



AGENDA BILL

Meeting Date: October 23, 2023

Meeting Type: Planning Commission

Staff Contact: Kate Tourtellot, Planning Manager

Department: Community Development

SUBJECT: 2024-2044 Comprehensive Plan - Draft Land Use Scenarios

PREVIOUS DISCUSSION:

N/A

PUBLIC HEARING(S):

N/A

REQUESTED ACTION:

Discussion and comment.

POLICY CONSIDERATIONS:

1. **Compliance with the WA State Growth Management, as amended. Chapter 36.70A RCW.** Complete the 10 year periodic review to extend the planning horizon to 2044 and accommodate the revised population, housing and employment allocations.
2. **Ensure Monroe's 2024-2044 comprehensive plan is consistent with the Multi-County Planning Policies, i.e., the Puget Sound Regional Council's Vision 2050, adopted in October 2020.**
3. **Ensure Monroe's 2024-2044 comprehensive plan is consistent with the Snohomish Countywide Planning Polices, adopted February 23, 2022, and as amended.** The initial allocations are as follows: 5,010 additional people (city + UGA), 2,400 additional jobs (city + UGA) and 2,216 additional housing units (city only).

DESCRIPTION/BACKGROUND:

This is an introduction to the DRAFT Land Use Scenarios (Scenarios) that recommend changes to the City of Monroe's comprehensive plan future land use map to accommodate the population, housing and employment allocations the city has been assigned for 2044. The proposed land use changes reflect the comments received during the spring outreach that included the on-line survey, open house, and eight pop-up events.

The initial version of the Scenarios was presented to the Citizen Advisory Committee (CAC) on September 28, 2023. The CAC is made up of two members from the City Council, Planning Commission, Community Human Services Advisory Board, Economic Development Advisory Board, and Parks Board. The CAC also includes a representative from the Monroe School

District, Sno-Isle Library District, and Snohomish Regional Fire & Rescue. The current Scenarios reflect comments received during the CAC meeting.

As a reminder the Monroe Urban Growth Area (City + Unincorporated UGA) Initial 2044 Allocations, as adopted in the Snohomish Countywide Planning Policies:

	People		Housing units*		Jobs	
	2020	2044	2020	2044	2019	2044
City of Monroe	19,699	24,302	6,226	8,379	10,096	12,420
Unincorporated UGA	1,567	1,974	556	758	164	241
<i>Monroe UGA</i>	<i>21,266</i>	<i>26,275</i>	<i>6,782</i>	<i>9,137</i>	<i>10,260</i>	<i>12,660</i>

* With a 6% vacancy rate

As discussed at the September 11, 2023 joint Planning Commission and Community Human Services Advisory Board meeting, the housing allocations are further refined by income bans based on a percentage of the Average Median Income:

City of Monroe within corporate limits ONLY Additional Housing units needed by 2044	0-30% AMI	0-30% AMI PSH	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	120% AMI
	Non-PSH						
	303	80	206	0	0	341	1,003

Alex Dupey, MIG Consulting, will walk through the attached presentation that includes background data and provides an overview of the draft scenarios.

FISCAL IMPACTS:

Not applicable.

TIME CONSTRAINTS:

The DRAFT land use scenarios will be introduced to the City Council at their meeting on November 28, 2023. After the Council has an opportunity to review the land use scenarios, the second round of public engagement will begin, along with the environmental review process.

The city is required to adopt the 2024-2044 Comprehensive Plan by December 31, 2024.

ALTERNATIVES TO REQUESTED ACTION:

Request a continuation of the land use scenarios discussion to the next regular meeting.

ATTACHMENTS:

[Monroe Draft Land Use Scenarios 10-18-2023](#)

[Meeting Minutes 9-28-23](#)

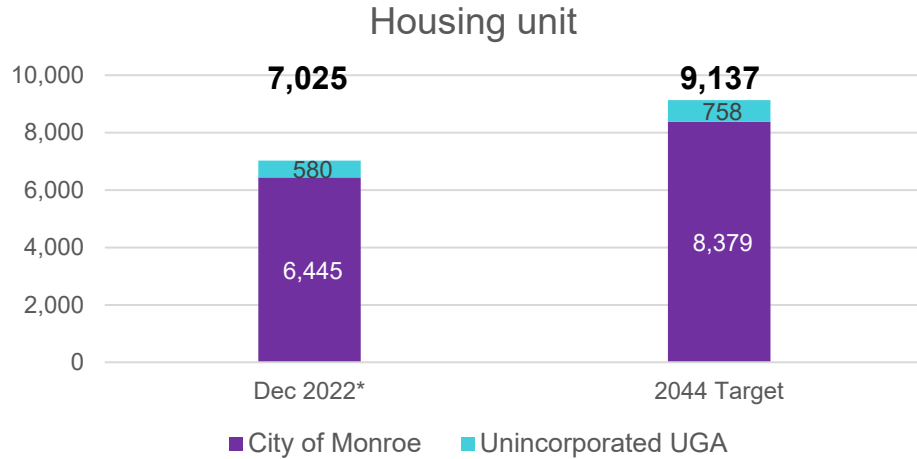
[Detailed-Event-Summaries v2](#)

MONROE — 2044 —



Draft Land use Scenarios

Housing Units and Employment



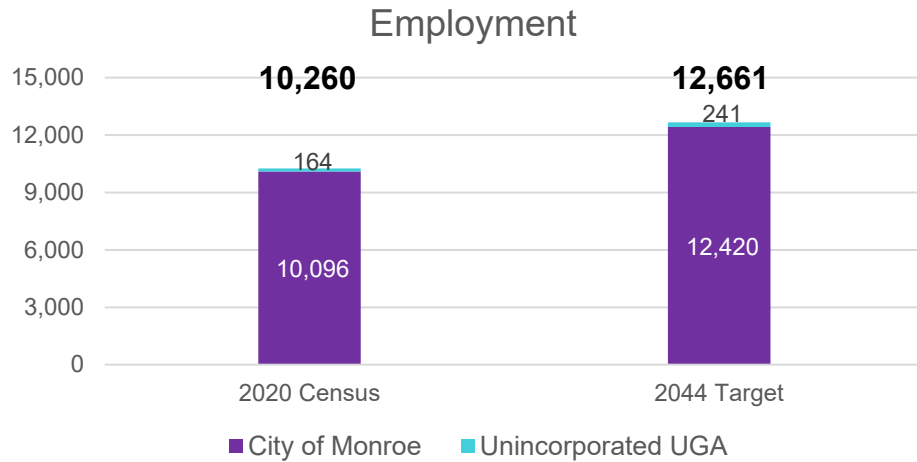
Housing Needed: 2,112 units

Scenario #1 Center-focused Growth

Net Increase 2,889 units

Scenario #2 Center growth and Neighborhood nodes

Net Increase 2,888 units



Employment Needed: 2,401 jobs

Scenario #1 Center-focused Growth

Net Increase 2,277 jobs















Scenario #2 Center growth and Neighborhood nodes

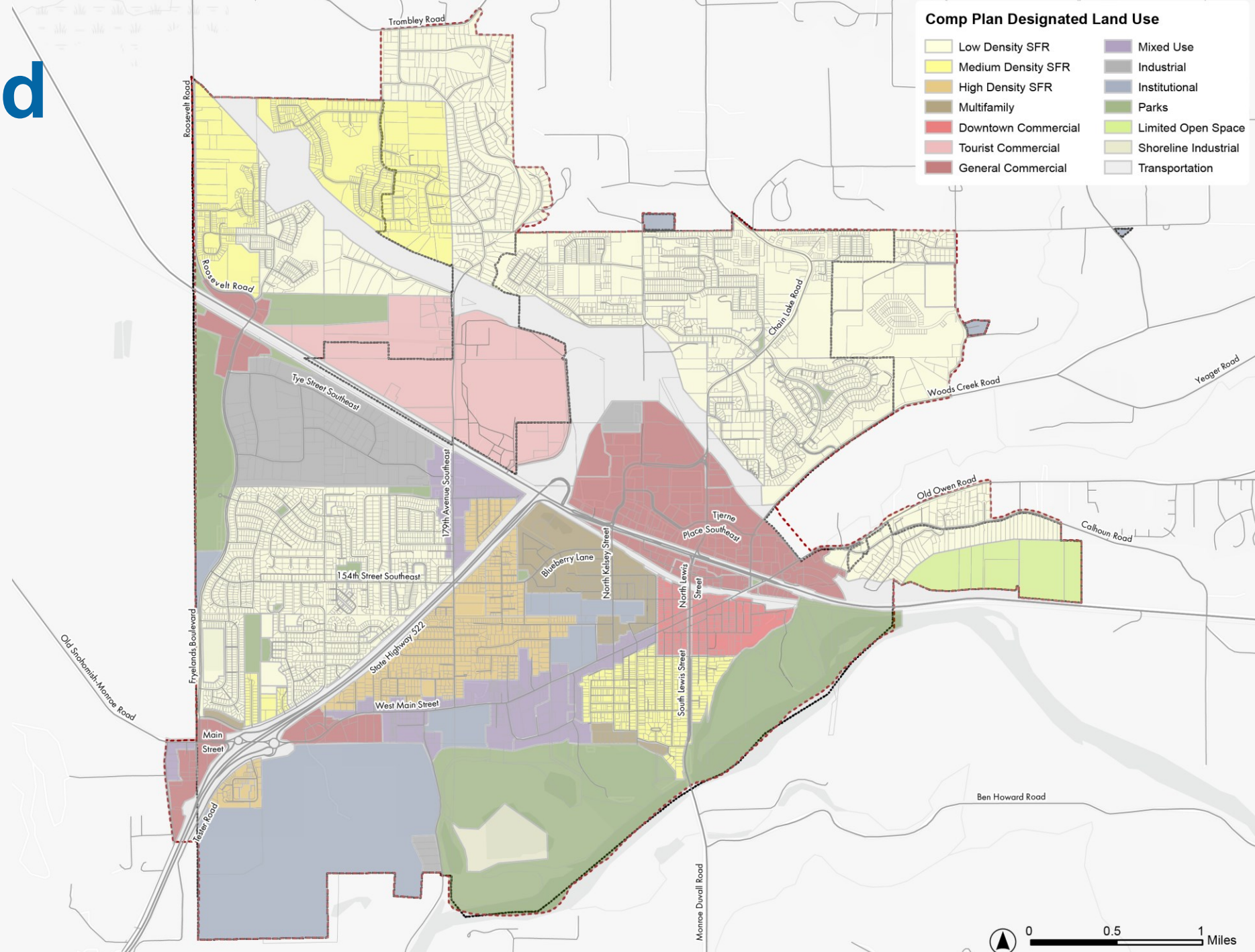
Net Increase 2,819 jobs

* Source: Snohomish County Draft 2044 Initial Housing Growth Targets

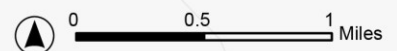
Future Land Use

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






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

Buildable Lands (Current)

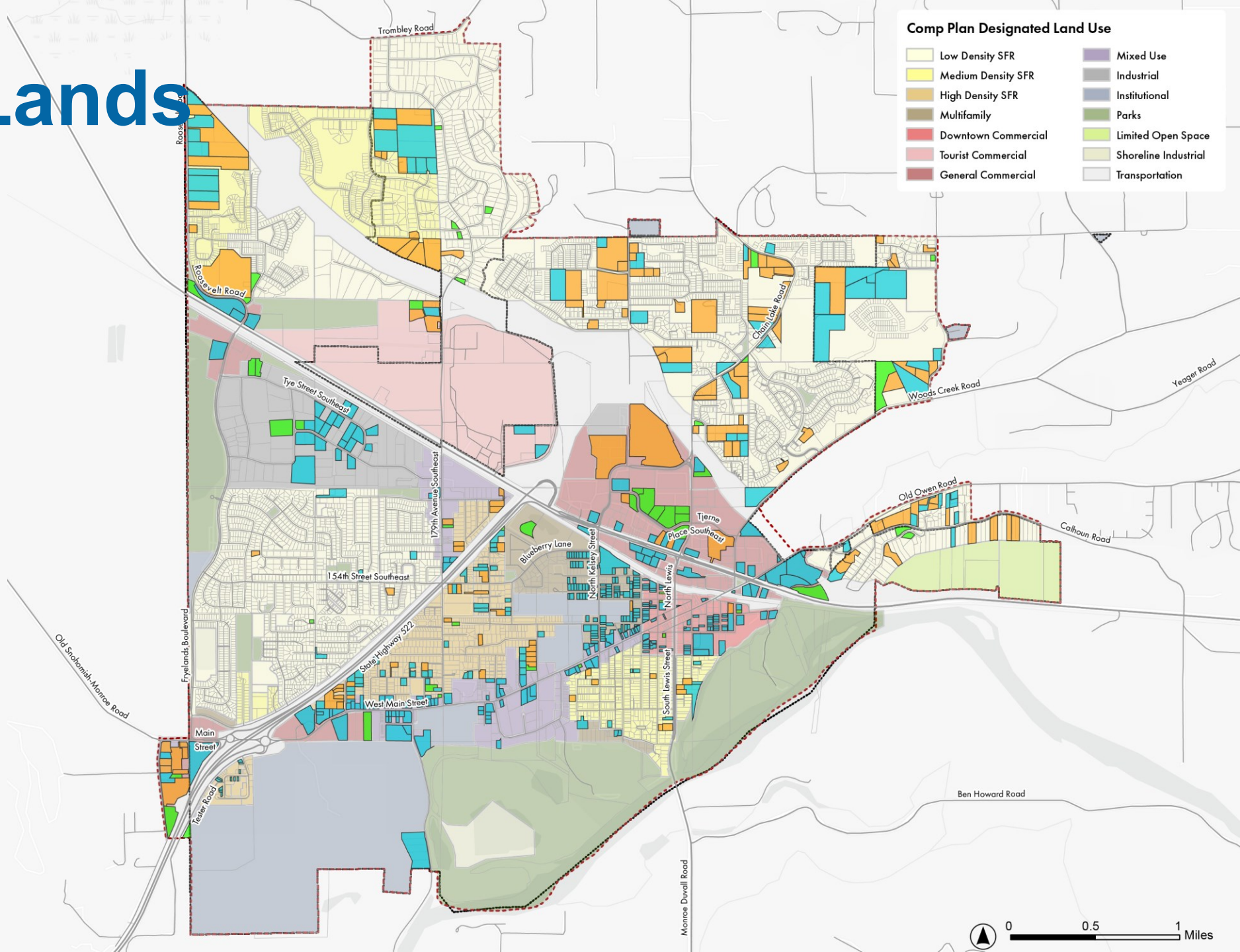
Land Status

-  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



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Unbuildable Land Areas

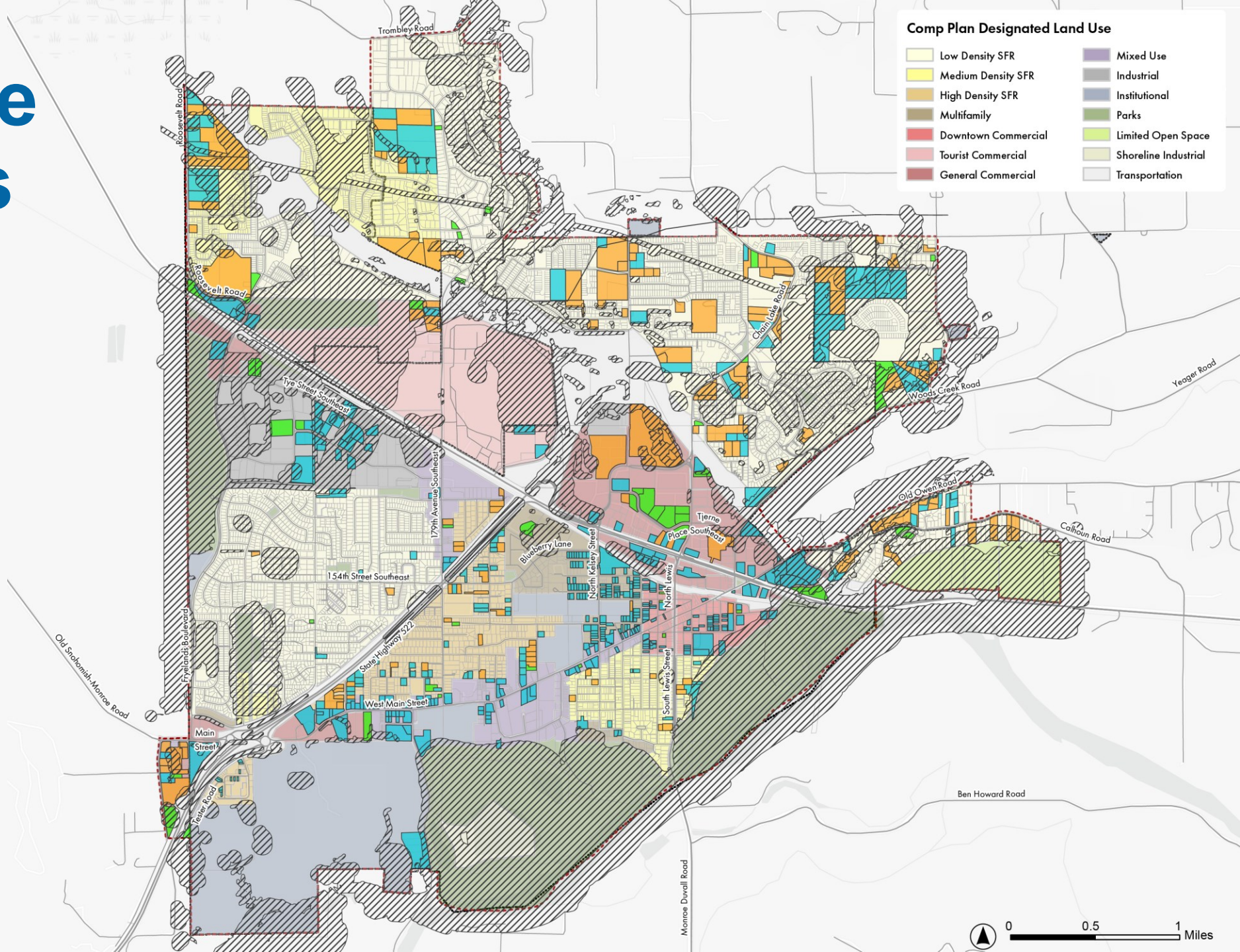
Land Status

-  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 |



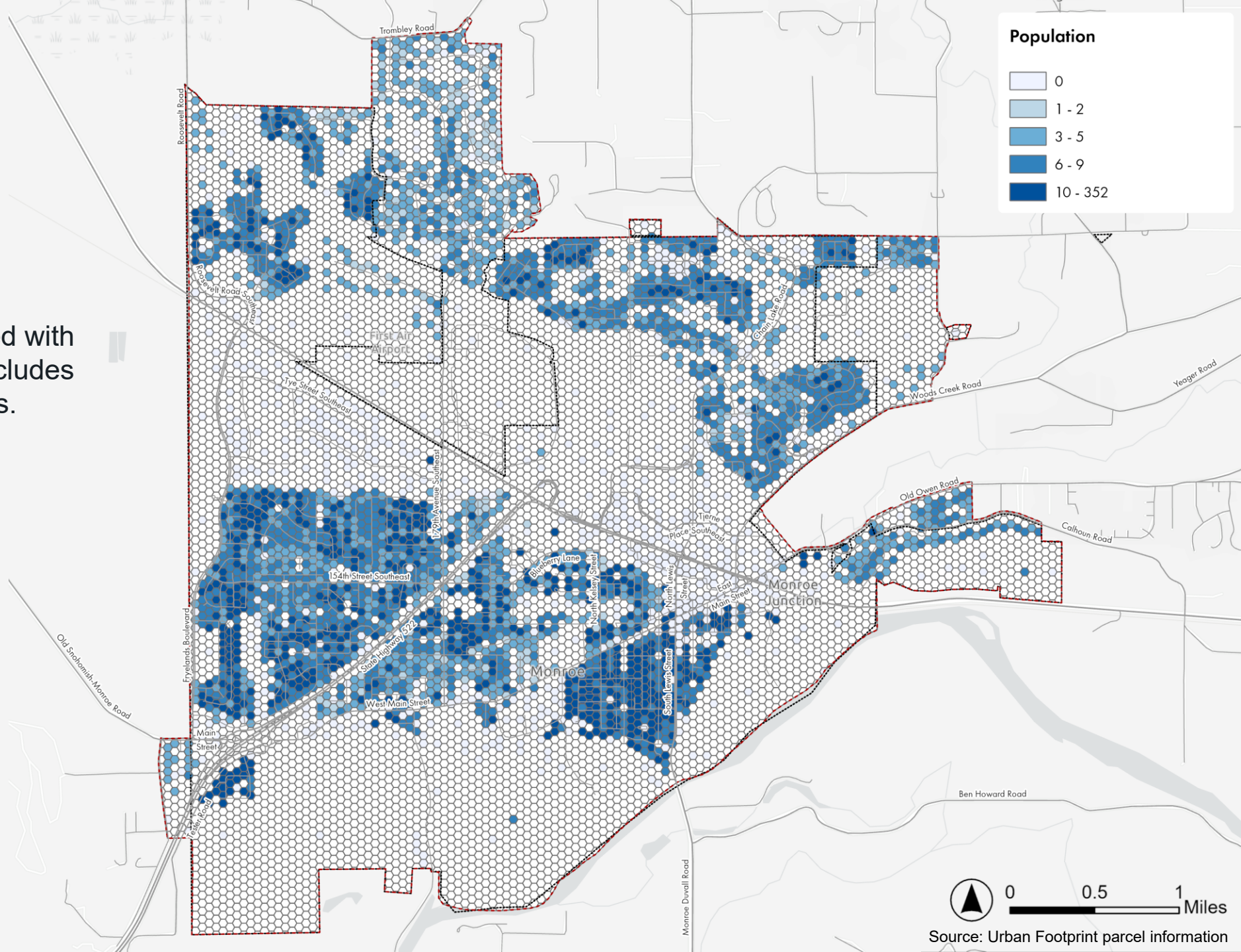
Existing Population Density

Population

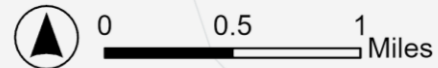
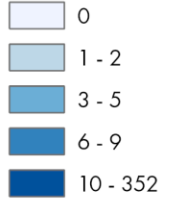
Residential population associated with occupied dwelling units. This excludes people residing in group quarters.

* Hexagons aggregate resident numbers for each parcel

* A hexagon is approximately 1.23 acres



Population



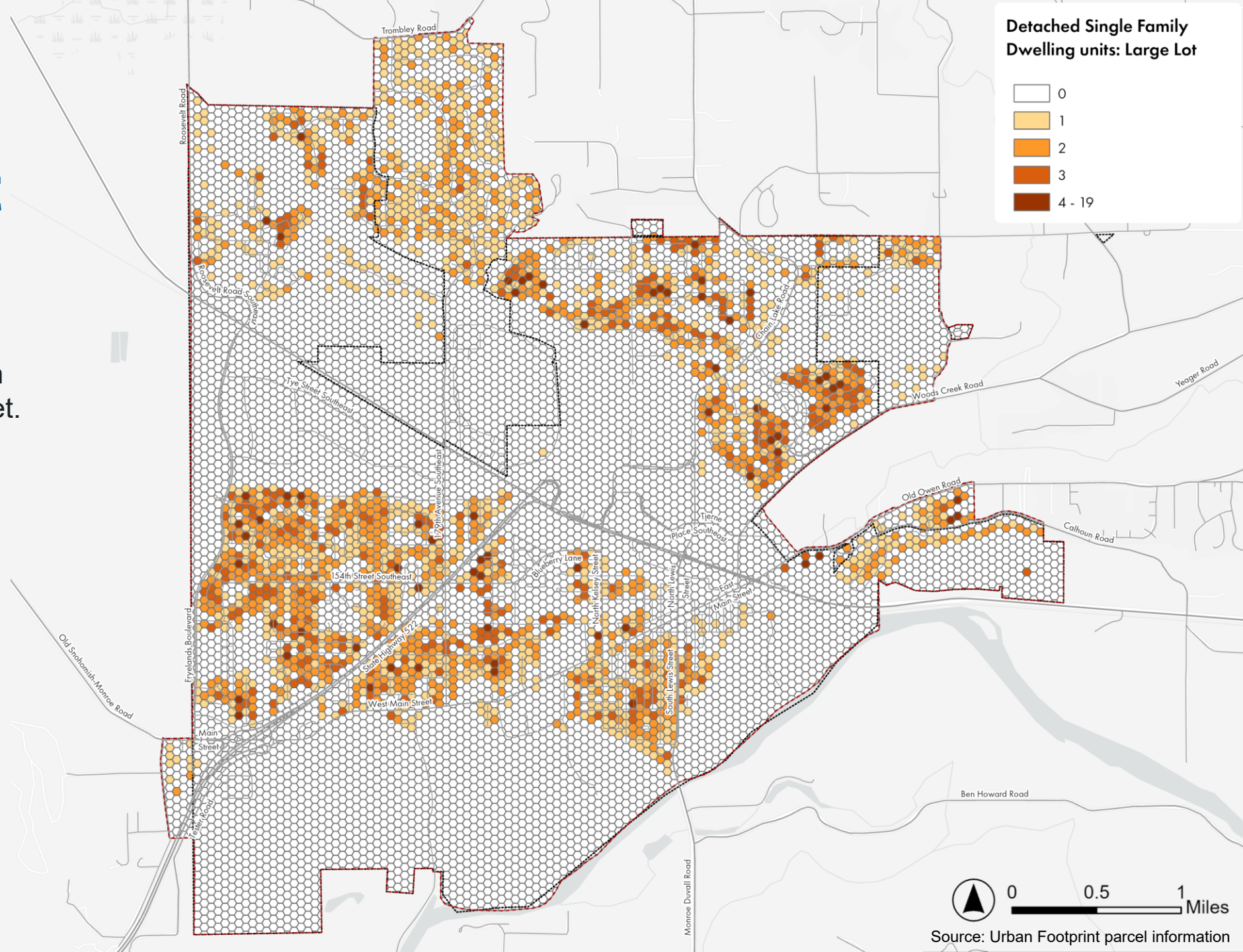
Source: Urban Footprint parcel information

Existing Residential Development

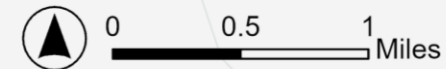
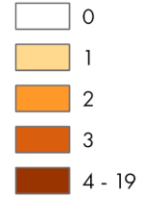
Low density detached housing: Large Lot

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



Source: Urban Footprint parcel information

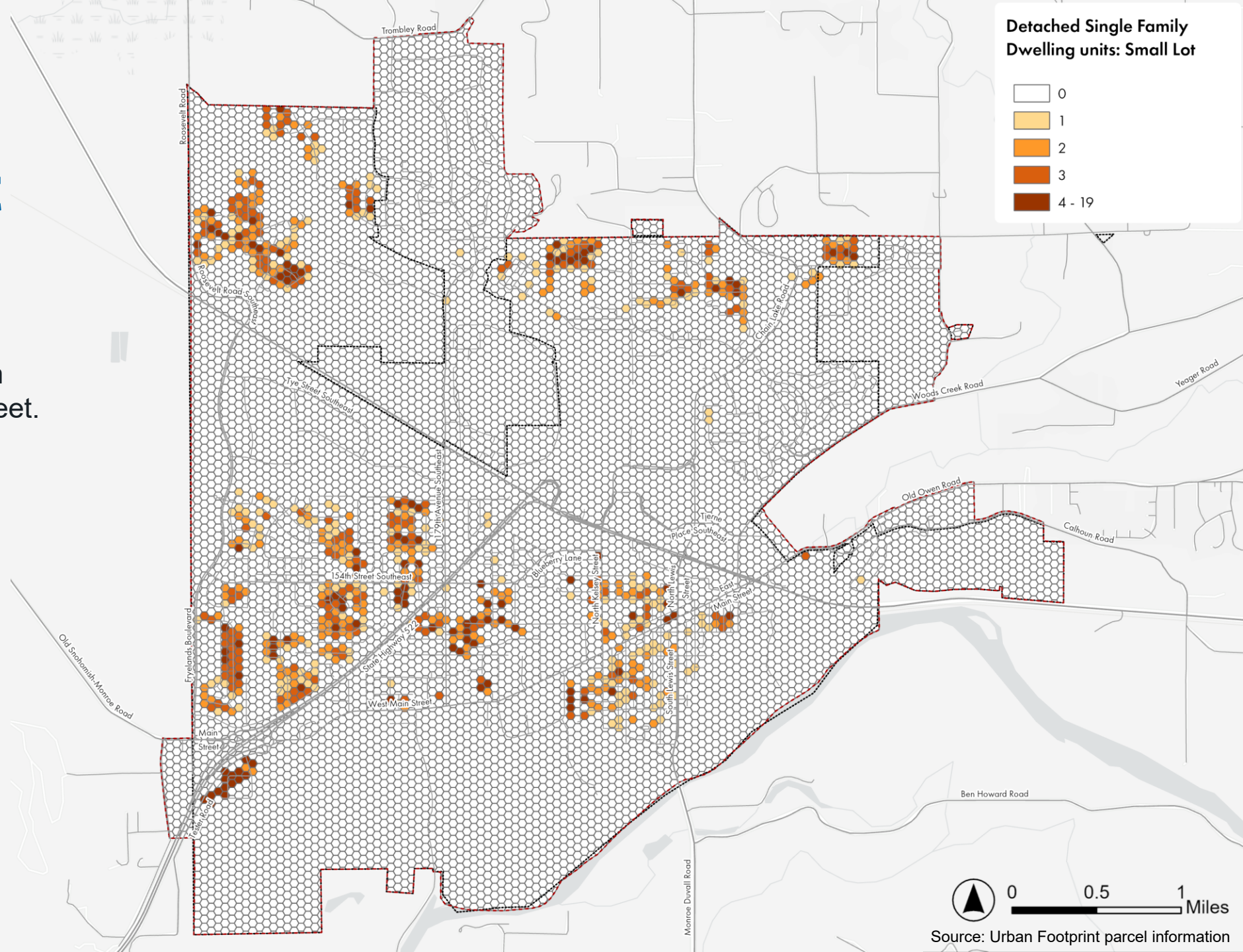
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Existing Residential Development

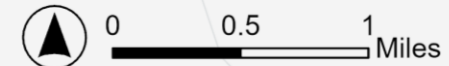
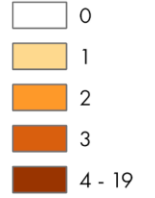
Low density detached housing: Small Lot

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

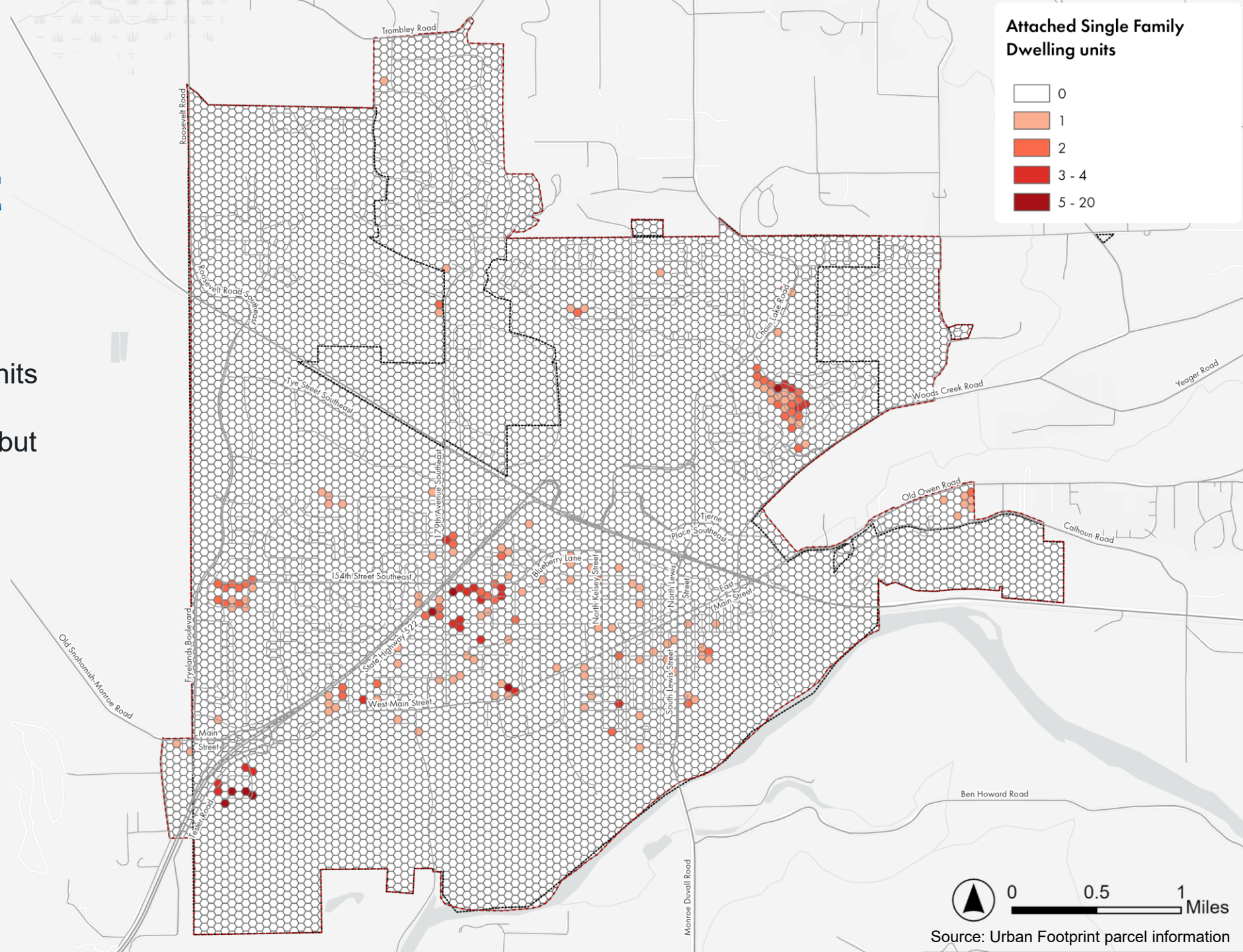
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Existing Residential Development

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

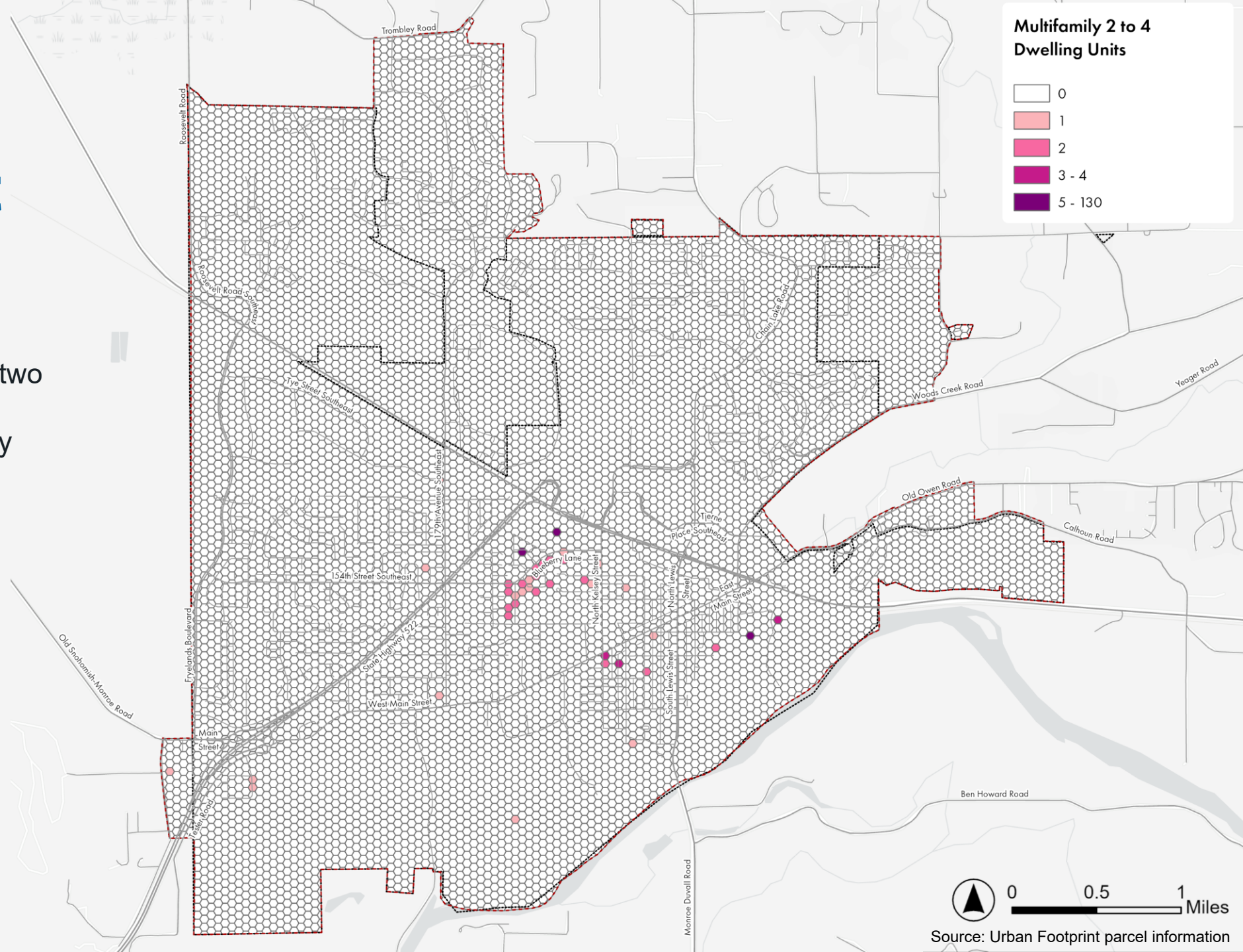


Existing Residential Development

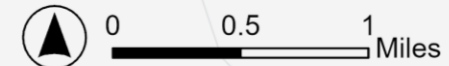
Attached housing: Two to Four Dwelling Units

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



Multifamily 2 to 4 Dwelling Units



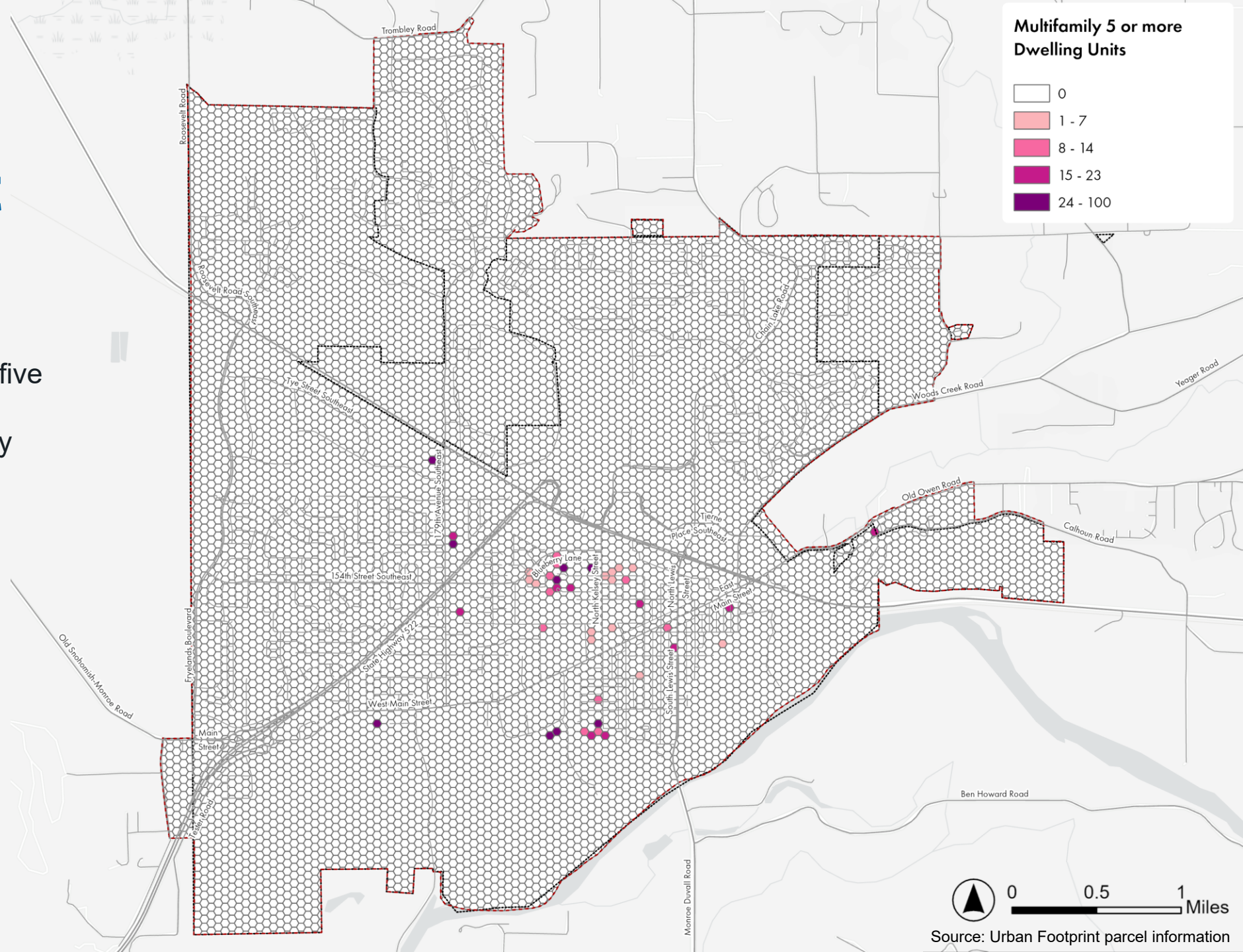
Source: Urban Footprint parcel information

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

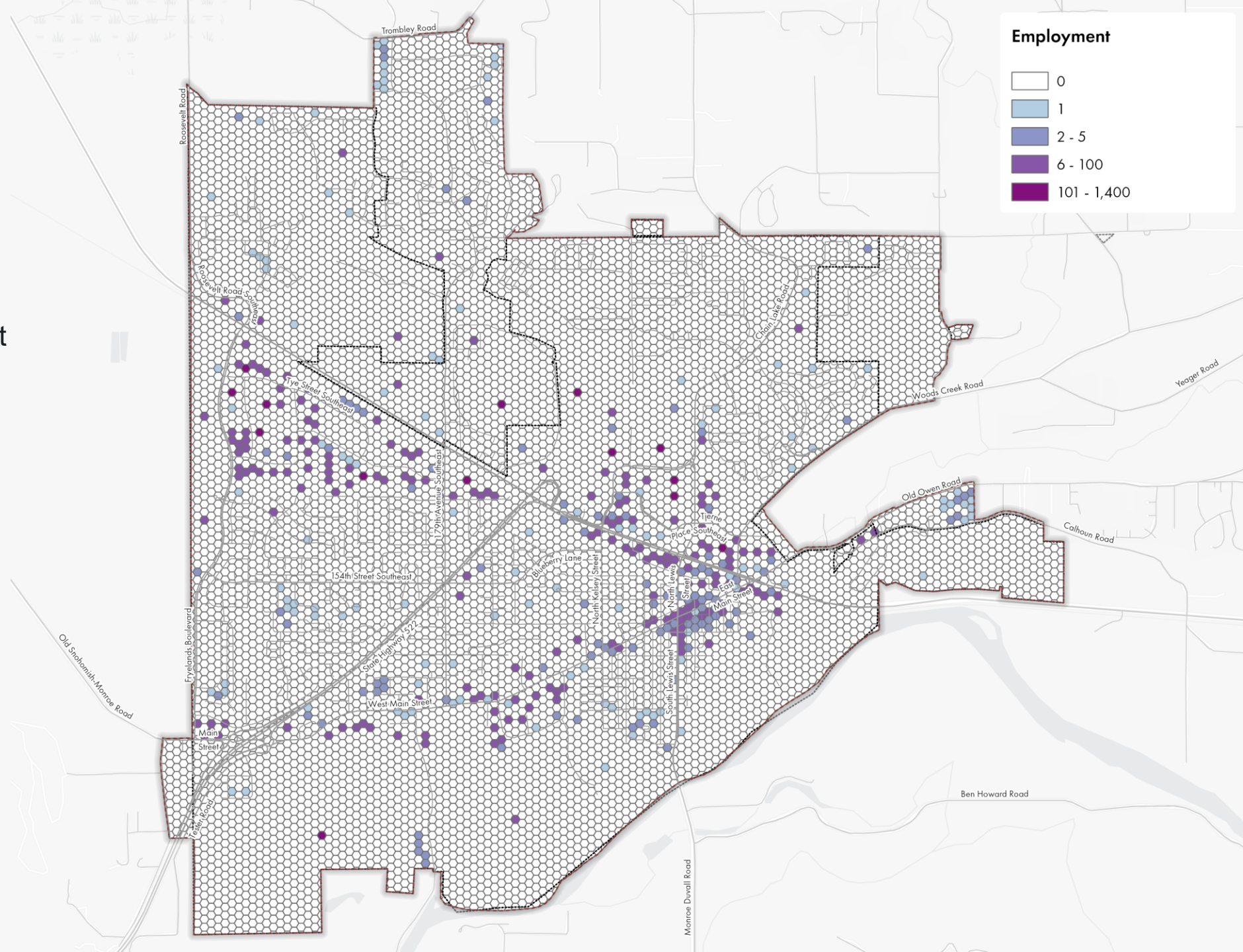


Existing Employment Density

Employment

Total jobs across all employment categories.

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



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	2,480	2,409
	Unincorporated UGA	409	479

	Total	2,889	2,888

Employment Capacity	City of Monroe	2,277	2,710
	Unincorporated UGA	0	109

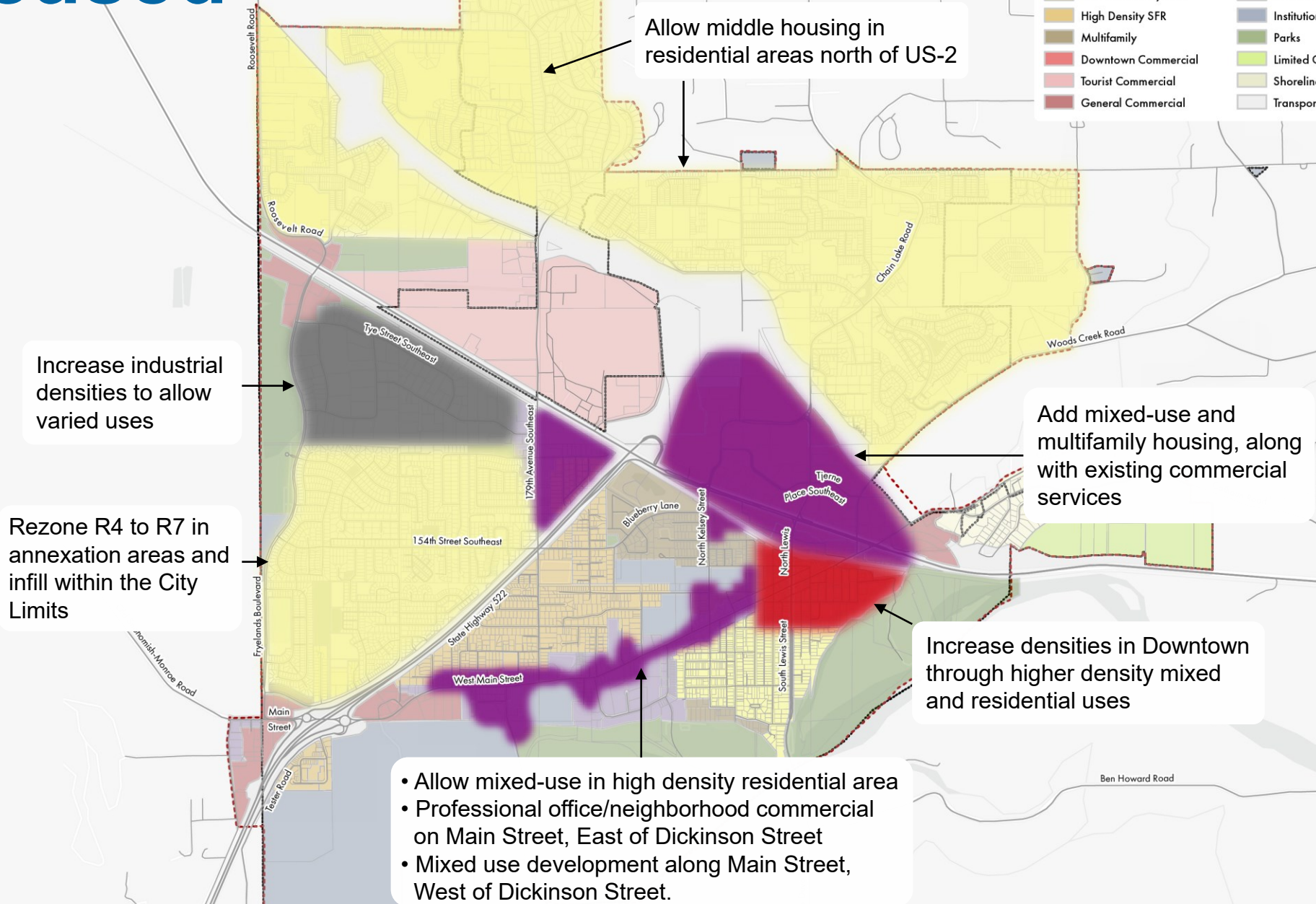
	Total	2,277	2,819

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



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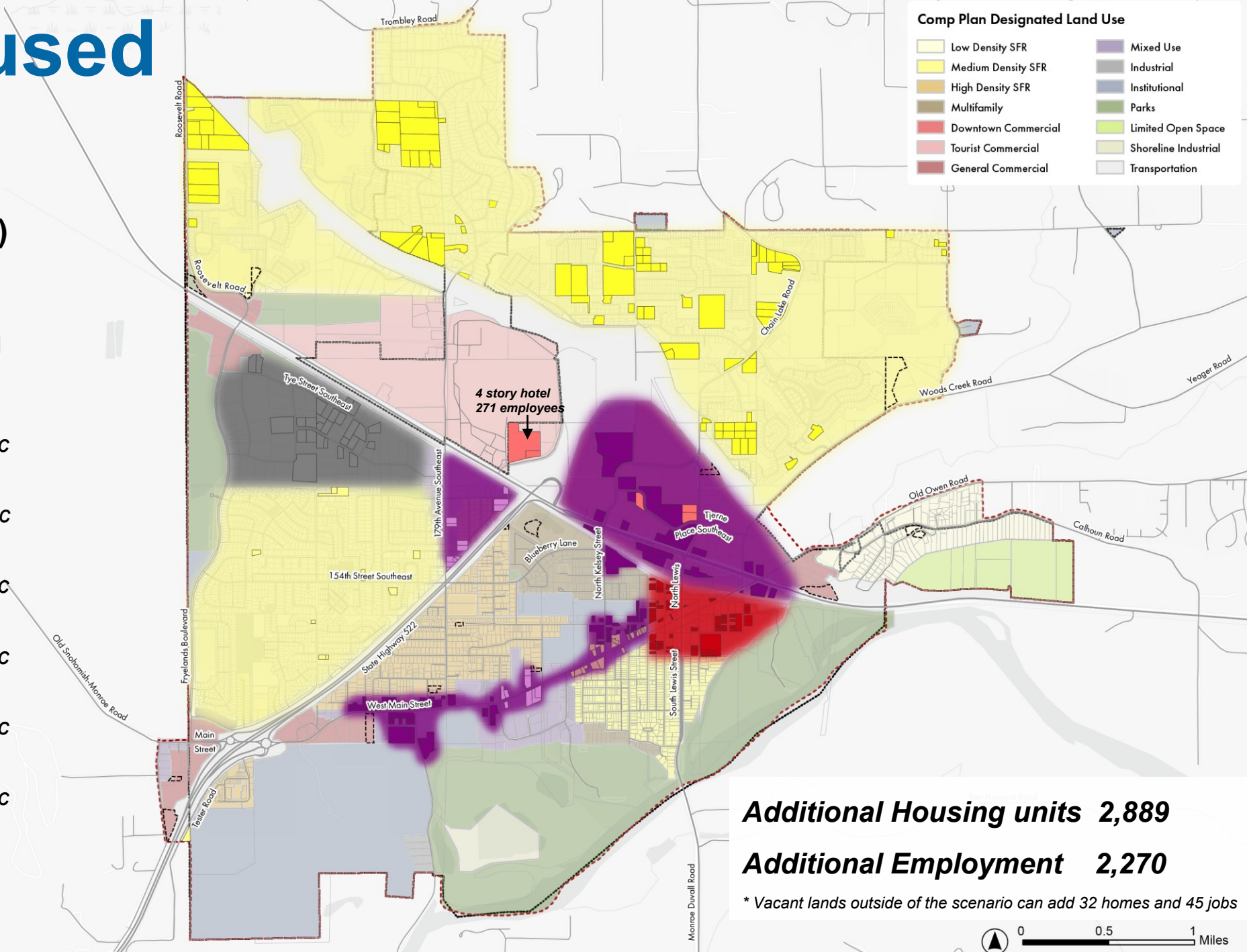
Center-focused Growth

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

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 2,889

Additional Employment 2,270

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







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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, 154th St, and W Main Street to increase employment and housing options

Allow middle housing in residential areas north of US-2

Add mixed-use node to Chain Lake Rd. to serve residential uses

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

Increase densities in Downtown through higher density mixed and residential uses
Add commercial services to the area near N Kelsey St.

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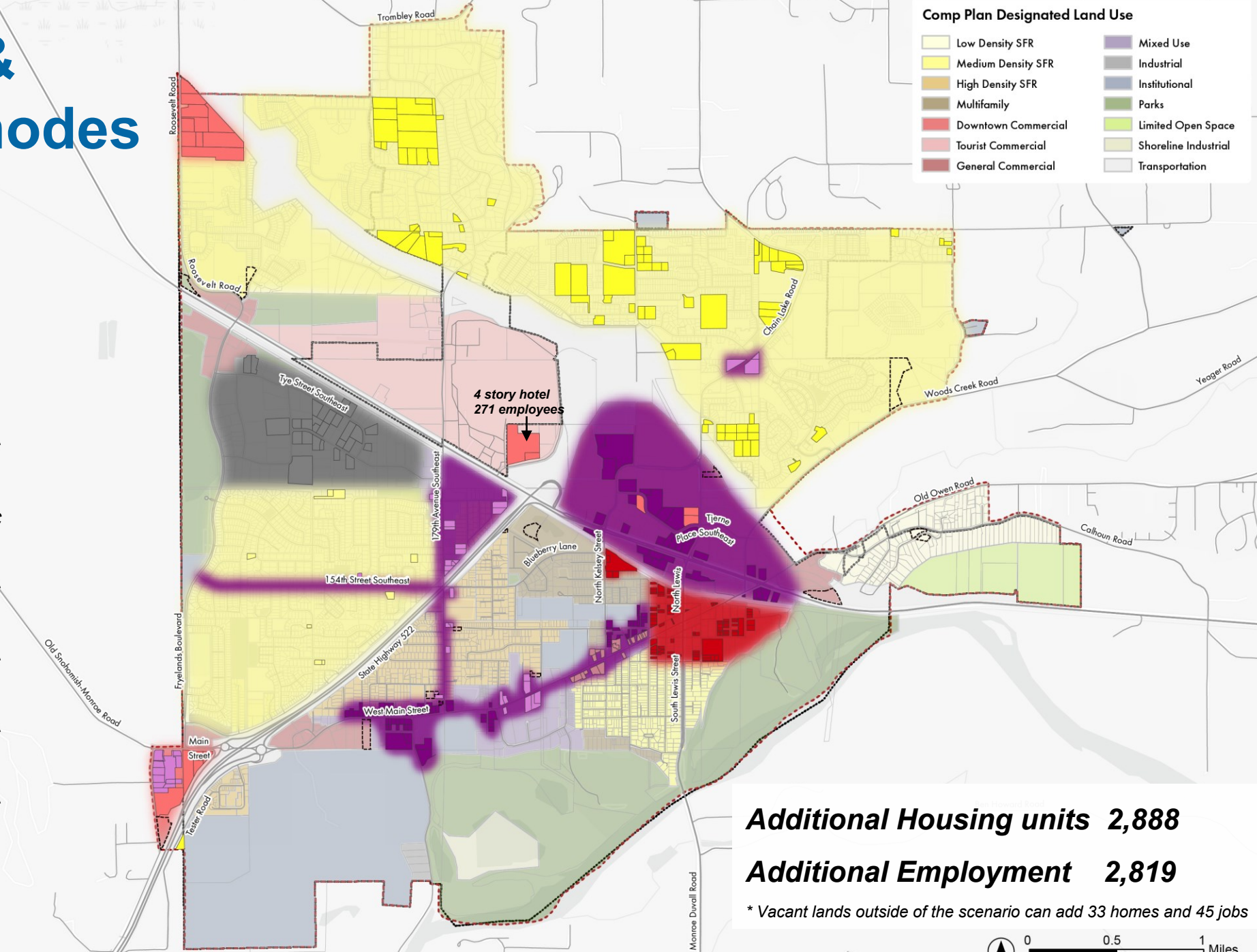
Center growth & neighborhood nodes

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

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 2,888

Additional Employment 2,819

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



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Examples of Potential Future Land Uses

Low Density Residential

Current Land Use



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

End of Document

MONROE LAUNDRY CO. *Since*
— TRADEMARK — 1908

DRINK
Coca-Cola



MEETING MINUTES COMMUNITY ADVISORY COMMITTEE



DATE:

9/28/23

TIME:

7:00 PM

LOCATION:

Monroe Coordination Center

IN ATTENDANCE

Brandi Blair, James Harrigan, Janelle Drews, Jay Bull, Jessie Robinson, Karl Niemela, Katty Woods, Kevin Hanford, Peggy Nielsen, Assistant Chief Ryan Lundquist, Tami Kinney, Tom Laufmann, Tony Balk, Victor Scarpeli

STAFF IN ATTENDANCE

Lance Bailey, Kate Tourtellot, Lance Bailey, Hannah Maynard, Alex Dupey (MIG), Sou Garner (MIG)

AGENDA ITEMS

1. Introductions and Agenda Overview

Committee members and staff introduced themselves. Alex Dupey, MIG, gave an overview of the meeting's agenda.

2. Discussion: CAC Charter

Alex Dupey presented the CAC Charter, explaining the purpose of the Community Advisory Committee, the role they will play in the Comprehensive Plan Update, the meeting process, and the proposed meeting schedule. No committee members opposed the charter as presented.

3. Presentation: Monroe 2044

Alex Dupey gave a presentation on the Comprehensive Plan update, a project titled Monroe 2044. This presentation included background behind the Comprehensive Plan, information gathering that has already been done, and buildable lands.

Committee members and staff discussed the future land use map and annexations.

Alex continued his presentation addressing densities and the land use scenarios. Committee members and staff discussed improvements required in areas within the development land use scenario maps, accessory dwelling units, and changing the zoning of R4 zones to R7, the fairgrounds, and racially disparate impacts.

Committee members began discussing and asking questions about the various land use scenarios as they were proposed. This included discussions around mixed use along Main Street and across the city and potential impacts on communities if zoning changes were made.

NEXT MEETING

November 2023 | 7:00pm – 9:00pm – Location TBD

City of Monroe 2044 Comprehensive Plan Community Kickoff Summary

Background

The Monroe 2044 Comprehensive Plan update is a long-range planning process to develop a roadmap for the future that will serve the community for the next 20 years. The Washington State Growth Management Act (GMA) requires each city and county to periodically review and update their Comprehensive Plans and development regulations. Monroe last updated its plan in 2015. This update includes extending the city's planning horizon from 2035 to 2044, including how the city will accommodate the 2044 population, housing and employment allocations. This update will touch every element of the existing plan, with a focus on incorporating *Imagine Monroe*, addressing new GMA requirements such as accommodating affordable housing and climate change.

Overview

The Community Kickoff event for Monroe 2044 was held on Thursday, April 13, from 5:30 to 8:00 p.m. at Park Place Middle School. At the event, 52 Monroe residents shared their visions for Monroe and how they envision the City in the next twenty years. In addition to residents, there were also a number of Planning Commission, City Council, and City staff in attendance who listened and engaged in conversations with meeting attendees.

MIG, the lead consultant, convened the meeting and presented the major elements of the comprehensive plan update, the drivers for the update, the project timeline, and expected outcomes. The City's projected growth in population, housing, and employment and how that might be accommodated within the City's Urban Growth Area.

Attendees were encouraged to participate in small group discussions and interactive activities to discuss how the City can accommodate future population growth and job growth, what capital investments should be made to improve the City's transportation and park systems, and how business opportunities should be enhanced. A representative from each small group presented a high-level summary of the discussion and the participants had an opportunity to learn about the preferences of other attendees and to ask questions.

At the conclusion of the event, the project team provided comment cards and outlined the next steps. Participants were invited to take part in an online survey and to visit the project website to stay up to date. There was an overview of the



next public workshop, during which the draft future land use map and major elements of the comprehensive plan update will be reviewed.



Key Findings

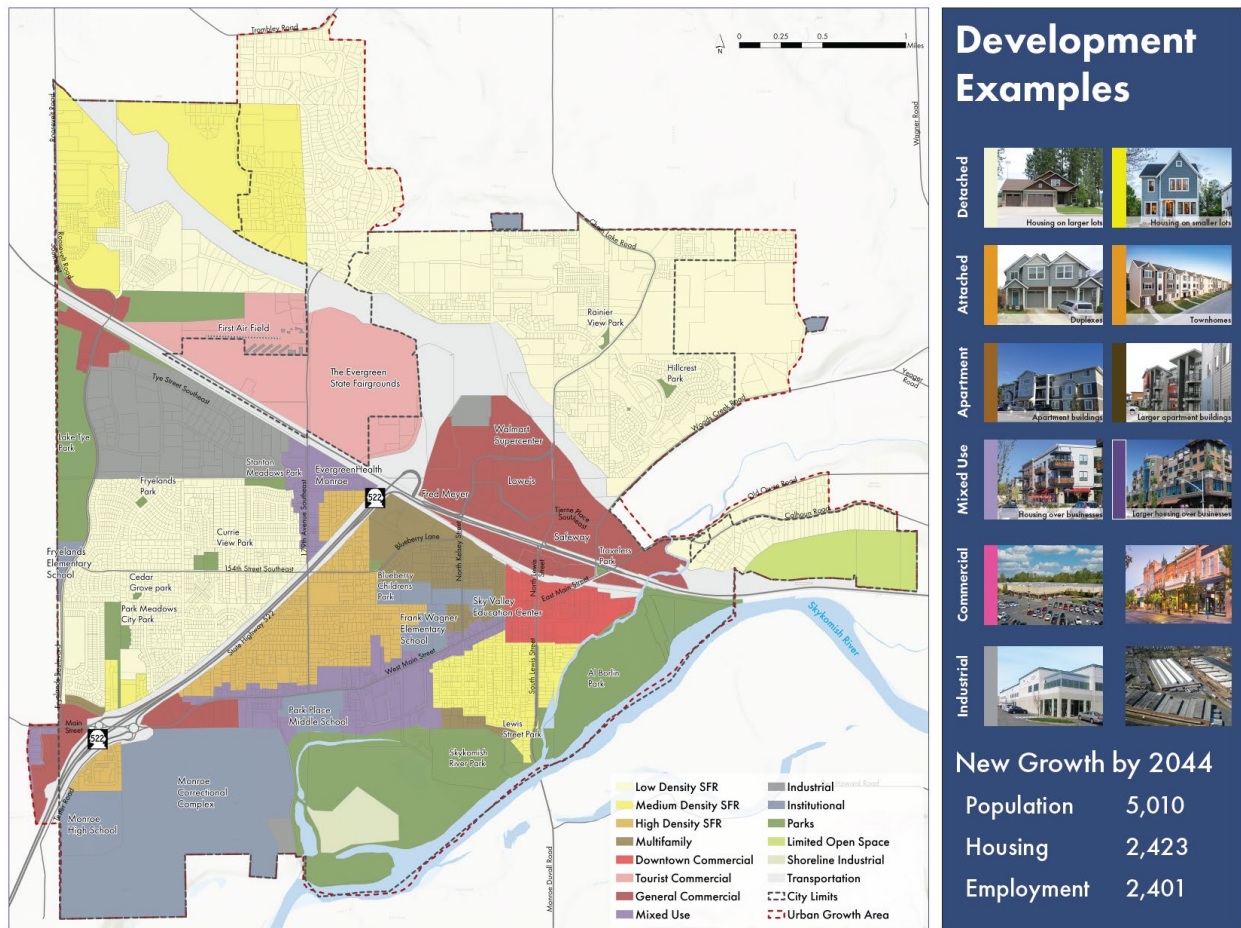
Based on the results of the kickoff event, the following themes were identified:

- Redevelopment in the airport area to generate jobs with commercial, industrial development, and high-density apartment buildings.
- Expansion of mixed-use housing and commercial uses.
- High-density housing along the major roads with single-family housing located further from those corridors.
- Potential development in North Kelsey and north of the Fred Meyer and Lowe's area.
- Adding more eating and entertainment options along Fryelands Boulevard.
- Preserving Historic Downtown through new design standards.
- Incentives to bring more businesses into the City (restaurants and entertainment).

Small Group Exercise

The small group exercise asked participants to place a range of scaled pieces that represent different types of development to meet the housing and job number growth targets (Figure 1).

Figure 1. Land Use Map with Development Examples



Development pieces had assigned density and job allocations, representing the following:

- **Housing Options:** Detached houses on larger lots, Detached houses on smaller lots, Attached (Duplexes and townhomes), Apartment buildings, larger apartment buildings, Mixed-Use (housing over businesses)
- **Employment Options:** Commercial, Industrial, Mixed-use

There were several common placement themes at the tables:

- The airport was often recommended to be a potential place for commercial, residential, and mixed use development.
- Mixed used development was often placed in north of Highway 2 (big box store area), Downtown, and along Main Street.
- Many groups wanted to see commercial development near Lake Tye Park.



- In general, commercial was the most preferred development type to meet the employment target and Industrial was the least selected among the groups.

Table 1. Group exercise results for Housing

Residential	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6	Group 7
Detached housing on larger lots	39	78	39	39	156	0	312
Detached housing on smaller lots	612	136	204	0	204	476	340
Duplexes & Townhomes	580	1015	725	580	725	290	580
Apartment buildings	484	242	242	0	968	0	726
Larger apartment buildings	485	485	1940	485	0	485	0
Housing over businesses	145	290	290	290	435	725	725
Larger housing over businesses	776	1164	776	1164	388	776	0
Total	3,121	3,410	4,216	2,558	2,876	2,752	2,683

Numbers equal the total number of potential housing units.

Table 2. Group exercise results for Employment

Employment	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6	Group 7
Commercial	970	970	1,358	1,164	582	1,552	1,552
Industrial	348	348	464	232	0	464	348
Mix of businesses & homes	495	1,155	825	990	495	495	825
Total	1,813	2,473	2,647	2,386	1,077	2,511	2,725

Numbers equal the total number of potential jobs.

Walk-in Exercise

In addition to the small group exercises, participants engaged in a walk-up exercise to answer the following questions:

1. Imagine Monroe identified many community values that will be part of the Monroe 2044 Comprehensive Plan. Which of these would you like to see an increased level of City support and investment for?

(Scale of 1 – 5. Continue current level of support and investment:1, Increase level of City support and investment:5)

Community Values	1	2	3	4	5	Score
Community	1	1	7	6	12	245
Amenity & activities	0	2	3	9	14	290
A family-friendly city	1	0	4	9	13	275
Small businesses	0	3	2	7	16	299
Parks	1	0	2	8	12	246
Nature	0	2	6	4	10	198
Character	0	1	3	6	8	177
Easier driving	0	1	3	6	8	177
Social services	0	6	6	5	9	201
Calm & quiet	5	4	5	6	8	189

Score = sum of (scale x vote count)

Participants answered that they want to see more support and investment for *small businesses* the most and *Amenity & activities*, and *A family-friendly city* followed next.

2. What would you like the city to encourage more of in Monroe?

(Scale of 1 – 5. I would not like to see more:1, I would like to see more:5)

Preference	1	2	3	4	5	Score
Providing amenities for biking, walking, and transit	0	6	7	10	7	108
Improving the streetscape with features like street trees and wayfinding	0	5	8	4	6	80
Creating improved connections between neighborhoods, parks, shopping, and services	0	6	4	9	7	95
Adding public spaces, greenspace, plazas, etc.	2	3	8	5	7	87
Adding more community and culture celebrations that highlight the uniqueness of Monroe	0	8	5	7	4	79
Creating more diverse and compact housing types so more people can afford to live here	5	5	7	5	9	101
Attracting more local retailers and businesses to enhance commercial areas.	2	3	5	3	16	115

Score = sum of (scale x vote count)

Attracting more local retailers and businesses was the most preferred and *providing active transportation amenities* and *adding more diverse and compact housing types* were also popular options.

3. What do you love about Monroe?

- Small town, good community culture
- Beautiful surroundings, gateway to Cascades
- Involved City Council

4. What do you think are the biggest challenges for Monroe in the next 20 years?

- Dealing with population growth and traffic
- More 'ownership' housing options
- Homelessness, drug use, Al Borlin Park(vagrants, drugs, unsafe)
- Lewis St.
- Aging, unattractive city
- Strip malls
- Ugly big box stores

The Map results for questions 5 and 6 can be found in the Appendix.

5. What are the challenges and barriers you experience getting around Monroe?

6. What are Monroe's assets and issues?

Next Steps

The City is currently hosting an online survey. The survey results will be tallied at the close of the survey and summarized with the identified themes from the Community Kickoff meeting. Results will serve as input for developing the vision and policy framework, future land use scenarios, and Comprehensive Plan elements.

Appendix

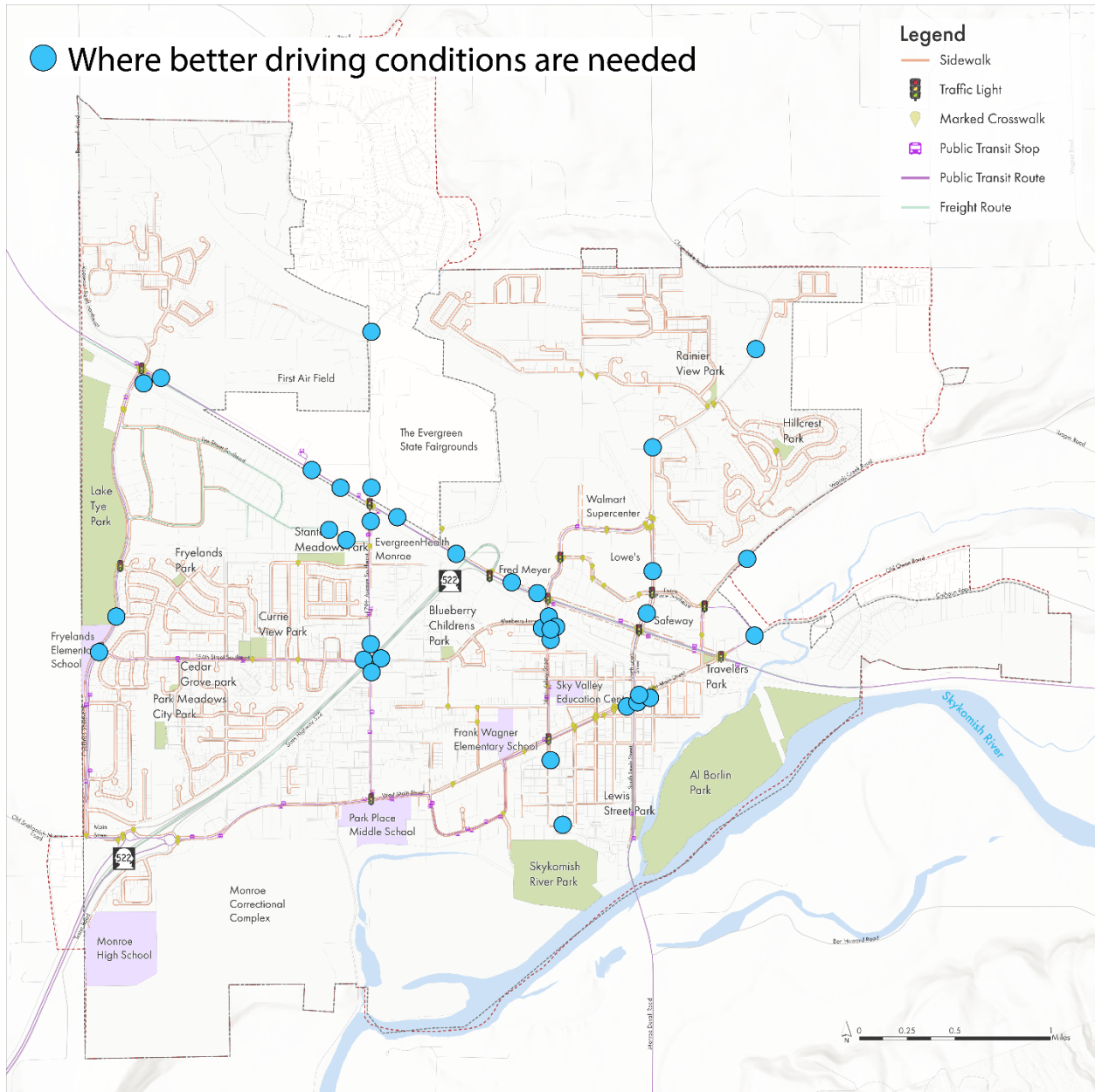
Notes from group discussions:

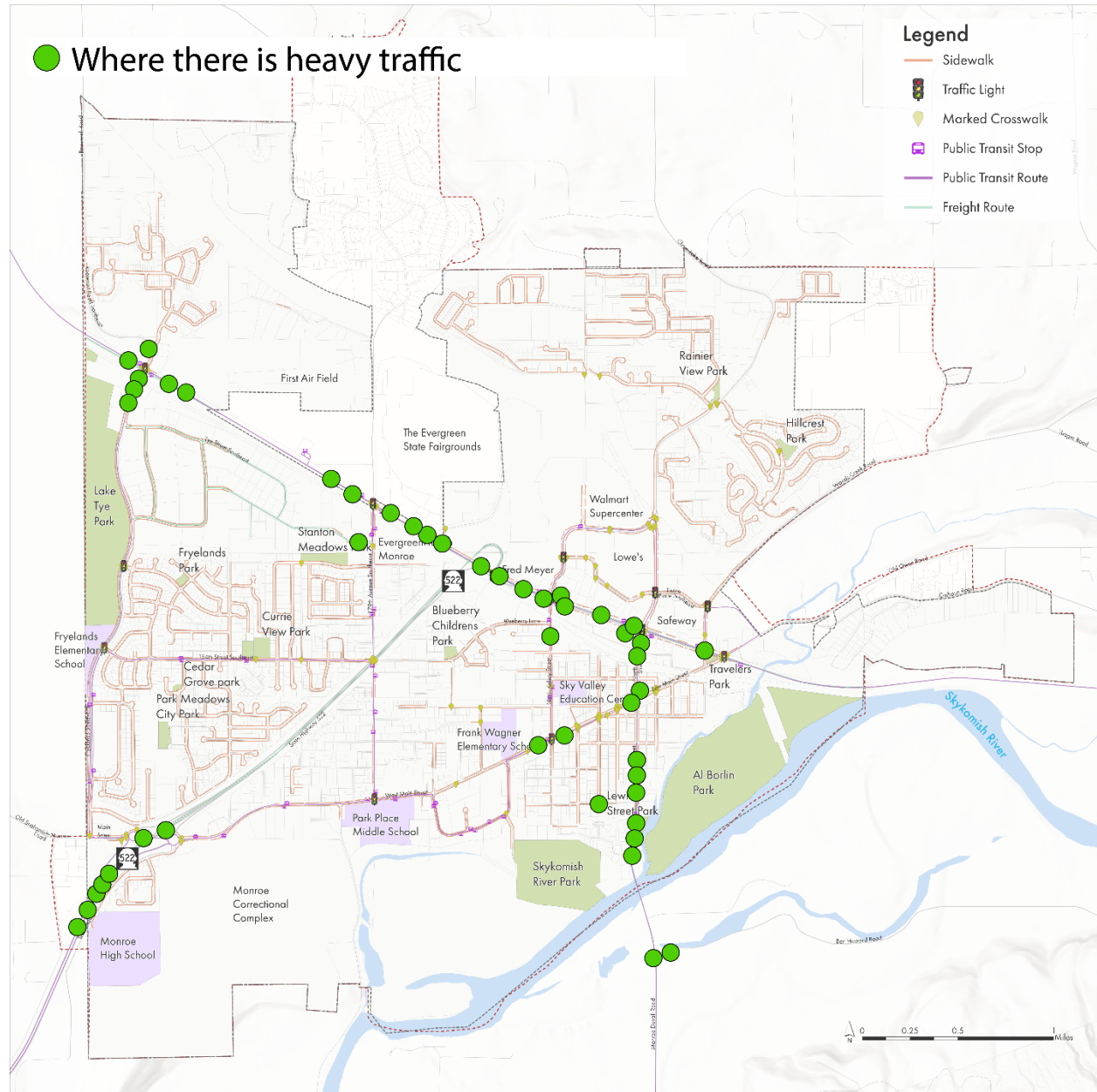
- The airport should be redeveloped and be a job generator with commercial and industrial development.
- Allow for large housing over business in North Kelsey area.
- Place commercial development on the south side of Highway 2 (fertilizer plant) is an underutilized space.
- Do not lose downtown core to housing.
- UGA expansion along Chain Lake Rd.
- Greater density along Roosevelt Road, Chain Lake Rd.
- Infill on large lots in old part of city.
- Chain Lake Rd greater density along road with single family behind.
- Roosevelt Rd – Multifamily housing along the road, single homes behind it.
- Change low-density housing on the North end of town to medium density-townhomes.
- Second downtown in different area. Perhaps just north of Hwy 2 where the big box area is, spreading out towards Snohomish.
- Further develop industrial area with more industrial/light industrial.
- More mixed use in the downtown area/big box area north of highway – this will attract more visitors to Monroe.
- Family wages (jobs that support households) needed.
- Traffic was one of our biggest concerns. Lack of public transportation options.
- Put hospital or bigger facility at Evergreen health to get more jobs.
- Keep tourist areas commercial.
- Create a 15-minute community.
- Expand downtown while maintaining scenic views by design standards (height limit, etc.).
- Tree code (Certain number of trees for certain amount of development).
- Create a Bothell style community.
- Include higher priced condos to encourage diversity in income levels.
- Historic preservation is important.

- Put apartments and townhomes far from Main Street to keep downtown corridor identity.
- Create a no car zone in the two downtown blocks of Main St.
- Townhomes coming in aren't affordable. Concerned this won't address affordability issue.
- Fremont street would be a good corridor for low-income housing.
- More multi-family units on Lewis Rd.
- Highway 2 crossing at North Kelsey, Lewis, Main St are unsafe now. If we're adding housing units near Highway 2, this safety issue should be addressed.
- If the old football field turns into housing, worried about traffic impacts to the area around it.
- Many people would like access to Lake Tye Park. Want more things to do at the lake. More commercial near the lake.
- A ban on alcohol sale killed the 'Redmond Ridge' idea at Lowe's area.
- Not enough for teens to do in Monroe. Need an urban village that is fun.
- Bring more industrial companies and commercial development to the Industrial Park.
- Tear down Union bank and put parking there. This could address parking needs in the center of town.
- Want a community center so that we can have meetings like this.
- Design standard is important to keep the town good, small town feel.
- There are beautiful parks in Monroe but sometimes people get scared to use them. Possibly better monitoring.
- Fairground is jonesing hotel, restaurants.
- Roosevelt, north of Tractor Supply, there's a lot of opportunities for single family houses and also for duplex and townhomes over there.

Map results for the walk-up exercises are presented on the following pages.



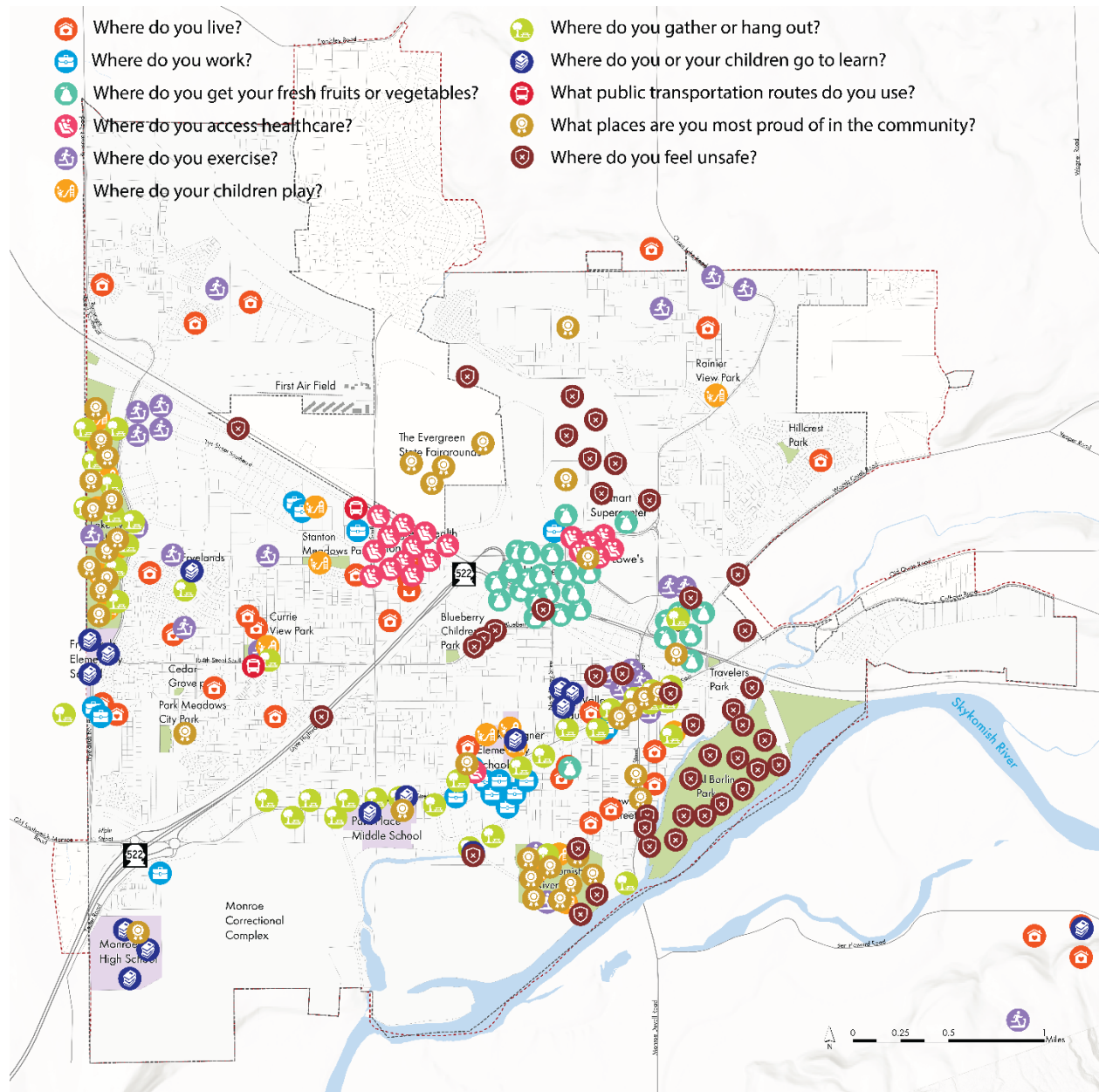


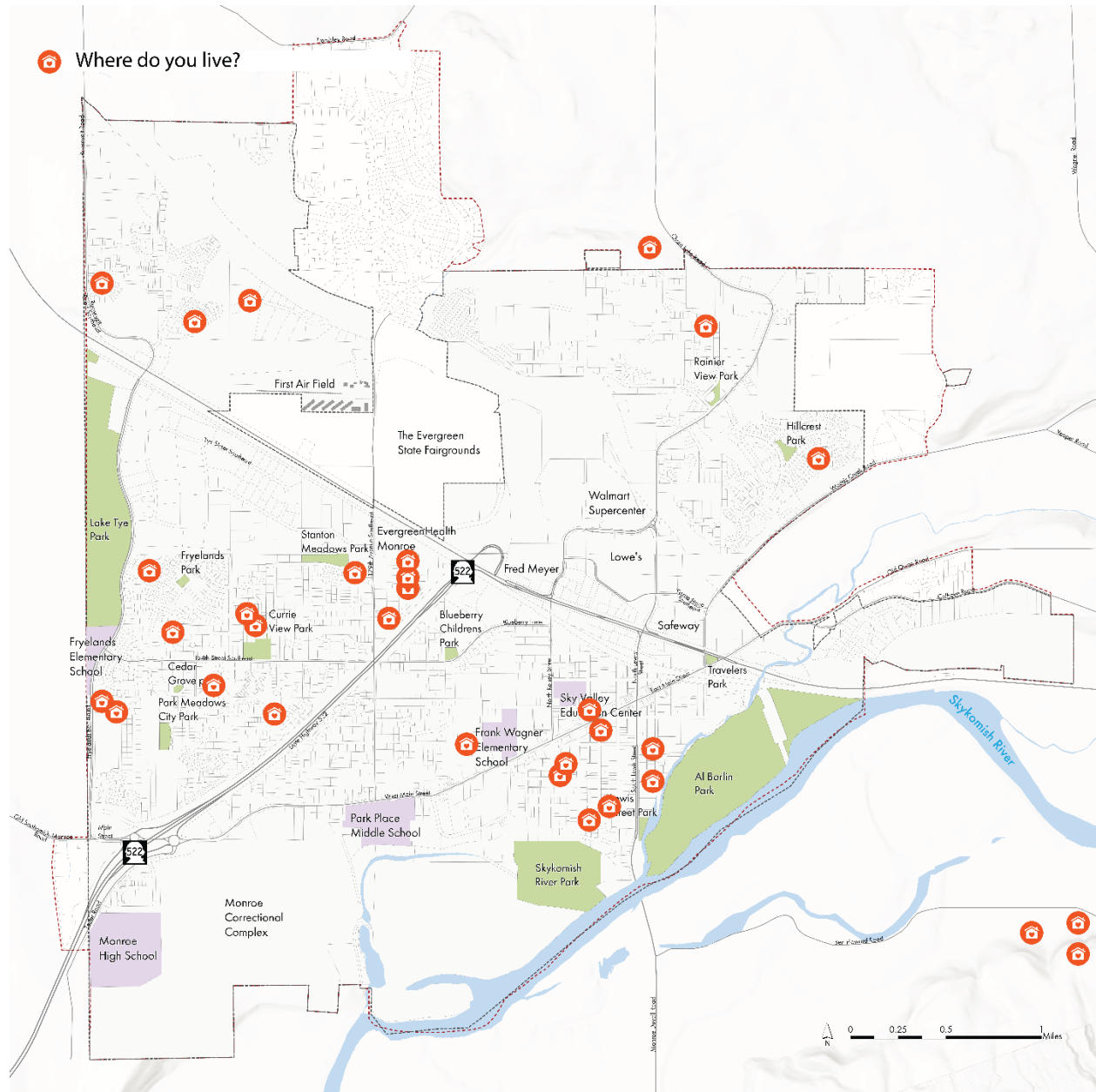




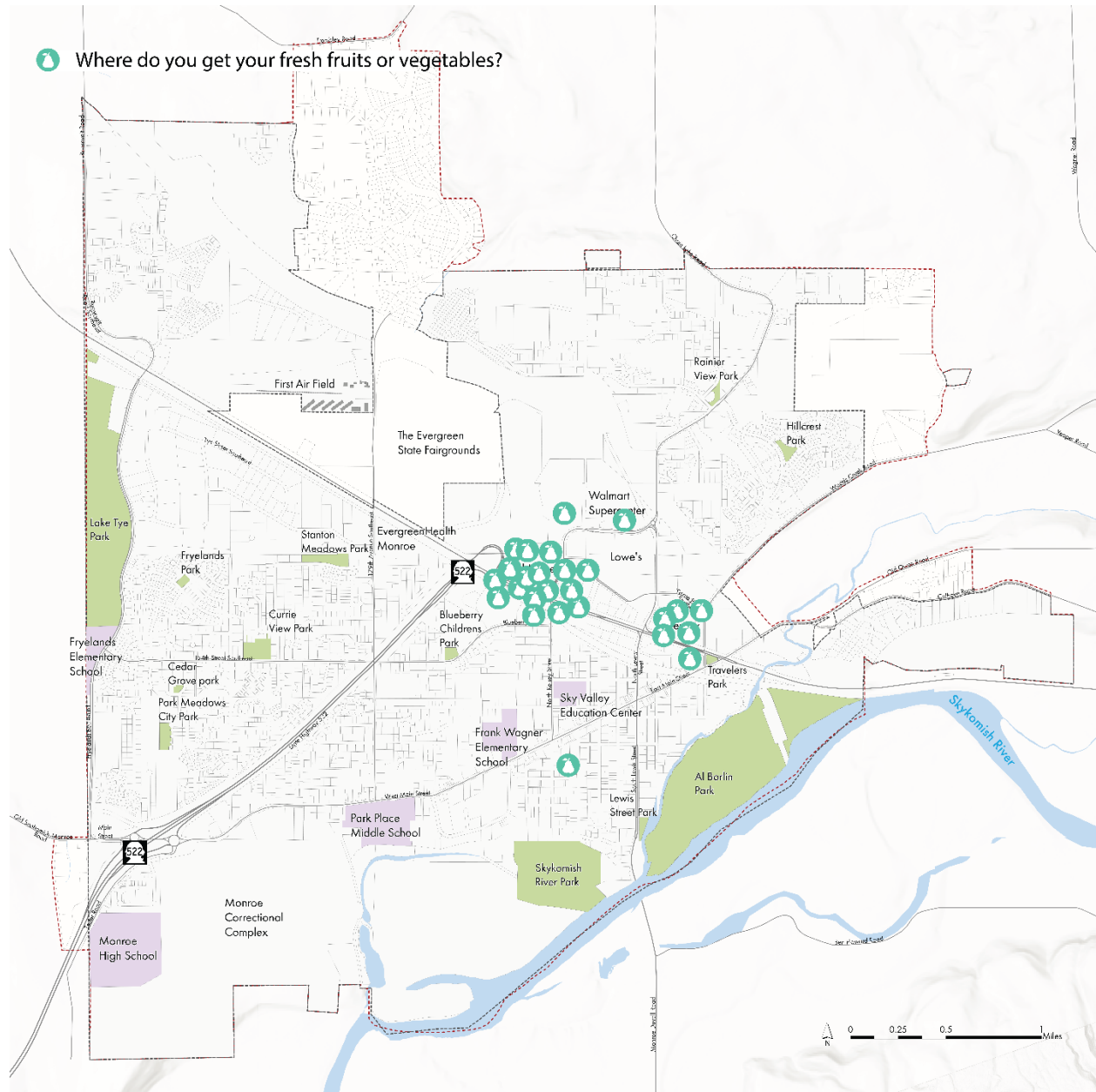


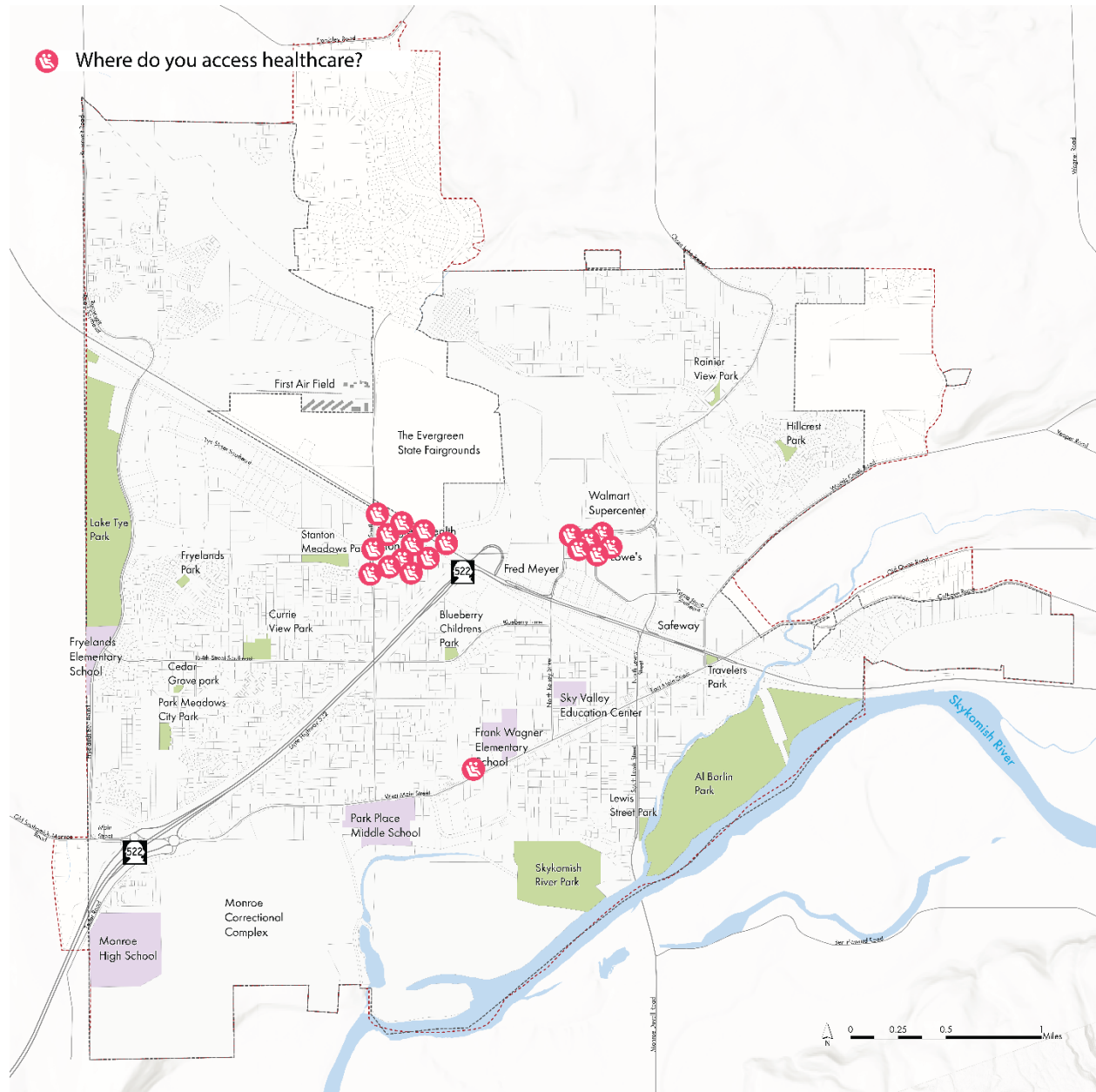
What are Monroe's assets and issues?

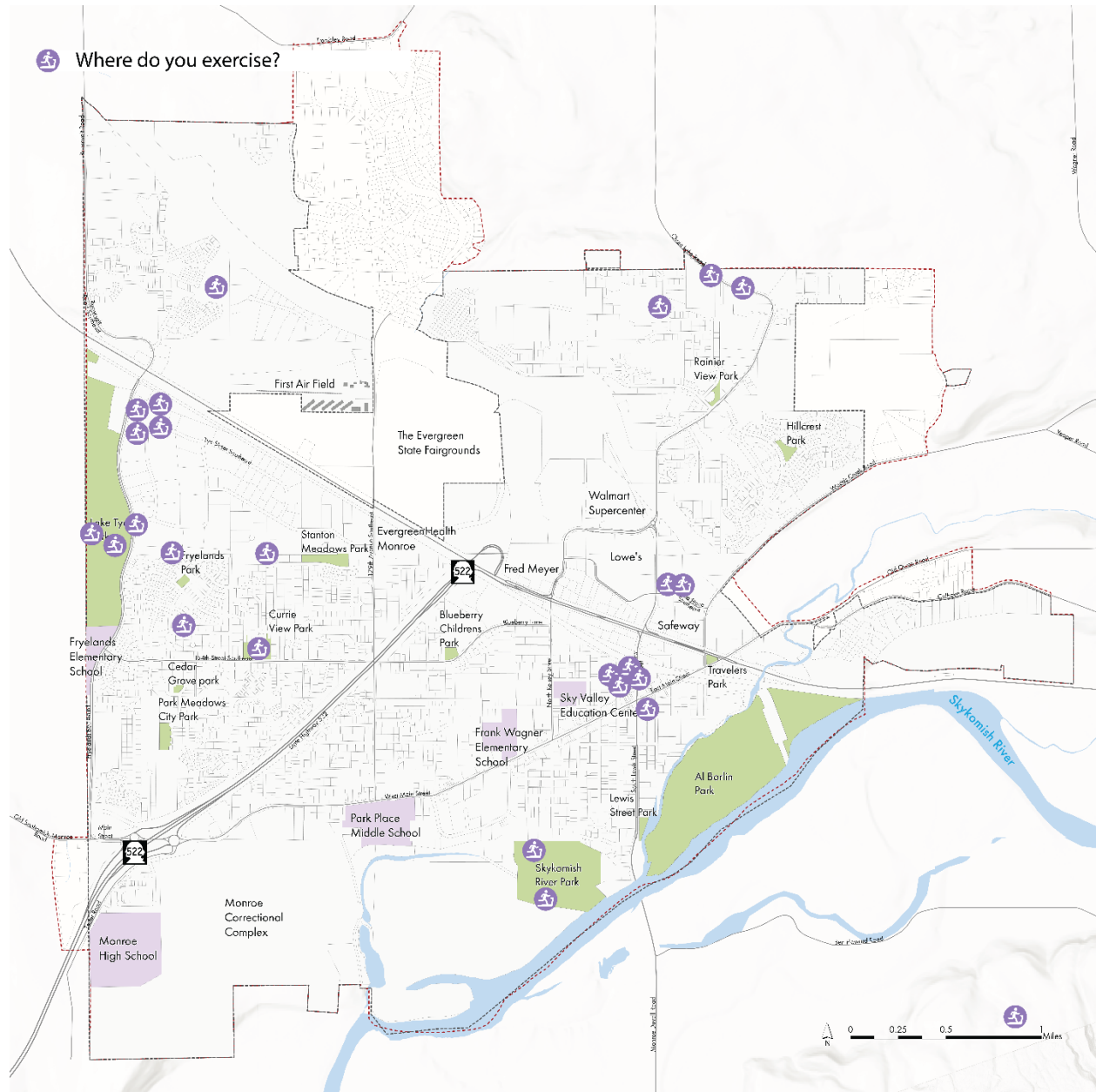


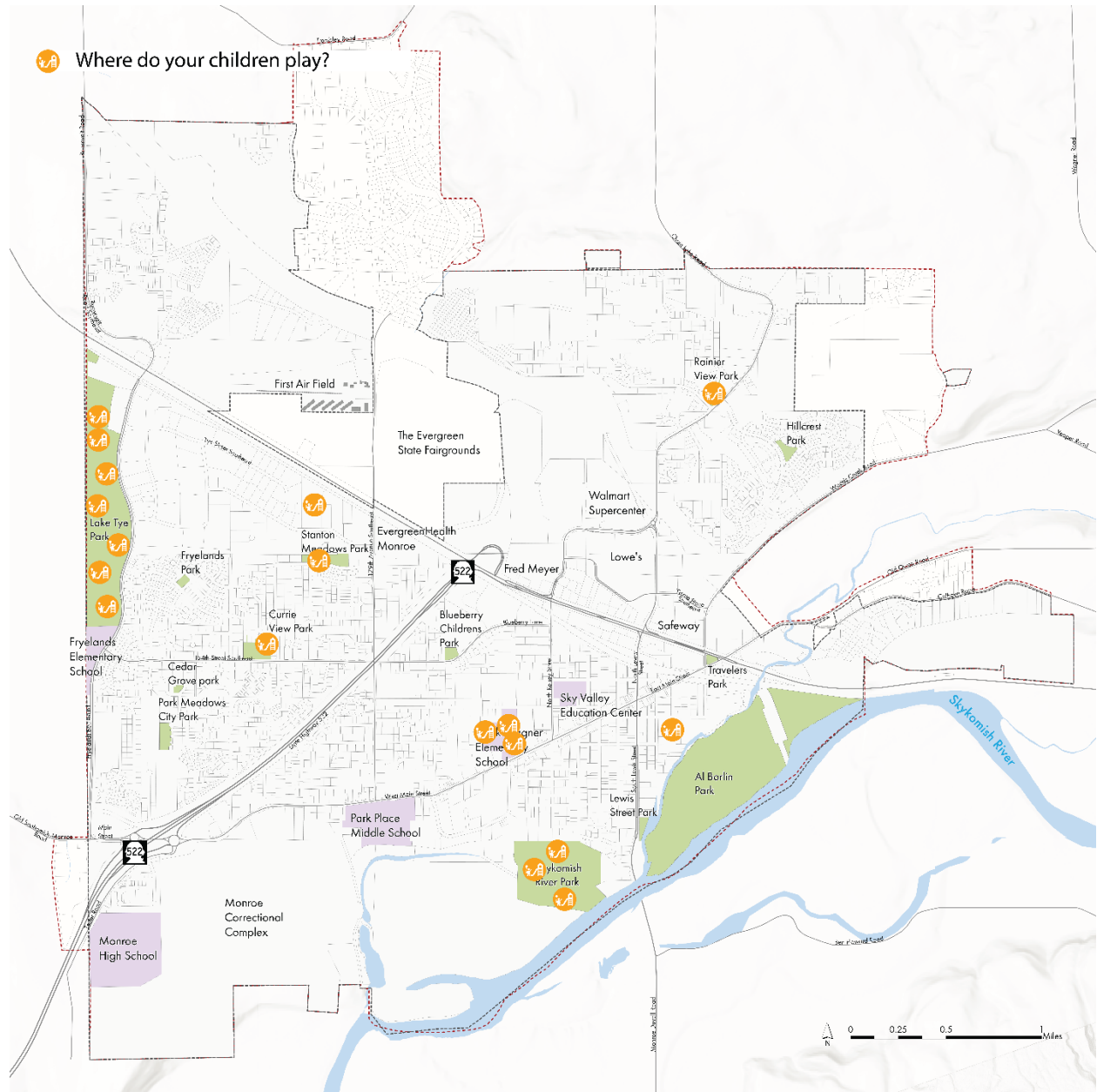


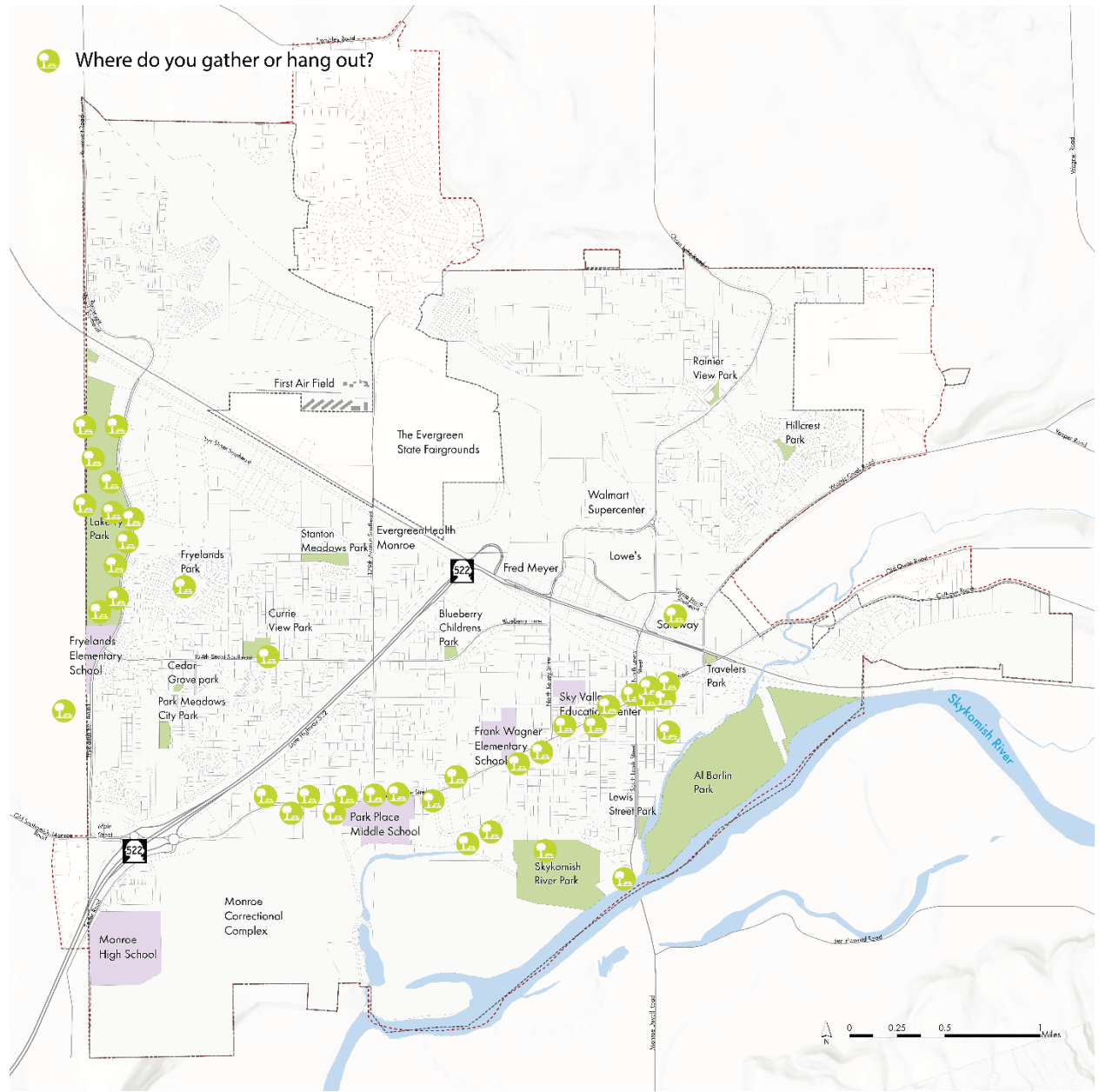




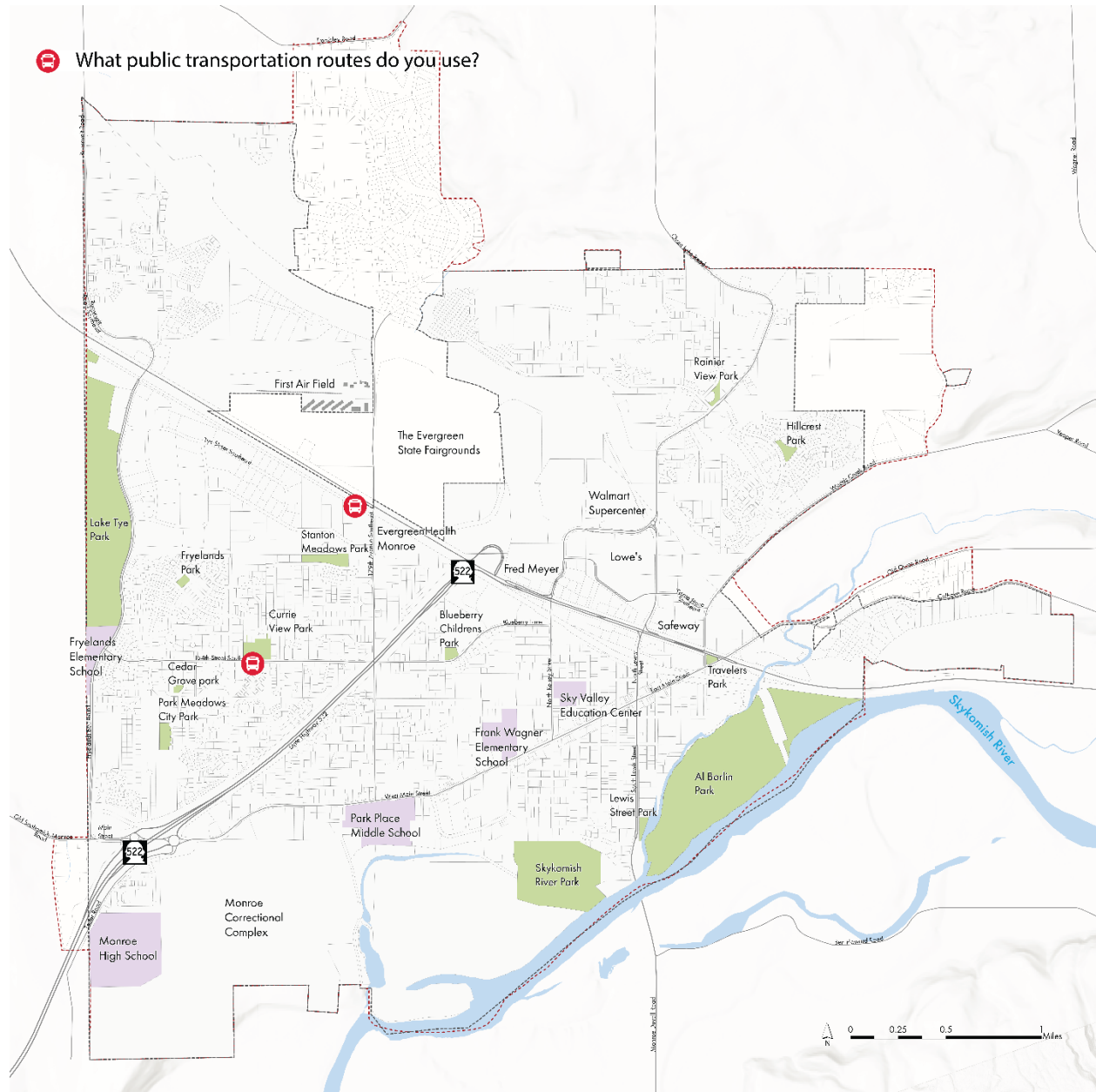


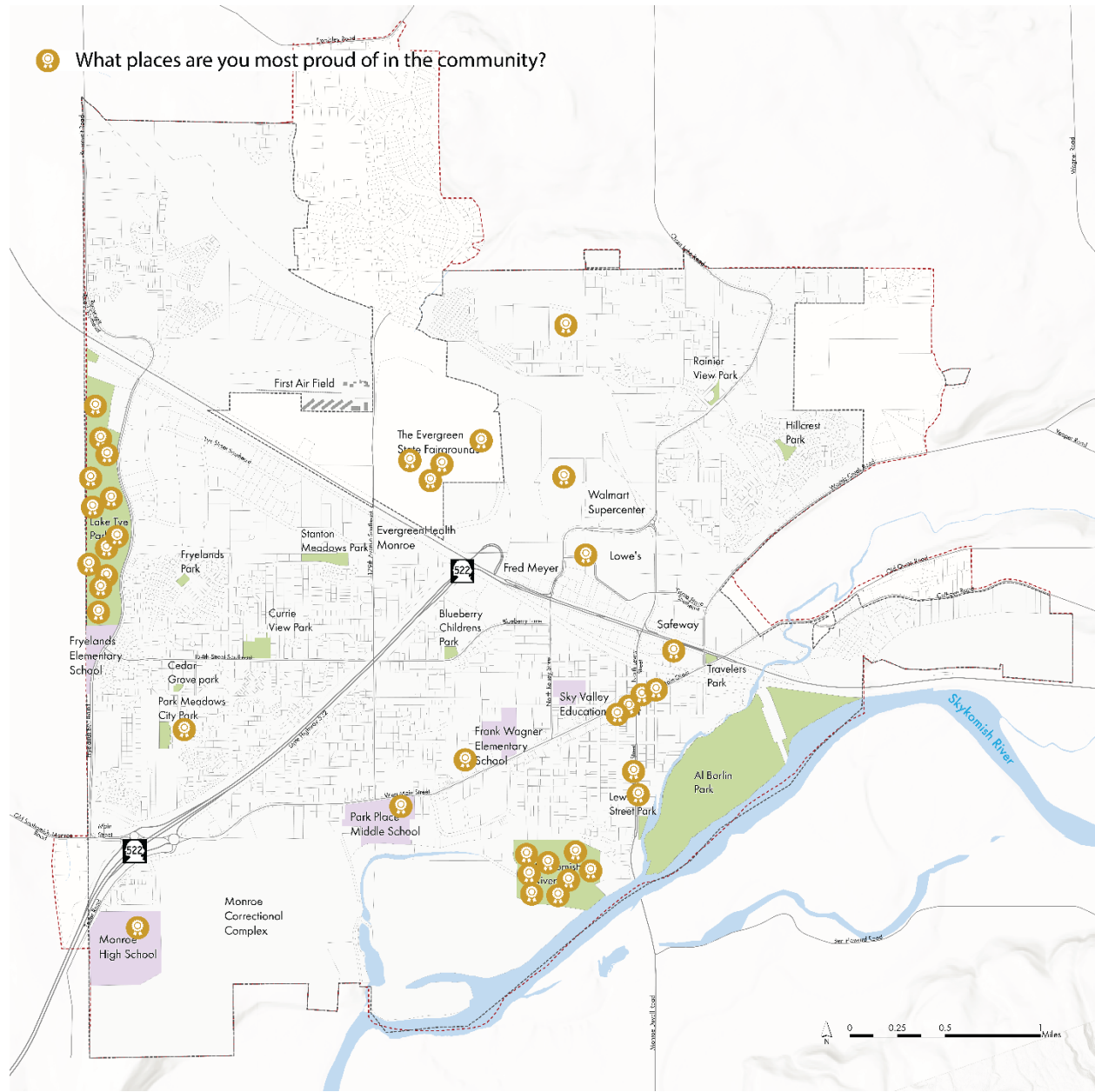


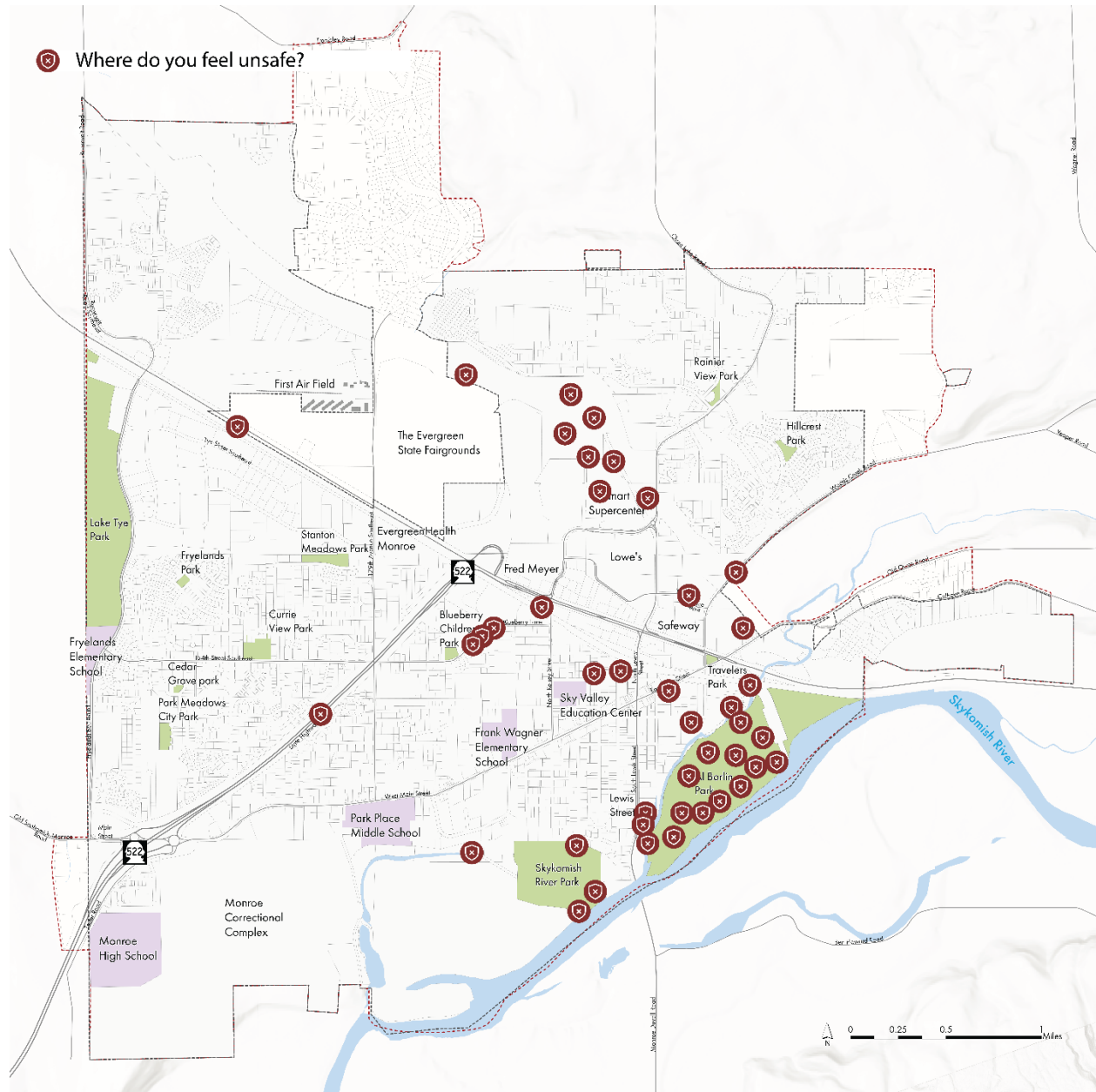












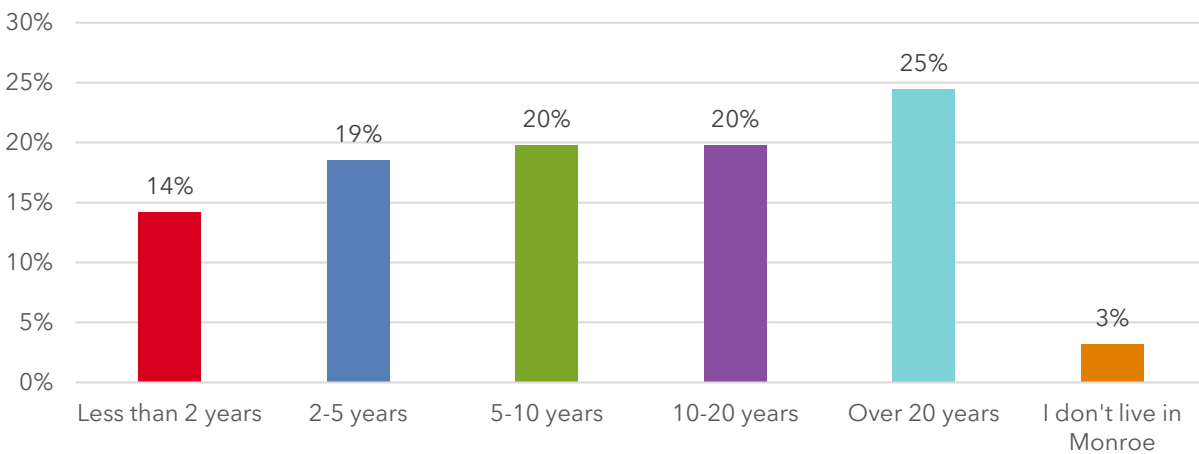
City of Monroe 2044 Comprehensive Plan Online Survey Snapshot

Overview

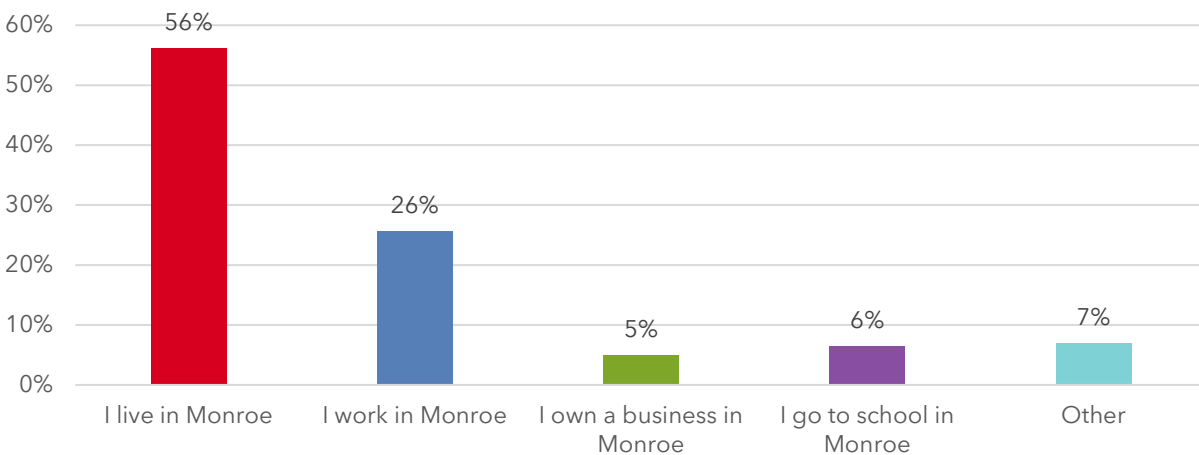
The City of Monroe conducted an online survey to gather input for the City's Comprehensive Plan update. The survey, available in English and Spanish, asked for input on where housing and employment growth could be accommodated in Monroe and what it should look like, what challenges or barriers exist in the City today, and what the City should prioritize. The survey was conducted between April 13 and July 10, and 480 people participated.

Survey results

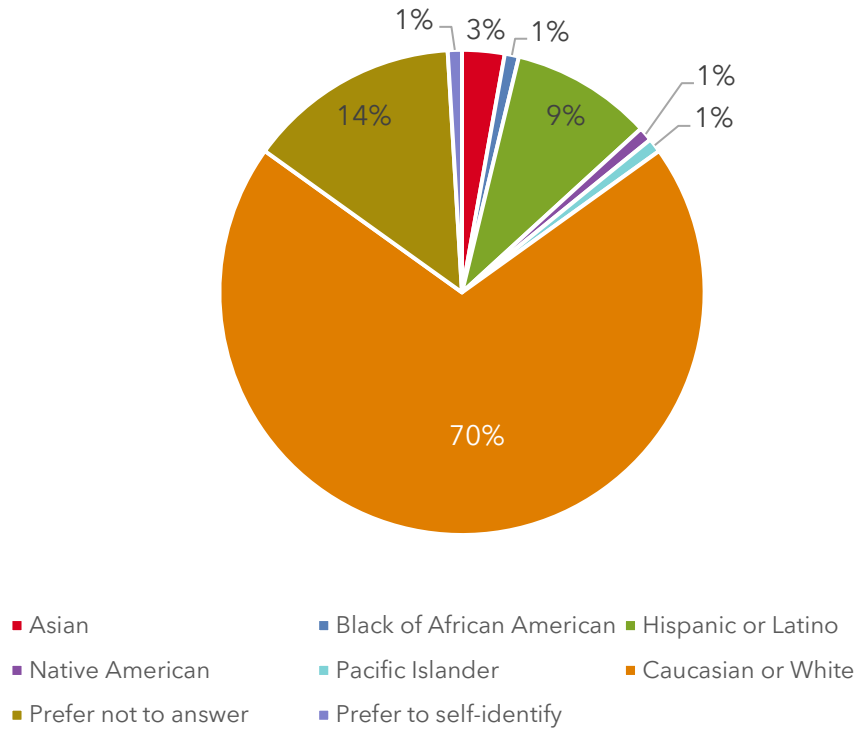
Q1. How long have you lived in Monroe? (n=253)



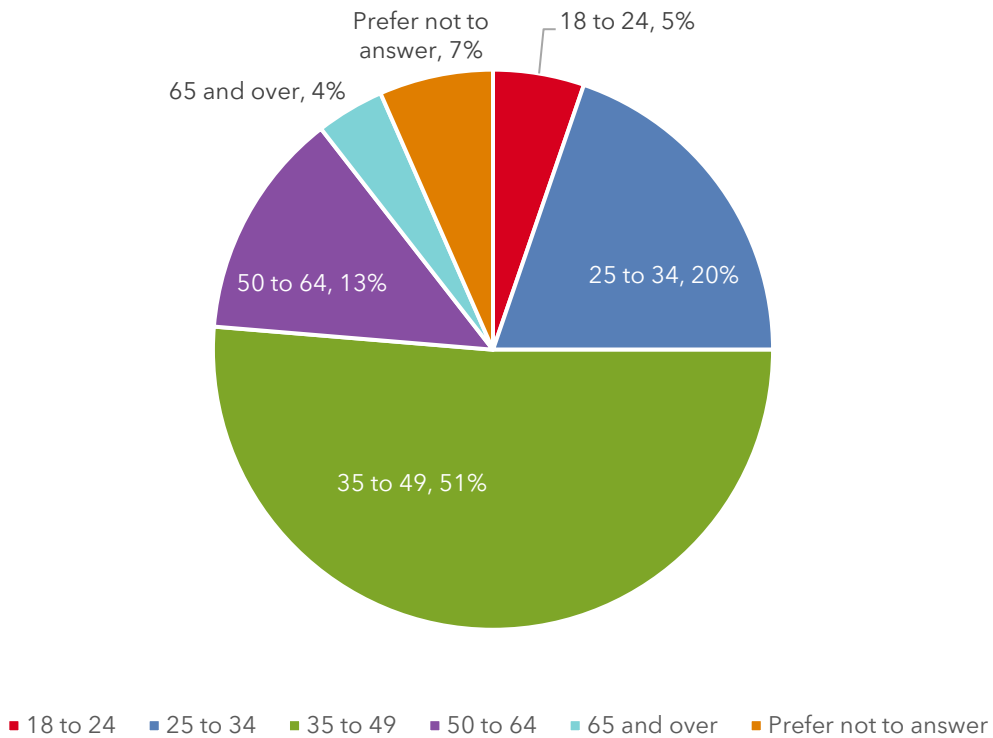
Q2. Which of the following describes your relationship to Monroe? (n=203)



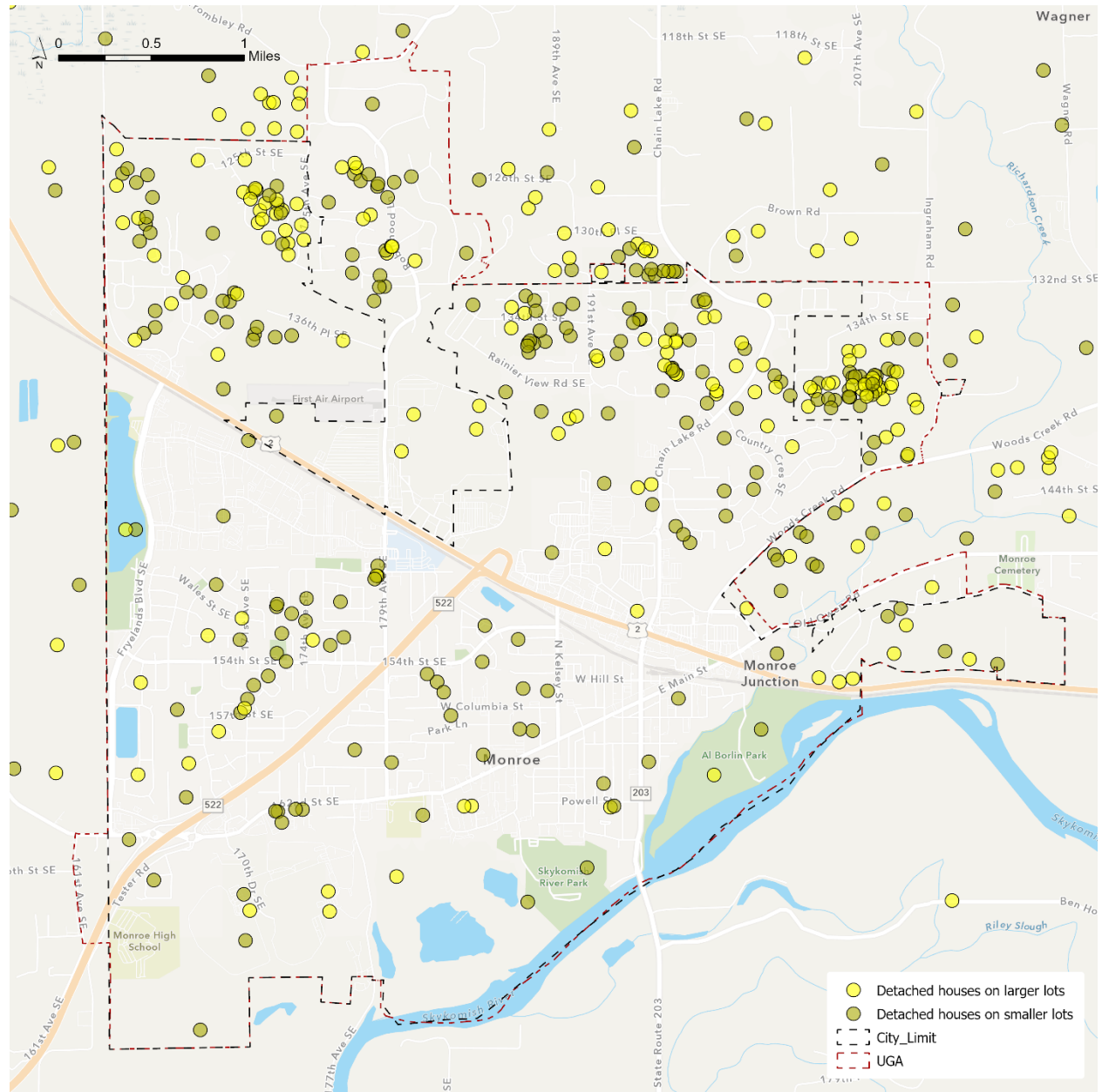
Q3. What is your race or ethnicity? (n=106)



Q4. What age group do you belong to? (n=76)



Q5. Where would you place detached homes?

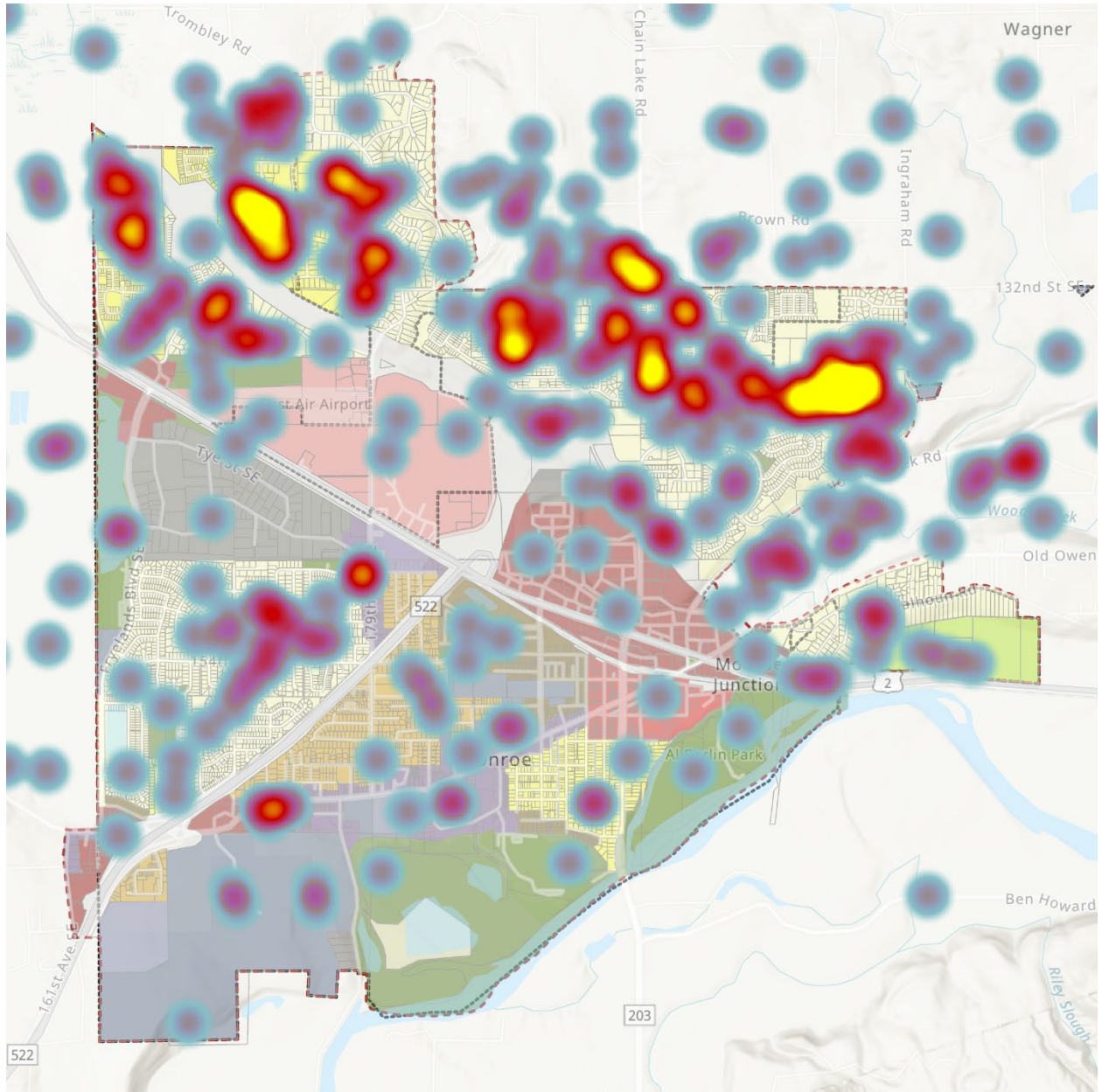


Response

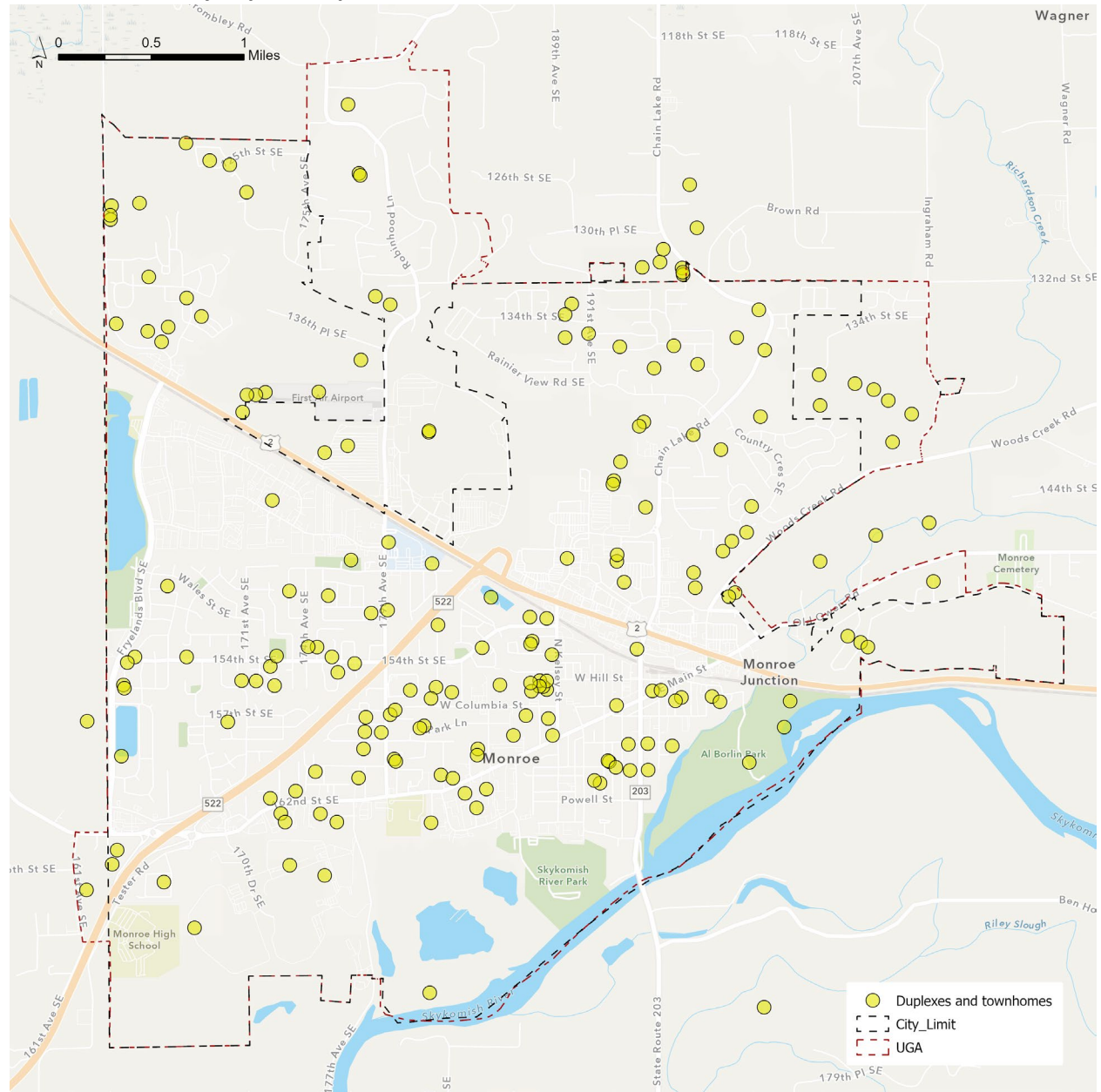
Detached houses on larger lots: 216

Detached houses on smaller lots: 247

Q5-1. Detached houses pin density map



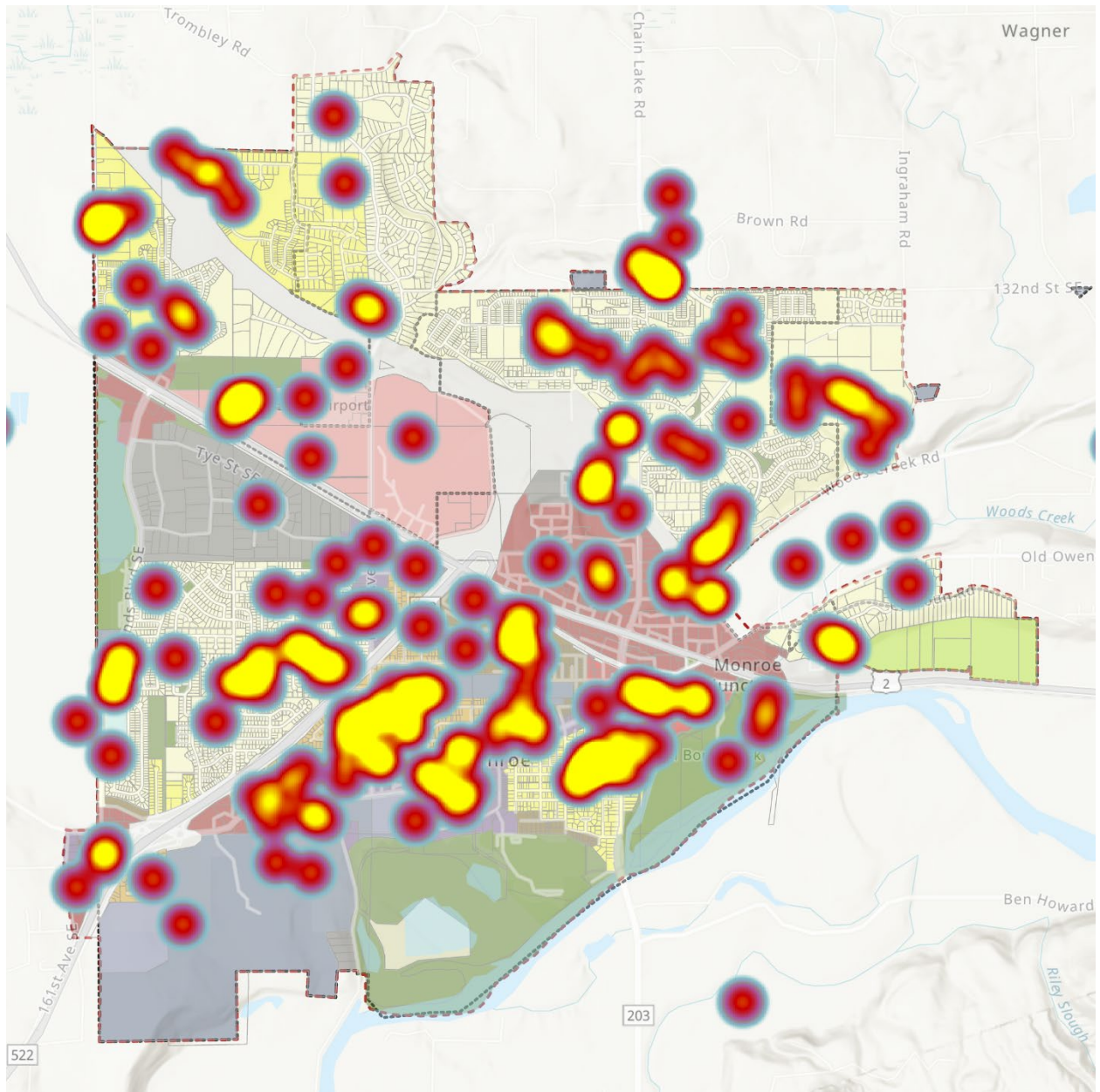
Q6. Where would you place duplexes and townhomes?



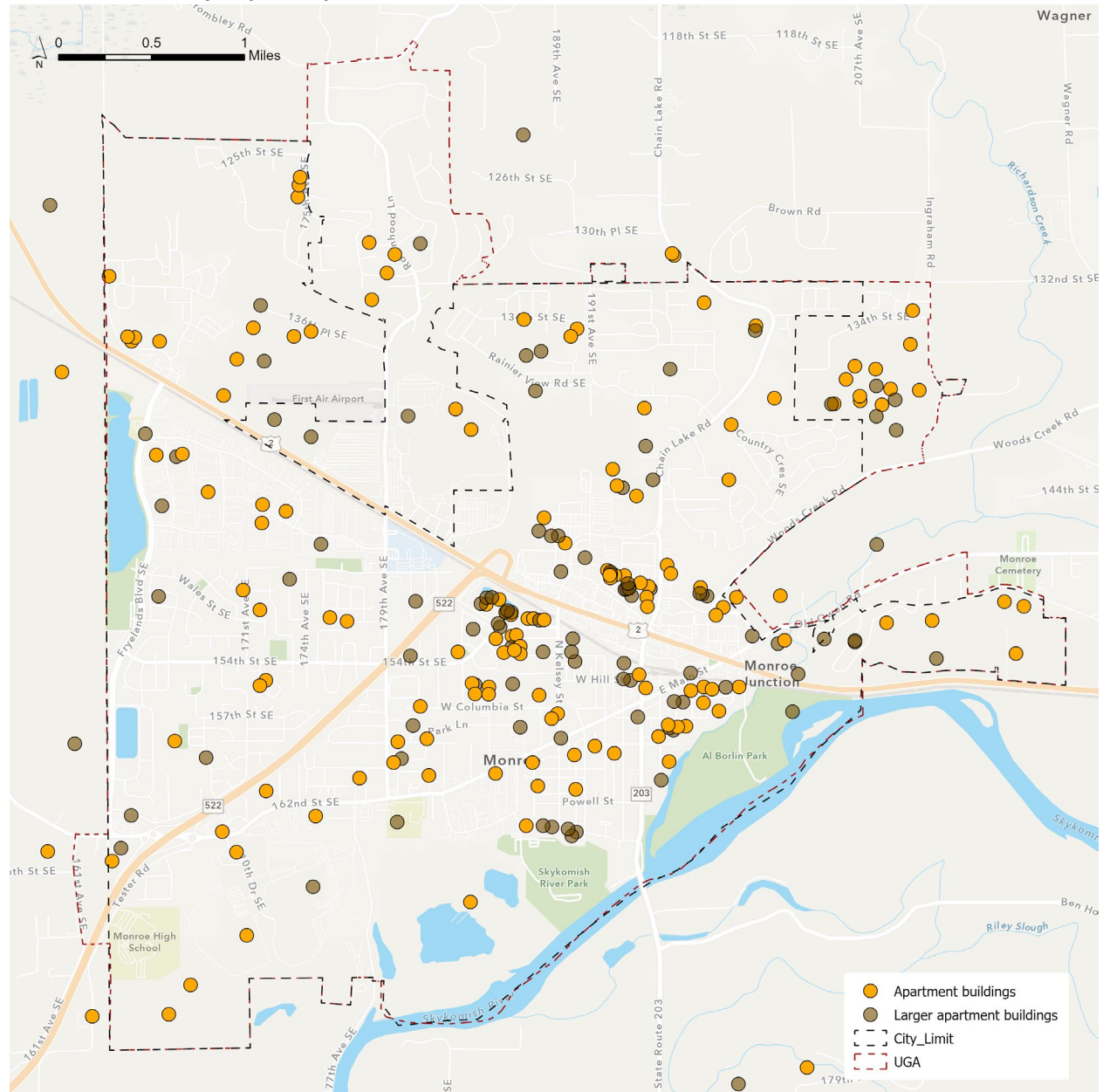
Response

Duplexes and townhomes: 196

Q6-1. Duplexes and Townhomes pin density map



Q7. Where would you place apartments?

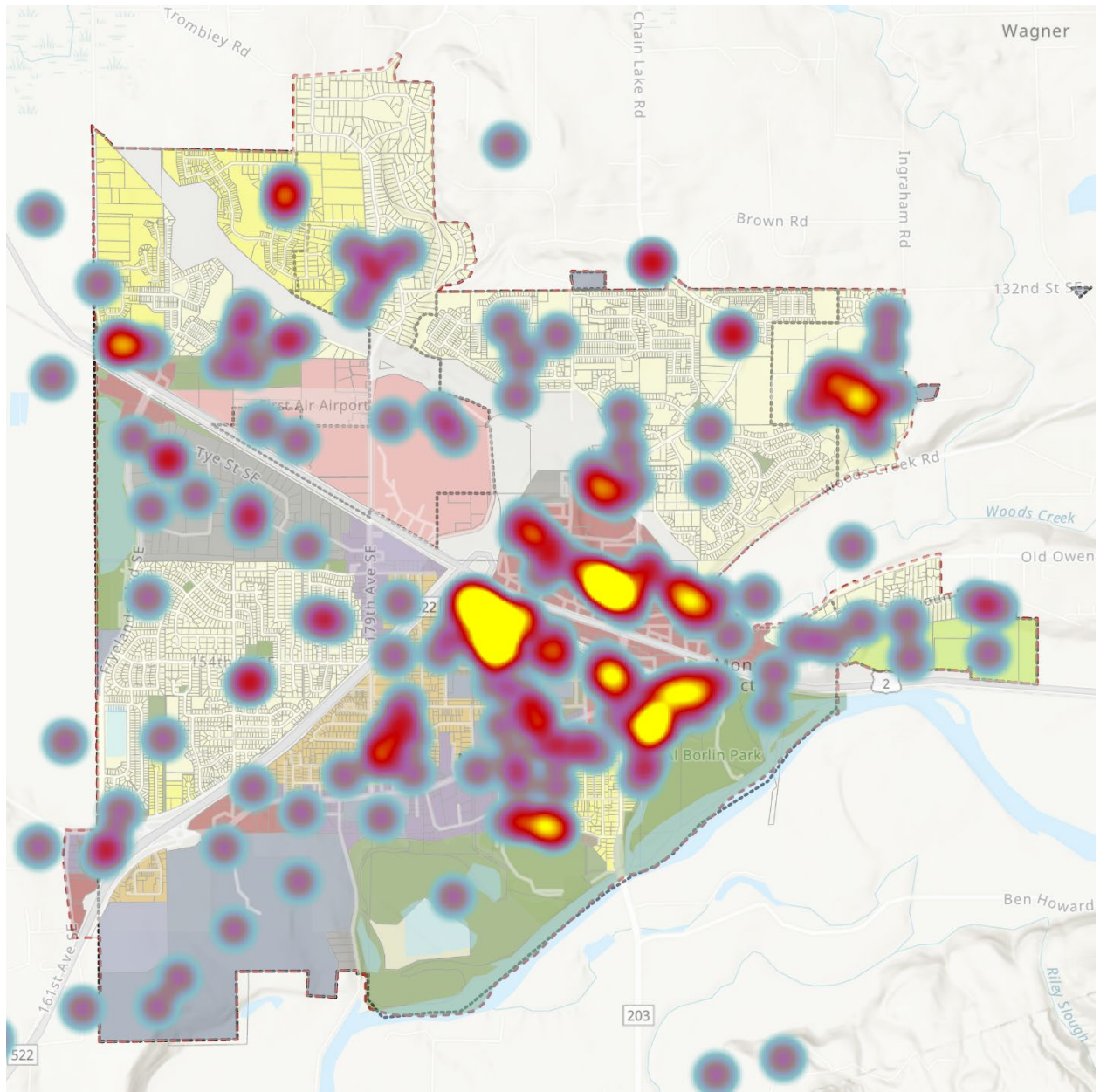


Response

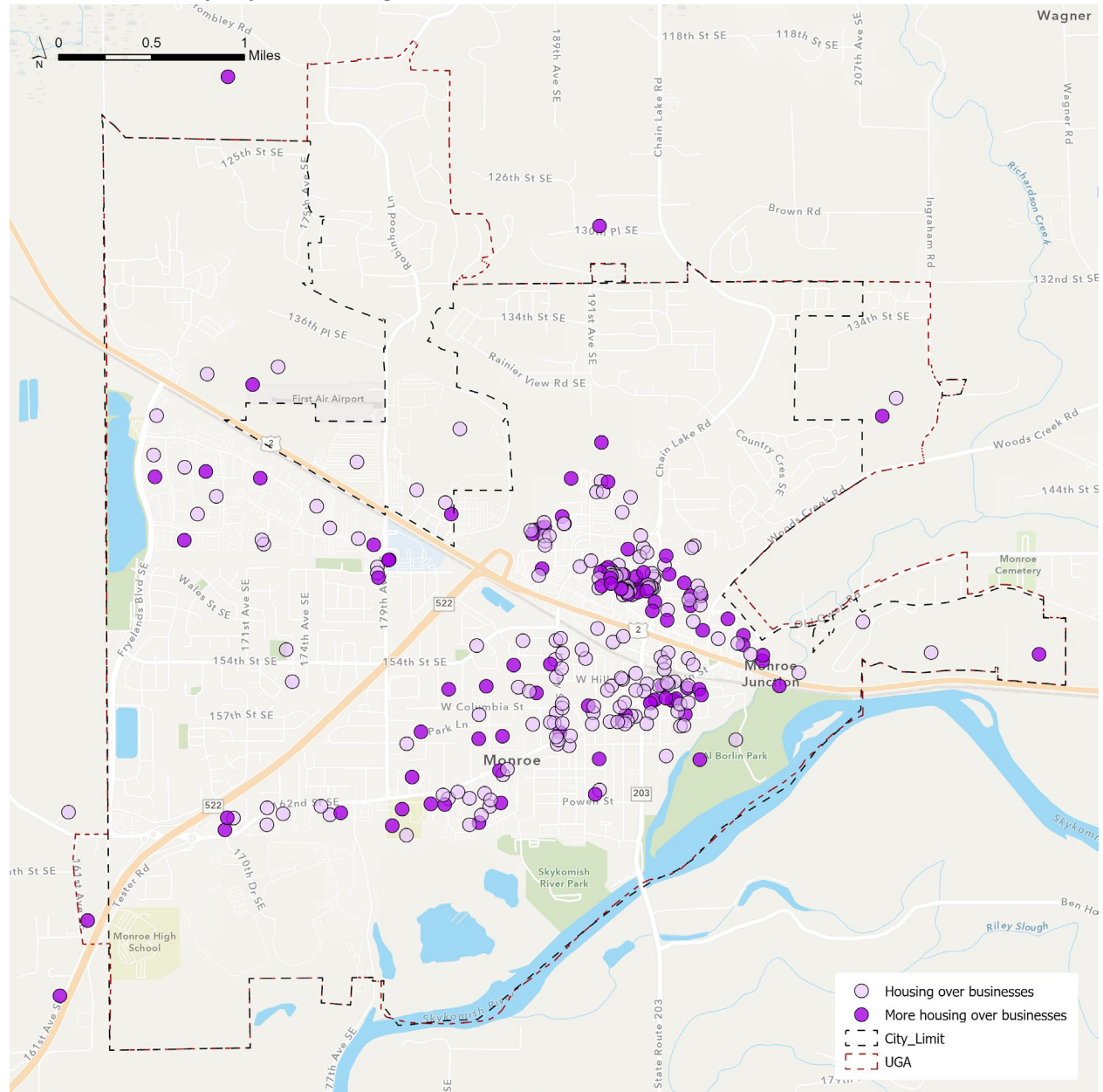
Apartment buildings: 145

Larger apartment buildings: 103

Q7-1. Apartment buildings pin density map



Q8. Where would you place housing over businesses?

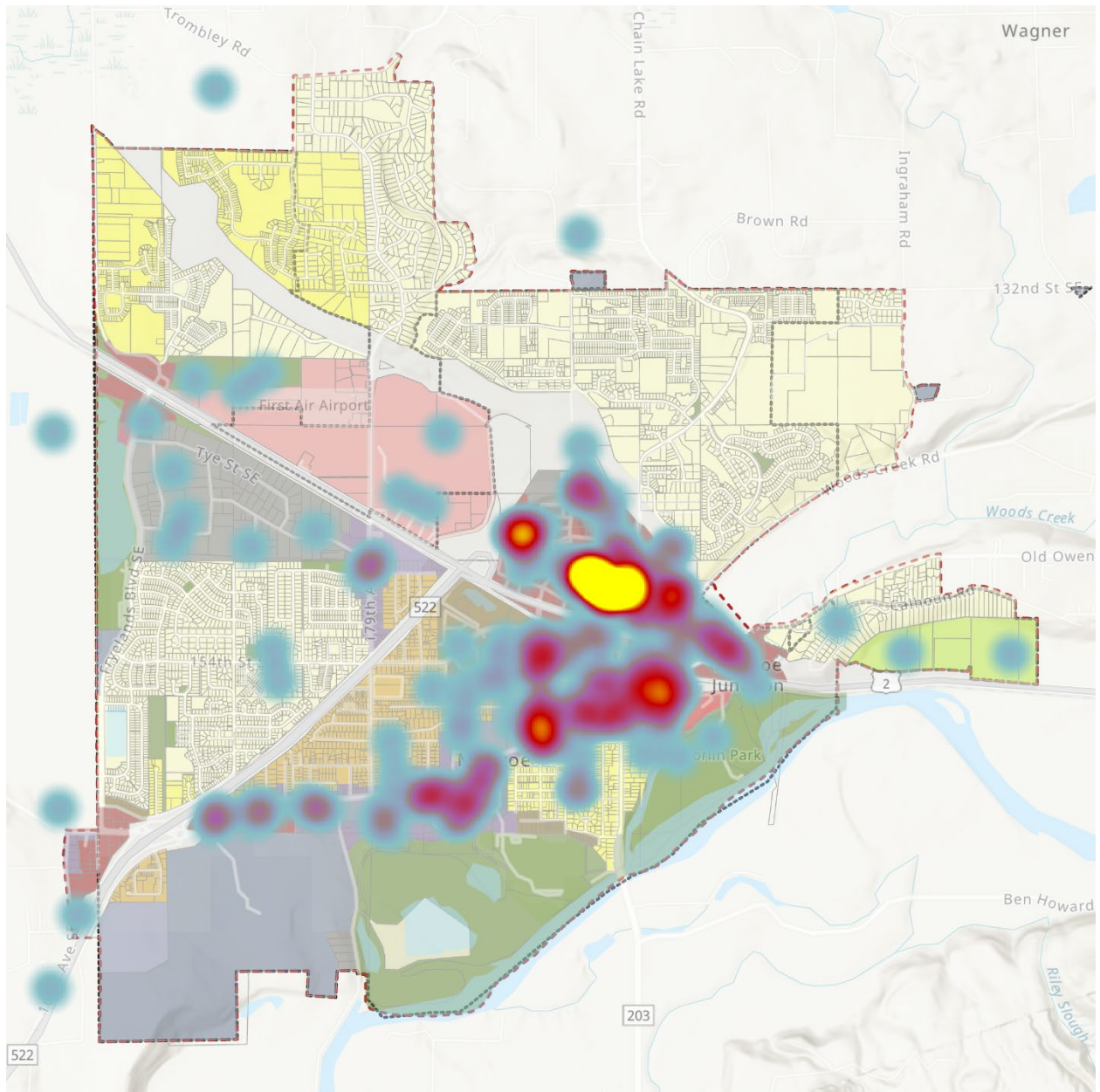


Response

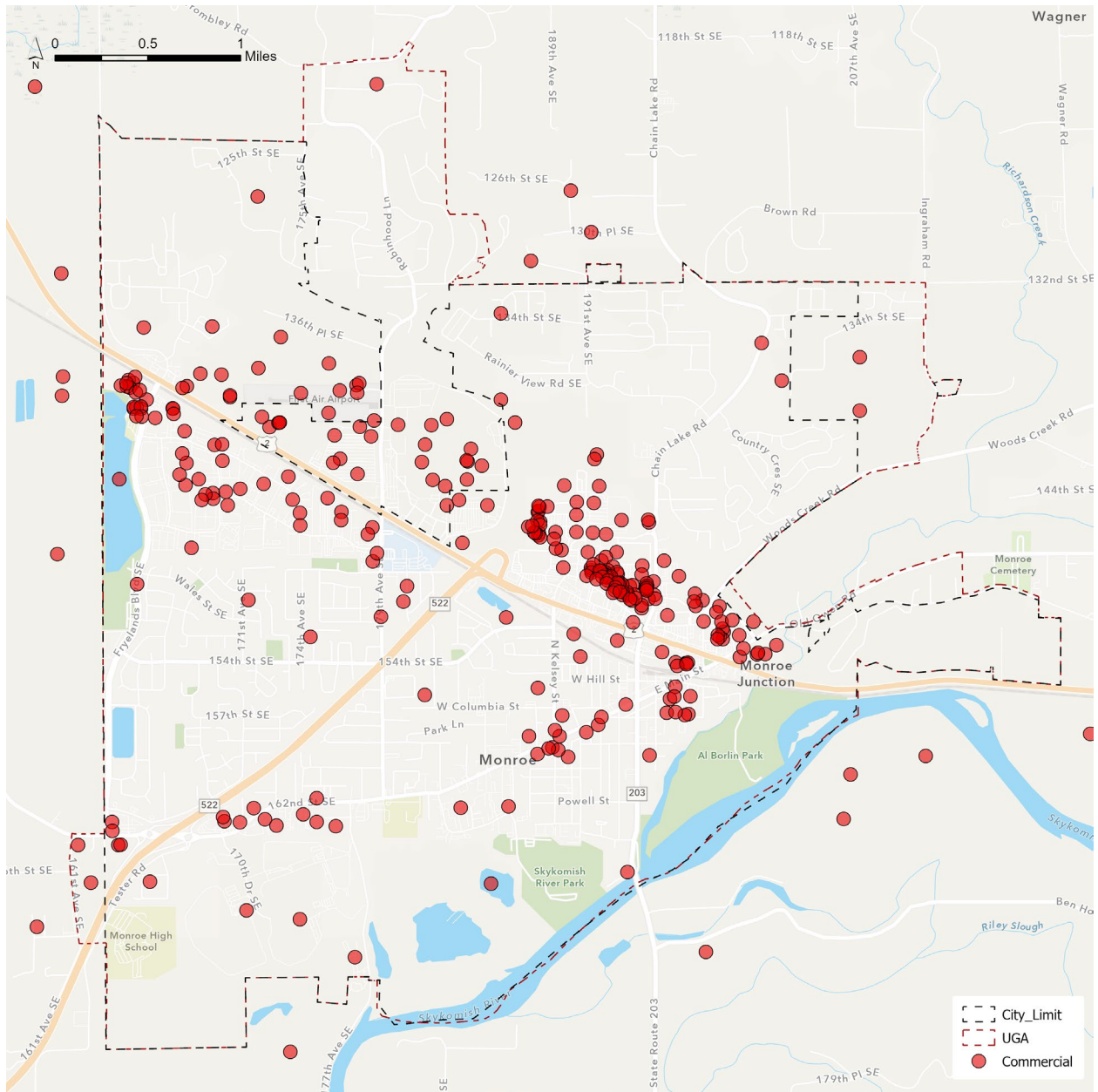
Housing over businesses: 189

More housing over businesses: 104

Q8-1. Housing over businesses pin density map



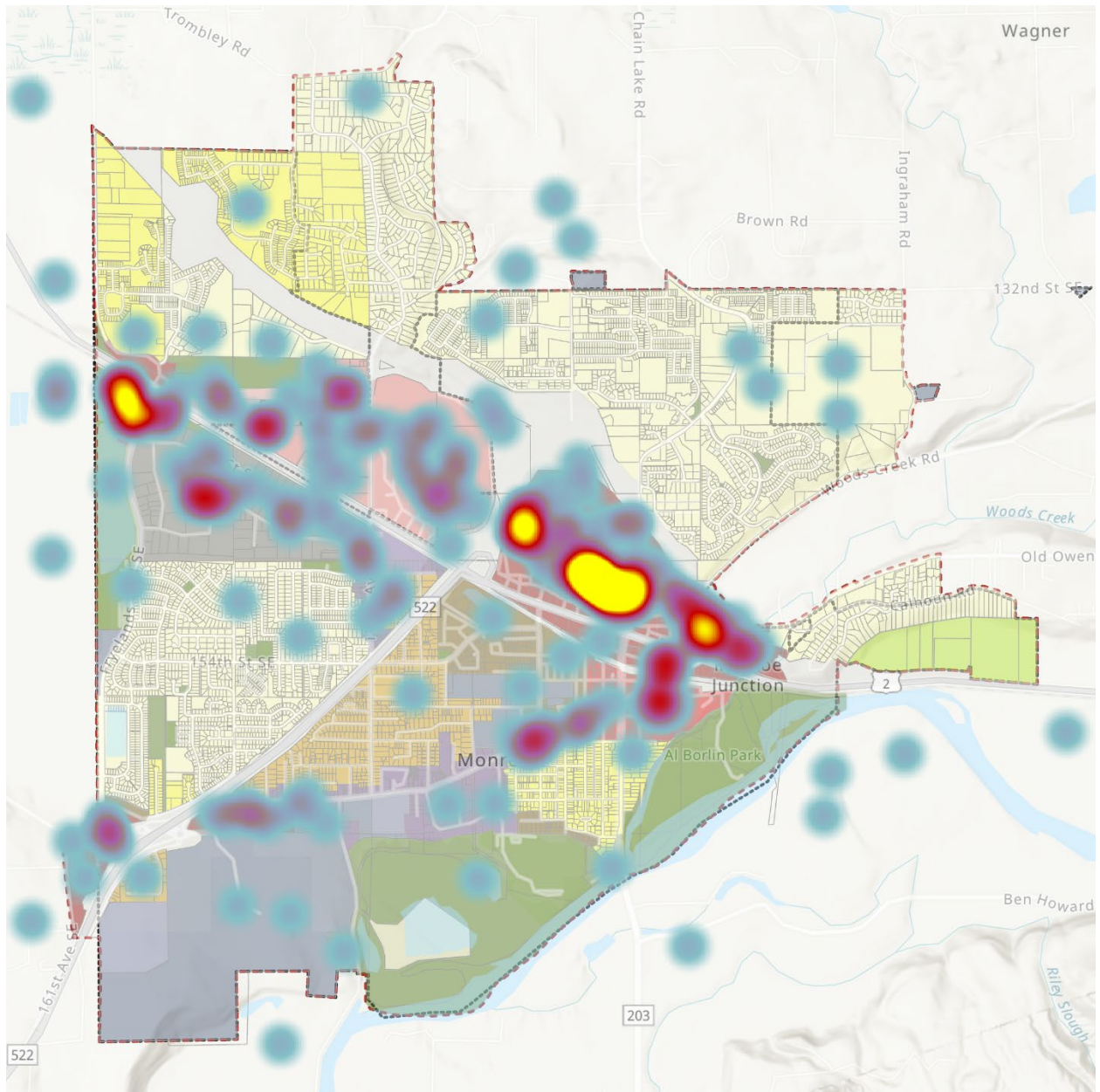
Q9. Where would you place commercial development?



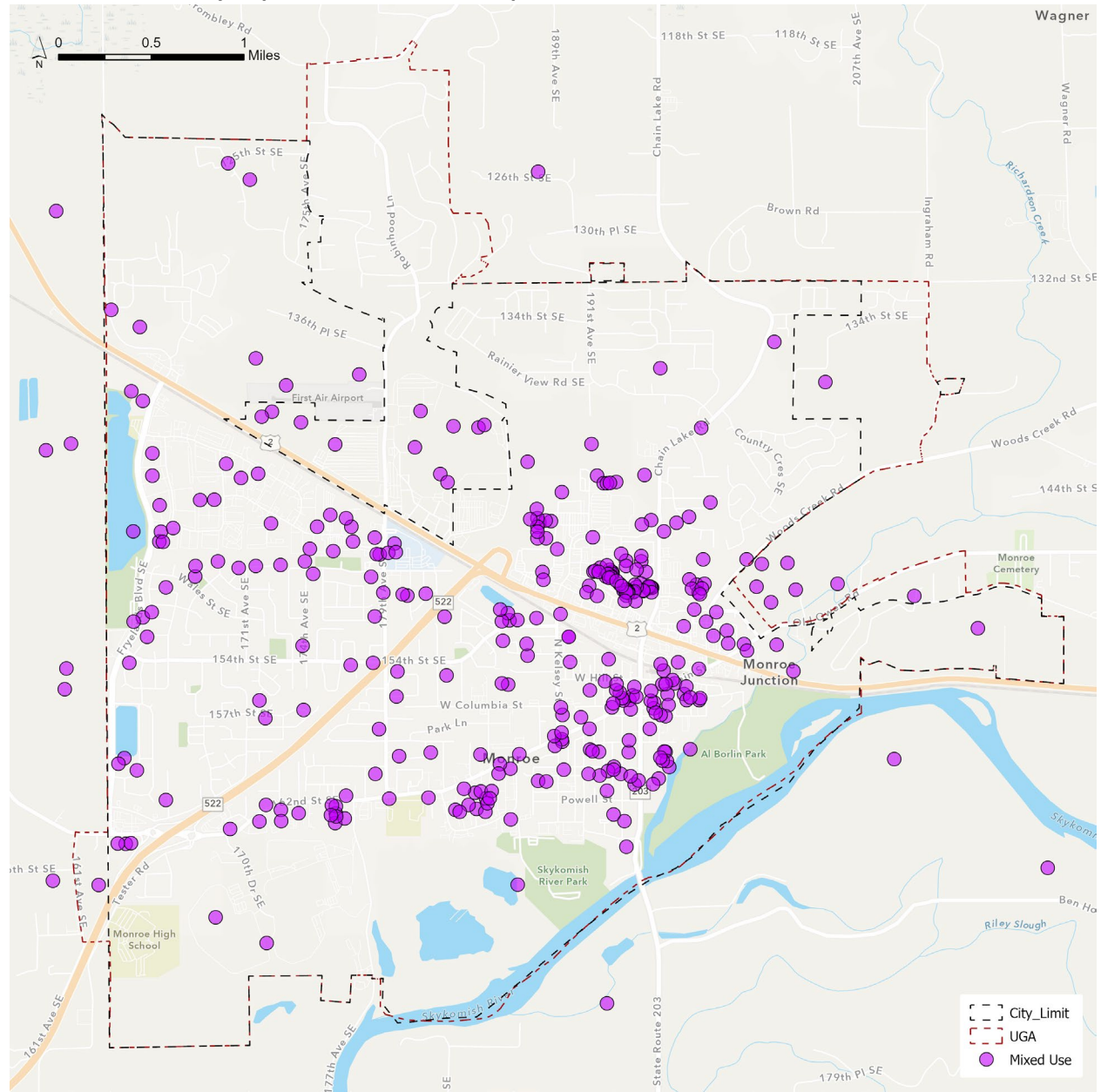
Response

Commercial: 313

Q9-1. Commercial development pin density map



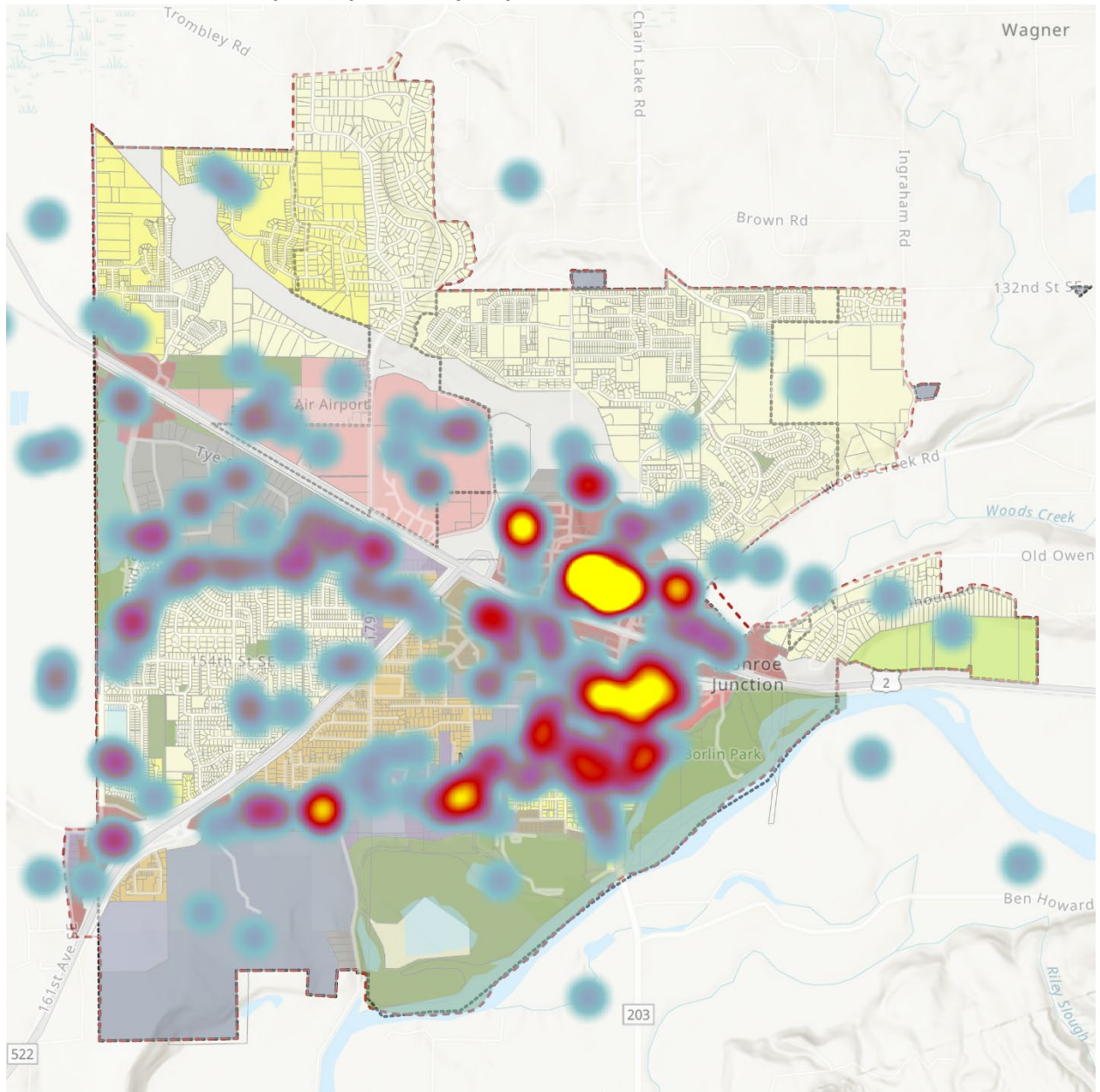
Q10. Where would you place mixed-use development?



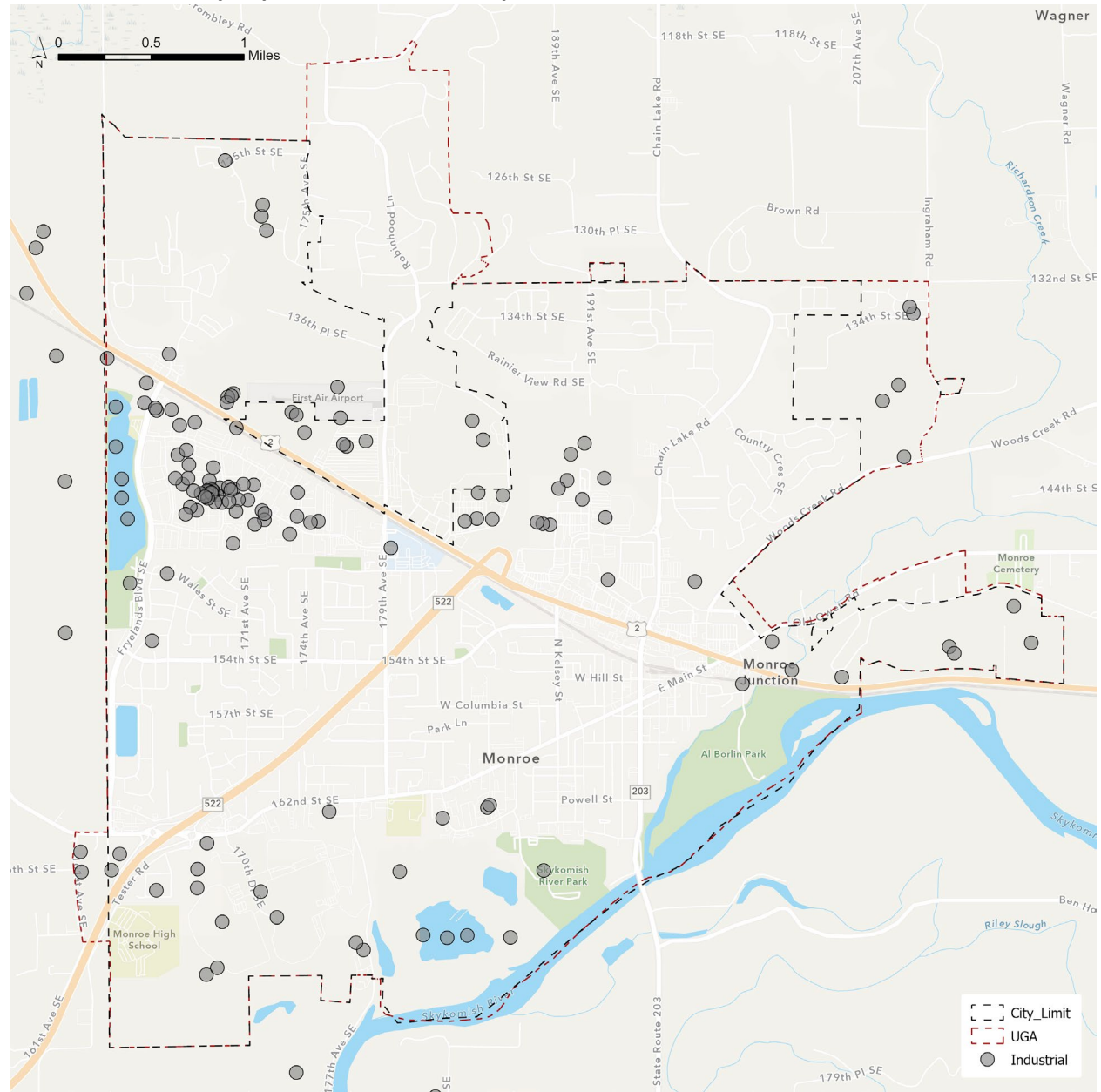
Response

Mixed-use: 355

Q10-1. Mixed-use development pin density map



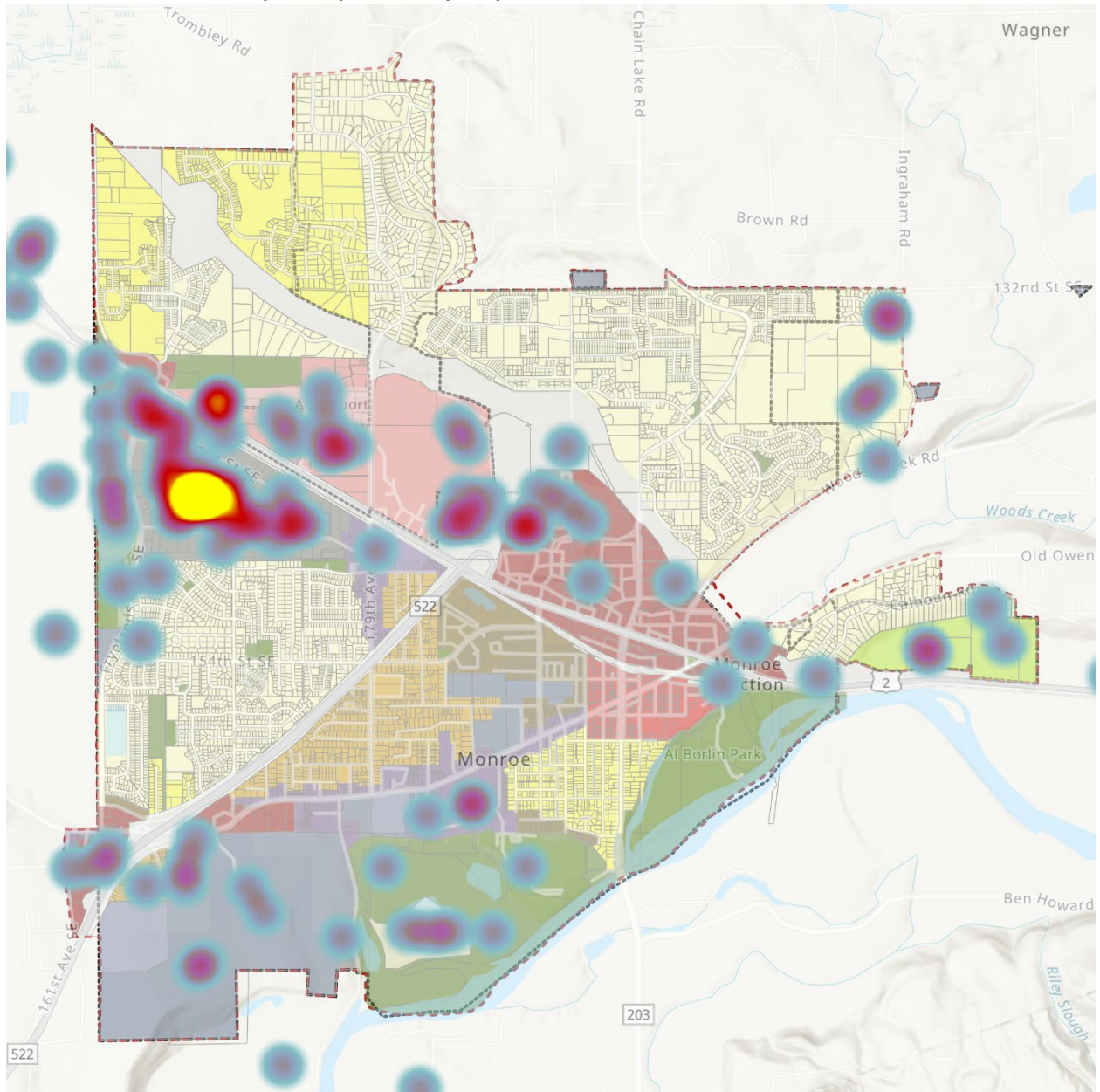
Q11. Where would you place industrial development?



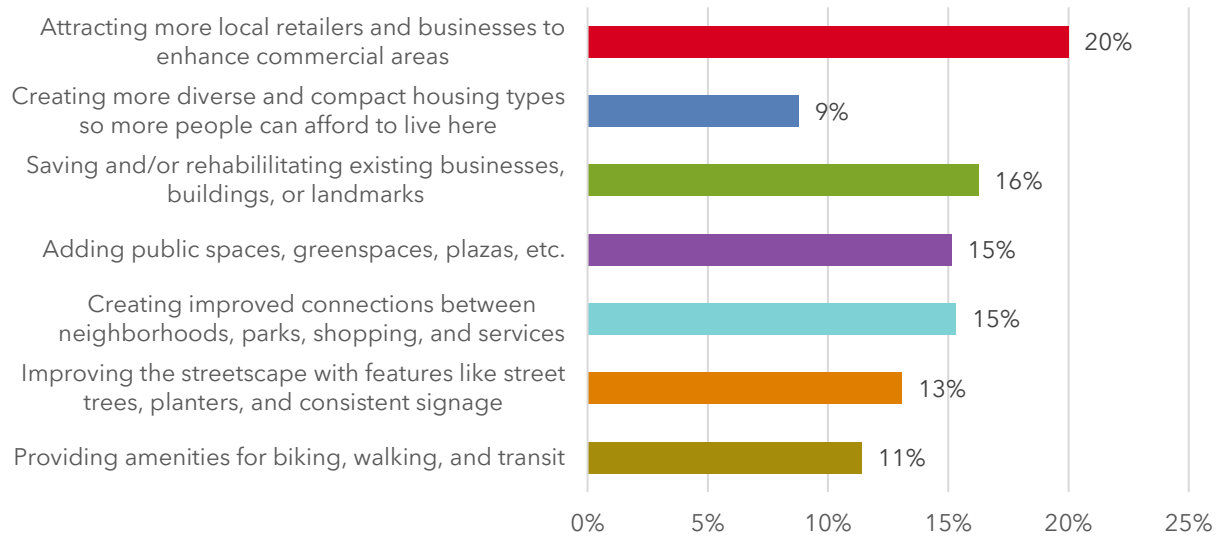
Response

Mixed-use: 159

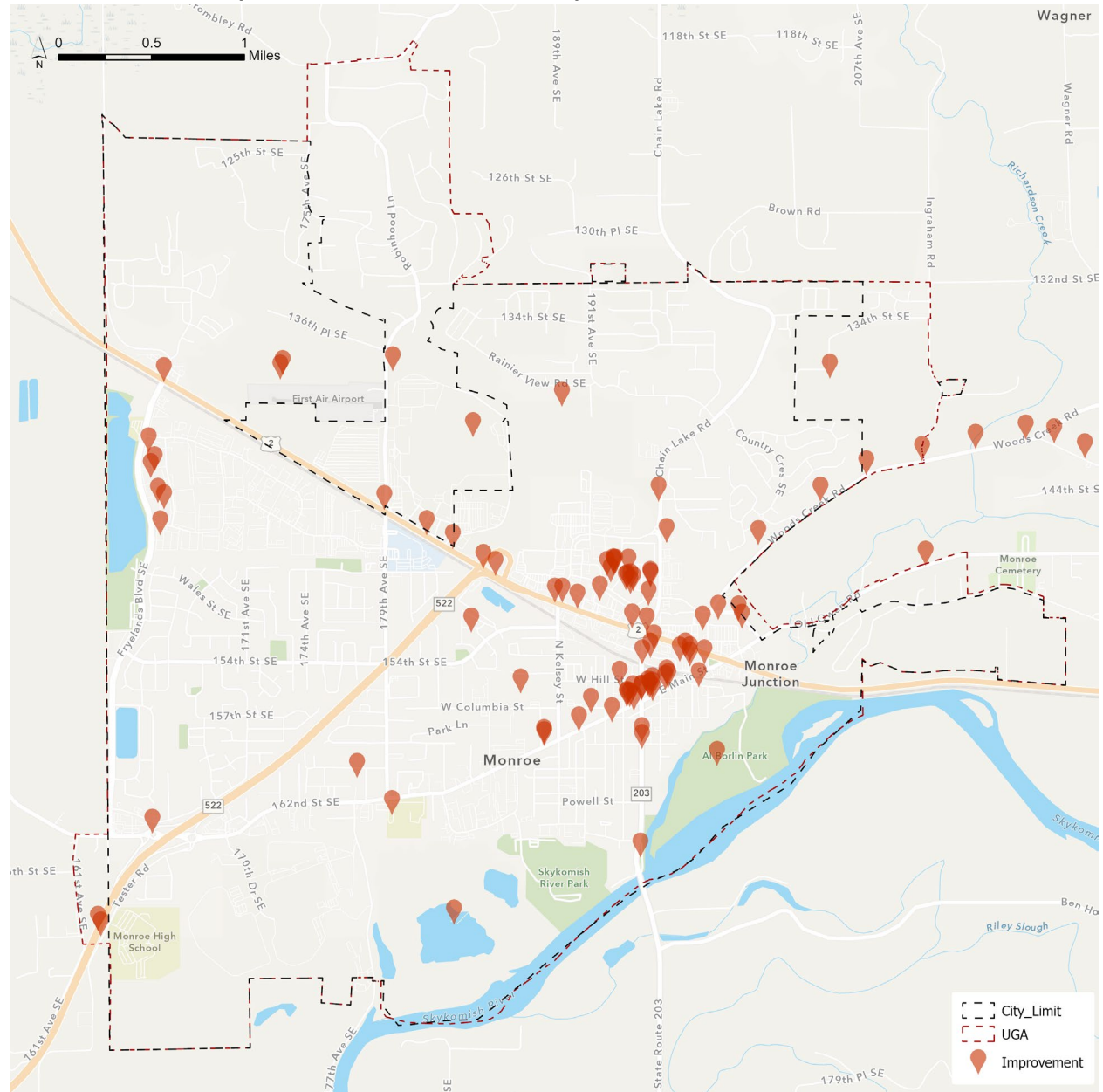
Q11-1. Industrial development pin density map



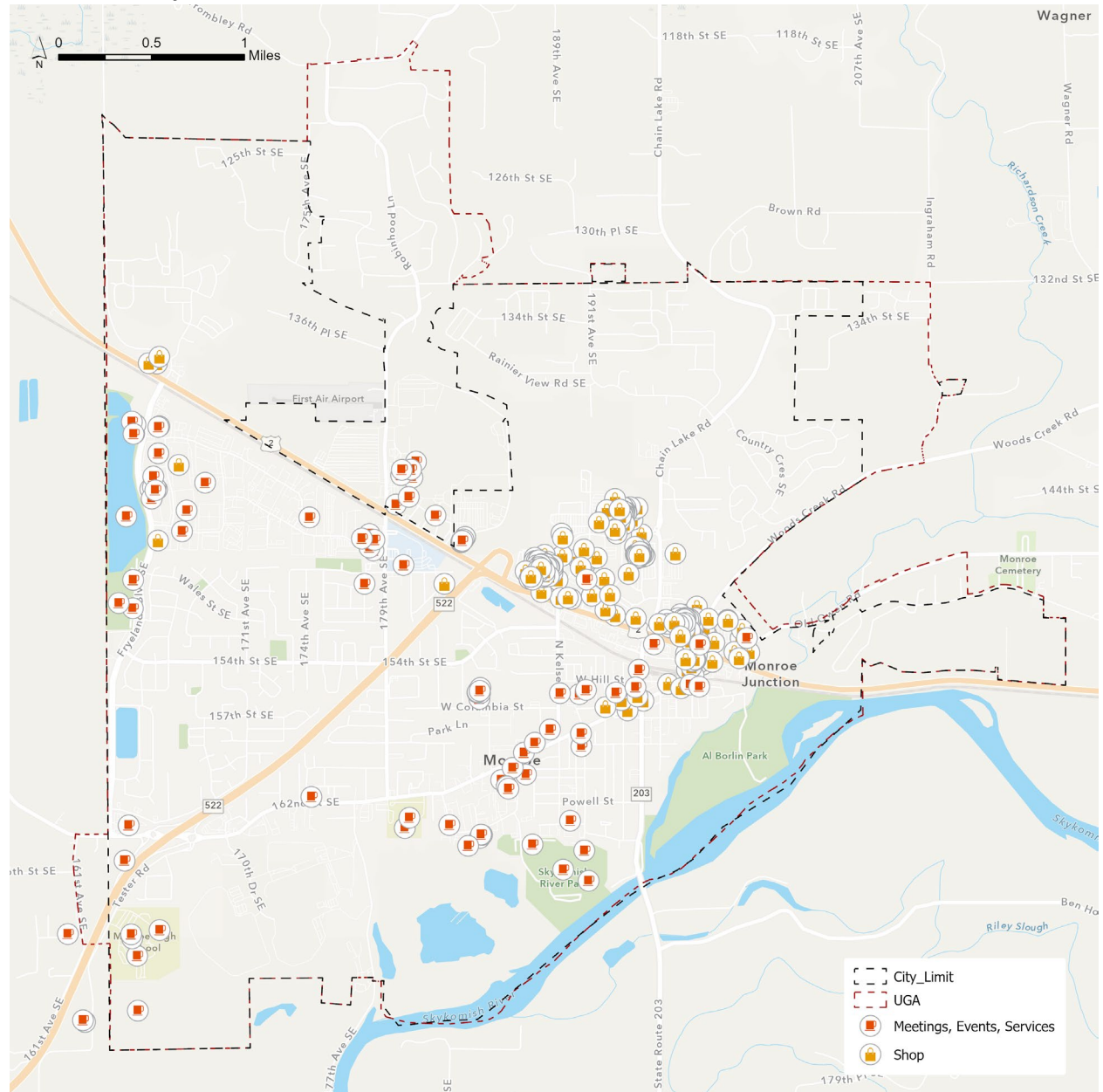
Q12. What additions and improvements would you like Monroe to encourage more of? (n=535)



Q12-1. Where would you like to see additions and improvements in Monroe?



Q13. What are your destinations in Monroe?

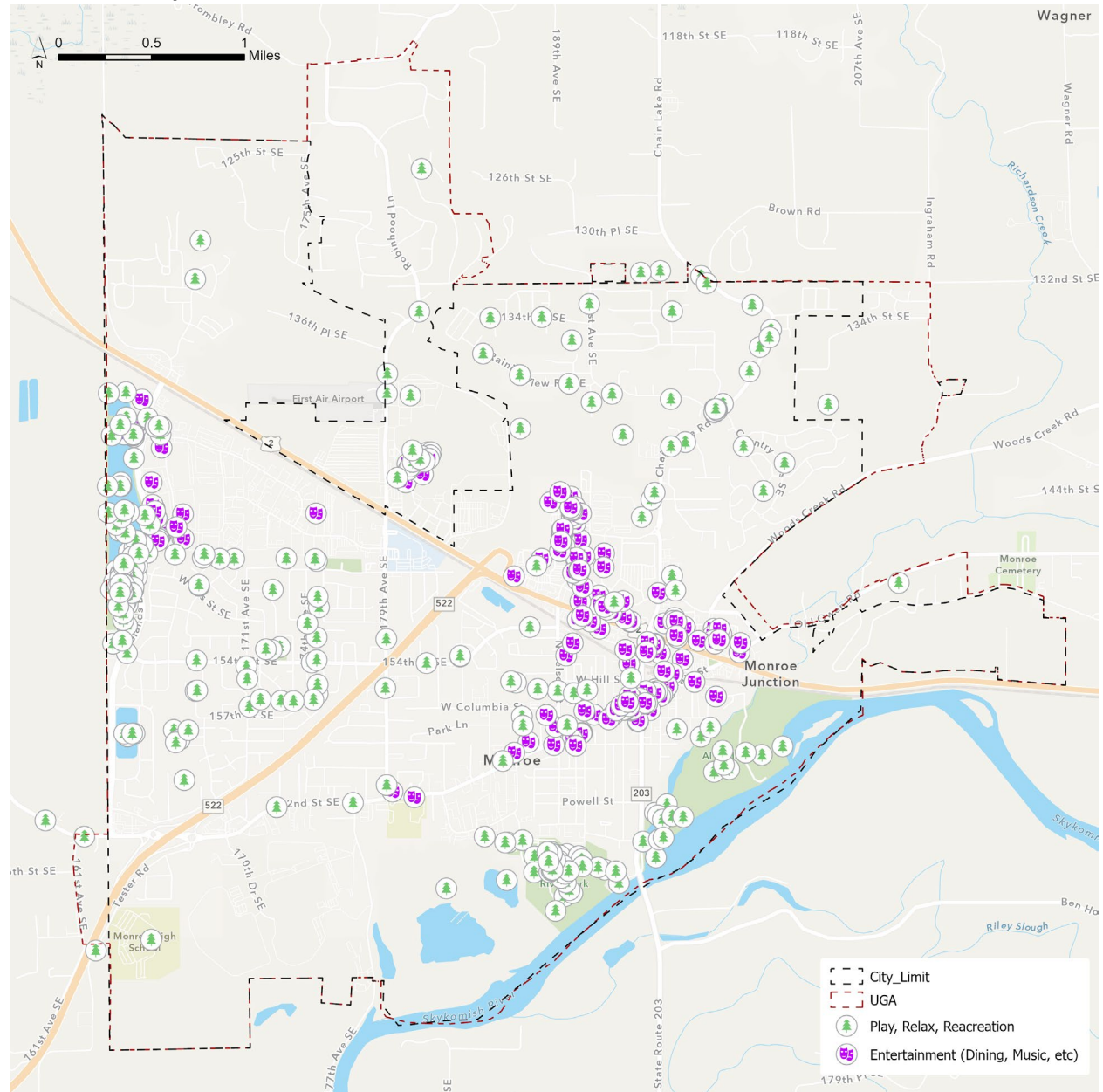


Response

Meetings, events, or services (clubs, gatherings, church, etc.): 95

Shop (for food, supplies, etc.): 254

Q13. What are your destinations in Monroe?

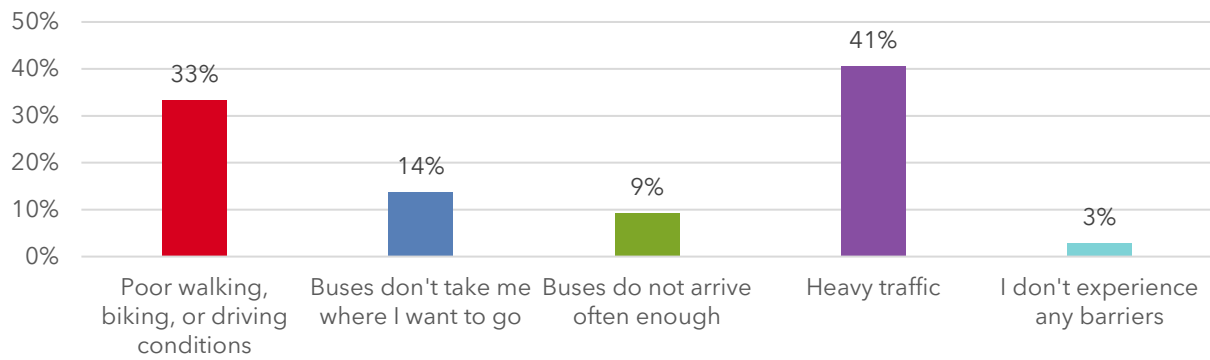


Response

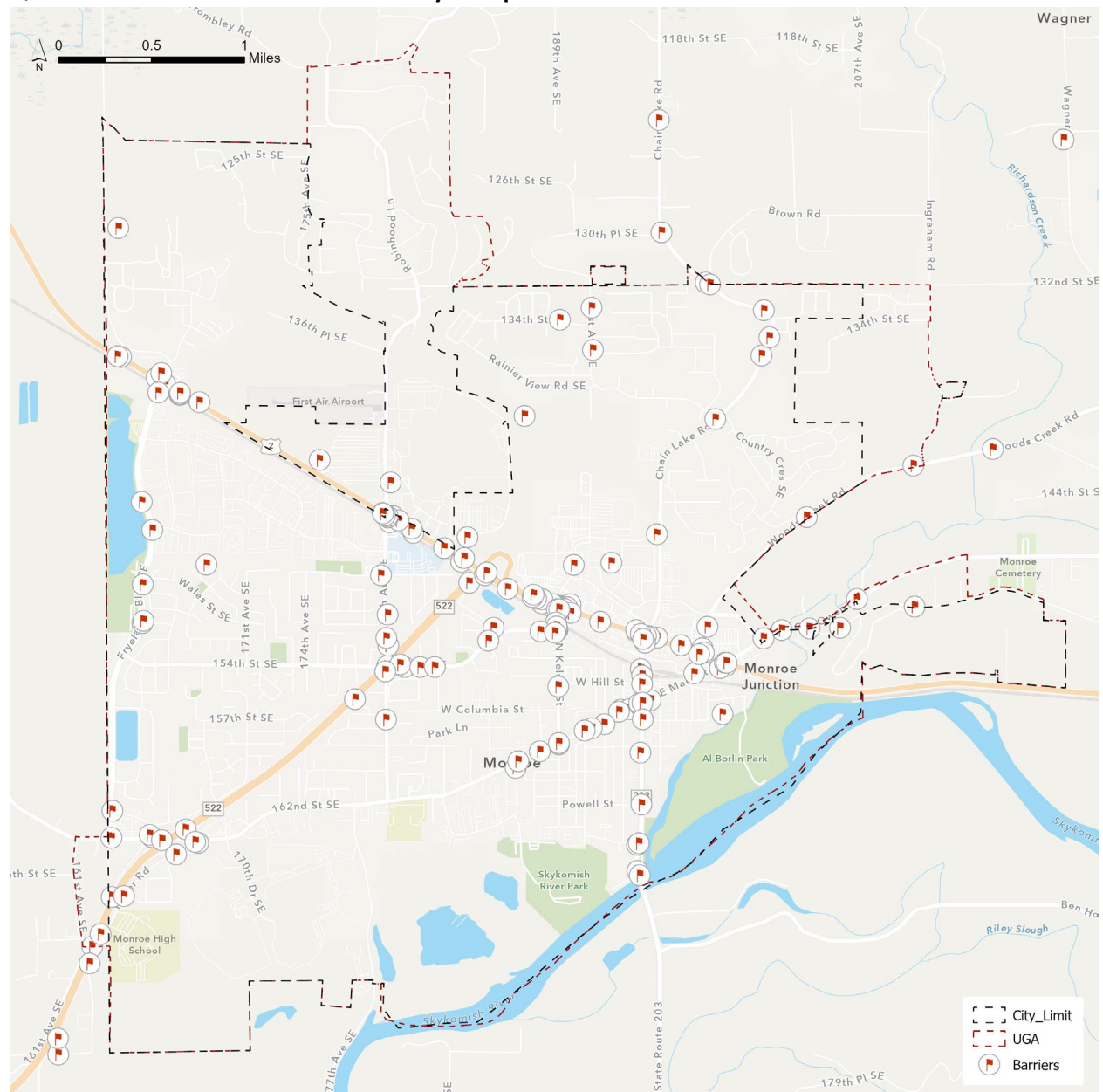
Play, relax or for recreation (playing at a play area, walking, biking, etc.): 298

Entertainment (dining, music, etc.): 225

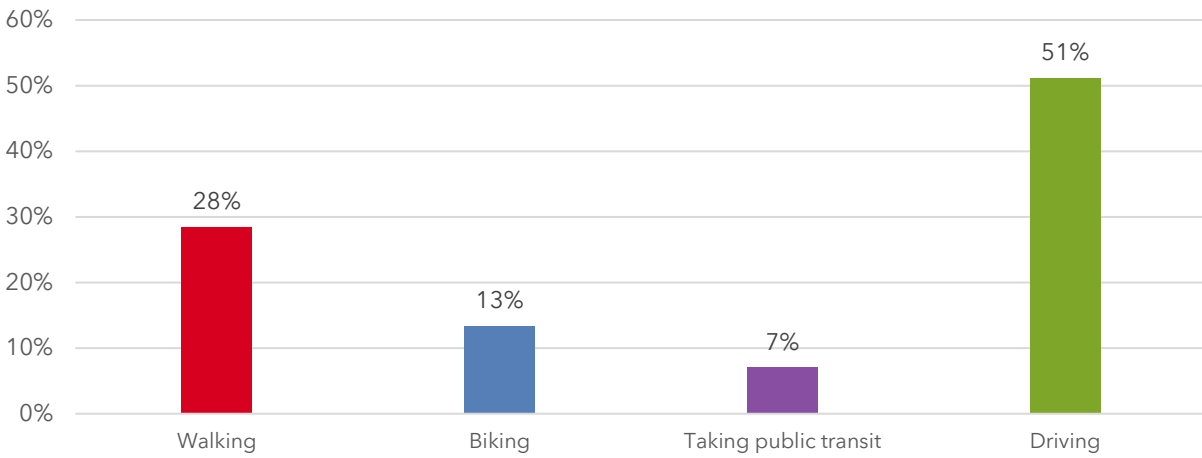
Q14. What issues or barriers do you experience when getting around Monroe? (n=269)



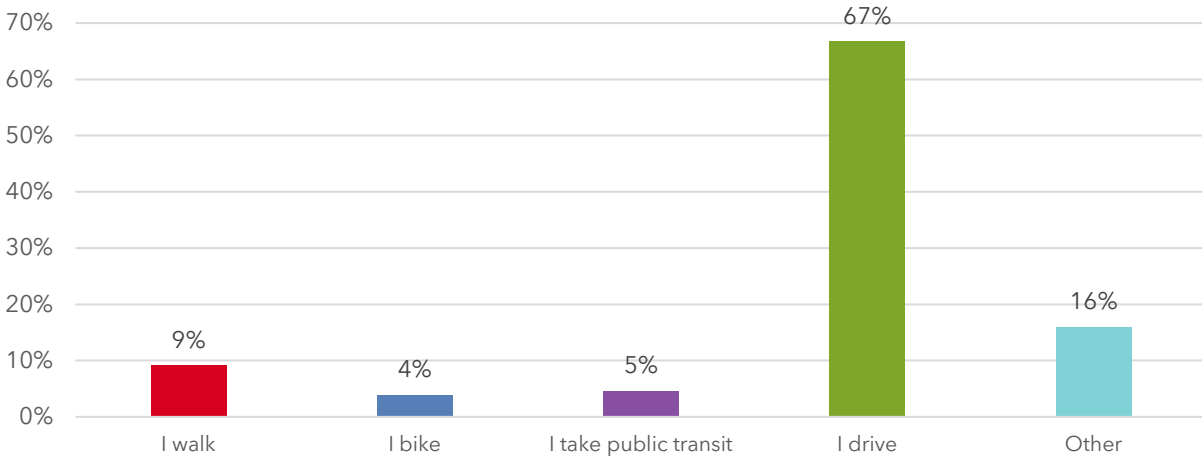
Q14-1. Where are the issues or barriers you experience?



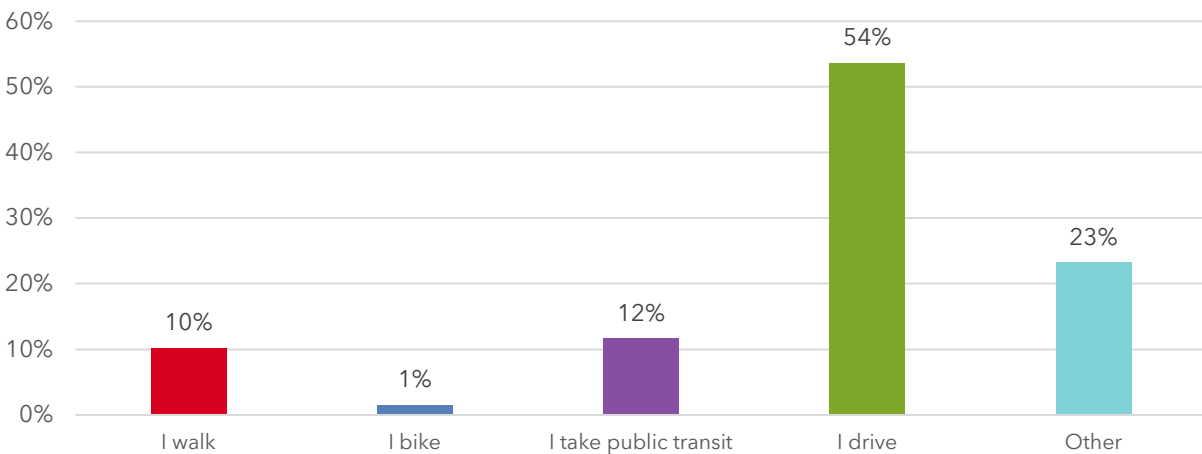
Q15. What are your preferred modes of transportation? (n=299)



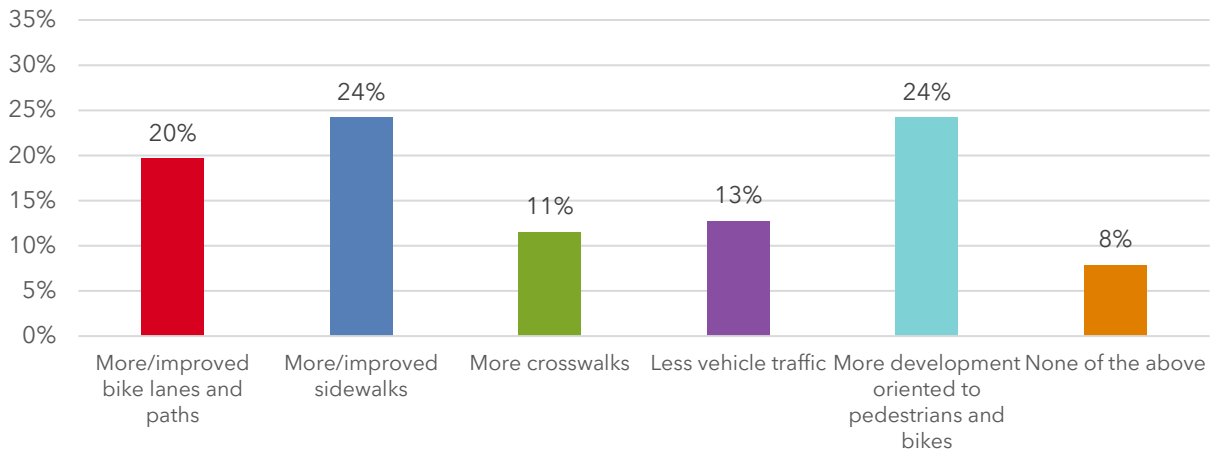
Q16. How do you normally get to work? (n=132)



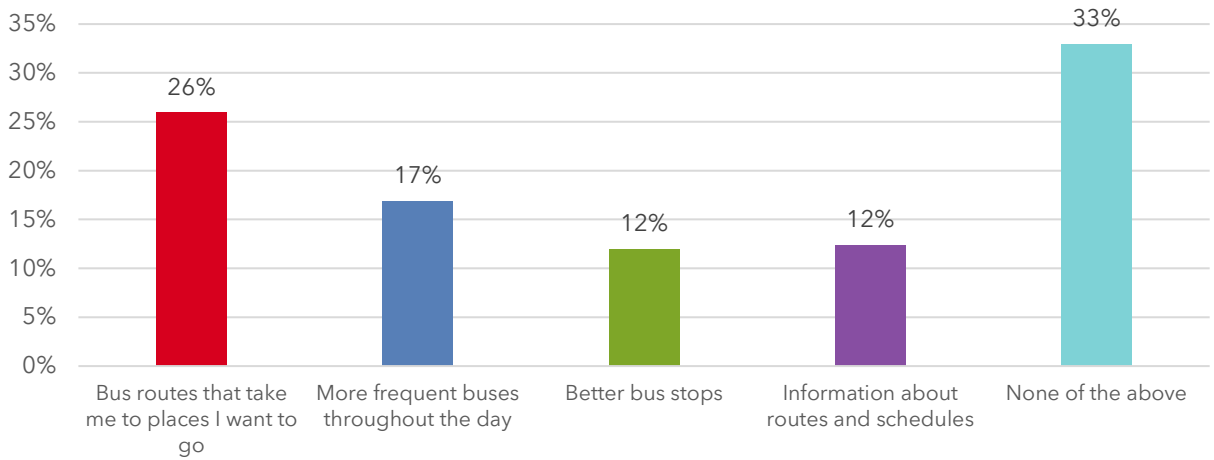
Q17. How do you normally get to school? (n=69)



Q18. What would get you to walk or bike more often? (n=331)



Q19. What would get you to take the bus more often? (n=243)



City of Monroe 2044 Comprehensive Plan Monroe High School Outreach Summary

Introduction

The Monroe 2044 Comprehensive Plan is a long-range planning process to develop a roadmap for the future that will serve the community for the next 20 years. The Washington State Growth Management Act (GMA) requires each city and county to periodically review and update their Comprehensive Plans and development regulations. Monroe last updated its plan in 2015. The update includes revisions of policies from the previous plan, new policies based on public input, as well as policy direction derived from newer documents.



Overview

The project team met with senior civics classes at Monroe High School on May 22 and 23, 2023 to gather input on what they think of Monroe today, what they would change, and how the city can accommodate future population growth and job growth.

Key Findings

- Students identified Monroe as a small, suburban town that was expanding, but felt there was a lack of job opportunities and things to do.
- Diversify commercial businesses to support job growth and create a more active City. Downtown and other existing commercial areas were identified but felt that smaller neighborhood commercial areas distributed around the City were also needed.
- Improve streets and connections for pedestrians and bicycles. Monroe is challenging to get around, and highways 2 and 522 are major barriers for those trying to get to different locations in the City.
- Commercial, mixed-use, and larger residential uses were commonly clustered in the North Kelsey area.
- Students identified areas outside of city limits but within the Urban Growth Area (UGA) for mixed-use and residential development. Some even placed growth beyond the current UGA indicating a desire for different boundaries.

Growth Mapping Exercise

The growth mapping exercise asked students to place a range of scaled pieces that represent different types of development to meet the housing and job number growth targets for Monroe (Figure 1).

Figure 1. Land Use Map with Development Examples



Development pieces had assigned density and job allocations, representing the following:

- **Housing Options:** Detached houses on larger lots, Detached houses on smaller lots, Attached (Duplexes and townhomes), Apartment buildings, larger apartment buildings, Mixed-Use (housing over businesses)
- **Employment Options:** Commercial, Industrial, Mixed-use

Results for all groups that did the exercise over the course of two days are shown in Tables 1 and 2 below.

Table 1. Housing Results

Residential	Table 1	Table 2	Table A	Table B	Table C	Table D
Detached housing on larger lots	0	39	195		39	78
Detached housing on smaller lots	136	136	272		408	884
Duplexes & Townhomes	290	435	290		725	145
Apartment buildings	726	242	242		1,452	0
Larger apartment buildings	970	1,455	1,455		1,455	0
Housing over businesses	145	145	290		0	290
Larger housing over businesses	388	0	776		776	1,014
Total	2,655	2,452	3,520	2,444	4,079	2,411

Numbers equal the total number of housing units placed for each development type. Table B did not provide numbers for each development type.

Table 2. Employment Results

Commercial	Table 1	Table 2	Table A	Table B	Table C	Table D
Commercial	776	970	1,358		582	1,746
Industrial	464	232	0		348	580
Mix of businesses and housing	330	495	330		1,155	165
Total	1,570	1,697	998	1,688	2,085	2,491

Numbers equal the total number of jobs placed for each development type. Table B did not provide numbers for each development type.

City of Monroe 2044 Comprehensive Plan

Monroe Farmer’s Market Outreach Summary

Introduction

The Monroe 2044 Comprehensive Plan is a long-range planning process to develop a roadmap for the future that will serve the community for the next 20 years. The Washington State Growth Management Act (GMA) requires each city and county to periodically review and update their Comprehensive Plans and Monroe last updated its plan in 2015. The update includes revisions of policies from the previous plan, the addition of new policies based on public input, and updated policy direction based on more recent planning efforts and documents.

Overview

The project team had a booth at the Monroe Farmer’s Market on June 7, 2023 to bring awareness to the Comprehensive Plan update and gather input on what they think of Monroe today, what they would change, and how the city can accommodate future population growth and job growth.

Key Findings

- Participants liked the recreational opportunities Monroe offers (or that are nearby) as well as its small-town atmosphere, people, and that it was family friendly.
- A greater variety of restaurants and other businesses in town was desired.
- People noted problems with the major transportation corridors in town and wished that traffic would improve. Some noted more pedestrian crossings and better sidewalks were needed.
- People wished Monroe would address the lack of housing options and number of unhoused people.
- People think future growth could be accommodated downtown, along Highway 2, and north of the Walmart Supercenter.

Growth Mapping Exercise

The growth mapping exercise asks participants to place a range of scaled pieces that represent different types of development to meet the housing and job number growth targets for Monroe.

Development pieces had assigned density and job allocations, representing the following:

- **Housing Options:** Detached houses on larger lots, Detached houses on smaller lots, Attached (Duplexes and townhomes), Apartment buildings, larger apartment buildings, Mixed-Use (housing over businesses)
- **Employment Options:** Commercial, Industrial, Mixed-use

Results from the Monroe Farmer’s Market are shown below.

Table 1. Housing Results

Residential	Number of Units
Detached housing on larger lots	0
Detached housing on smaller lots	0
Duplexes & Townhomes	435
Apartment buildings	242
Larger apartment buildings	0
Housing over businesses	435
Larger housing over businesses	388
Total	1,500

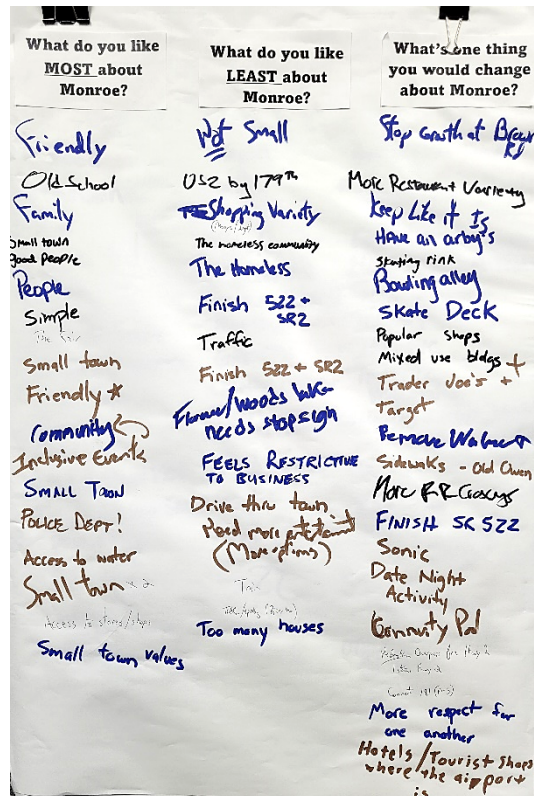
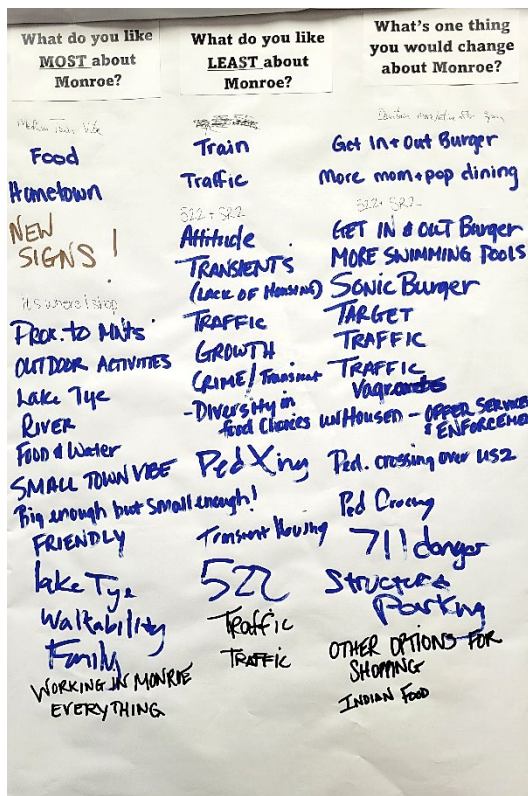
Numbers equal the total number of housing units placed for each development type.

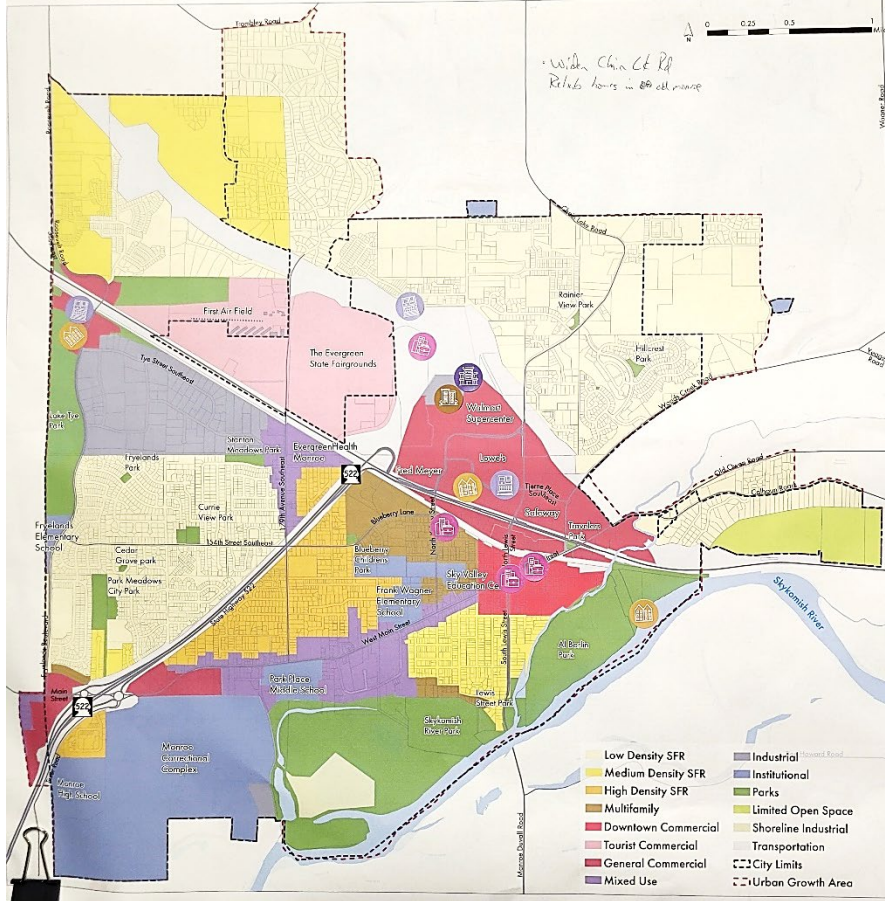
Table 2. Employment Results

Commercial	Number of Jobs
Commercial	776
Industrial	0
Mix of businesses and housing	660
Total	1,436













Numbers equal the total number of jobs placed for each development type.

Appendix. Exercise Results





Development Examples

Detached	 Housing on larger lots	 Housing on smaller lots
Attached	 Duplexes	 Townhomes
Apartment	 Apartment building	 Larger apartment building
Mixed Use	 Housing over business	 Larger housing over business
Commercial		
Industrial		

New Growth by 2044

Population	5,010
Housing	2,423
Employment	2,401

City of Monroe 2044 Comprehensive Plan Monroe PRIDE Outreach Summary

Introduction

The Monroe 2044 Comprehensive Plan is a long-range planning process to develop a roadmap for the future that will serve the community for the next 20 years. The Washington State Growth Management Act (GMA) requires each city and county to periodically review and update their Comprehensive Plans and development regulations. Monroe last updated its plan in 2015. The update includes revisions of policies from the previous plan, the addition of new policies based on public input, and updated policy direction based on more recent planning efforts and documents.

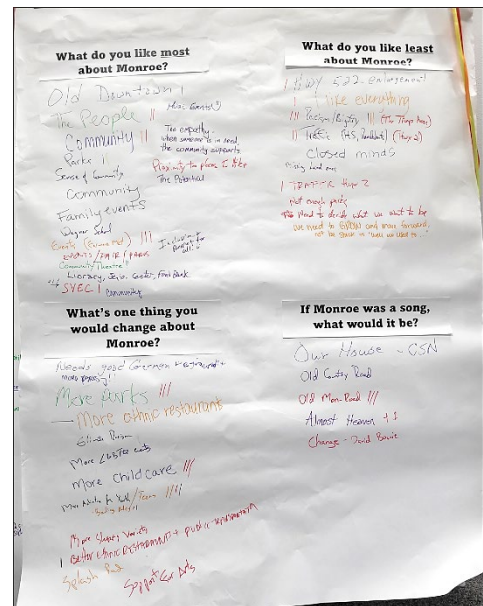
Overview

The project team had a booth at the Monroe PRIDE on June 11, 2023 at Skykomish River Park to bring awareness to the Comprehensive Plan update and gather input on what they think of Monroe today, what they would change, and how the city can accommodate future population growth and job growth.



Key Findings

- Participants like local businesses, people, parks, trails, and events in Monroe. Increasing the number of events, things to do, number of parks, and creating a community center were popular ideas.
- People noted the lack of housing options in Monroe as a problem. Increasing the variety of housing in Monroe from more affordable housing to townhomes in single family neighborhoods was desired.
- Making Monroe more pedestrian and bike-friendly was important to participants. Making changes to the transportation system to reduce traffic, improve connections, and increase public transit service are needed improvements.
- People indicated they would like more things to do including having more options for entertainment, restaurants, and places to hang out.
- Monroe residents value the people in the community and want Monroe to be a welcoming and inclusive small-town.



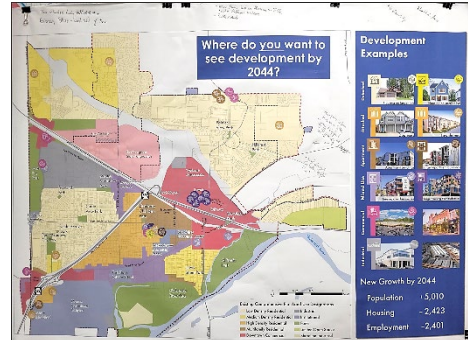
- Participants thought growth could be accommodated along major roads and the edges of town as well as in the Lowe’s, Fred Meyer, Walmart, and Safeway shopping center.

Growth Mapping Exercise

The growth mapping exercise asks participants to place a range of scaled pieces that represent different types of development to meet the housing and job number growth targets for Monroe.

Development pieces had assigned density and job allocations, representing the following:

- **Housing Options:** Detached houses on larger lots, Detached houses on smaller lots, Attached (Duplexes and townhomes), Apartment buildings, larger apartment buildings, Mixed-Use (housing over businesses)
- **Employment Options:** Commercial, Industrial, Mixed-use



Results from the Monroe PRIDE Outreach are shown below.

Table 1. Housing Results

Residential	Number of Units
Detached housing on larger lots	0
Detached housing on smaller lots	68
Duplexes & Townhomes	1,015
Apartment buildings	726
Larger apartment buildings	485
Housing over businesses	435
Larger housing over businesses	2,716
Total	5,445

Numbers equal the total number of housing units placed for each development type.

Table 2. Employment Results

Commercial	Number of Jobs
Commercial	1,358
Industrial	0
Mix of businesses and housing	1,650
Total	3,008

Numbers equal the total number of jobs placed for each development type.

City of Monroe 2044 Comprehensive Plan

Monroe Juneteenth Outreach Summary

Introduction

The Monroe 2044 Comprehensive Plan is a long-range planning process to develop a roadmap for the future that will serve the community for the next 20 years. The Washington State Growth Management Act (GMA) requires each city and county to periodically review and update their Comprehensive Plans and development regulations. Monroe last updated its plan in 2015. The update includes revisions of policies from the previous plan, the addition of new policies based on public input, and updated policy direction based on more recent planning efforts and documents.

Overview

The project team had a booth at the Monroe Juneteenth celebration on June 18, 2023 at Skykomish River Park to bring awareness to the Comprehensive Plan update and gather input on what they think of Monroe today, what they would change, and how the city can accommodate future population growth and job growth.



Key Findings

- People are proud of the City’s beautiful surroundings, parks and trails, and recreational opportunities they provide.
- Participants like Monroe’s community atmosphere, friendly residents as well as its respect for diversity.
- People wanted to see more sports and community events for youth. They also wished Main Street and Downtown would have a variety of small businesses and restaurants.
- Traffic problems were noted in major corridors in the City and people noted that more pedestrian crossings and better sidewalks were needed.
- People expressed their concerns about the lack of housing options and a number of unhoused residents.

City of Monroe 2044 Comprehensive Plan

Monroe Block Party Outreach Summary

Introduction

The Monroe 2044 Comprehensive Plan is a long-range planning process to develop a roadmap for the future that will serve the community for the next 20 years. The Washington State Growth Management Act (GMA) requires each city and county to periodically review and update their Comprehensive Plans and development regulations. Monroe last updated its plan in 2015. The update includes revisions of policies from the previous plan, the addition of new policies based on public input, and updated policy direction based on more recent planning efforts and documents.

Overview

The project team had a booth at the Monroe Summer Block Party on June 23, 2023 to bring awareness to the Comprehensive Plan update and gather input on what they think of Monroe today, what they would change, and how the city can accommodate future population growth and job growth.

Key Findings

- Participants liked the recreational opportunities Monroe offers (or that are nearby) as well as its small-town atmosphere, people, and that it was family friendly.
- A greater variety of restaurants and other businesses in town was desired.
- People noted problems with the major transportation corridors in town and wished that traffic would improve. Some noted more pedestrian crossings and better sidewalks were needed.
- People wished Monroe would address the lack of housing options and number of unhoused people.
- People think future growth could be accommodated downtown, along Highway 2, and north of the Walmart Supercenter.

Appendix. Outreach Results

2023 Block Party

What do you like most about Monroe?

- Small town feel still are
- if he can't you need
- Verity - stay close to
- The Food and New Monroe signs? sculptures
- THE PEOPLE!
- SKETCHY RIVER!! River!
- Small town feel
- Jen's!!
- Evolutionary science way!
- the wood
- Stacy Valley Edu. School!
- The rain
- sky above park & Lake Top Park

What do you like least about Monroe?

- Don't you ever need
- Employees use all the call centers
- publicly space NO parking enforcement!!!
- the jump in low at case study
- THAT!!
- we need a chic fill!
- the downtown
- Traffic!!
- politicians
- IRRATIONAL
- TO MANY NEW Developments
- NO core community had to feel
- like Monroe
- Even though I have respect TO
- the basement @ UHS

What's one thing you would change about Monroe?

- more vendors at
- Make it like it was in 70's
- Let's create space for things (Chick-fil-Steak)
- outer schools
- A mall
- revive restaurant/coffee options
- Tractor Joes!
- ve a Dog Park
- Keep Dogs what is in bin
- Spray Park (Splash Park) +1 + 2+
- Need voters
- Downtown shops more like Lavenworth
- Bathrooms near playground sky run park
- Target
- Too many new developments

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If Monroe was a song, what would it be?

- Oh The End (Z1 Hus X)
- I think I like men in black
- Turn Back The Hands of Time
- Home Sweet Home
- Welcome Everyone
- Highway to Hell
- This used to be my playground

2023 Block Party

What do you like most about Monroe?

- Frank De G
- Different organizations
- Community atmosphere
- love Al Berlin Fish for John
- Monroe Prose center
- Main street
- The people
- living in a beautiful wooded town
- People diversity
- JEN'S X/D
- Parks & trails!

What do you like least about Monroe?

- Where does the school zone end?
- Change lanes on main St trail
- USE PRACTICE @ Field and Blvd
- Truckers slow Red light cameras school zone
- Like Monroe
- More on US2 east bound @ Hoopla store
- Nothing
- Homeless
- Al Berlin - 6011 behavior in Al Berlin PR
- Truckers slow in Berlin park
- Traffic Hwy 822
- No Dog Park by Rainier Vista

What's one thing you would change about Monroe?

- Firework clean (over top)
- Need Hwy 2 Bypass!
- Red light cameras in school zones
- NO MORE FIRES BEHIND WALMART
- Splash Park
- Gas spreading through neighborhoods to avoid fire stations
- Train noise - 2M to make it a
- More safety
- Monroe is beautiful!
- Expand UHS to include building
- Recent land - expand supply of
- land to reduce housing cost.

If Monroe was a song, what would it be?

- Honky Tonk - But don't drink!
- Red solo cup
- Daddy's Cup - Drunk Trucks
- In Eagles Song
- Take It Easy

City of Monroe 2044 Comprehensive Plan

Monroe Belonging Outreach Summary

Introduction

The Monroe 2044 Comprehensive Plan is a long-range planning process to develop a roadmap for the future that will serve the community for the next 20 years. The Washington State Growth Management Act (GMA) requires each city and county to periodically review and update their Comprehensive Plans and development regulations. Monroe last updated its plan in 2015. The update includes revisions of policies from the previous plan, the addition of new policies based on public input, and updated policy direction based on more recent planning efforts and documents.

Overview

During the Monroe Equity Community's Belonging event at Skykomish River Park on September 9, 2023, the Community Development Department had a booth to promote the Comprehensive Plan update and gather feedback about what community members think of Monroe today, what they would change, and how the city can accommodate future job and population growth.



Key Findings

- People liked the City's family-friendly atmosphere, small-town feel, and diversity of community events. The importance of natural resources such as trees and parks was also highly regarded.
- People noted traffic problems on Highway 2 and Highway 522 and wished that traffic would improve. There is a need for more parking spaces in the downtown area, according to some.
- There was a desire for additional shopping and dining options in Monroe, as well as more youth-oriented activities. Diverse housing types and affordable housing for all incomes were also preferred.
- Security was a concern for some participants, as well as drug problems on the streets.

Appendix. Exercise results

What do you like most about Monroe?

Main St.
the schools
Close to streams
lets play like
events & theater
my neighbors
The schools are really nice
Downtown atmosphere
Small town feel
Dix Park
Directly off Hwy on Main St
Family friendly
water parks, local biz

What do you like least about Monroe?

Highway 2 traffic!
Too many stores
Not enough housing types
- duplex
Parking (too little downtown)
- townhomes
seems to be lack of participation
Not enough shopping options
Monroe is Commercial along street politically correct zone
No access to city and surrounding areas
No space to walk and in surrounding young built
- shops to walk
- HWY 2
- growth but not smart

What's one thing you would change about Monroe?

Zip line park / local dining + local bars
More events (parades) + markets
Sky River spin
4 more w/ stores - to pull people
in many jobs
Commercial along street politically correct zone
More shops downtown / inland!
Independent grocery store
more family-friendly, rainy day options (book, etc)
More schools!
More clothing stores
More affordable housing

If Monroe was a movie, what would it be?

Dumb & Dumber (Comedy)
The great man before heading to the Oscars or Gram
More in the future

What do you like most about Monroe?

Parks
1st live water
Public Events (Blowing Fabric Market)
- the Farmers Market

What do you like least about Monroe?

Lack of things to do for young people
Traffic
The atmosphere is too old
The way we think of a town
Monroe is not a town
Lack of good restaurants, the Red table is not a good restaurant

What's one thing you would change about Monroe?

More dining / shopping options
Security - being safe
Safety
less downtown
More restaurants & More Businesses
More Security!

If Monroe was a song, what would it be?

Vegas Vacation (some summertime music)
It
Downtown



Development Examples

- Detached: Housing on larger lot, Housing on smaller lot
- Attached: Duplex, Townhome
- Apartment: Apartment building, Larger apartment building
- Mixed Use: Housing over businesses, Larger housing over businesses
- Commercial: [Image of commercial building]
- Industrial: [Image of industrial building]

New Growth by 2044

- Population + 5,010
- Housing + 2,423
- Employment + 2,401