

MONROE — 2044 —



Community Advisory Committee #4
April 25, 2024

Tonight's Agenda

- Discussion: Preliminary Future Land Use Map
- Discussion: Chapter 2: Housing Element
- Discussion: Chapter 3: Land Use Element
- Discussion: Chapter 5: Economic Development Element
- Next Steps

Project Updates

Implementing the Imagine Monroe Vision



CAC #3 Review Summary

- Discussed Introduction and Parks Element
- Discussed revised Draft Guiding Principles
- Discussed Economic Development Themes

Reviews and Input

- Planning Commission
- City Council

Schedule for Upcoming Elements



Review Schedule

CAC #4 (tonight)

- Housing
- Land Use
- Economic Development

CAC #5 (June. Topics are tentative)

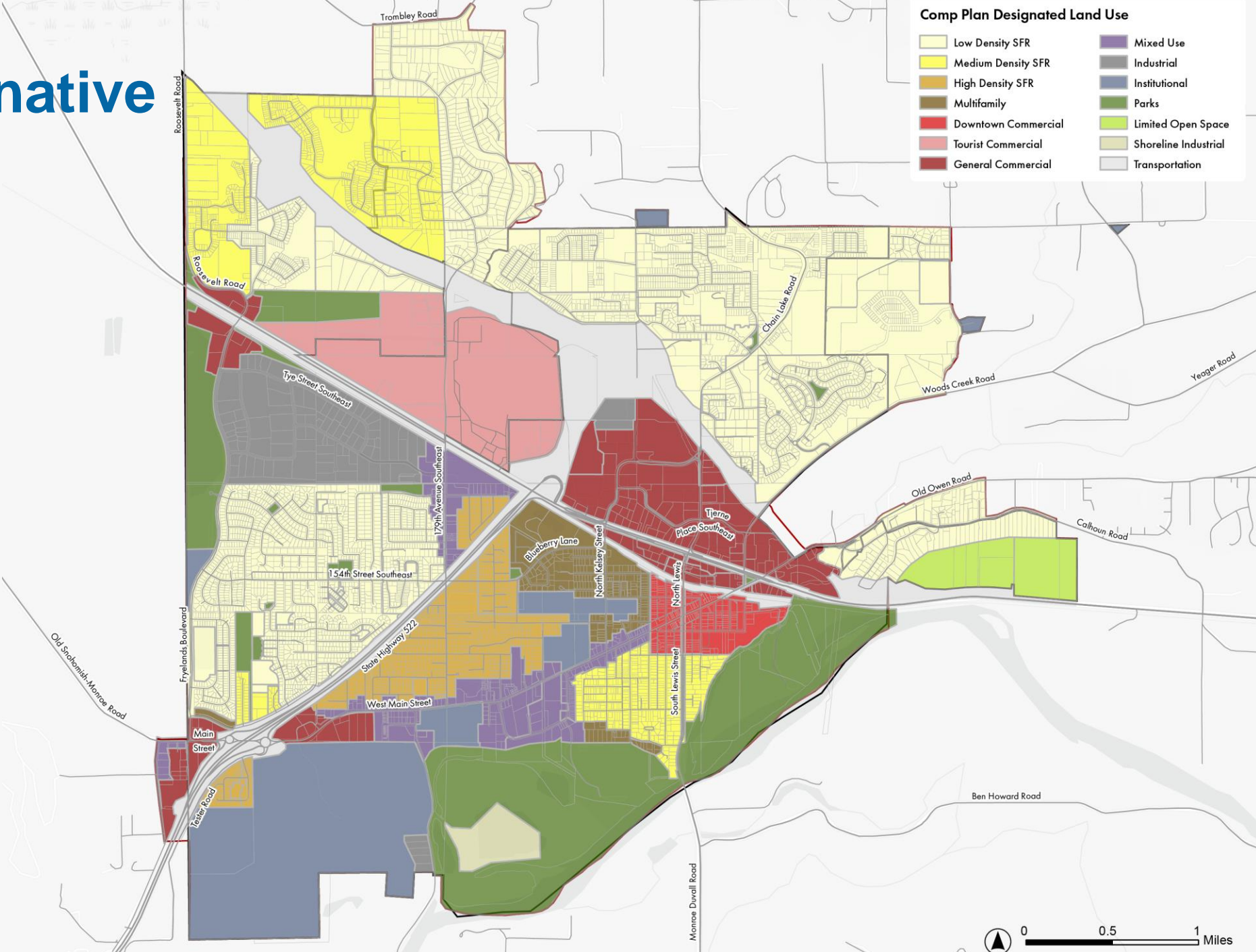
- Transportation
- Capital Facilities
- Utilities
- Shorelines and Natural Environment

Preliminary Future Land Use Map



No Action Alternative

2015 Comprehensive Plan
Land Use Designations

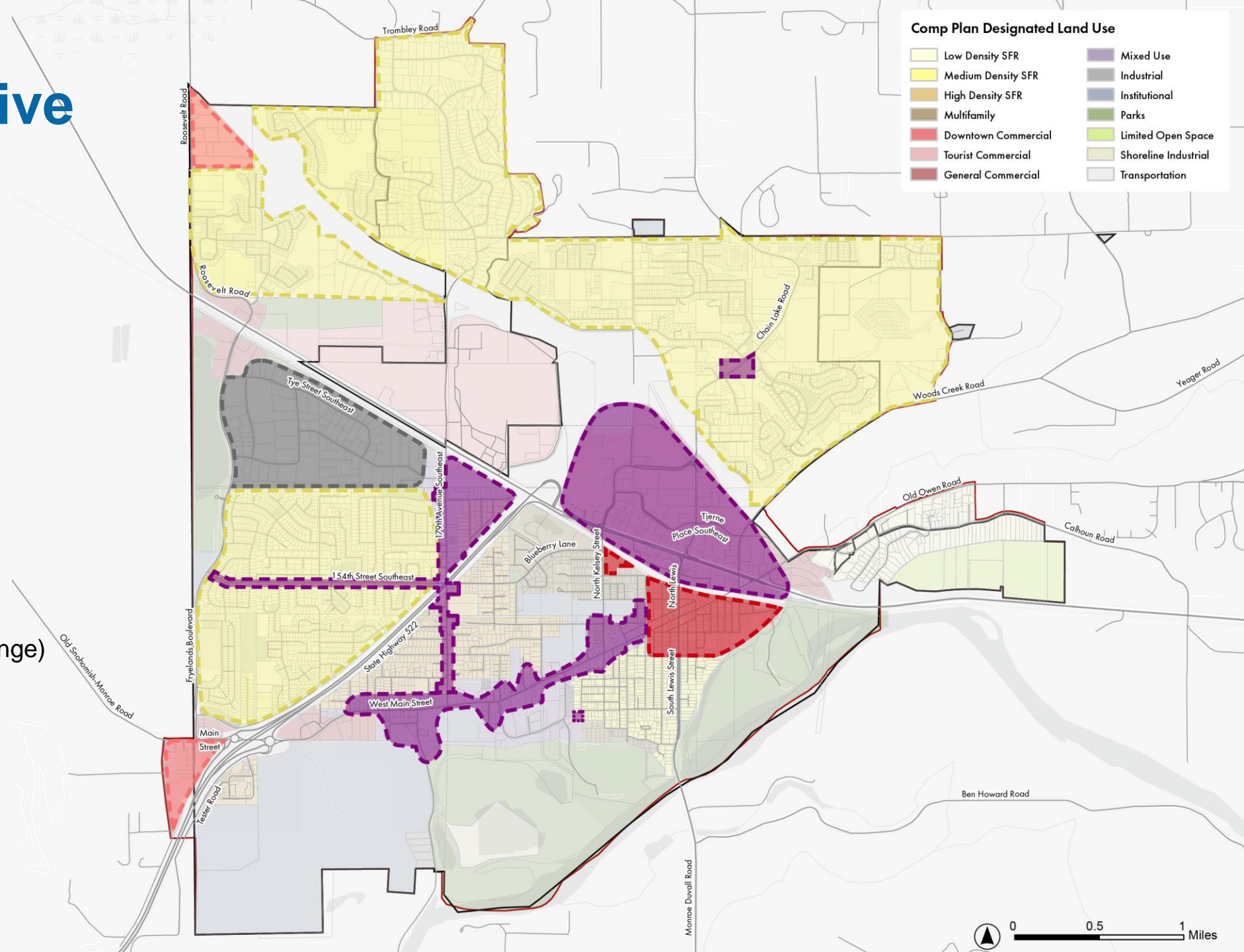


Action Alternative

- Neighborhood Commercial
- Downtown
- Mixed use (varied densities)
- Industrial (No significant change)
- Residential (R-7)

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



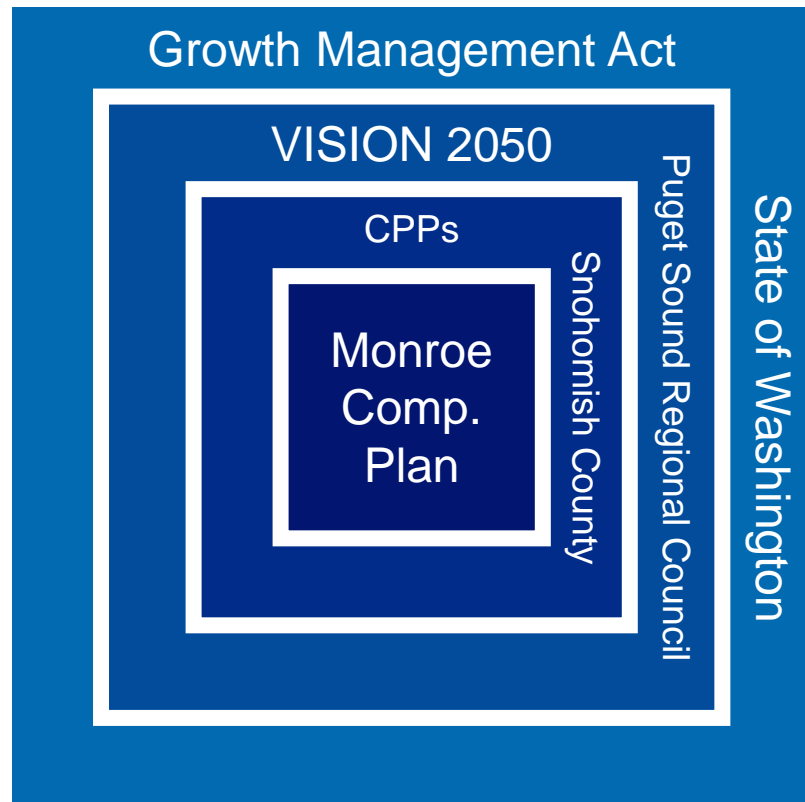
Map Exercise

- Review the maps: what are the pros/cons of the alternatives?
- What do you like most?
- What are your biggest concerns?
- What would your ideal future land use map include?

Relationship with other statutes and regulations



Alignment with GMA, MPPs, and CPPs



- Alignment with GMA
 - e.g. GMA housing goal : housing production; a variety of housing types, densities and price points; and housing preservation
- Alignment with CPPs and MPPs
 - e.g. Housing production opportunities; housing affordability needs; jobs-housing balance; moderate density housing; residential displacement

* GMA: Growth Management Act

* MPPs: Multicounty Planning Policies, CPPs: Countywide Planning Policies

Goals, Policies and Actions

Chapter 6: Housing



Updated requirements for housing elements under GMA

- **Housing Needs Assessment:**

An inventory and analysis of existing and projected housing needs by income level as provided by the Department of Commerce that identifies the number of housing units necessary to manage projected growth.

- **Goals, Policies and Objectives**

A statement of goals, policies, objectives and mandatory provisions for the preservation, improvement and development of housing, including policies for moderate density housing options in urban growth areas.

- **Residential Land Capacity Analysis**

Analysis to identify sufficient land to accommodate projected housing needs by income level.

** New or updated components are underlined.*

Updated requirements for housing elements under GMA

- **Provisions for all Economic Segments**

Adequate provisions to address existing and projected needs of households at all income levels, including documenting programs and actions needed to achieve housing availability, consideration of housing locations in relation to employment locations and consideration of the role of accessory dwelling units (ADUs) in meeting housing needs.

- **Address racially disparate impacts, exclusion, displacement and displacement risk**

Identify policies and regulations that result in racially disparate impacts, displacement and exclusion, and implement policies and regulations that begin to undo these impacts. Also, identify areas that may be at higher risk of displacement and establish anti-displacement policies.

** New or updated components are underlined.*

Chapter 6: Housing Goals

1. Encourage a diversity of housing types in Monroe

- Promote the creation of a variety of housing options, including accessory dwelling units (ADUs), and identify ways to increase mixed use and higher density units for all incomes.

2. Support the development of housing that meets the needs of all people living in Monroe

- Collaborate with developers and nonprofits to expand affordable housing development, support special needs housing, offer incentives, manage funding, and track progress towards housing targets.

Chapter 6: Housing Goals

3. Promote housing production in close proximity to employment, services, and transportation options.

- Encourage small-scale, mixed use, infill development near employment, public transit, community services, and shopping areas.

4. Enhance the living conditions of housing and elevate the quality of the social and physical surroundings

- Promote energy-efficient housing, support local maintenance efforts, encourage infill construction, and fund existing housing rehabilitation.

Chapter 3: Land Use



Chapter 3: Land Use Goals

1. Support and manage development to implement the Imagine Monroe Vision.

- Encourage land developments while taking into account potential displacement of residents or employment, as well as cultural assets and historic preservation.

2. Create places that provide housing, retail, and urban services that are accessible without a car

- Prioritize urban developments in the Downtown, North Kelsey, and US 2 corridor, ensuring these projects offer mixed-use, high-density residential options for diverse income groups while also promoting walkability

Chapter 3: Land Use Goals

3. Connect land use with a multimodal transportation system that focuses on creating walkable and vibrant neighborhoods

- Increase the use of alternative transportation by promoting new developments near transit options and advocating for compact urban development that reduces unnecessary vehicle trips.

4. Manage open space and natural habitats to improve the environment and reduce conflicts with development

- Encourage low-impact development in Monroe, integrating the most current and effective standards to mitigate damage from natural disasters.

Chapter 3: Land Use Goals

5. Balance future annexation interest with protection of the natural environment

- Assess the compatibility of proposed annexations with policies aimed at preserving the natural environment and conduct a comprehensive cost-benefit analysis.

6. Encourage cooperation and collaboration between government entities and the community to ensure effective and transparent governance

- Enhance opportunities for the Monroe community to engage in ongoing planning efforts and streamline licensing and permitting processes for optimal efficiency.

Chapter 5: Economic Development



Chapter 5: Economic Development

1. Be a great place to do business.
 - City Services and Economic Development strategies to strengthen and communicate Monroe's positive business climate.
2. Provide equitable local business and entrepreneurship support
 - Help small, local, minority, women, and independently owned businesses to found and flourish in Monroe.

Chapter 5: Economic Development

3. Cultivate Monroe's welcoming identity and expand opportunity for a diverse workforce

- Create a supportive environment that prioritizes the needs of families, ensures broad and durable access to economic opportunity, and maintains Monroe's high quality of life.

4. Be an outdoor and adventure destination

- Invest in leverage outdoor and recreation assets, promote, and market Monroe to attract business, people, and visitors

Chapter 5: Economic Development

5. Establish thriving and accessible centers and commercial areas throughout Monroe as vibrant retail hubs and community gathering places
 - Plan and grow pedestrian-oriented mixed-use hubs in designated centers, including Downtown Monroe and the North Kelsey Subarea, and in other commercial areas such as the US-2 Commercial Corridor or the tourist commercial zone.

Next Steps



Schedule

- CAC #5 (June)
- Regular Planning Commission updates and City Council study sessions
- Draft Environmental Impact Statement (late Spring)
- Community engagement activities (late Spring-Summer)

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