

Final Draft Monroe 2044 Review

Monroe City Council

October 29, 2024



Remaining Schedule

City Council

- 10/29 – Review draft Transportation, Parks, Capital Facilities Chapters, and additional discussion of Future Land Use Map
- 11/12 – Public Hearing (Review outreach & consider proposed changes)
- 11/19 – Discussion & First Reading of Ordinance
- 12/3 – Second Reading of Ordinance & Final Action
- 12/10 – Reserve Final Action date

10-29-24 Topics

- Transportation Chapter & Appendix
- Parks, Recreation, Open Space, and Trails & Appendices
- Capital Facilities Chapter and Appendices
- Future Land Use Map

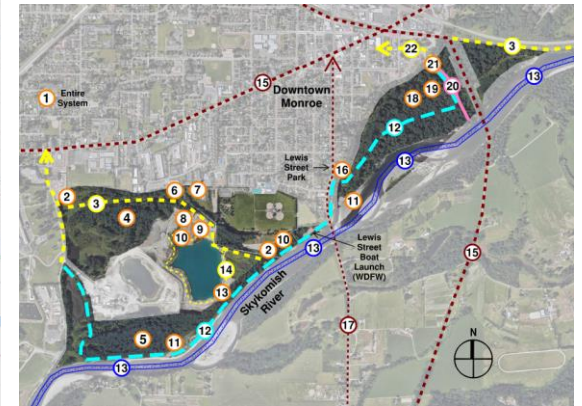
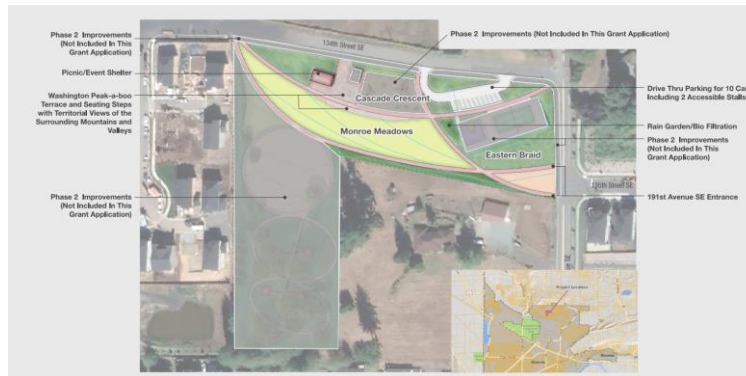
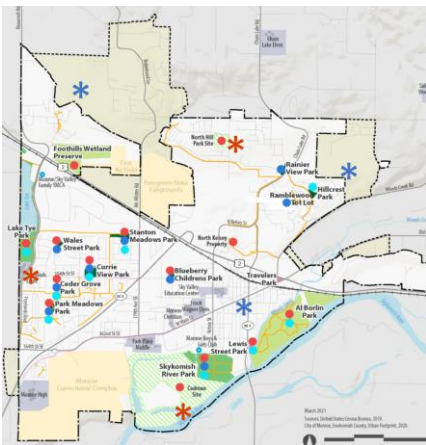
Transportation

- Change to Multi-Modal Level of Service Standards
- Evaluate vehicle traffic based on speeds through identified corridors
- Building on the identified sidewalk, bike lane, and trails



Parks, Recreation, Open Space, and Trails

- The Parks, Recreation, and Open Space (PROS) Plan was adopted in 2022
- The draft Trails Plan was prepared concurrently with the updated Transportation Plan and for consistency with the PROS Plan goals and policies



Capital Facilities Plan



- The Capital Facilities Plan includes updated water, sewer, and stormwater utility plan, updates to the municipal campus needs and incorporates the PROS plan by reference
- Modeling for the facilities is based on the draft Future Land Use Plan
- The CTP includes a capital improvement plan of the multi-year financing plan that is updated regularly with the budget.

Future Land Use Map

- Begin where the City ended in 2015
- Inputs:
 - Amendments to the GMA and adopted PSRC Vision 2050, Regional Transportation Plan, and Economic Strategies
 - 2020 Census and WA Office of Financial Management Population Forecast
 - 2021 Adopted Snohomish County Buildable Lands Report (BLR)
 - Snohomish Countywide Planning Policies (prepared through the Snohomish County Tomorrow process) – Initial 2044 Population, Housing, and Employment Allocations
 - New requirement for Housing Units by Income

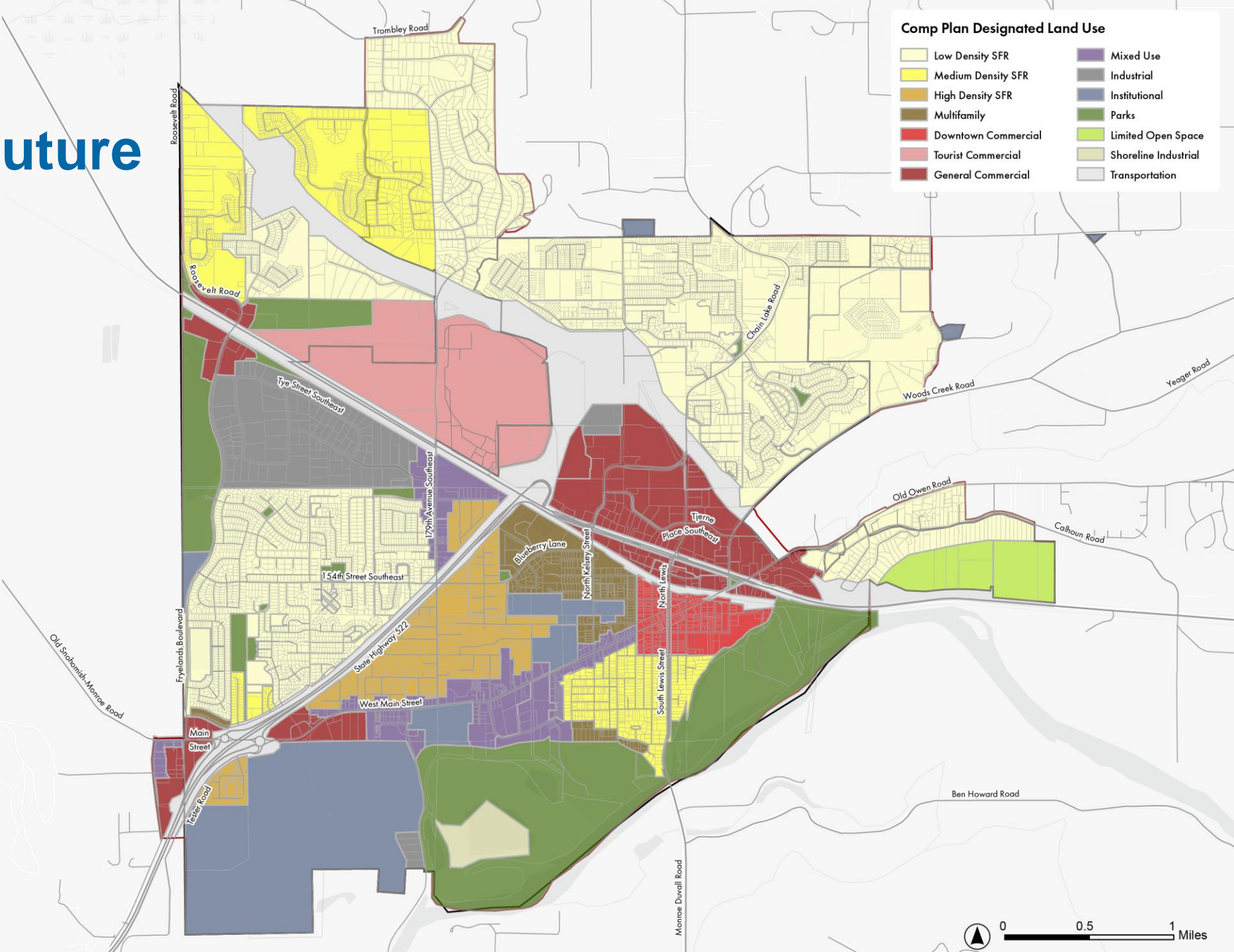


Future Land Use Map Cont.

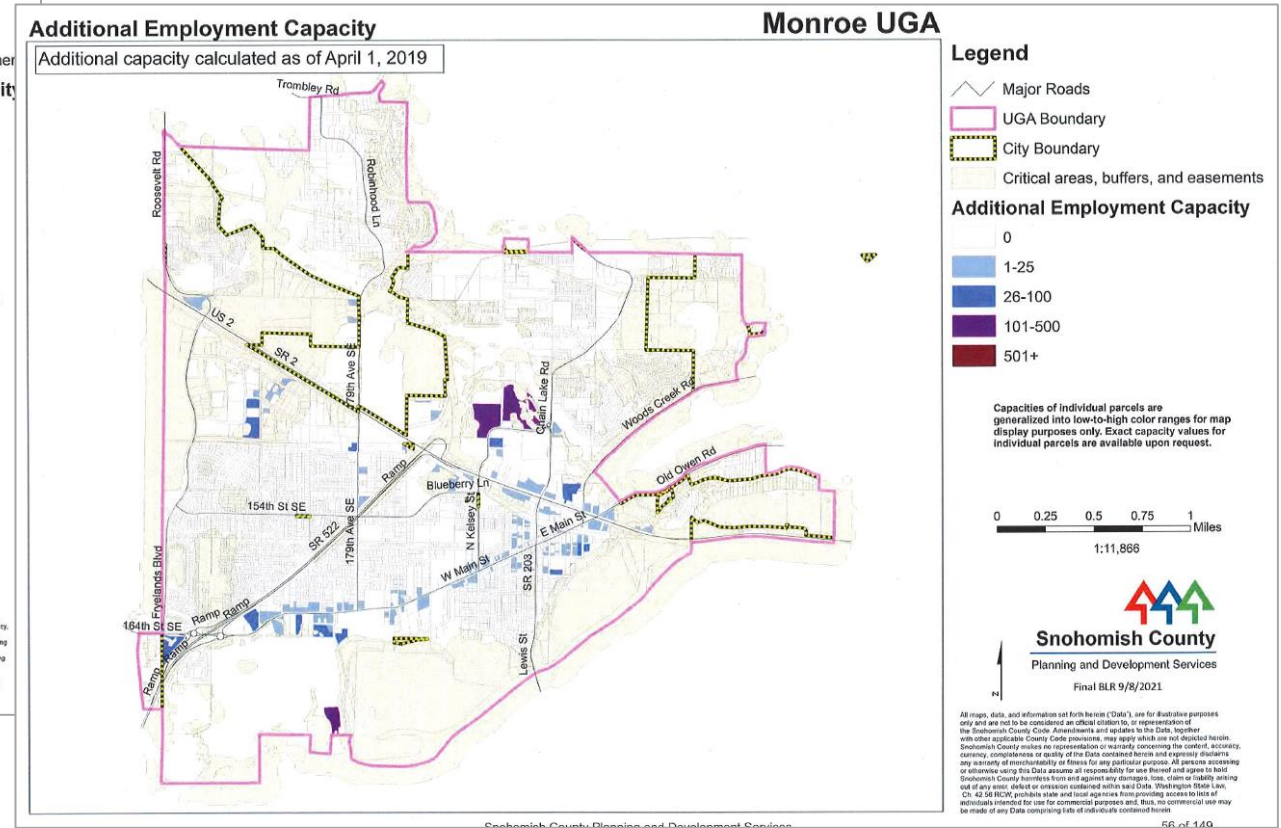
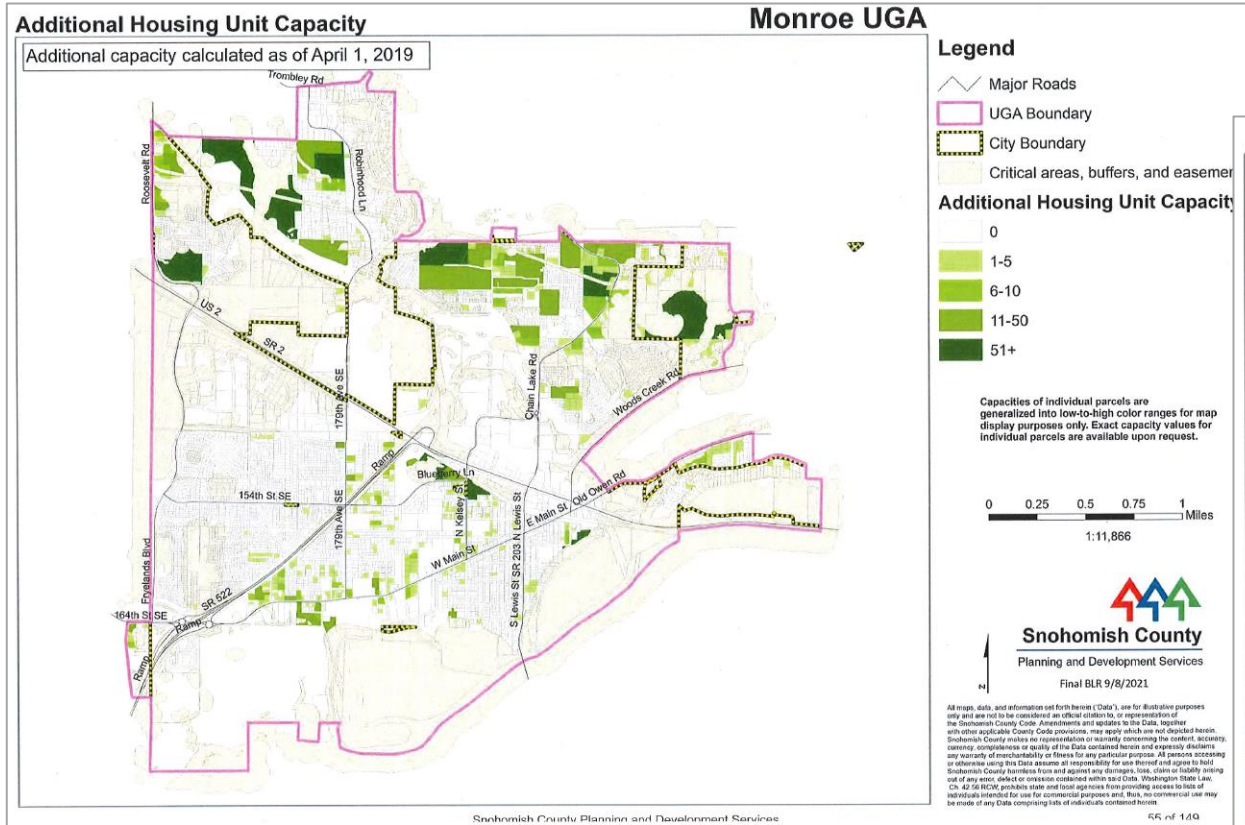
- Inputs continued:
 - Phase I Public Engagement – Open House, community events, on-line survey, etc.
- Outputs:
 - Draft Land Use Scenarios presented to the CAC, Planning Commission, City Council between September and November 2023. The City Council approved the land use scenarios for the environmental review process on 11/28/2023
 - Action Alternative for the Draft Supplemental Environmental Impact Statement (Draft SEIS), May 2024
 - Draft Future Land Use Map presented to Council, Boards and Commissions in summer 2024
 - Phase II Public Engagement – Open House, community events, on-line survey, etc.

2015 Adopted Future Land Use Map

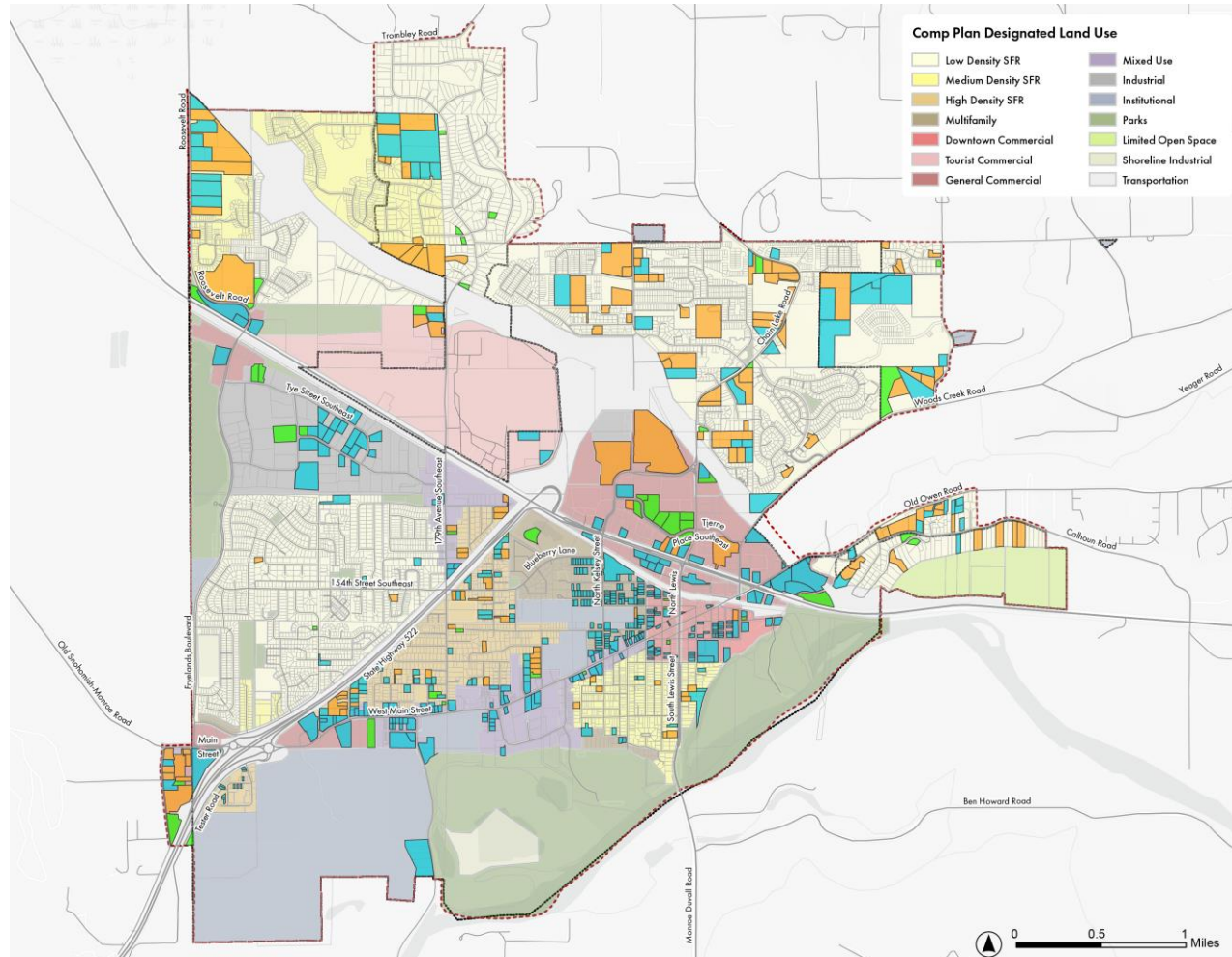
2015 Comprehensive Plan
Land Use Designations



2021 BLR Conclusions



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.

2044 Population/Housing/Employment

PEOPLE*	2020 Census	2044 Allocation	Increase
City	19,699*	24,302	4,603
Unincorporated UGA	1,567	1,974	407
Total Monroe UGA	21,266	26,276	5,010



HOUSING*	2020 Census	2044 Allocation	Increase
City	6,163	8,379	2,216
Unincorporated UGA	551	758	207
Total Monroe UGA	6,714	9,138	2,423



JOBS*	2020 Census	2044 Allocation	Increase
City	10,096	12,420	2,324
Unincorporated UGA	164	241	77
Total Monroe UGA	10,260	12,660	2,400



Phase I 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: 1.6%
Caucasian or White: 79.2%

Age group

18 to 24: 13%
25 to 34: 20%
35 to 44: 19%
45 to 54: 19%
55 to 64: 19%
65 to 74: 10%
75 to 84: 1%
85 to 94: 0%

* 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

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

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

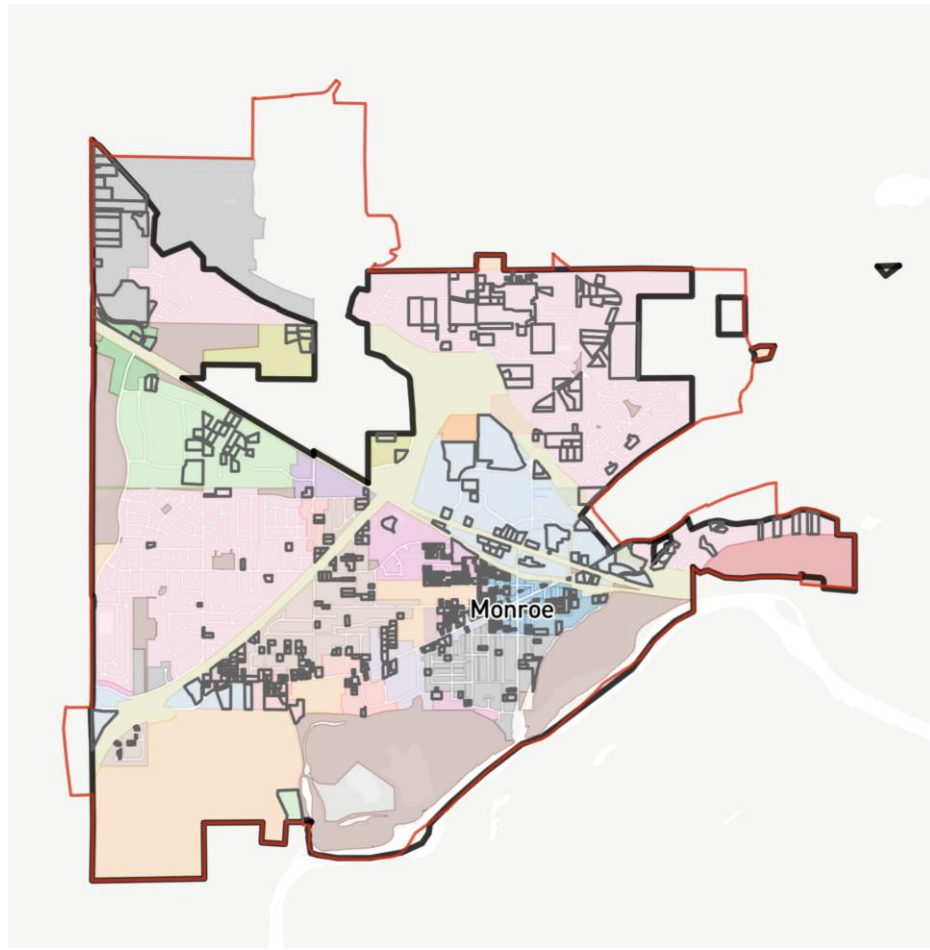
If Monroe was a song, what would it be?

- #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.

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

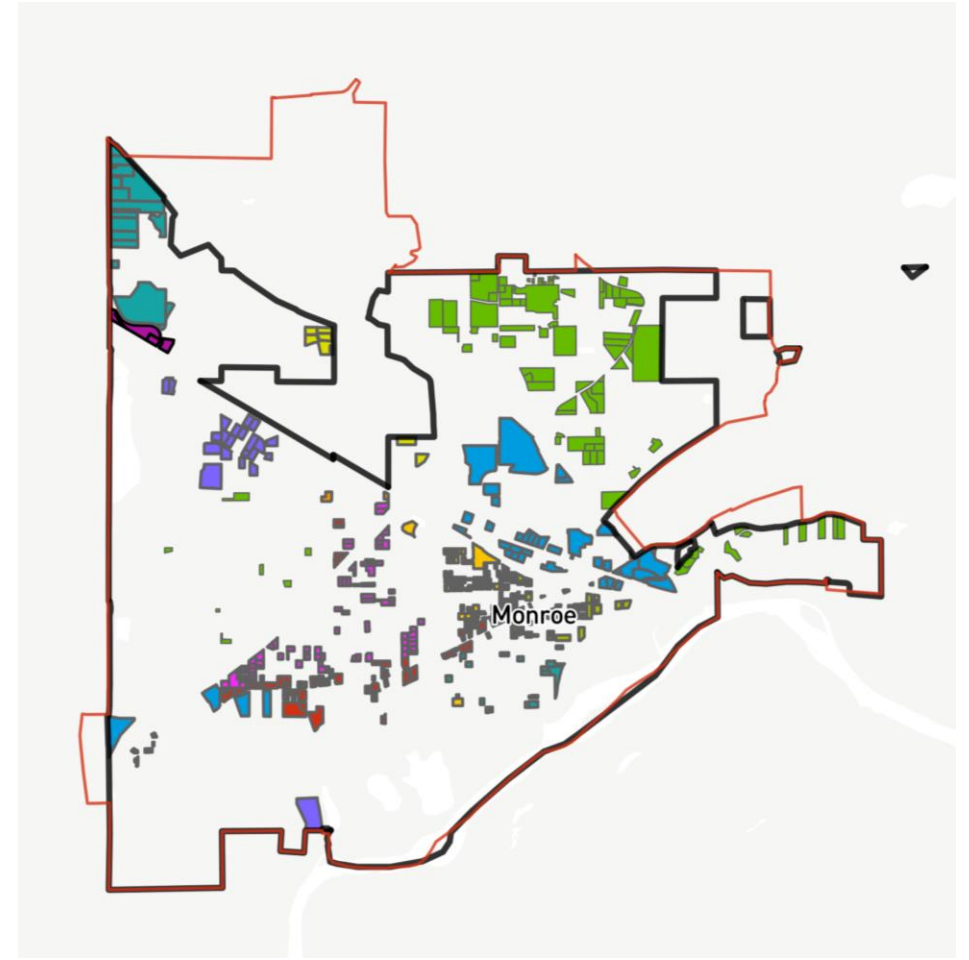
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12.8 DU/Ac 0.0 Emp/Ac
 Keep current values

Apply values
Change residential attributes
Change employment attributes

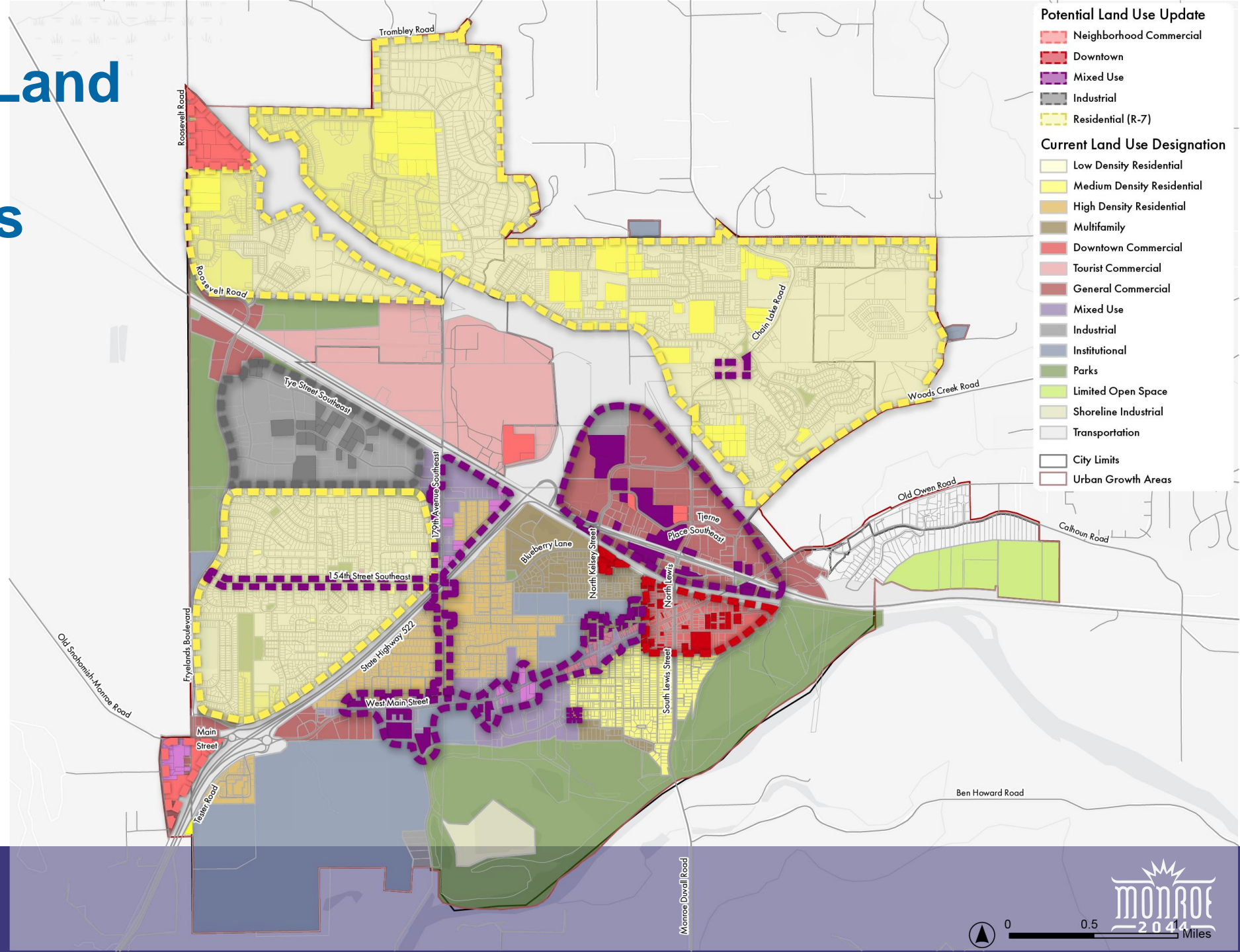
Summary

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



DRAFT Future Land Use Map with Buildable Lands Inventory



Phase II Community Engagement



Monroe Comprehensive Plan Community Vision and Opportunities

March - July 2023

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Race and Ethnicity

75%
14%
11%

Age group

51 to 41
26%
31 to 41
20%
18 to 24
26%
25 to 34
20%
42 to 51
3%
52 to 64
1%
65 and over
1%

Monroe Comprehensive Plan Community Vision and Opportunities

Monroe 2044 Comprehensive Plan: Progress Report

WE HEARD YOU LOUD AND CLEAR!
We've heard you loud and clear! Your input is guiding us as we work toward a shared vision for Monroe's future, focusing on important areas like housing, economic development, land use, the environment, transportation, and community services.

City staff have been actively engaging with the community, sharing updates, and listening to your priorities, concerns, and aspirations. This report highlights the feedback we've gathered and how it's shaping Monroe's future.

Thank you for being a key part of this process!

COMPLETE

Assess Constraints and Opportunities

COMPLETE

Explore Land Use Options for Monroe's Future

IN PROGRESS

Prepare a Plan for Monroe's 2044

NEXT STEP

Adopt the Monroe 2044 Comprehensive Plan

DIGITAL ENGAGEMENT METHODS

- Engaged Social Media
- Developed a Project Website
- Launched a Goals and Policy Survey Online

37 Participants
522 Opinions Shared
153 Written Comments

53%
3%
29%
15%

- American Indian or Alaska Native
- Asian
- Black or African American
- Hispanic or Lat/no
- Prefer Not to Answer
- Caucasian or White

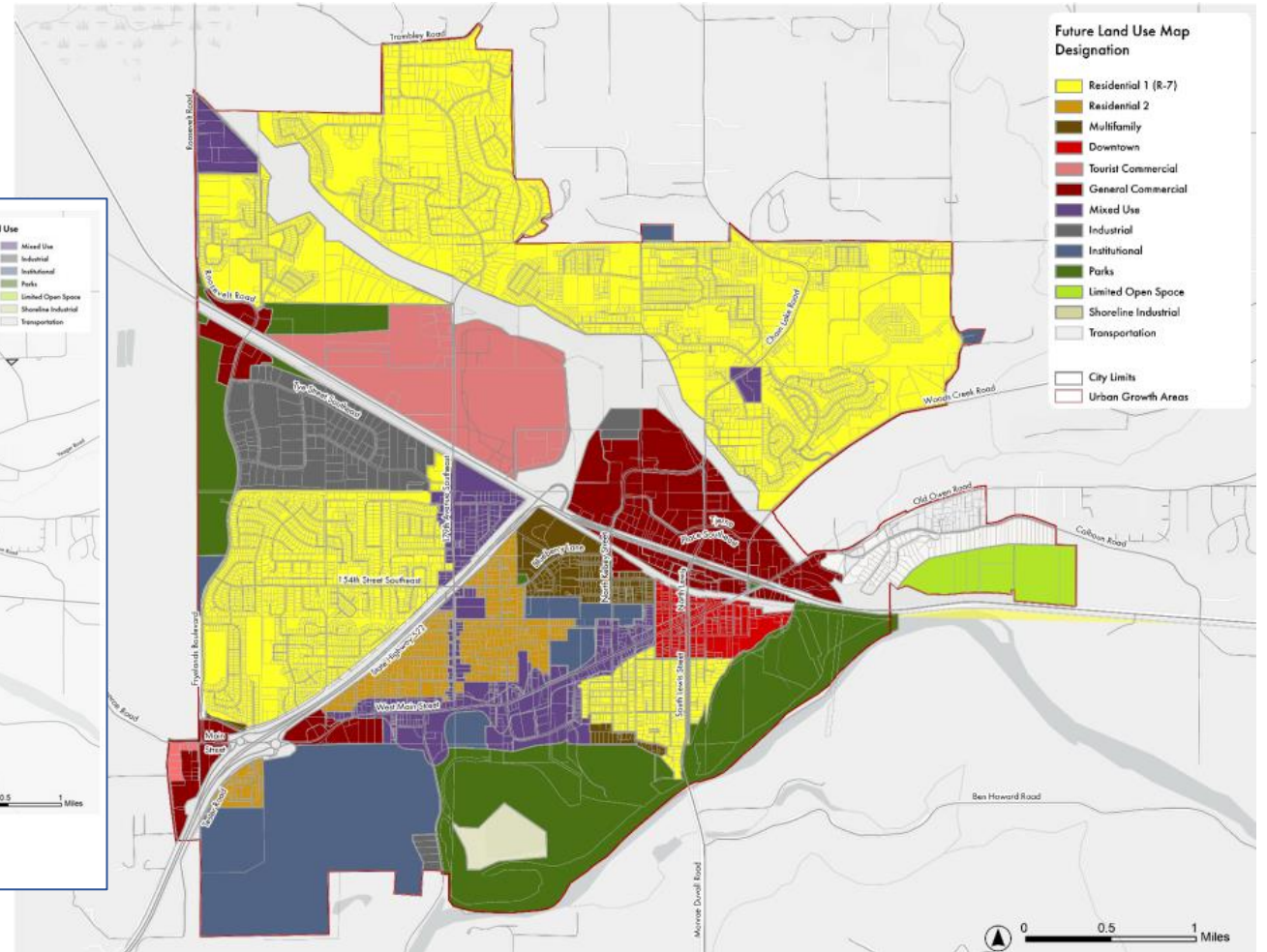
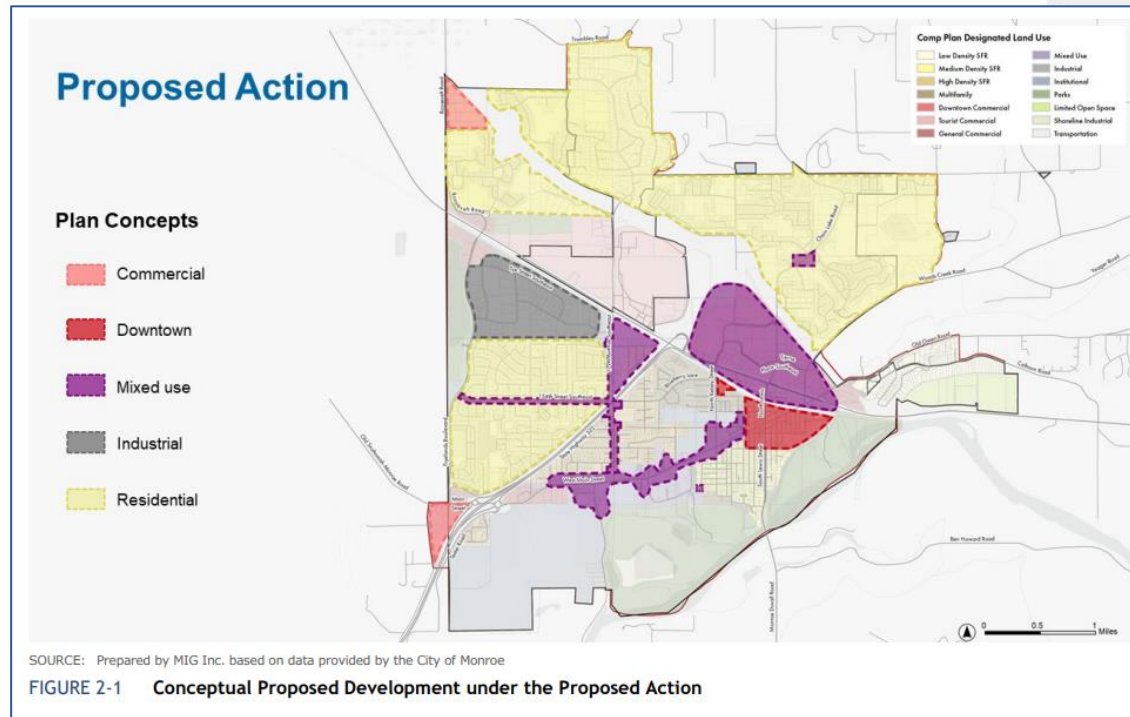
75%
14%
11%

IN-PERSON ENGAGEMENT METHODS

- Community Priorities Workshop & Monroe Board Game
- Youth Engagement Senior Center Block Party
- Juneteenth Monroe PRIDE
- Farmer's Market

Future Land Use Map

Draft SEIS – Action Alternative



GMA – Environmental Review

- Determination of Significance and Scoping
- Issued Draft Supplemental Environmental Impact Statement (SEIS) on 5/14/2024, public meeting on 6/5/2024, comment period ended on 6/14/2024
- Issued Final SEIS on 10/18/2024

- Future Land Use Map (FLUM)
 - Accept draft proposed FLUM – SEIS process is complete
 - If changes to FLUM are recommended at the public hearing – then SEIS Addendum required and may extend adoption timeline

Remaining Schedule

City Council

- 11/12 – Public Hearing
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Questions & Comments

