

Proposed Future Land Use Map

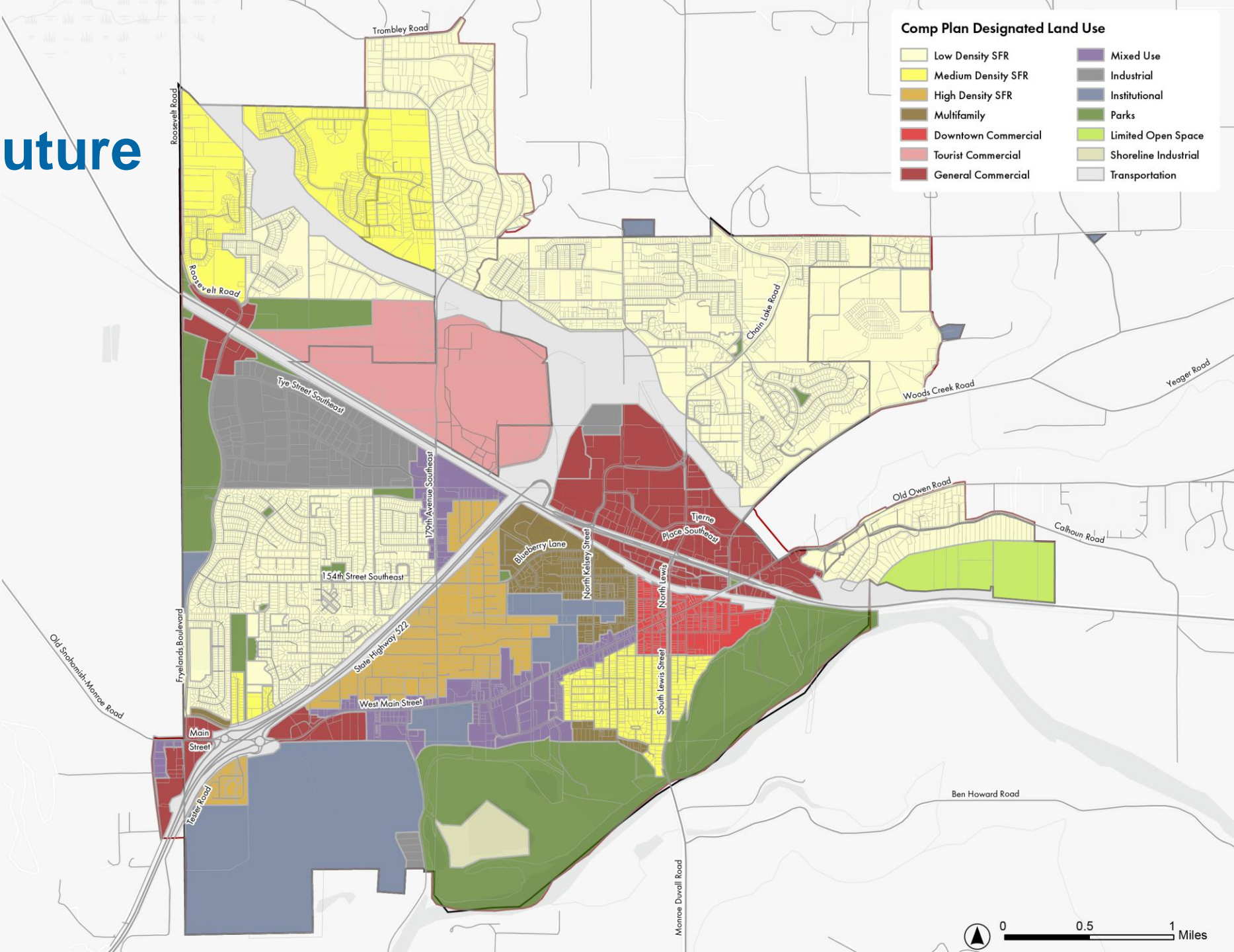
Monroe City Council Work Session

August 20, 2024



2015 Adopted Future Land Use Map

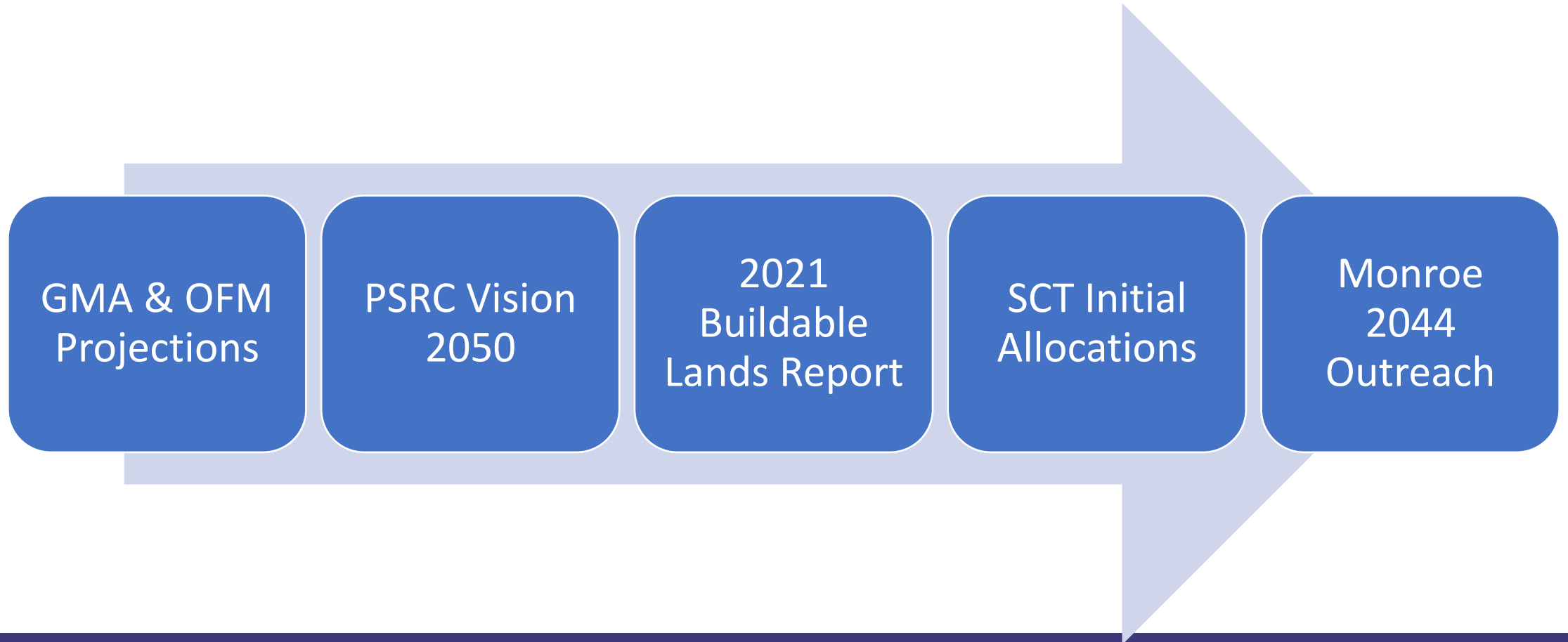
2015 Comprehensive Plan
Land Use Designations



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

The Various Regulatory Inputs



Buildable Lands Report (BLR) Basics

Step 1 – What land in the UGAs can be development

Step 2 – Development History (i.e., zoning vs. actual development)

Step 3 – Capacity Calculations

Step 4 – Reduction for Uncertainty (likely hood of development)

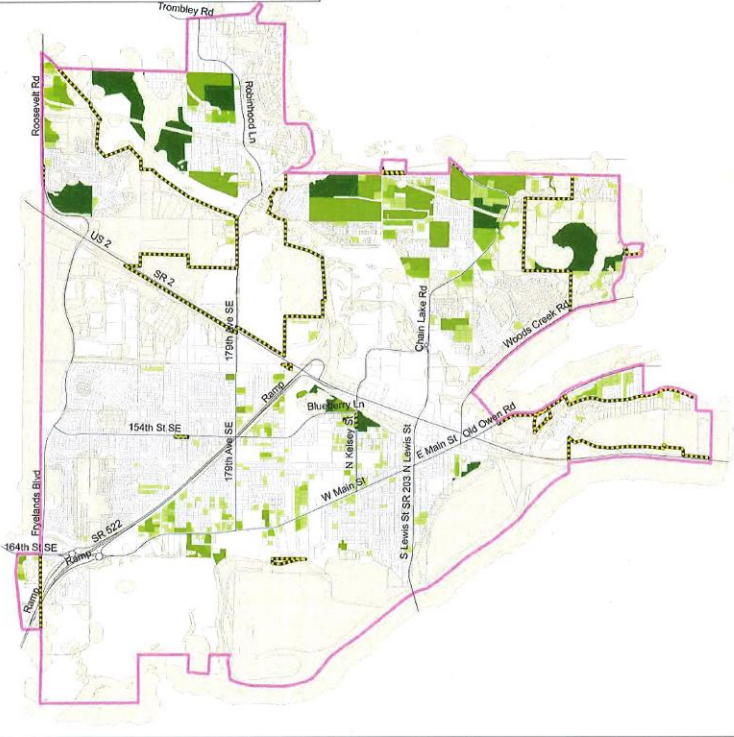
Steps 5 & 6 – UGA Growth Target/Capacity Comparison

The Results

Additional Housing Unit Capacity

Monroe UGA

Additional capacity calculated as of April 1, 2019



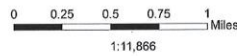
Legend

- Major Roads
- UGA Boundary
- City Boundary
- Critical areas, buffers, and easements

Additional Housing Unit Capacity

- 0
- 1-5
- 6-10
- 11-50
- 51+

Capacities of individual parcels are generalized into low-to-high color ranges for map display purposes only. Exact capacity values for individual parcels are available upon request.



Snohomish County
Planning and Development Services
Final BLR 9/8/2021

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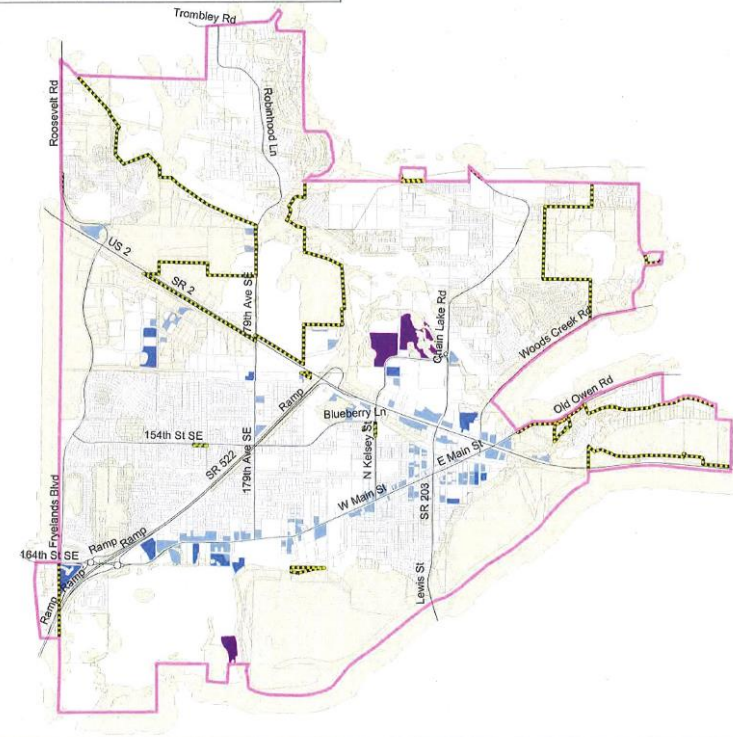
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Additional Employment Capacity

Monroe UGA

Additional capacity calculated as of April 1, 2019



Legend

- Major Roads
- UGA Boundary
- City Boundary
- Critical areas, buffers, and easements

Additional Employment Capacity

- 0
- 1-25
- 26-100
- 101-500
- 501+

Capacities of individual parcels are generalized into low-to-high color ranges for map display purposes only. Exact capacity values for individual parcels are available upon request.



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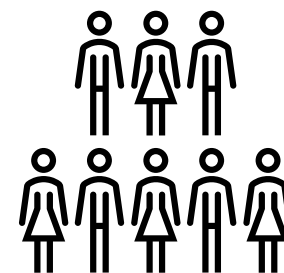
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2044 Population/Housing/Employment

PEOPLE	2020 Census	2044 Allocation
City	19,699*	24,302
Unincorporated UGA	1,567	1,974
Total Monroe UGA	21,266	26,276



HOUSING	2020 Census	2044 Allocation
City	6,228	8,379
Unincorporated UGA	1,567	1,974
Total Monroe UGA	21,266	26,276



JOB	2020 Census	2044 Allocation
City	10,096	12,420
Unincorporated UGA	164	241
Total Monroe UGA	10,260	12,661

Monroe Community Engagement



Monroe Comprehensive Plan Community Vision and Opportunities

March - July 2023

Monroe residents and businesses are helping to define where and how to focus future growth, improve transportation for all modes of travel, and how to deliver municipal services and improvements to the community with the resources available.

At the center of the Comprehensive Plan update is an inclusive community engagement approach that solicits, listens, and incorporates the thoughts, concerns, and hopes of the community. The results of this community outreach will inform the policies, priorities, and actions in the plan update. The City is using this information to develop land use scenarios to test how future growth patterns might affect transportation and other public services.

Complete

Assess Constraints and Opportunities

In Process

Explore Land Use Options for Monroe's Future

Early 2024

Prepare a Plan for Monroe 2044

December 2024

Adopt the Monroe 2044 Comprehensive

WHAT'S BEEN DONE

Community Kickoff

Meetings & Focus Groups

Online Survey

Outreach to High School Students

Farmer's Market Monroe PRIDE Juneteenth Block Party

WHO WE REACHED

Over 500 people gave input

Race and Ethnicity

Prefer not to answer: 14%
Caucasian or White: 79%

Age group

18 to 24: 19%
25 to 34: 20%
35 to 44: 20%
45 to 54: 20%
55 to 64: 11%
65 to 74: 2%
75 to 84: 2%

* Race: African American, Native American, Pacific Islander, Other (to self identify), Two or more races

Monroe Comprehensive Plan Community Vision and Opportunities

Monroe Comprehensive Plan Community Vision and Opportunities

WHAT WE HEARD

Where should the City focus?

- #1. Small businesses
- #2. Amenities and activities
- #3. A family-friendly city

What do you like most about Monroe?

- Small town feel, great community culture
- Respect for every individual
- Beautiful surroundings, parks, trails
- Our historic downtown

What are Monroe's transportation issues?

- 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.

What kinds of employment do we need?

- 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

How should we address housing?

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

Where and what kind of new development should occur?

- 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

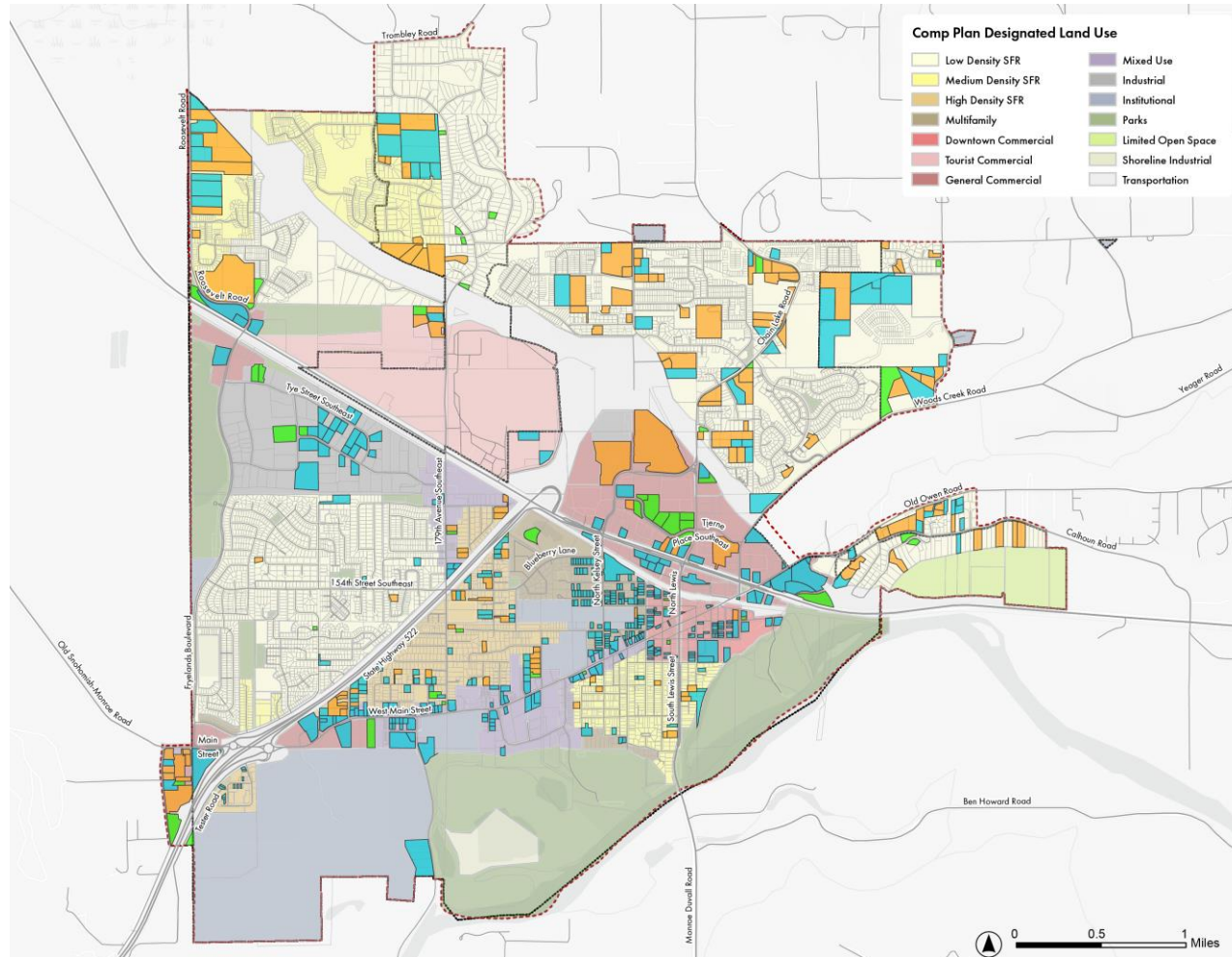
If Monroe was a song, what would it be?

- #1. Old Town Road by Lil Nas X
- #2. Small Town by John Mellencamp
- #3. Home by Phillip Phillips
- #4. Highway to Hell by AC/DC
- #5. Changes by David Bowie

WHAT'S NEXT?

Visit the project website at monroe2044.com for more information about the project and to stay up-to-date future events.

BLR - Monroe Refinements

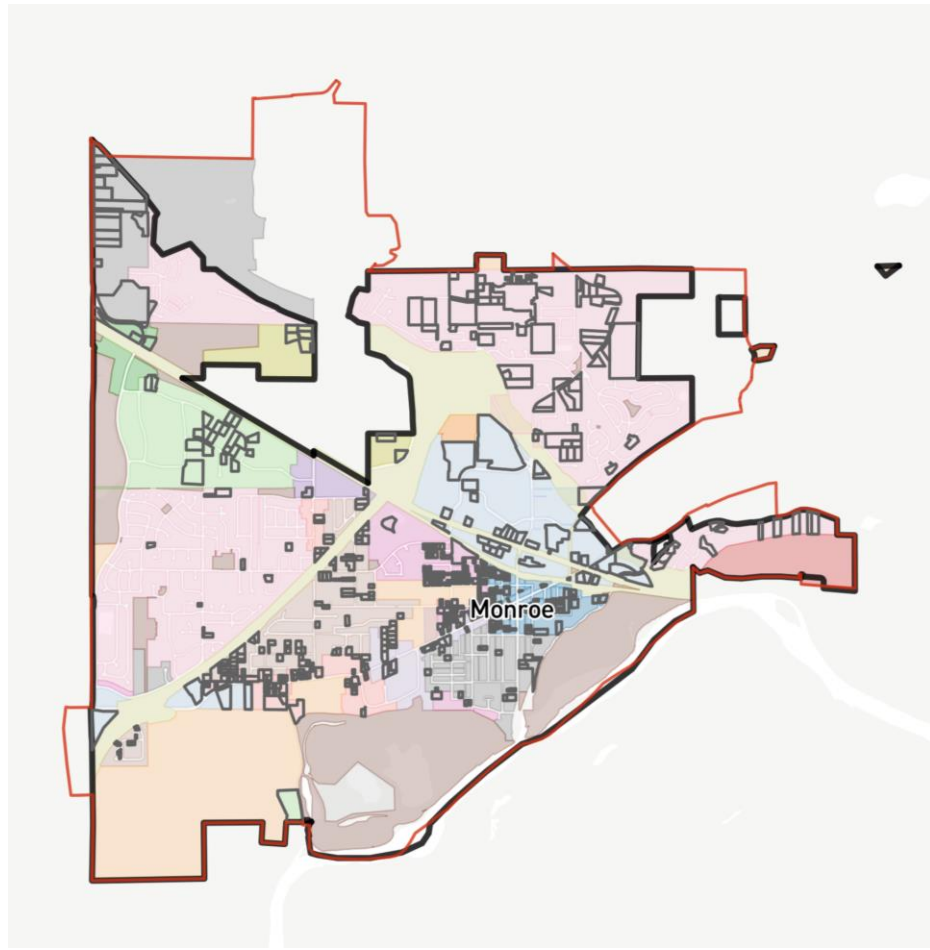


Land Status

- 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.

Scenario Planning – Baseline Analysis



Scenario Canvas

Style Build Filter Buffer Source

Selection 163 of 6,216 features (2.6%)
• 0 previously painted features
• 37,556 developable acres

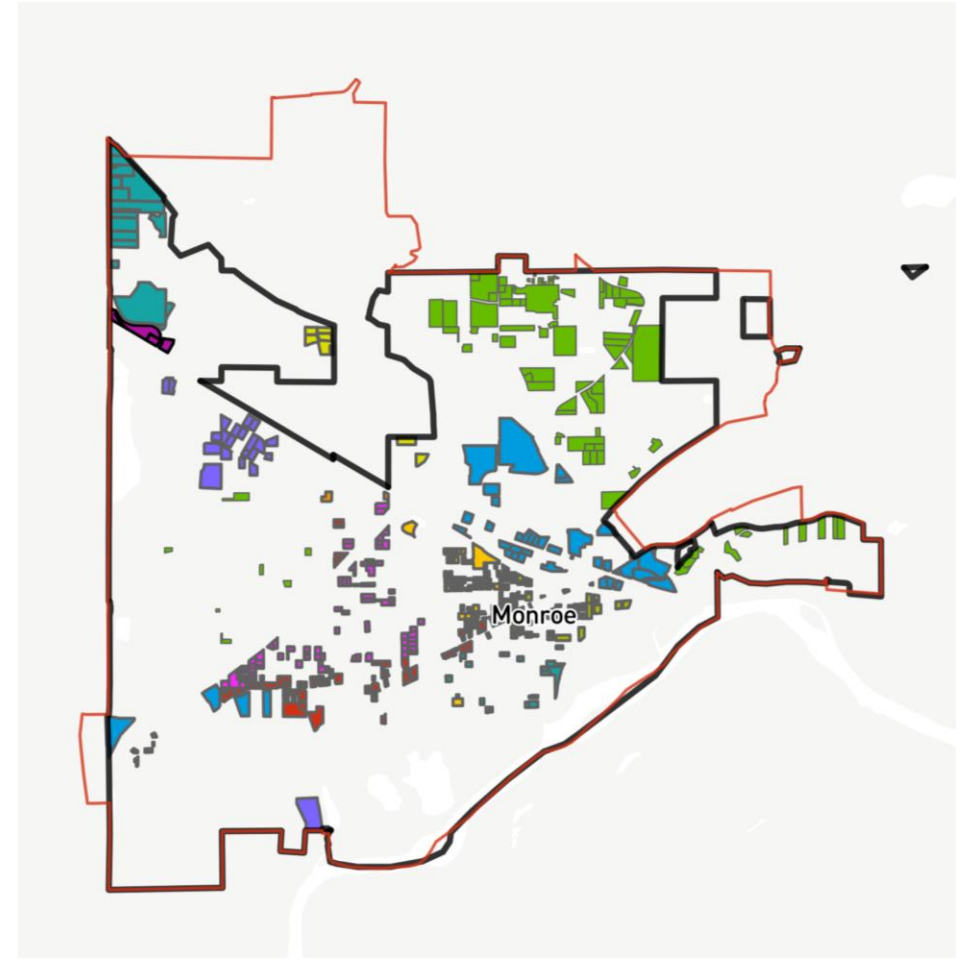
Apply type R-S R15 - SF Residential
12.8 DU/Ac 0.0 Emp/Ac
 Keep current values

Apply values
Change residential attributes
Change employment attributes

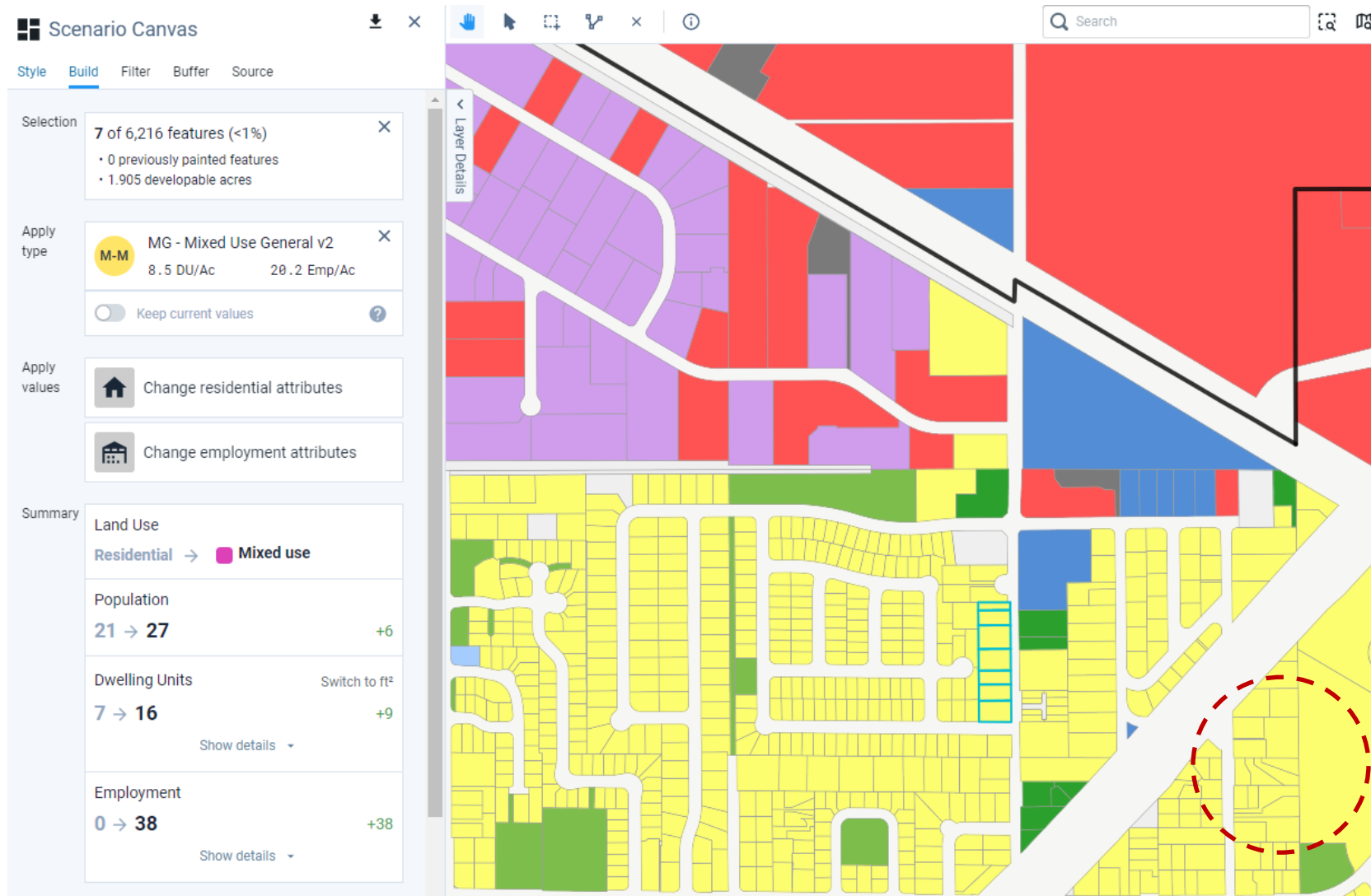
Summary

Land Use	Multiple → Residential
Population	452 → 923 +471
Dwelling Units	151 → 479 +328 <small>Switch to ft²</small> <small>Show details</small>
Employment	13 → 0 -13 <small>Show details</small>

Paint 163 features Revert 0 to base



Scenario Planning: Example Applications



Scenario Planning: Example Inputs

Scenario Canvas

Style **Build** Filter Buffer Source

Selection: 7 of 6,216 features (<1%)
 • 0 previously painted features
 • 1.905 developable acres

Apply type: M-M MG - Mixed Use General v2
 8.5 DU/Ac 20.2 Emp/Ac
 Keep current values

Apply values:

Summary

Land Use: Residential → **Mixed use**

Population: 21 → 27 (+6)

Dwelling Units: 7 → 16 (+9) Switch to ft²

Employment: 0 → 38 (+38)

MG - Mixed Use General v2

Category: Mixed use

Density

	Gross	Net
Residential:	8.5 DU/Ac	10.0 DU/Ac
Employment:	20.2 Emp/Ac	23.8 Emp/Ac

Land Use Information

Parcel Area:	Streets, parks, civic area:
85%	15%

Residential Mix

Single family large lot:	Single family small lot:	Townhome:	Multi-family:
0%	0%	0%	100%

Employment Mix

Retail:	Office:	Industrial:	Other:
13%	66%	0%	20%

Floor Area Allocation

Residential

Average unit size: 694.7 ft²

Distribution by dwelling unit type

Single-family large lot	0 du/ac	0 ft²/unit
Single-family small lot	0 du/ac	0 ft²/unit
Single-family attached	0 du/ac	0 ft²/unit
Multifamily	8.5 du/ac	69474 ft²/unit

Non-Residential

Average gross floor area per emp: 464.4 ft²

Distribution by employment sector

Retail	6.8 emp/ac	33.7 %
Office	13.4 emp/ac	66.3 %
Public	0 emp/ac	0 %
Industrial	0 emp/ac	0 %
Agriculture	0 emp/ac	0 %
Military	0 emp/ac	0 %

Area Coverage and Land Use Type

Area Coverage

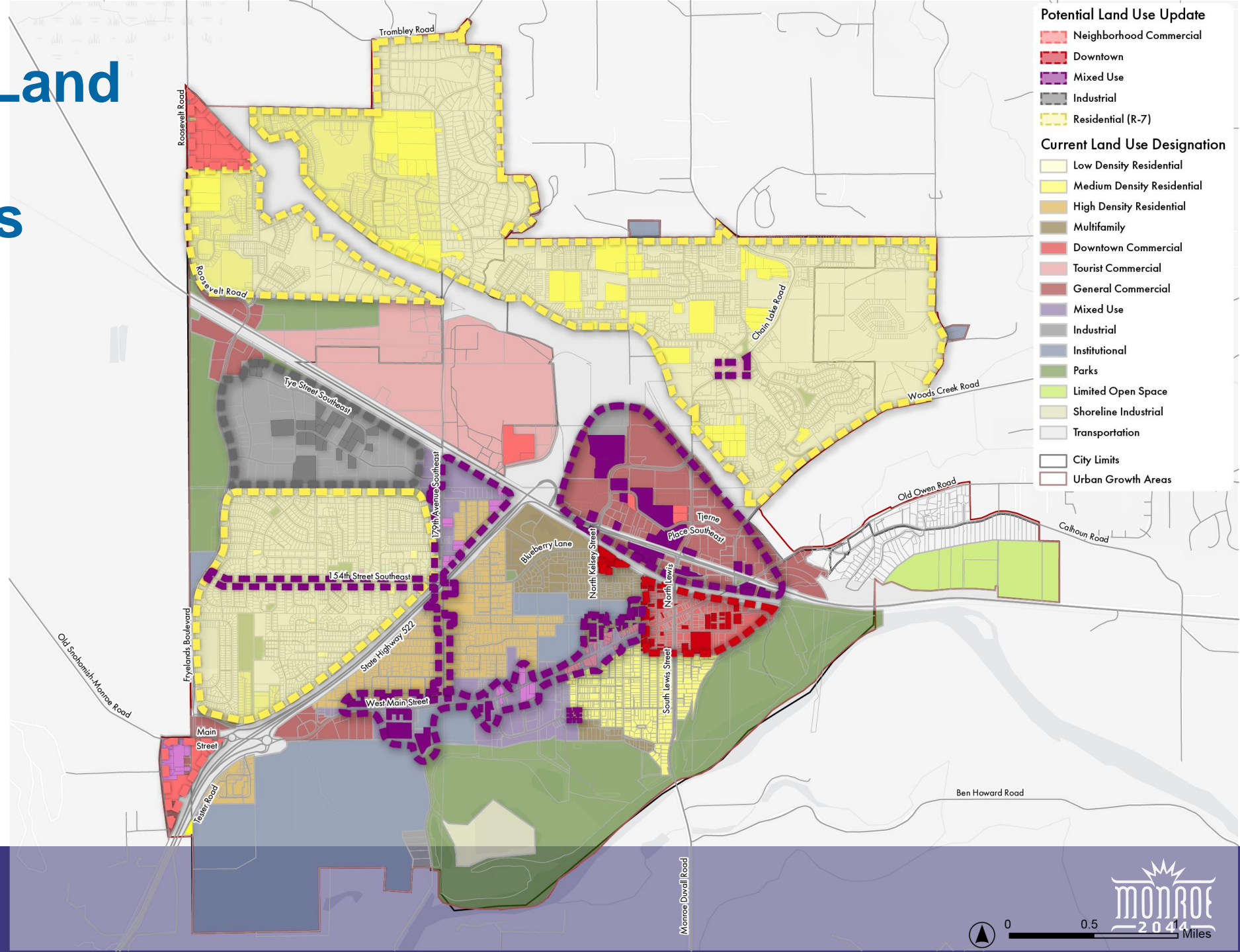


Hardscape (building, parking, and other)	33,285,285 ft²	76%
Non-hardscape area, unirrigated	1,888,326 ft²	4%
Non-hardscape area, irrigated	2,832,489 ft²	7%

Land Use Type

Average number of floors	3.6
Building area / acre	17368.6 ft²
Residential area	40 %
Non-Residential area	60 %
Building coverage	11.1 %

DRAFT Future Land Use Map with Buildable Lands Inventory



Potential Changes

Neighborhood Commercial that serves nearby community

Removed Transportation Designation

Mixed-use corridor on 154th St. *Not supported by the public*

CAC suggested mixed-use node at key intersections

Neighborhood Commercial that serves nearby community

Formerly Low Density Residential allows higher density (R-7)

Mixed-use center to support NE residential area

Downtown continues to be center of employment and service, also providing high density residential units

North Kelsey providing both residential units and commercial services

