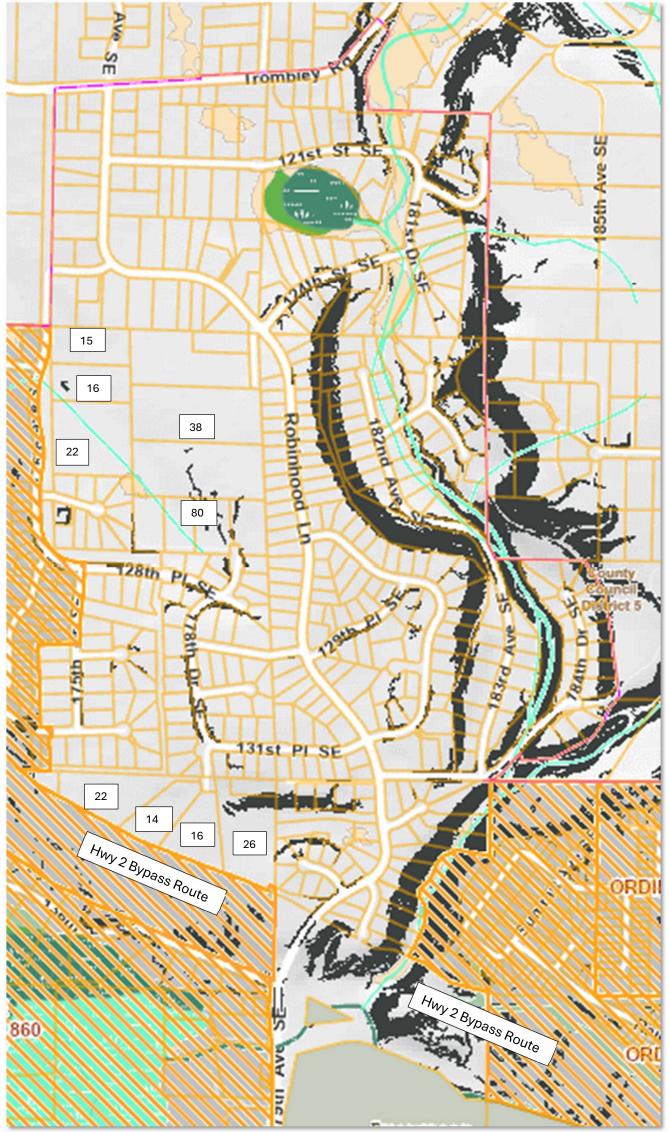
MONROE: Robinhood Neighborhood



Robinhood Neighborhood

- In addition to the annexations listed below, the City of Monroe has tried to annex the Robinhood area at least 3 times in recent years to no avail.
- This is an unsewered area, and folks have all they need. Except for the few larger parcels that are seeking annexation, there is no incentive for these property owners to become part of the city. The rest is built out and occupied.
- The 2021 BLR anticipates that 9 new housing units will be built in the Robinhood community. I would anticipate some ADU's being built here, but likely nothing beyond that.

North 41 Annexation - 2022 (failed)

- The city approved a 10% annexation petition on this 41.69 acre assemblage of properties, which was approved on 8/10/22. The parties later withdrew their application in late 2023 when they couldn't get 60% approval.
- 6 parcels were deleted from the Monroe 30 Annexation petition. According to the consultant assisting with the application, these folks bought homes in the country and don't want that to change
- Of the 6 deleted parcels, 2 have homes built in the late 1980's, 3 have homes built in the 2010's, and 1 just built in 2023.
- The 2021 BLR anticipated 29 new housing units would go on these lots, but these owners DON'T want to be in the city.

Monroe 30 Annexation – 2024

- The city approved a 10% annexation petition on this smaller assemblage of proerties, which was approved on 3/27/24.
- The 2021 BLR anticipates 171 homes will be built on this 31.32 acre assemblage.

Image from Snohomish County PDS map portal - critical areas map theme.

The black lines represent steeps that exceed 33% slope – not buildable. The teal color represents some type of flowing water. The locations are approximate only.

North of Hwy 2 Bypass

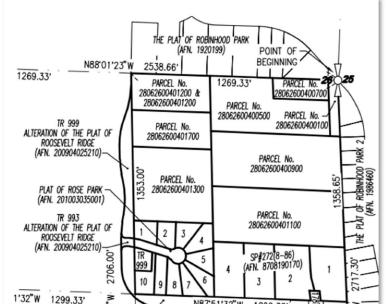
- The properties directly north of the Hwy 2 bypass route present a challenge in terms of site access ٠ (the road is steep from 178th Dr SE down into the site), sewer connection through the Hwy 2 bypass, and the overall slope of the site down to the bypass route. There are homes built on 3 of the 4 sites.
- The 2021 Buildable Lands Report suggests that 78 new housing units can go on this 13.37 acres • assemblage.

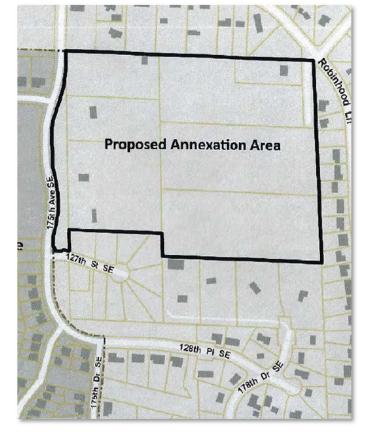
MONROE: Robinhood Neighborhood

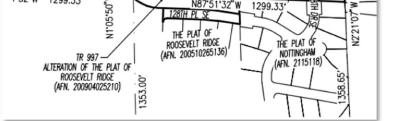
Q d St St	1/807	17917	12233		
17524	178 17622 1771417806 17816		12303 12304 12309	12306	
331 17429 12425		12412 12423 12420 12412 12423 12424	18227 18232	18507 18511	1
7332 12517		12430 12431 12428 12500 12501 12502 12510 12507 12510 12 12518 12517 12510 12 12518 12517 12522		18501 18433 18505	
12611 2		12518 12515 12522 12526 12523 12530 12602 12529 12606 12610 12613 12614 12618 12621 12626	18216 12607 18114 12608 12609		
17505	UNKNÖWN 17525	12626 12633 12/	12621 12701 12701 12615 12615 12615	18424 18428 1850	08
12700 17510 1	12730 12718 127	12700 12707	JEI 15	18502	18
12809 UNKNOWN 6 12814 12818 12826	- I I I I I I I I	12802 12808 12808 12816 12811 12817 12817 12817 1803	18125 18211	12811 12816 12825 12828 12824 12824 12831	111
12904 12905 12917 12917 13002 13010 13010	31 17023 20 1301	17908 12927	8104 2928 12927 12925 1300	912° 12913 1222 12923 12918 12923 12923 12918 12931	
13020 13027 13027 1032 17509 131st St	15 17620 130120 23 17627 13022 1781 333 17631 13032 17807	13000 13014 13026 13025		13015	, 1
17508 17520 1	1/030 13114	131st PI SE 17828 17922 13130		18404 18510	
1	3206 13218 13	17906 1320	18128		18
13	13224 132	17925 1330	2 18120 18124	18375 13328 13366 13372 13355 104 13369 18491	L
17493			13401 13440	18472	Ĩ
7388	and the second	UNKNOWN	3431 18266		
17502 17	17698 17772 178	uiez,	UNKNOV	VN 13535 13559 18424 18487	
	13626		CO RUN	eau of Land Management,	Esr

City of Monroe Utility Map

- shows location of sewer lines.
- Robinhood is a septic area, except for the new Monroe Woodlands PRD recently built to the west.







North 41 Annexation (couldn't get 60% approval)

Monroe 30 Annexation (current proposal)