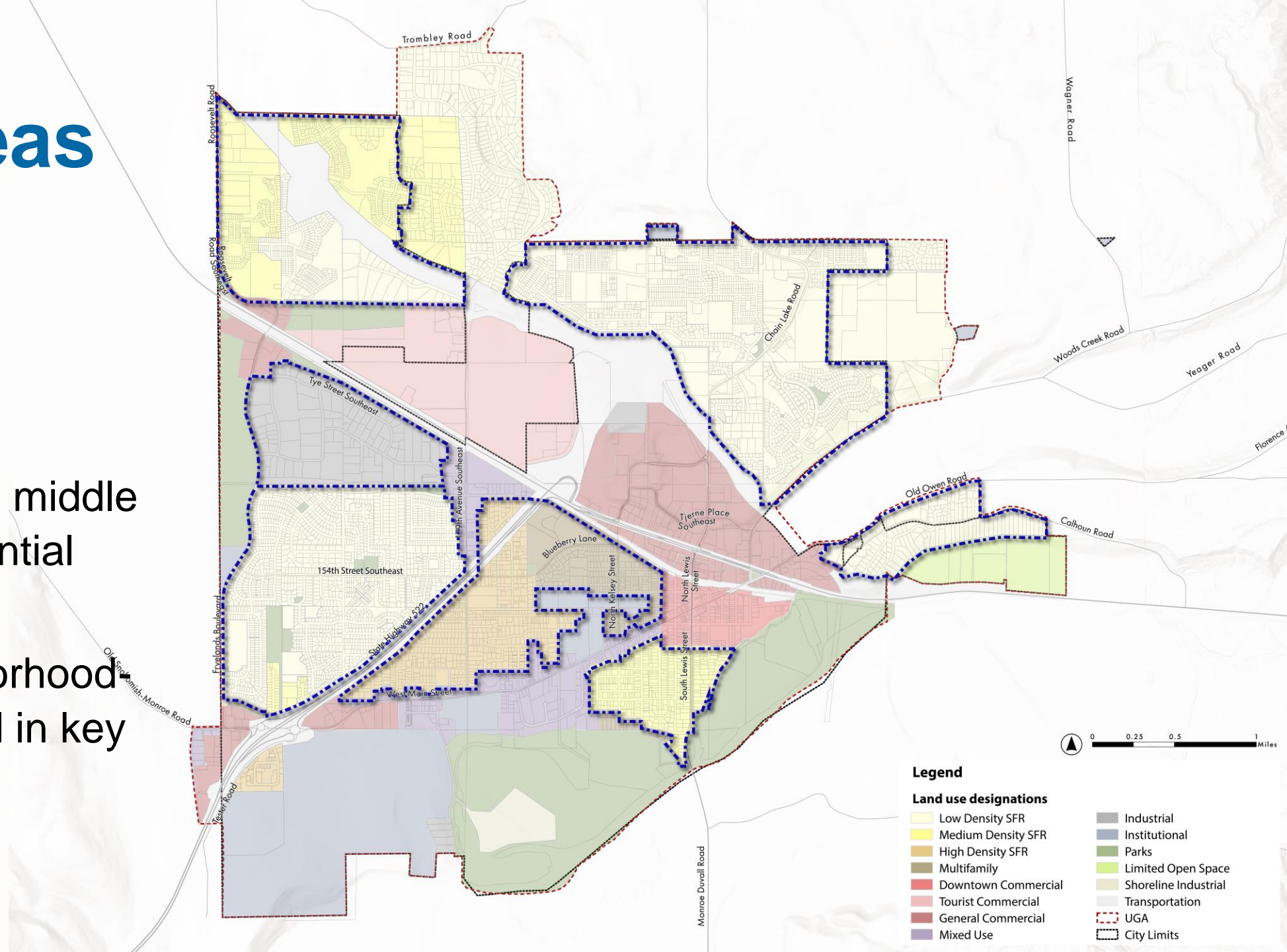
High School Outreach

- Lack of jobs and things to do
- Diversify commercial businesses to support job growth and create a more active city
- Add neighborhood commercial areas
- Improve streets and connections for pedestrians and bicycles. Highways 2 and 522 are major barriers
- Commercial, mixed-use, and denser residential uses in the North Kelsey area



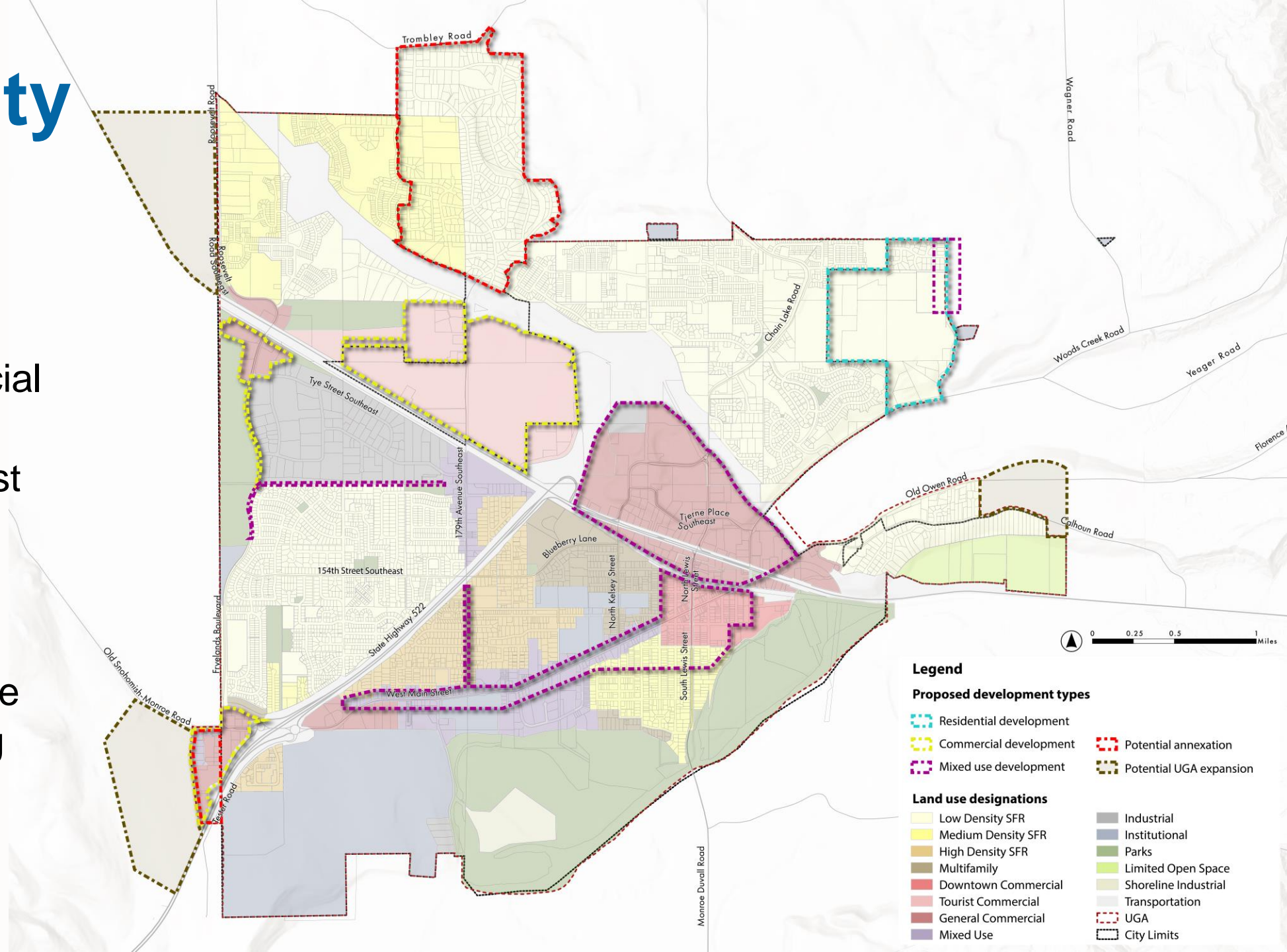
Stable Areas

- Increase jobs the industrial area
- Encourage infill development and middle housing in residential areas
- Consider neighborhood-scale commercial in key areas



Opportunity Areas

- Focus growth in annexation areas
- Consider commercial development near Lake Tye Park, First Airfield, and near Evergreen State Fairground
- Consider mixed use development along Main St. and North Kelsey area



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