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CHAPTER 2 Alternatives

2.1 Description of Alternatives

Alternatives are different ways of achieving a proposal's purpose and need and serve as the basis for environmental analysis relative to elements of the environment. Alternatives under consideration in this SEIS include the No Action Alternative and the Proposed Action and are described below.

Chapter 2 has been reproduced in this Final SEIS for context and includes an updated Future Land Use Map (FLUM). The updated FLUM reflects small changes in proposed land uses at the parcel level, compared to the FLUM included in the Draft SEIS.

2.1.1 No Action Alternative

The No Action Alternative continues the current plan for growth in the City and unincorporated areas of Monroe's Urban Growth Area (UGA), including (1) the adopted zoning and planning designations in the 2015 Comprehensive Plan and the 2015 FLUM, and (2) the use of existing tools already in use by the City to meet housing-related state mandates. The No Action Alternative assumes the following:

- High-density attached housing growth would occur in areas already designated attached housing or mixed use. The 2015 Comprehensive Plan also encourages increases in residential densities within the areas designated for mixed use development, south of Main Street, within the SR 522/US 2 interchange area, and North Kelsey Subarea.
- Detached dwellings would be added on vacant lands and on partially developed lands where large lots can be further

subdivided. These include areas that were rezoned as part of the 2015 Comprehensive Plan for increased residential density, including portions of the Foothills and Roosevelt Roads, and Roosevelt Ridge areas. The 2015 Comprehensive Plan also rezoned properties in the Tester Road area, near the SR 522/US 2 interchange, and east of SR 522 from Medium Density Residential to High Density Single-Family Residential (SFR). Additional capacity includes areas identified in the Snohomish County Buildable Lands Report (BLR) (Snohomish County 2021).

Under the No Action Alternative, the City would have capacity for 1,468 new housing units, 975 housing units within the City and 493 housing units in the unincorporated UGA (**Table 2-1**). This capacity of 975 new housing units within the City is 858 units below the 2019–2035 housing allocation established in the Snohomish County BLR (2021). The No Action Alternative would have capacity for 2,330 new jobs (**Table 2-1**) in the City, which is 721 jobs above the 2019–2035 employment allocation established in the Snohomish County BLR. Similarly for the UGA, housing capacity under the No Action Alternative is lower than the capacity that was reported in Snohomish County BLR (2021). Job capacity for the UGA is higher under the No Action Alternative analyzed in this SEIS compared to the Snohomish County BLR (2021).

TABLE 2-1 Additional Housing and Jobs Capacity under the No Action Alternative and Proposed Action

Capacity	2035 BLR Total Capacity	CPPs 2044	No Action Alternative	Proposed Action
HOUSING				
City	1,833	2,216	975	2,471
Unincorporated	596	207	493	479
Total Monroe UGA	2,429	2,423	1,468	2,950
EMPLOYMENT				
City	1,609	2,324	2,330	2,741
Unincorporated	1	77	0	109
Total Monroe UGA	1,610	2,400	2,330	2,850

SOURCES: Developed by MIG 2024

BLR = Snohomish County Buildable Lands Report, 2021.

CPPs = Snohomish Countywide Planning Policies, 2023.

Totals may not sum due to rounding.

The Snohomish County Countywide Planning Policies (CPPs) identify 2044 housing unit growth allocations for Monroe as 2,216 for the City and 207 for the unincorporated UGA, for a total of 2,423 housing unit growth (Snohomish County 2023). The Snohomish County CPPs identify 2044 employment growth allocations for Monroe as 2,324 for the City and 77 for the unincorporated UGA, and a total of 2,400 employment growth. Housing units and jobs under the No Action Alternative are less than adopted growth allocations for the UGA as a whole. The No Action Alternative does not meet employment capacity allocations primarily because employment growth outside of the City is constrained by critical areas. The No Action Alternative would also not meet other new planning requirements, such as providing affordable housing across income bands and a range of housing types.

Note that the CPP housing and employment allocations in **Table 2-1** are the initial, currently adopted allocations. The Snohomish County Comprehensive Plan Update contains proposed (not yet adopted) CPP housing and employment allocations. This SEIS analyzes the alternatives within the context of the existing condition: the initial, currently adopted housing and employment allocations. However, the Proposed Action analyzed in this SEIS will meet both the initial and proposed CPP allocations.

2.1.2 Proposed Action

The Proposed Action would allow more housing and jobs and a greater diversity of housing types. The Proposed Action would add capacity for an additional 2,950 housing units (2,471 in the City and 479 in the unincorporated UGA) (**Table 2-1**), which is 527 more units of housing capacity than the CPP allocation for Monroe and 1,482 more units of housing capacity than the No Action Alternative.

Job capacity would increase with the Proposed Action, adding space for an additional 2,850 jobs (2,741 in the City and 109 in the unincorporated UGA), which is space for 450 more jobs than the CPP allocation for Monroe and 520 more jobs than the No Action Alternative.

To increase the number of housing units, meet new state requirements to permit middle housing (higher density attached housing such as duplexes, triplexes, and townhomes), increase opportunities for housing and multiple income levels, and support existing and future neighborhoods, the Proposed Action would:

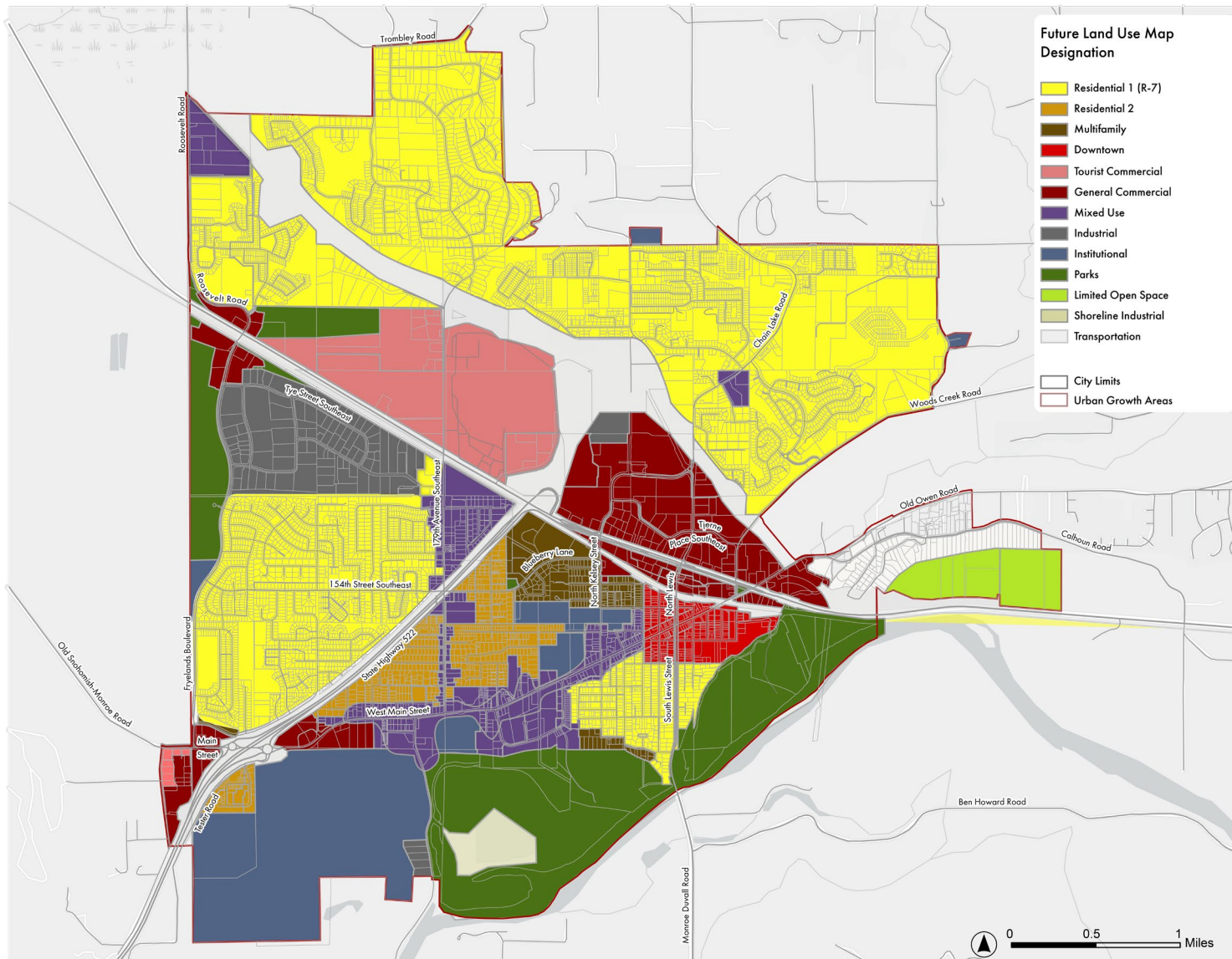
- Allow middle housing in all residential areas north of US 2.
- Add commercial development in the northwest corner of the City.

- Redesignate all areas currently designated Low Density Residential to Residential 1, which has a minimum density of 7 units per acre in annexation areas and infill areas in-City (e.g., the residential area north of SR 522 and south of the Tye Street SE industrial area).
- Add mixed use and neighborhood-serving commercial uses near Monroe High School.
- Add mixed use to Chain Lake Road to serve residential uses.
- Allow mixed use in high-density residential areas and along 179th Avenue SE and W Main Street to increase housing (and employment) options.
- Increase housing density Downtown through higher density mixed and residential uses.

To increase jobs capacity, the Proposed Action would:

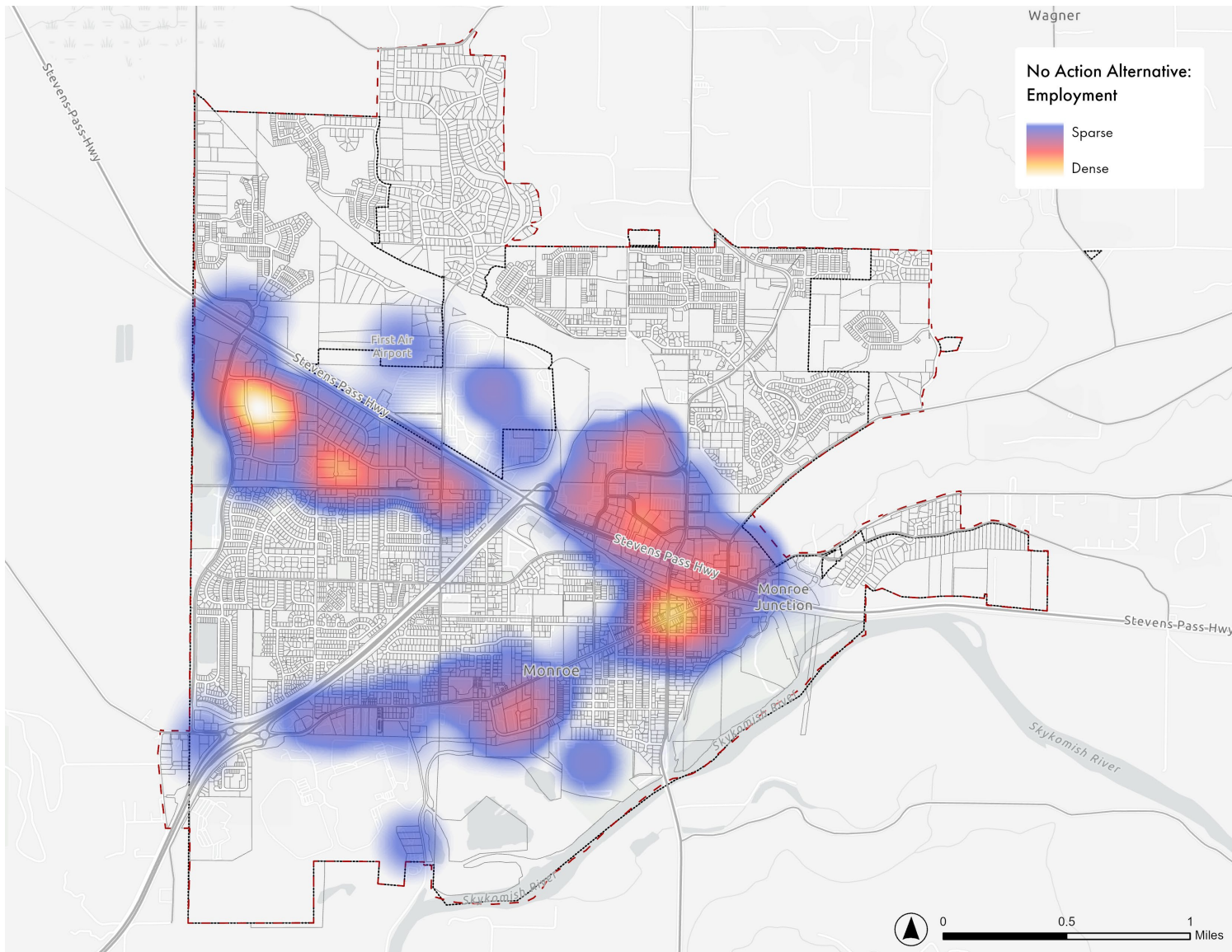
- Increase industrial densities to allow varied uses in the industrial area south of US 2 surrounding Tye Street SE.
- Increase the intensity of development through infill on Main Street, west of Dickinson Street.
- Allow for the addition of commercial services in the area near North Kelsey Street.
- Add mixed use to the existing commercial services in the area east of the SR 522/US 2 interchange.
- Add mixed use to Chain Lake Road to serve residential uses.

Figure 2-1 shows conceptual proposed development types under the Proposed Action. **Figure 2-2** and **Figure 2-3** show housing and jobs density under the No Action Alternative. **Figure 2-4** and **Figure 2-5** show housing and jobs density under the Proposed Action.



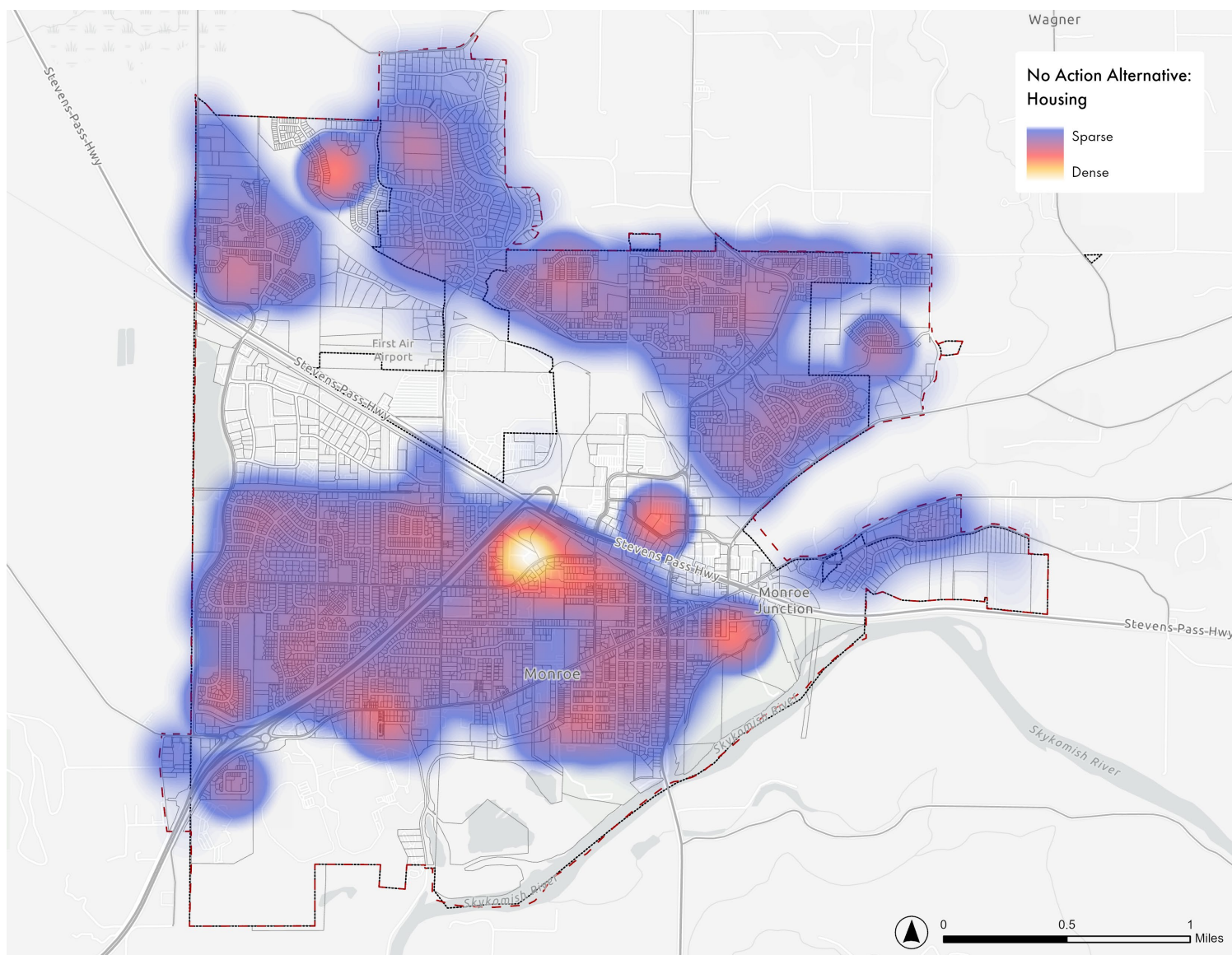
SOURCE: Prepared by MIG Inc. based on data provided by the City of Monroe

FIGURE 2-1 Conceptual Proposed Development under the Proposed Action (Future Land Use Map)



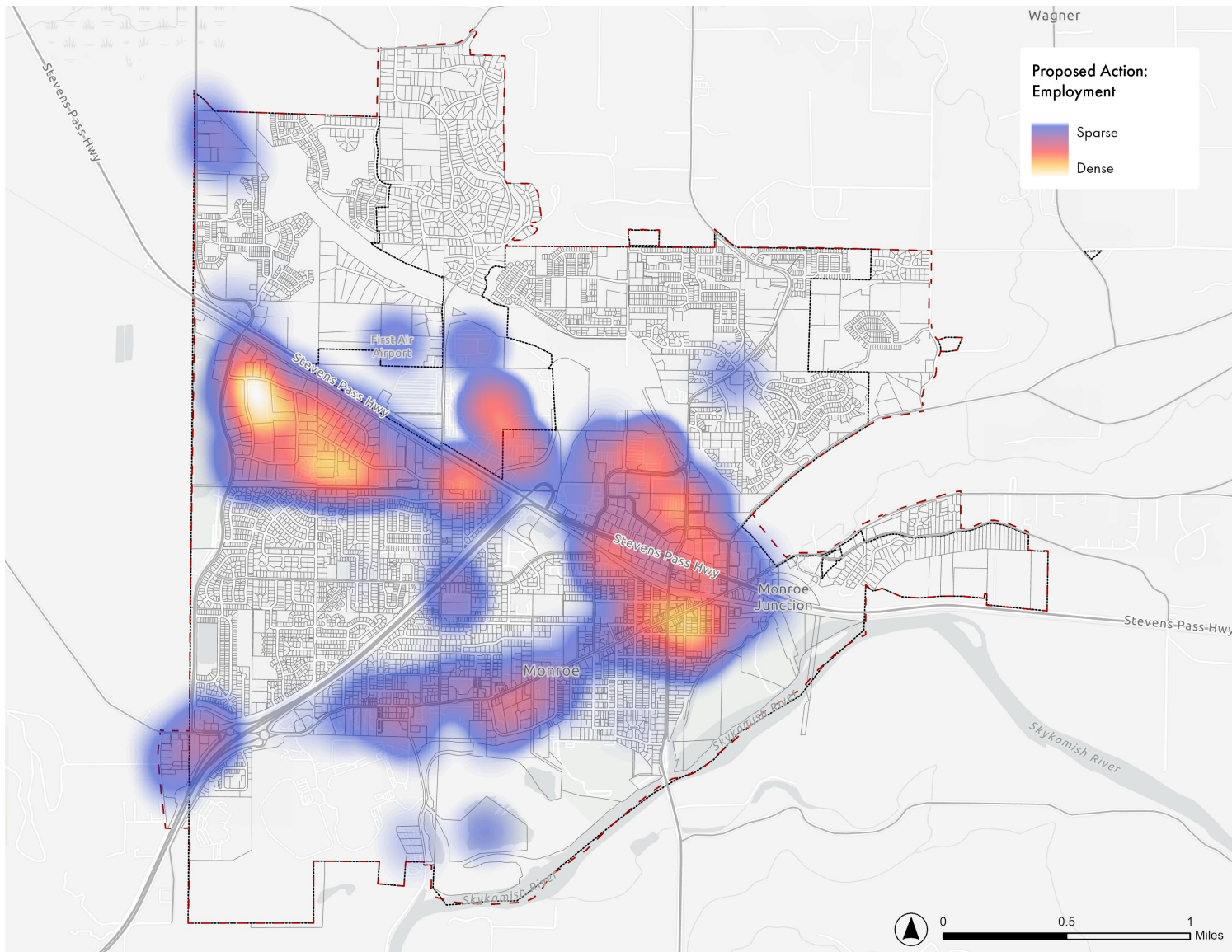
SOURCE: Prepared by MIG Inc. based on data provided by the City of Monroe

FIGURE 2-2 Employment Density under the No Action Alternative



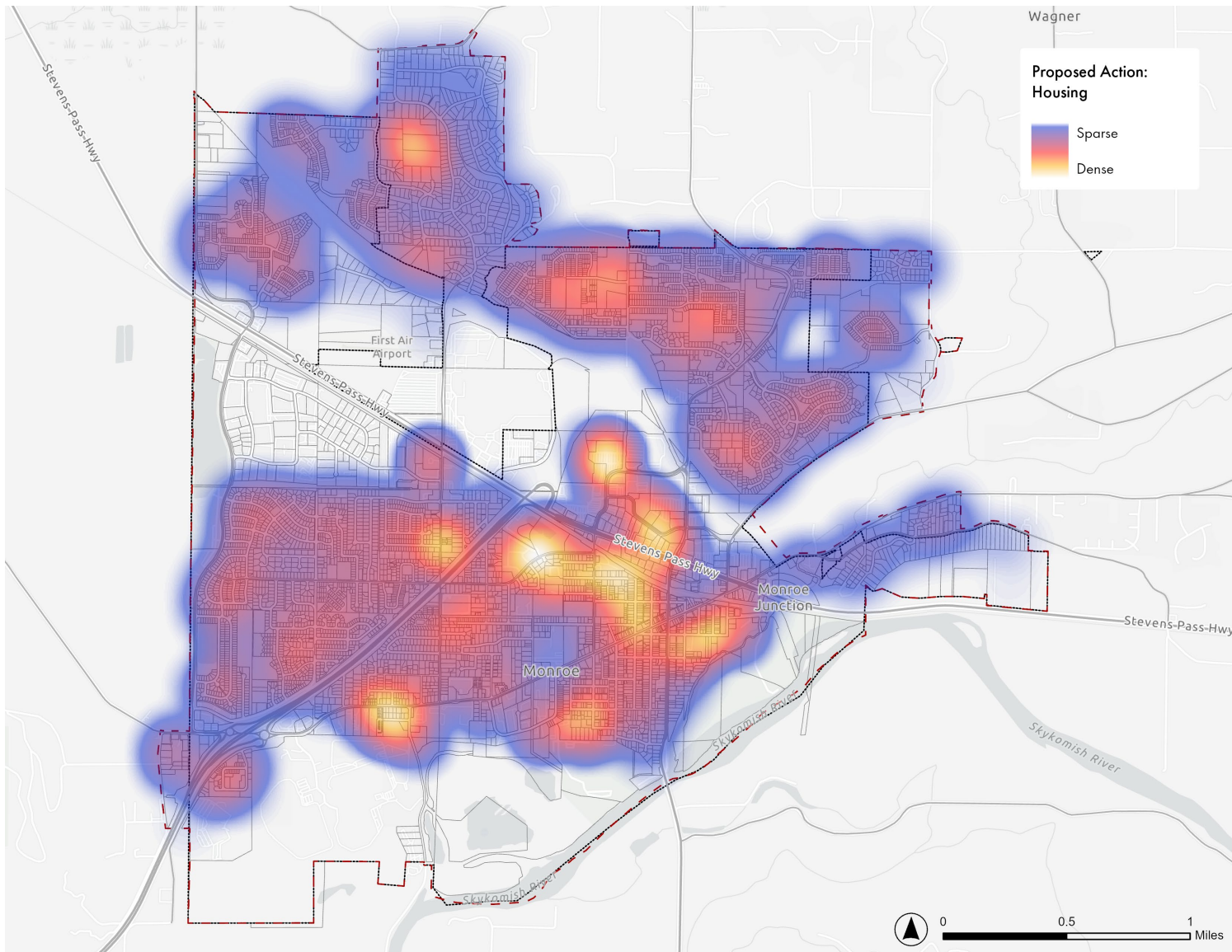
SOURCE: Prepared by MIG Inc. based on data provided by the City of Monroe

FIGURE 2-3 Housing Density under the No Action Alternative



SOURCE: Prepared by MIG Inc. based on data provided by the City of Monroe

FIGURE 2-4 Employment Density under the Proposed Action



SOURCE: Prepared by MIG Inc. based on data provided by the City of Monroe

FIGURE 2-5 Housing Density under the Proposed Action



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