

# MONROE — 2044 —



**Draft Land Use Scenarios**  
City Council  
November 28, 2023

# Agenda

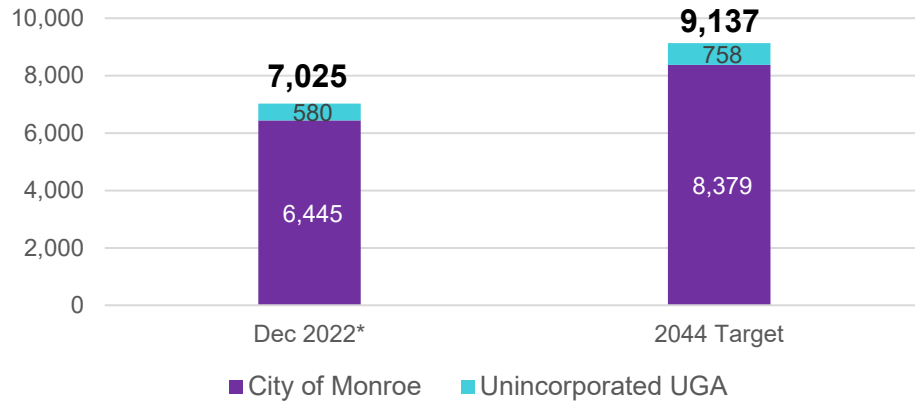
- Growth Targets
- Buildable Land Inventory and Existing Development
- Community Engagement
- Draft Development Scenarios
- Community Advisory Committee and Planning Commission Input
- Next Steps

# Requested Action

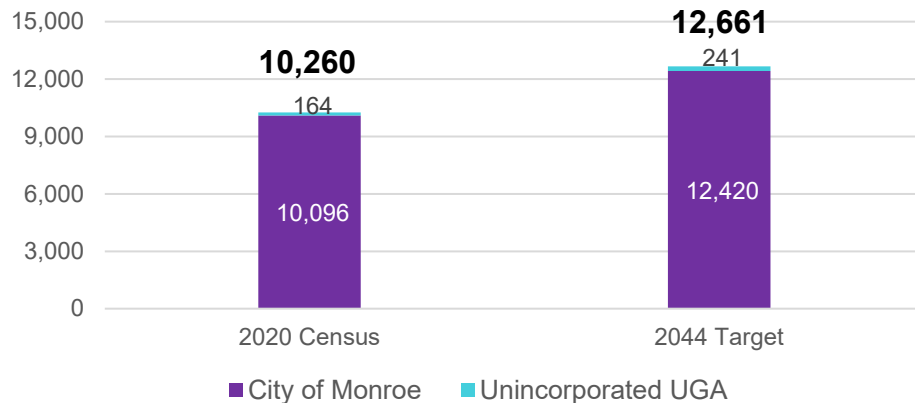
- Approve scenarios for analysis in the SEIS (No Action and Action Alternatives) with the understanding that the alternatives **do not** constitute the Draft Future Land Use Map
- The Draft Future Land Use Map will be developed as part of the FEIS in **Summer 2024 through additional community input**

# Housing Units and Employment

Housing units



Jobs



## 2044 Growth Targets



**2,112 new units**



**2,401 new jobs**

\* Source: Snohomish County Draft 2044 Initial Housing Growth Targets
















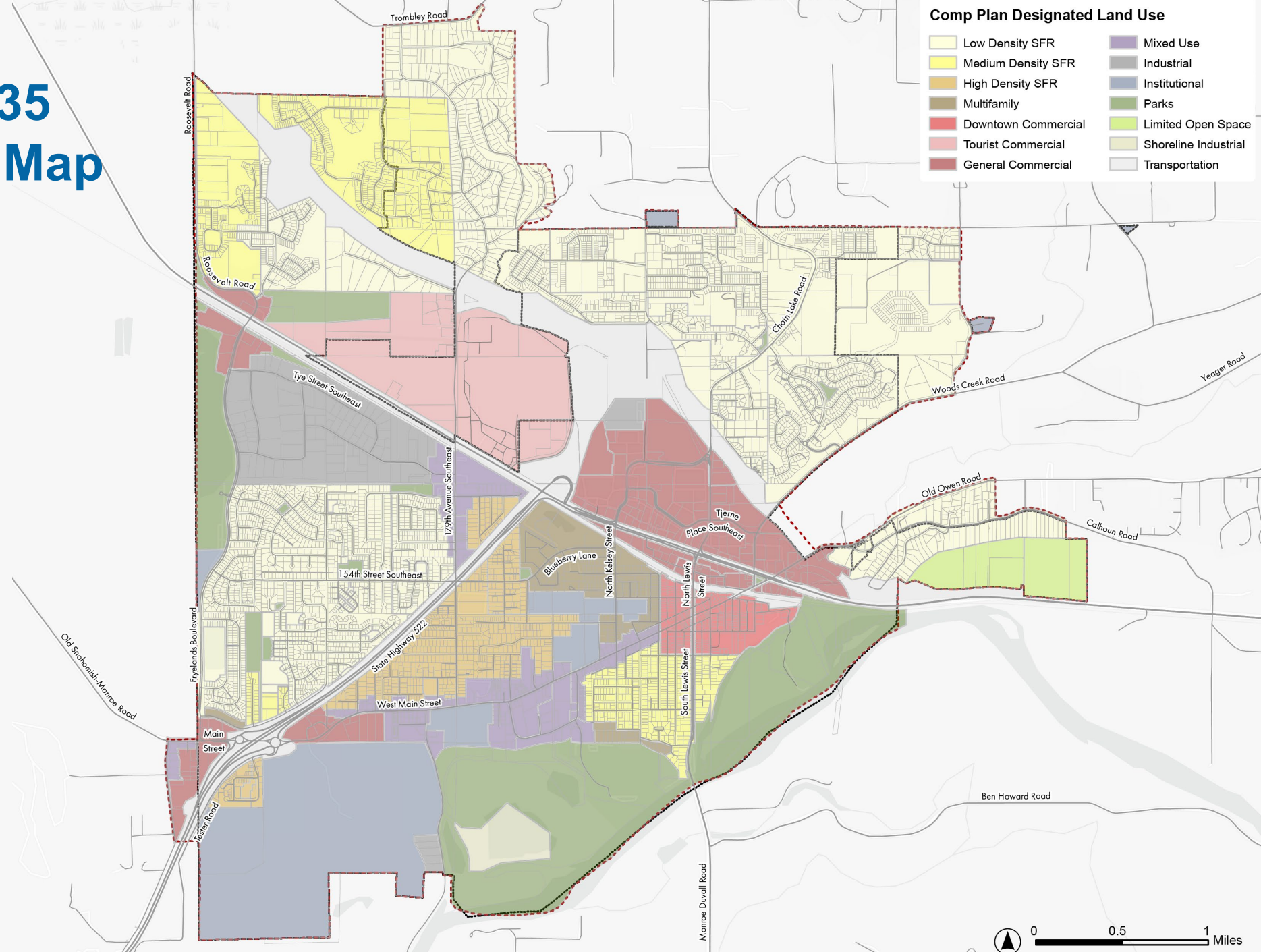
# Current Land Uses in Monroe



# Adopted 2015-2035 Future Land Use Map

**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





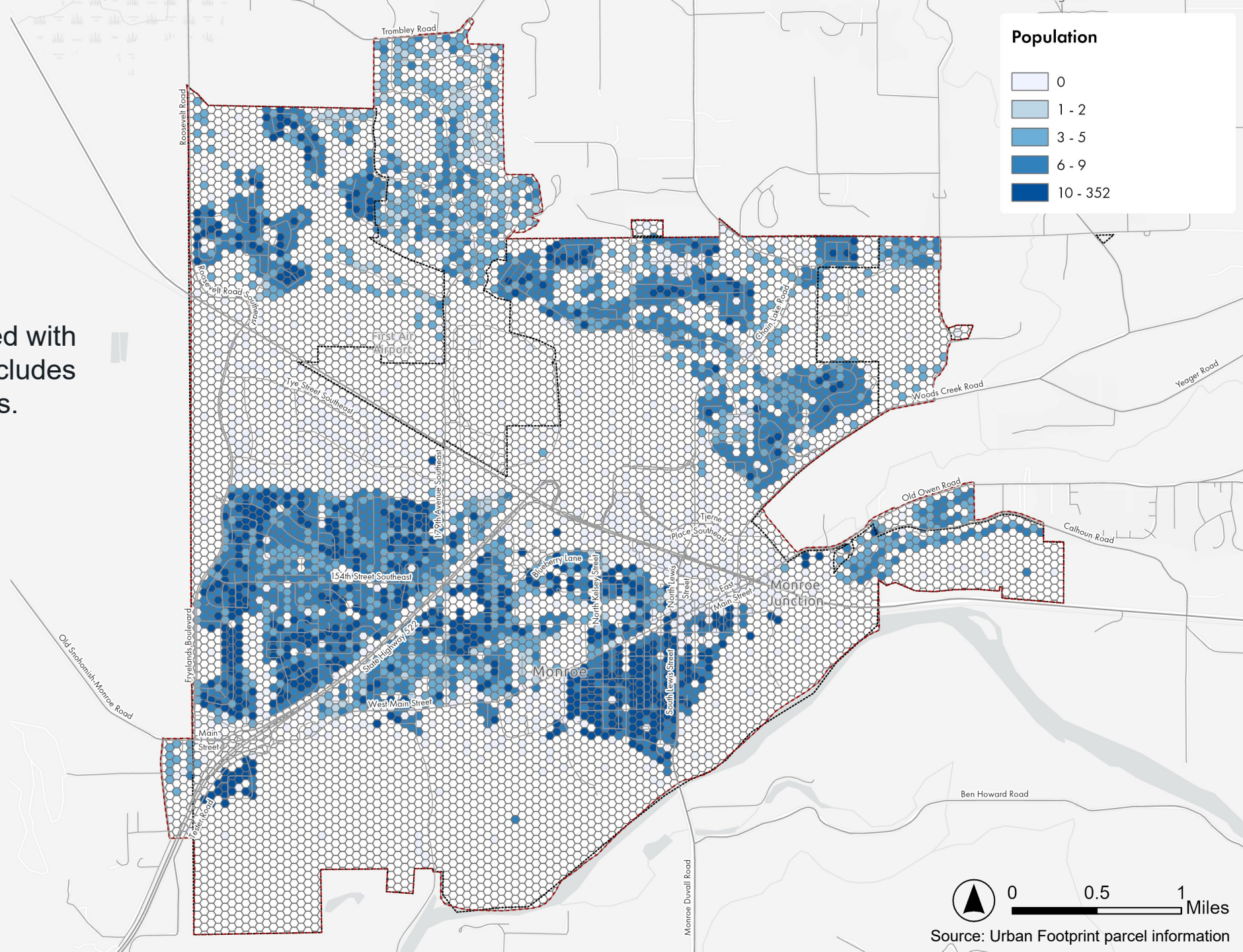
# Existing Population Density

## 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



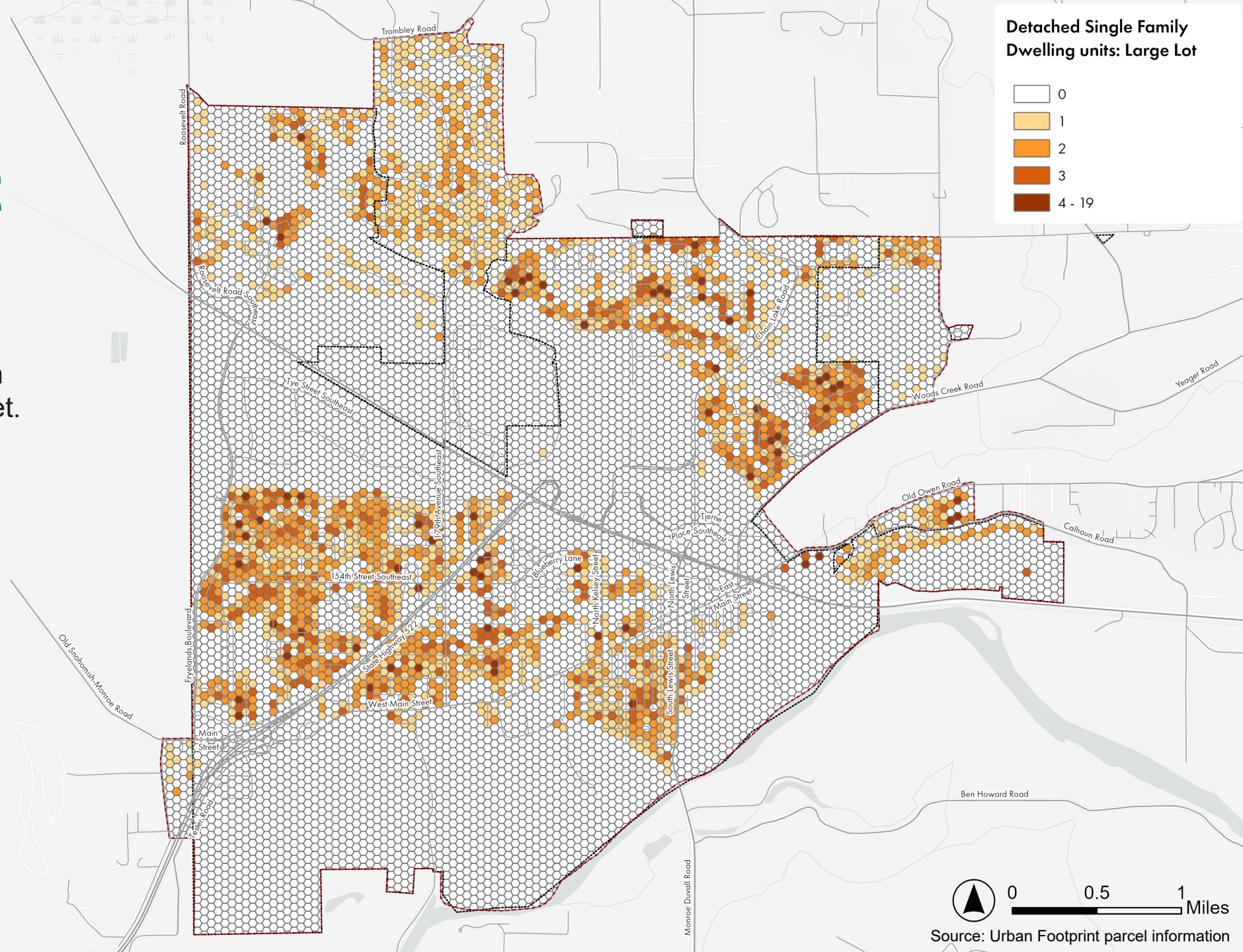


# Existing Residential Development

## 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

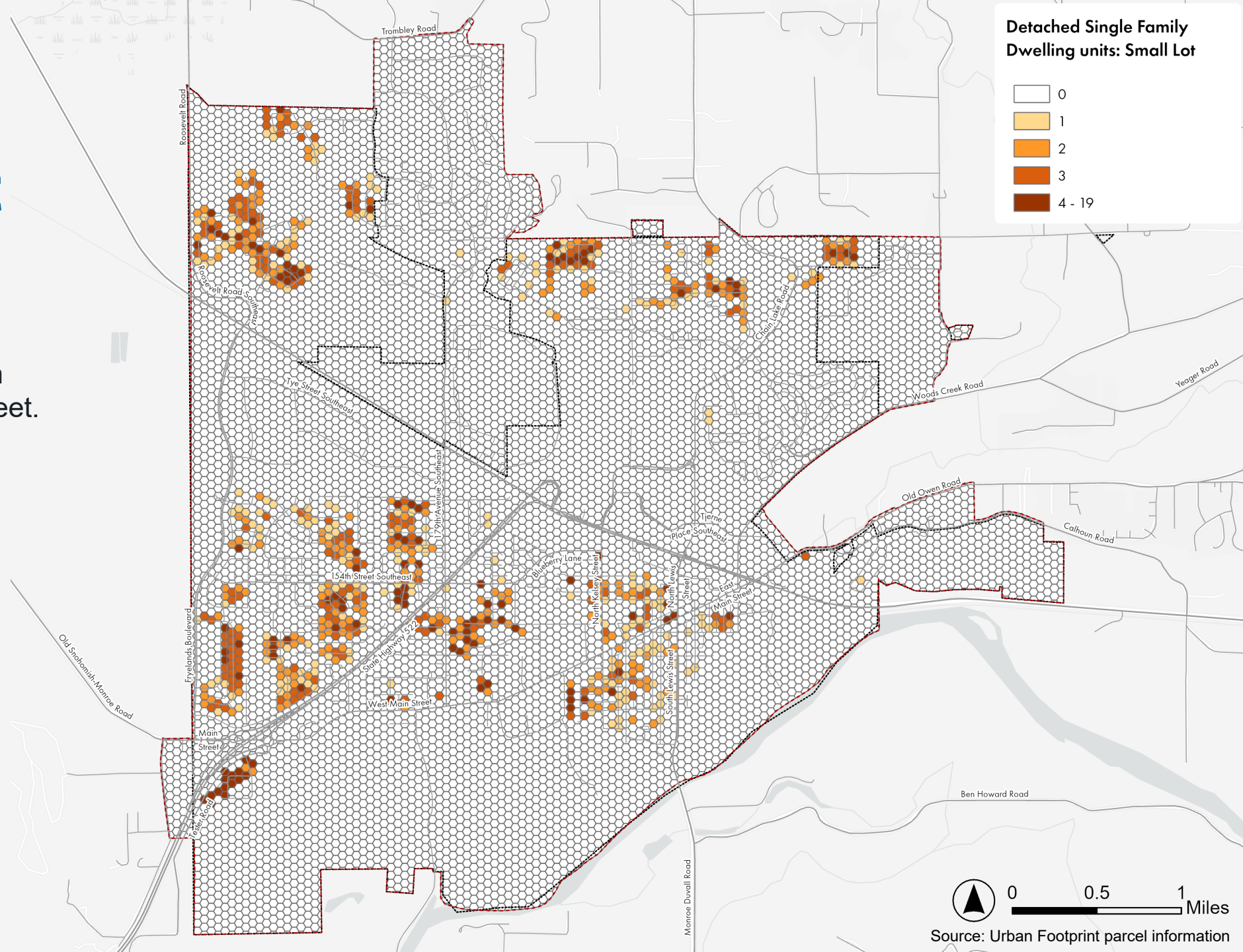


# Existing Residential Development

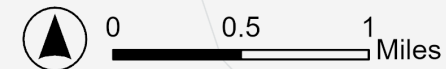
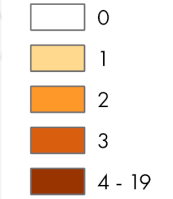
## Low density detached housing: Small Lot

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

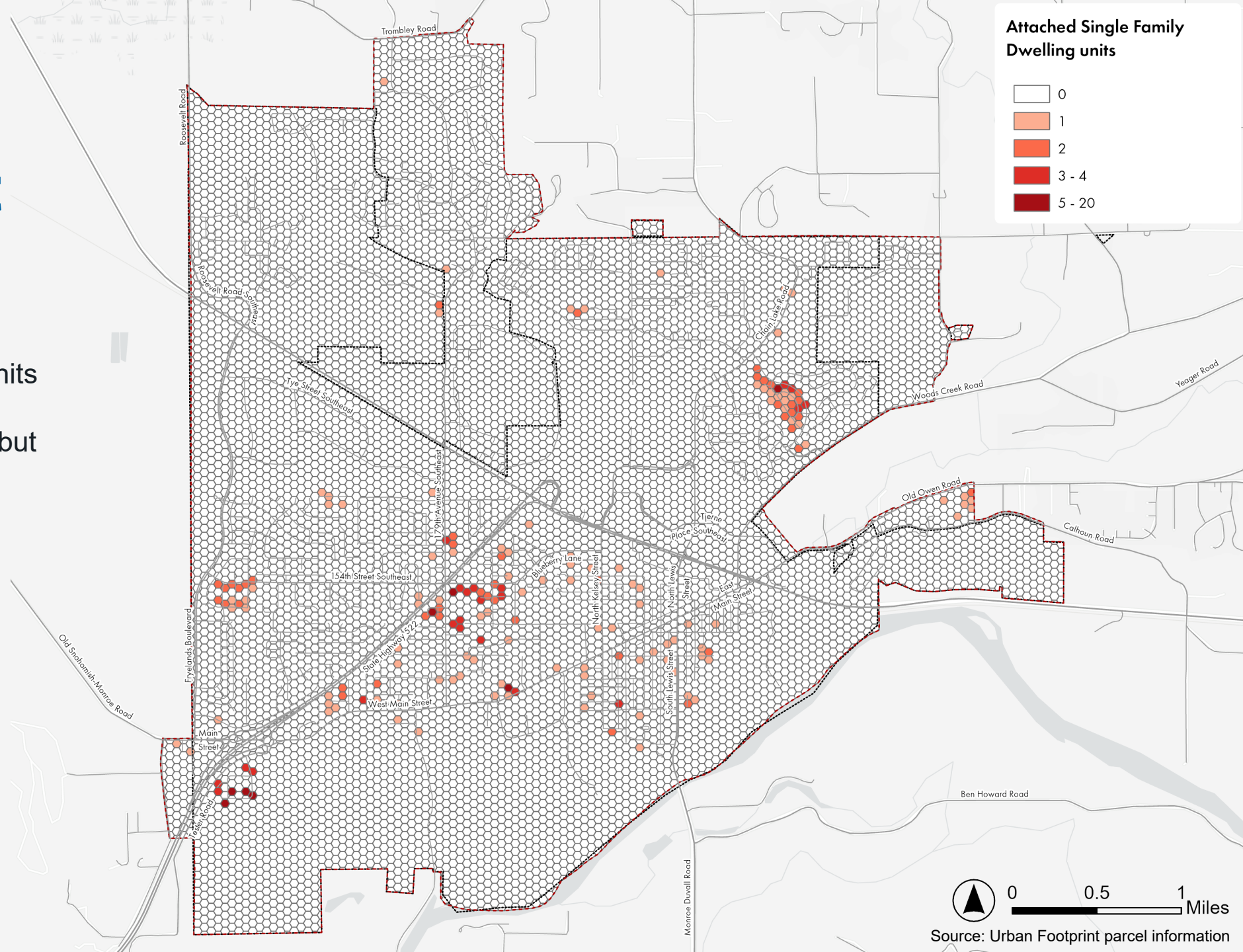


# Existing Residential Development

## 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

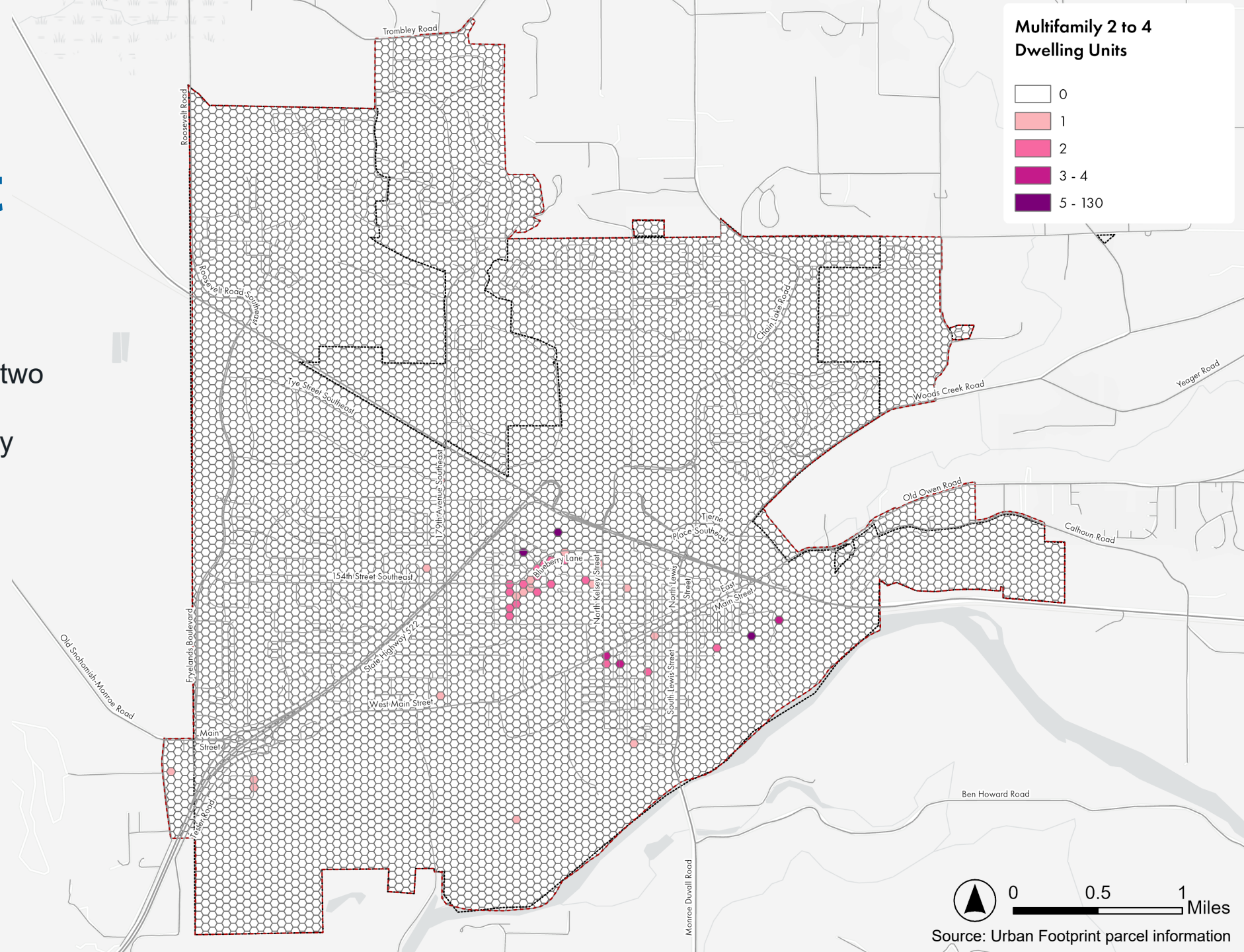


# Existing Residential Development

## 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



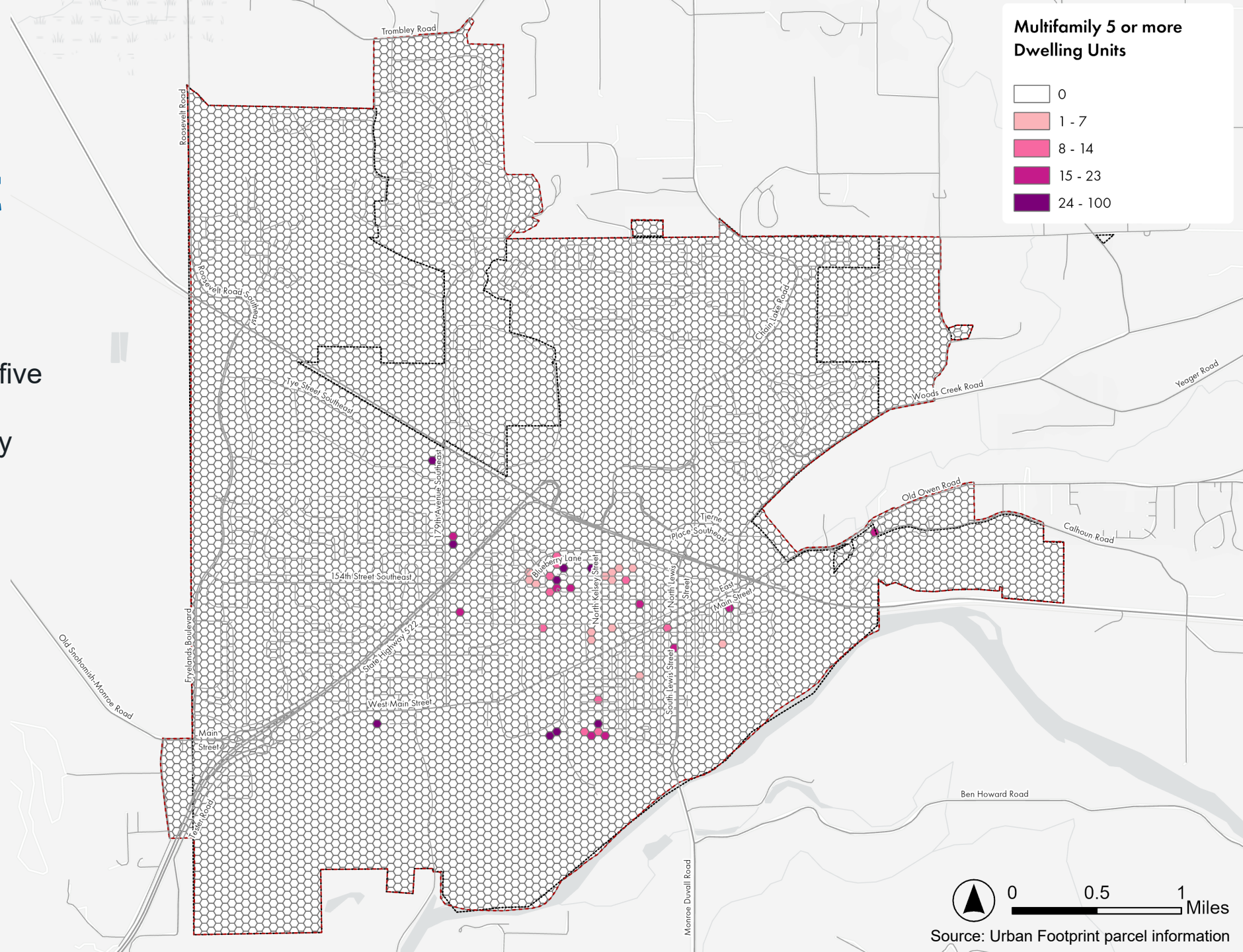


# Existing Residential Development

## 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

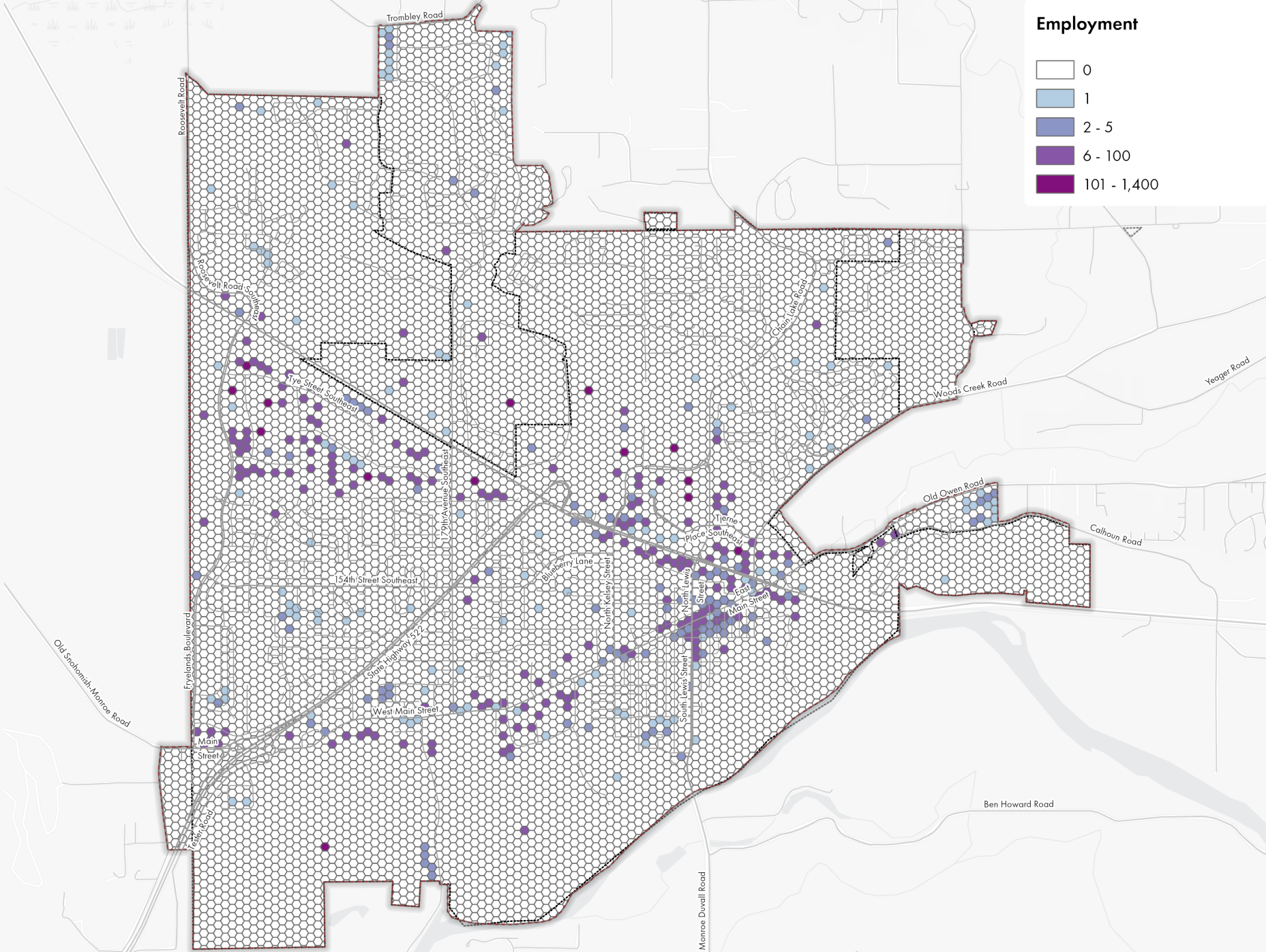
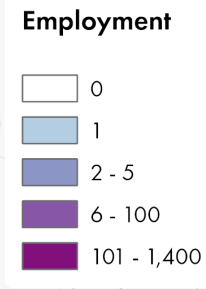
- \* Hexagons aggregate dwelling unit numbers for each parcel
- \* A hexagon is approximately 1.23 acres



# Existing Employment Density

## Employment

Total jobs across all employment categories.






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

















# Buildable Lands (Current)

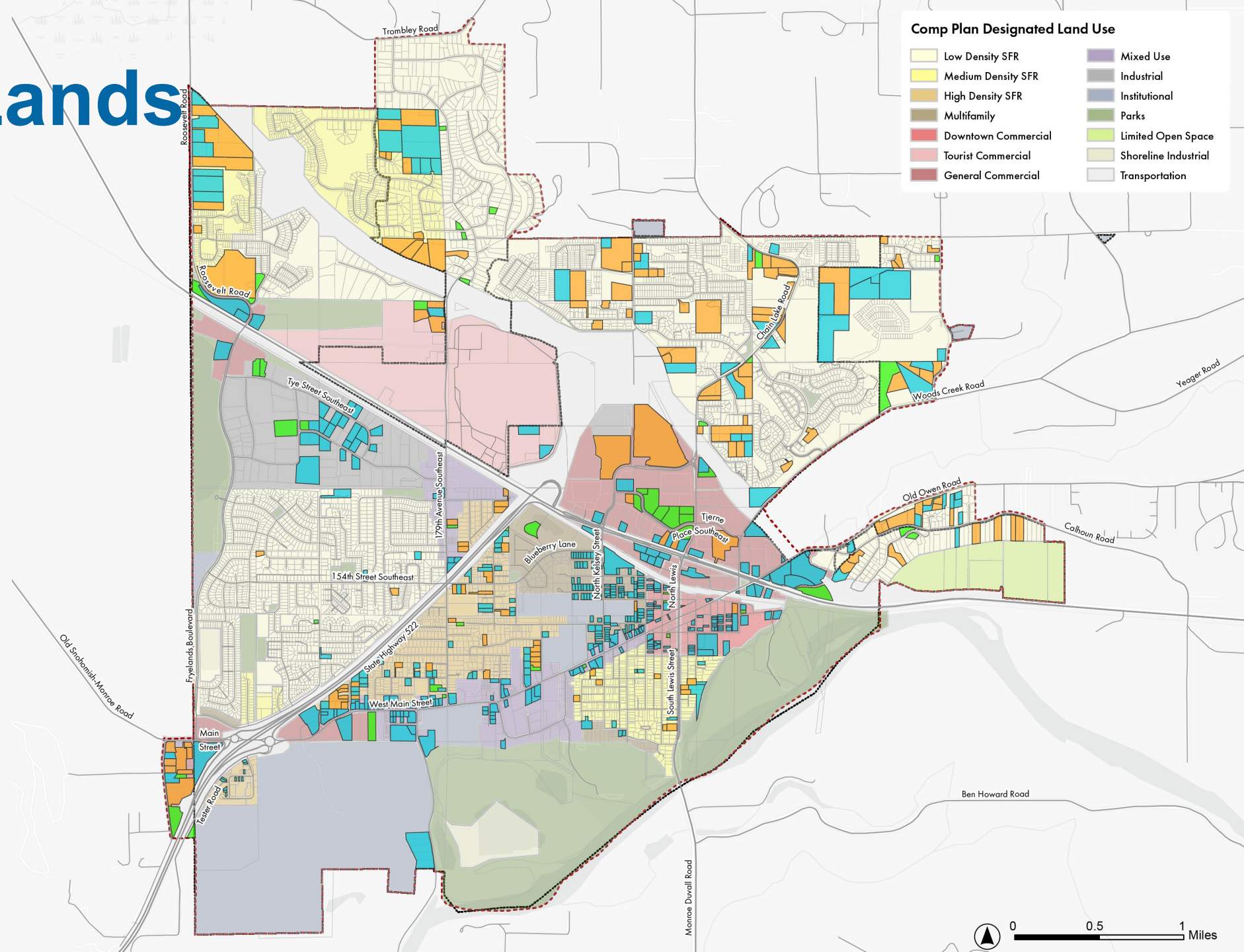
## Land Status

-  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

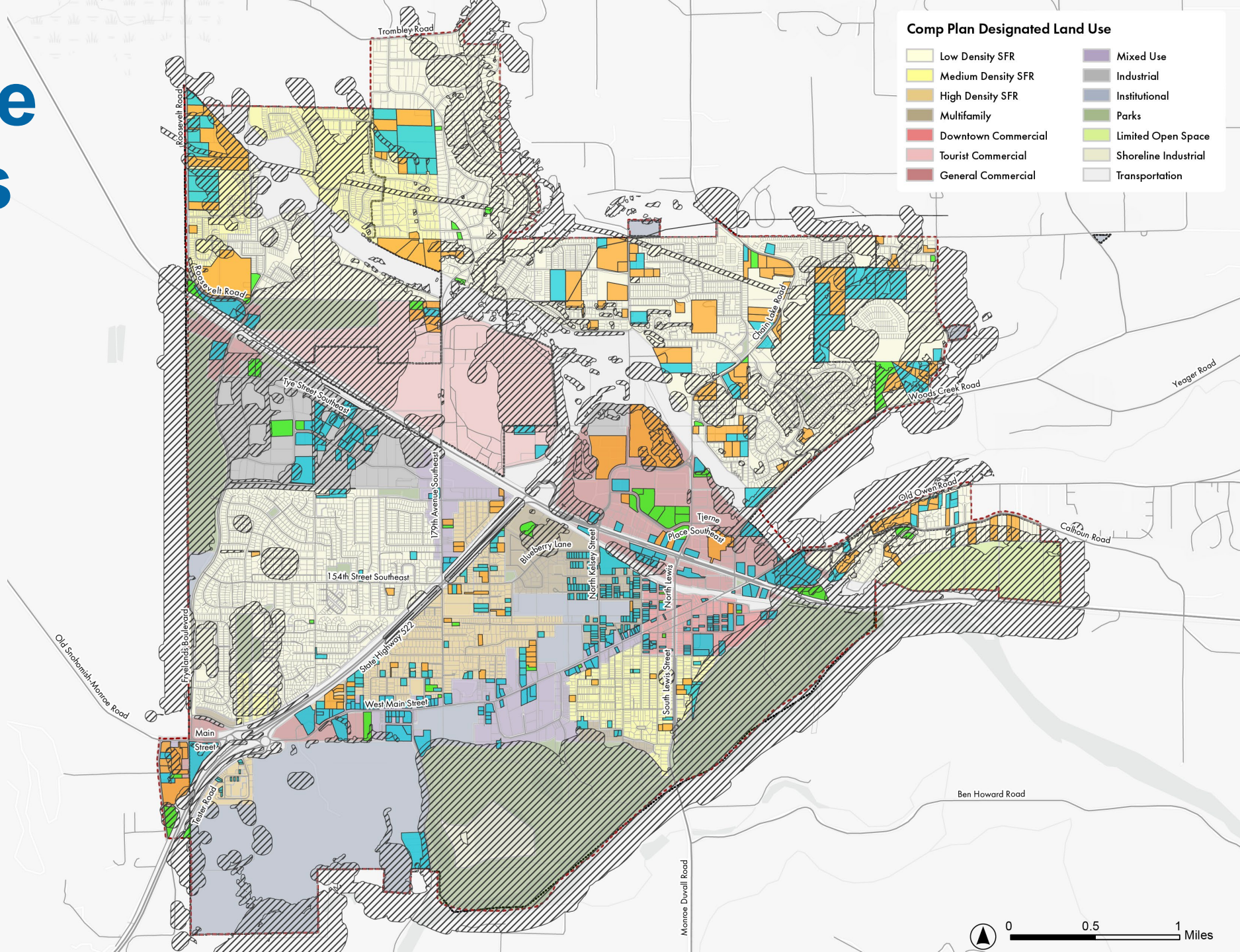
## Land Status

-  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       |





# Community Engagement-Future Growth

Discussions To-Date

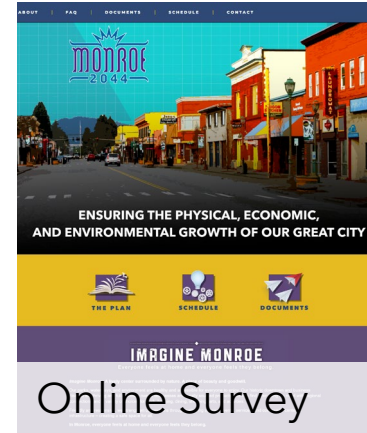




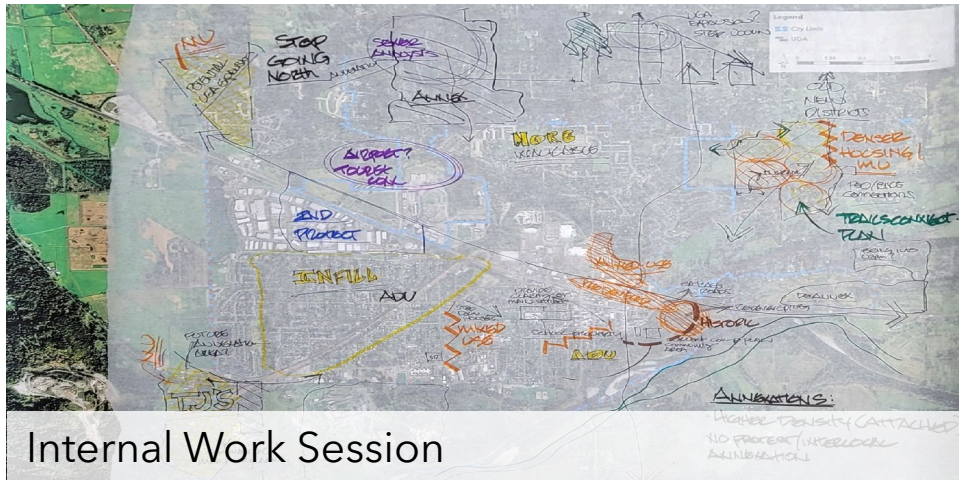
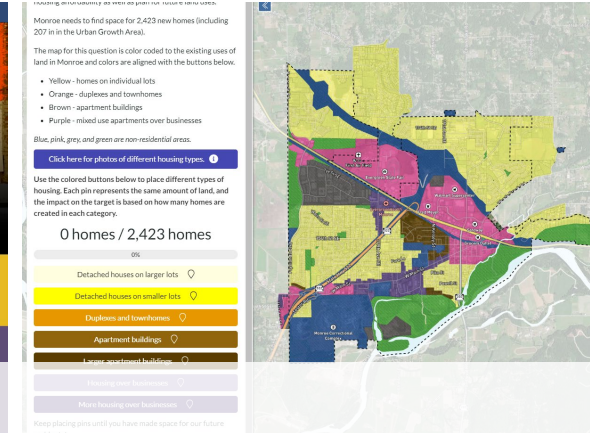
# Community input Opportunities



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






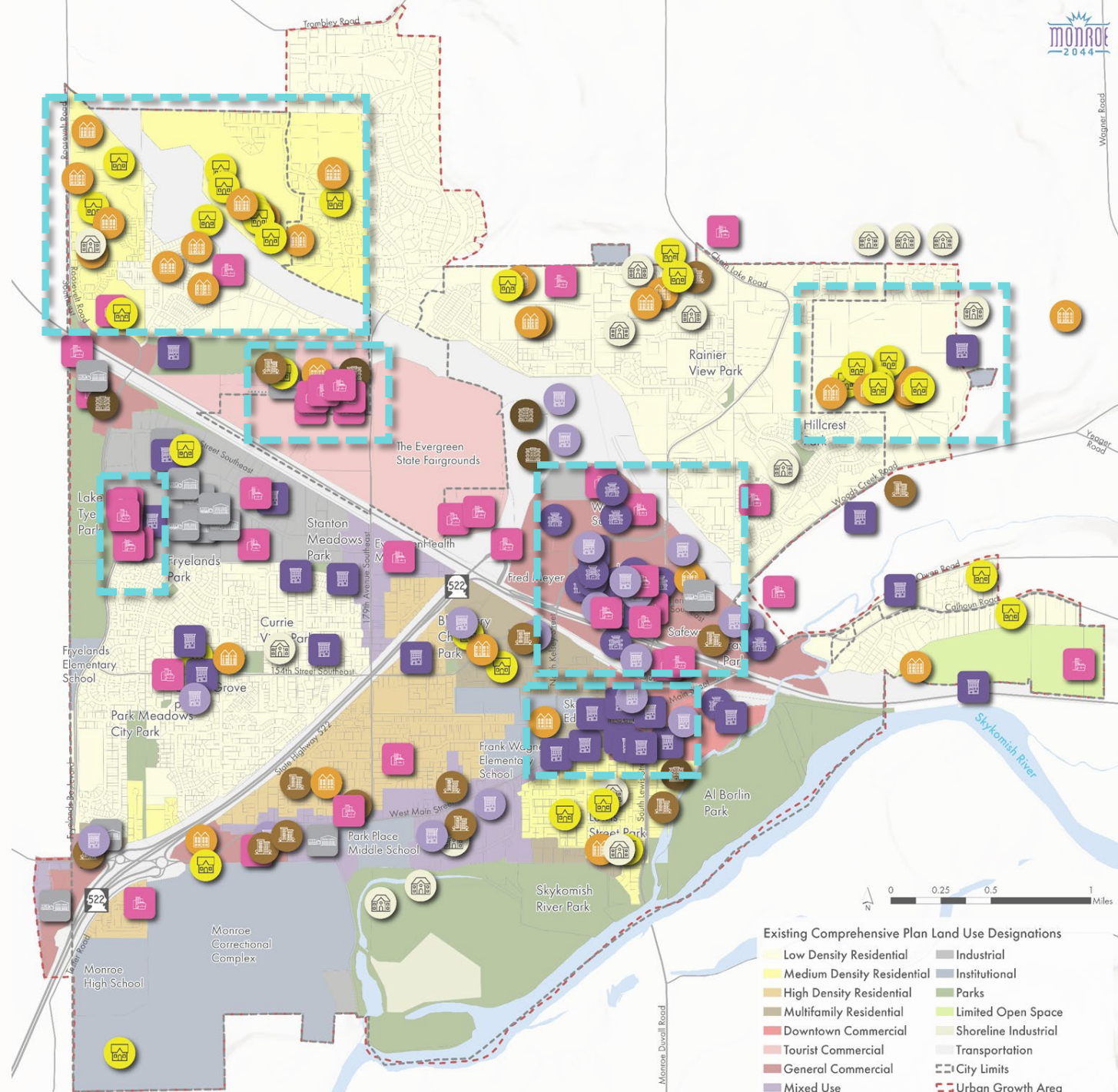
# Community Kickoff Group Exercise

## 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



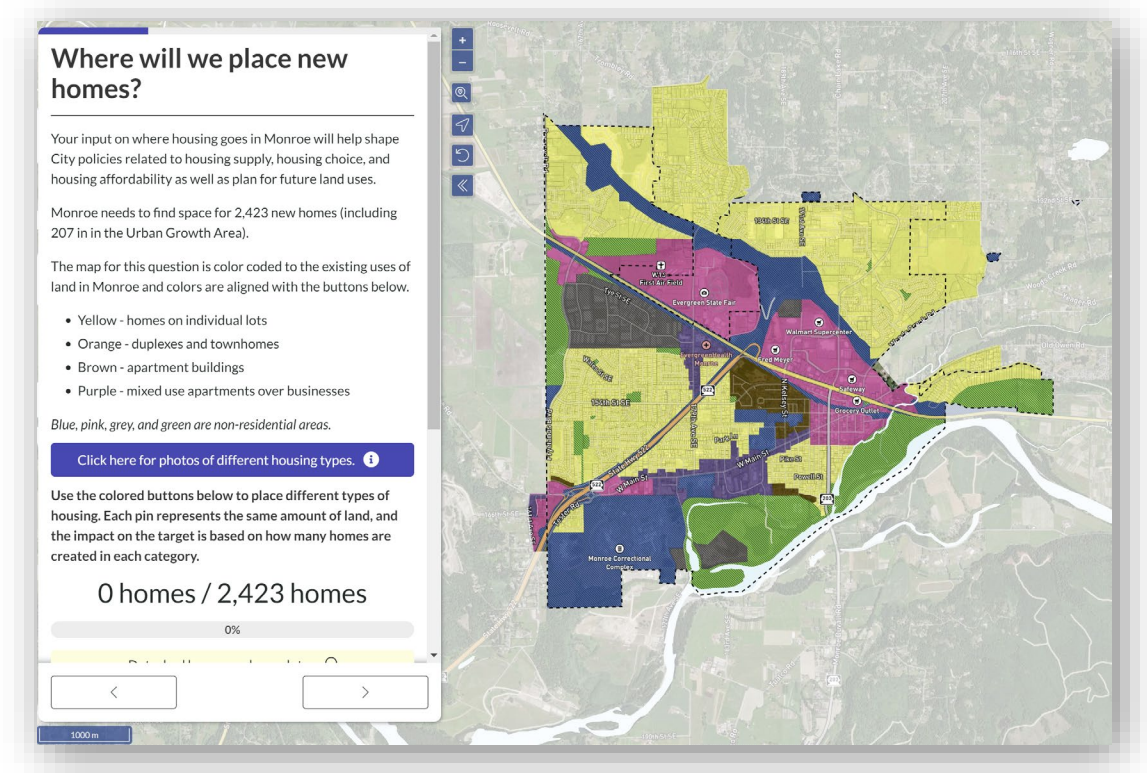
# Online Survey

Period: April 13 - July 10

Response: 480

## Questions

- Participants demographics
- Where will we place new homes?
- Where will we place new jobs?
- Where I typically go to... (destinations)
- What additions and improvements would you like see?
- Modes of Transportation and barriers to move around





# Draft Land Use Scenarios



# Scenarios

## No Action:

- Assumes land uses as they are today (meets housing targets but does not meet employment targets)

## Action:

- **Center Focused Growth:** Assume growth occurs primarily in the central Monroe
- **Center Growth and Neighborhood Nodes:** Assume growth occurs Downtown, along corridors, and in neighborhood clusters
- Both meet or exceed housing and employment targets

# Land Use Scenario results

## 2044 Growth Targets\*

<b>Housing units Needed</b>	City of Monroe	1,934
	Unincorporated UGA	178
	<b>Total</b>	<b>2,112</b>

<b>Employment Needed</b>	City of Monroe	2,324
	Unincorporated UGA	77
	<b>Total</b>	<b>2,401</b>

## Land Use Scenarios

		Scenario #1 Center-focused Growth	Scenario #2 Center growth and Neighborhood nodes
<b>Housing unit Capacity</b>	City of Monroe	<b>2,480</b>	<b>2,409</b>
	Unincorporated UGA	<b>409</b>	<b>479</b>
	<b>Total</b>	<b>2,889</b>	<b>2,888</b>

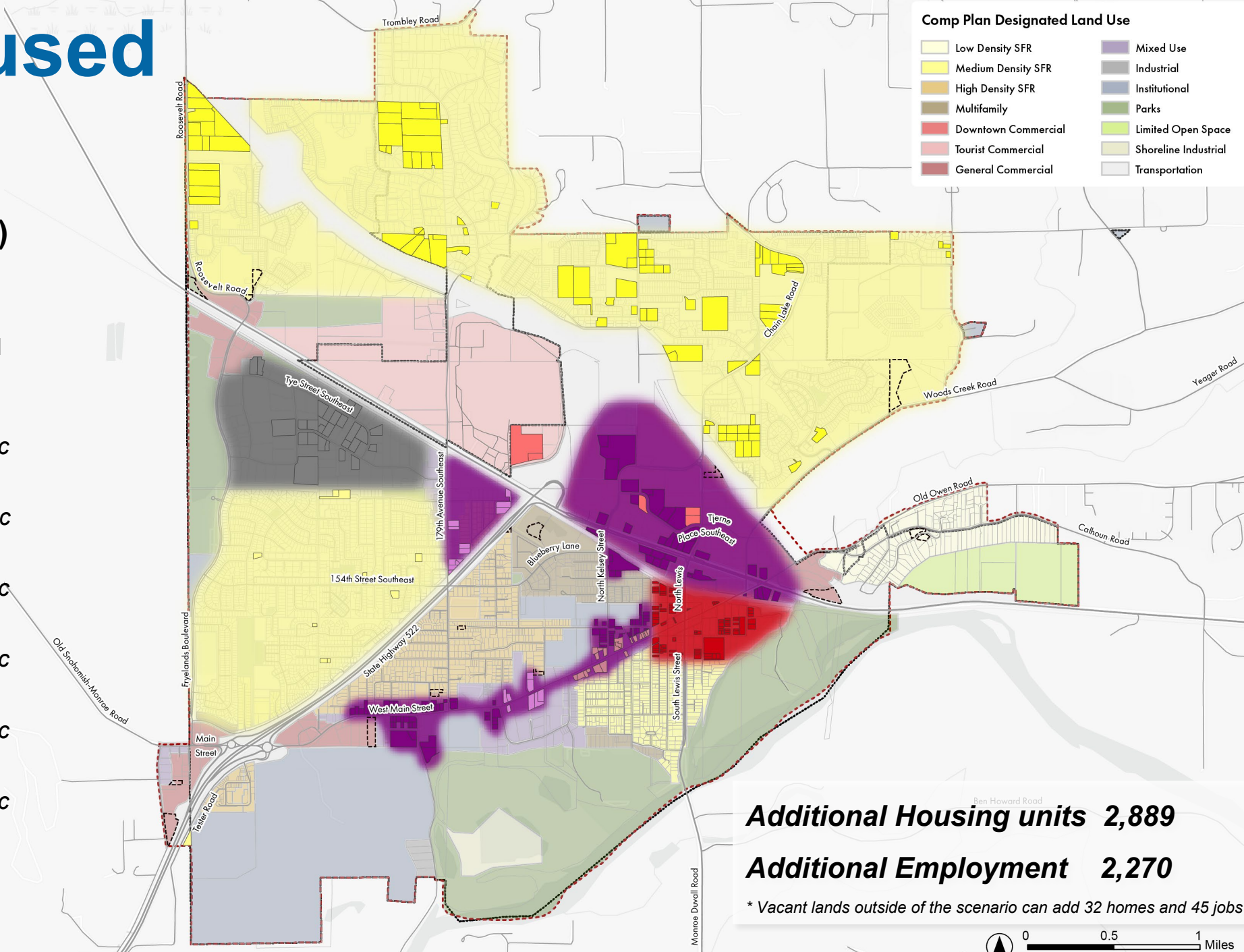
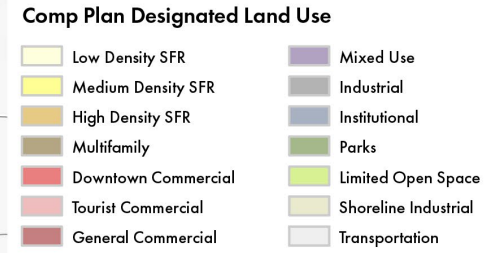
<b>Employment Capacity</b>	City of Monroe	<b>2,277</b>	<b>2,710</b>
	Unincorporated UGA	<b>0</b>	<b>109</b>
	<b>Total</b>	<b>2,277</b>	<b>2,819</b>

\* 2044 growth targets indicate the total housing units and employment needed, in addition to what is currently developed, to meet the adopted Snohomish County countrywide 2044 planning policies for the Monroe UGA (see also Slide 4).

# Center-focused Growth

## Development Type (Parcels)

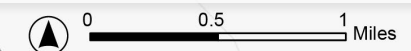
- Allow 7 du/ac housing density in R4, potential annexation area
- Allow 7 du/ac housing density and middle housing (north of US-2)
- General Commercial  
*15 emp/ac*
- Professional Office/Neighborhood Commercial  
*12 emp/ac*
- Downtown Commercial  
*24 du/ac, 39 emp/ac*
- Mixed Use neighborhood  
*12 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



**Additional Housing units 2,889**

**Additional Employment 2,270**

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





# Center growth & neighborhood nodes

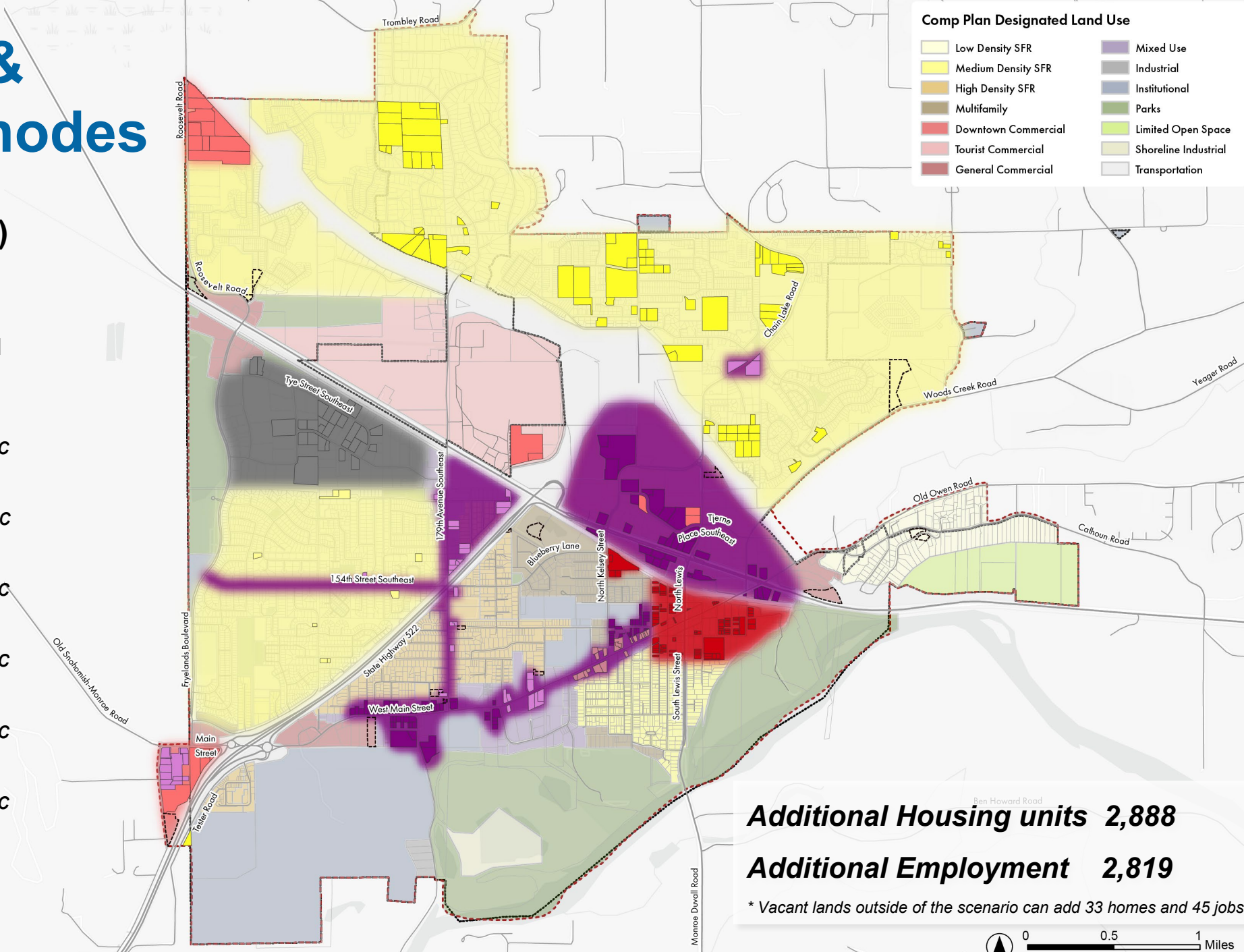
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### Comp Plan Designated Land Use

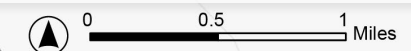
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|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Low Density SFR     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> Mixed Use            |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Medium Density SFR  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> Industrial           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff8c00; border: 1px solid black; margin-right: 5px;"></span> High Density SFR    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #6666ff; border: 1px solid black; margin-right: 5px;"></span> Institutional        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #8b4513; border: 1px solid black; margin-right: 5px;"></span> Multifamily         | <span style="display: inline-block; width: 15px; height: 15px; background-color: #6aa84f; border: 1px solid black; margin-right: 5px;"></span> Parks                |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> Downtown Commercial | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Limited Open Space   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f08080; border: 1px solid black; margin-right: 5px;"></span> Tourist Commercial  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black; margin-right: 5px;"></span> Shoreline Industrial |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #a52a2a; border: 1px solid black; margin-right: 5px;"></span> General Commercial  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> Transportation       |



**Additional Housing units 2,888**

**Additional Employment 2,819**

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





# CAC and Planning Commission Input

## Scenarios

- Generally supportive of the scenarios
- Remove areas with limited opportunities (east of Chain Lake Road)
- Include smaller mixed-use corridors (154<sup>th</sup> and 179<sup>th</sup>)
- Consider equitable distribution of future growth
- Add clusters of community commercial (along Chain Lake Road)

## Policy-Related Considerations

- Reduce impacts to structures on Main Street between Dickinson and Downtown
- Identify ways to reduce the potential for residential displacement

# Requested Action

- Approve scenarios for analysis in the SEIS (No Action and Action Alternatives) with the understanding that the alternatives **do not** constitute the Draft Future Land Use Map
- The Draft Future Land Use Map will be developed as part of the FEIS in **Summer 2024 through additional community input**



# Next Steps: Early 2024

- Develop the SEIS analysis
- Phase 2 public outreach to discuss the alternatives
- Draft Policy Framework

# MONROE

— 2044 —

