

MONROE: Robinhood Neighborhood

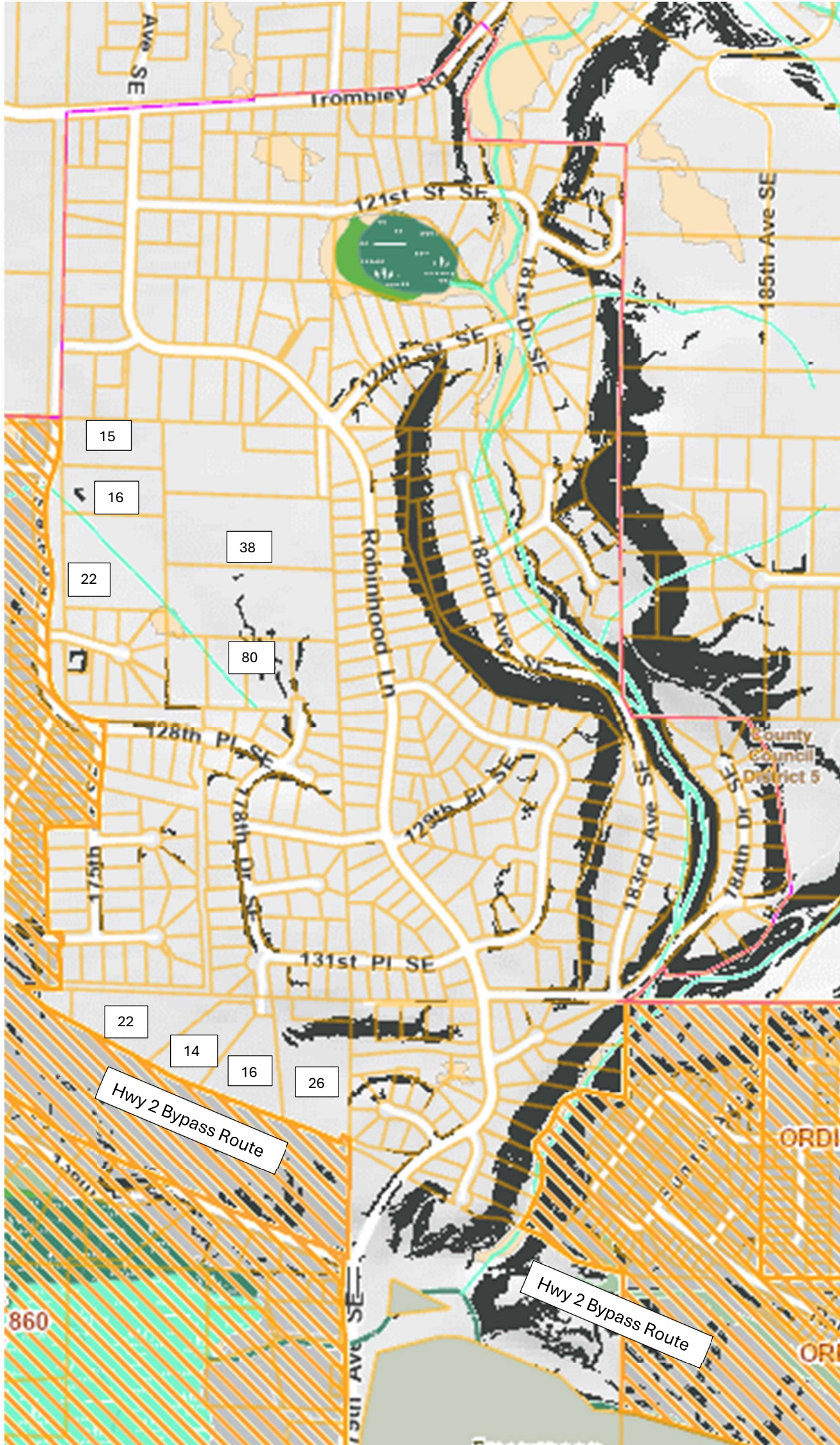


Image from Snohomish County PDS map portal – critical areas map theme.
 The black lines represent steeps that exceed 33% slope – not buildable. The teal color represents some type of flowing water.
 The locations are approximate only.

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.**

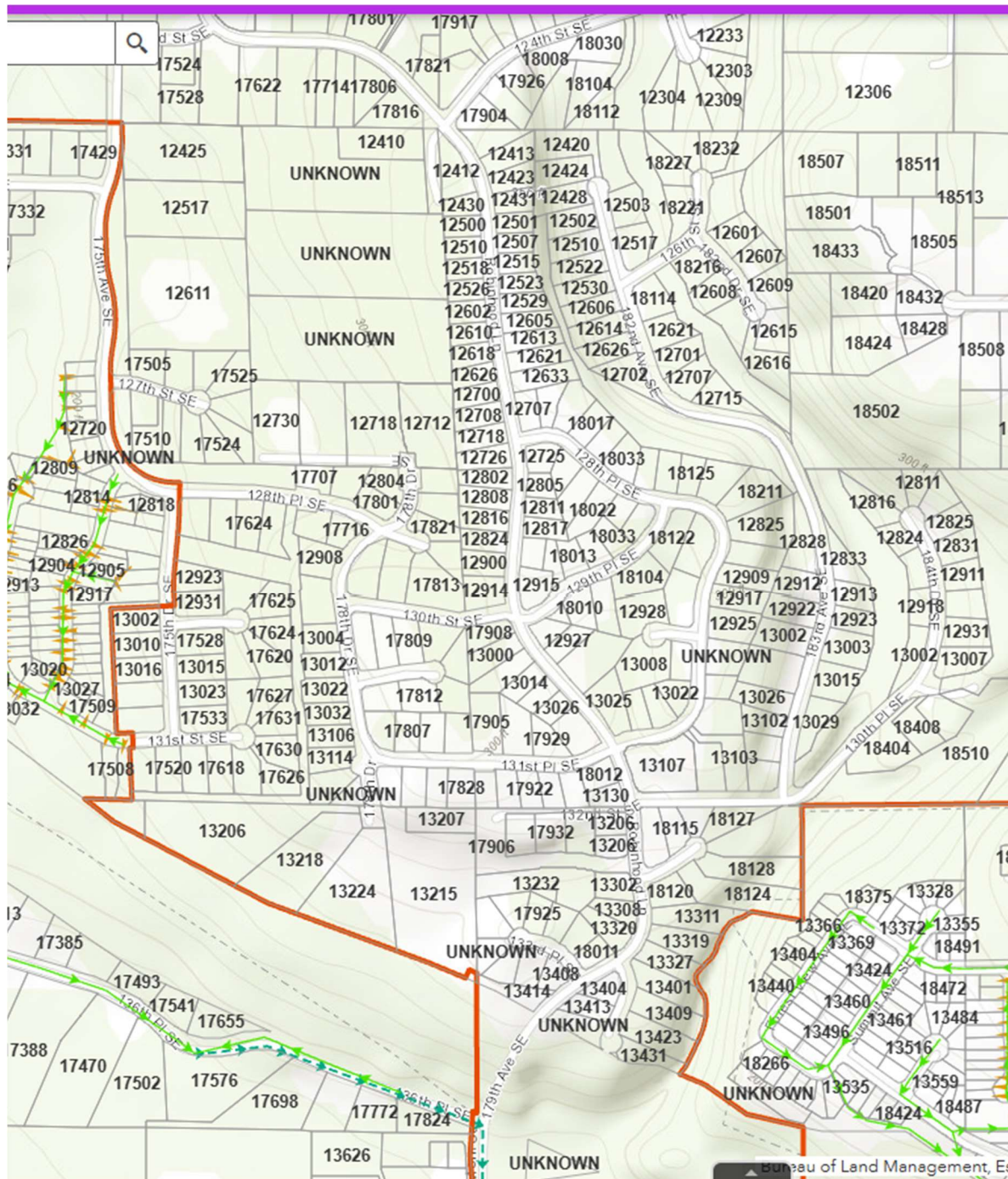
Monroe 30 Annexation – 2024

- 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.**

North of Hwy 2 Bypass

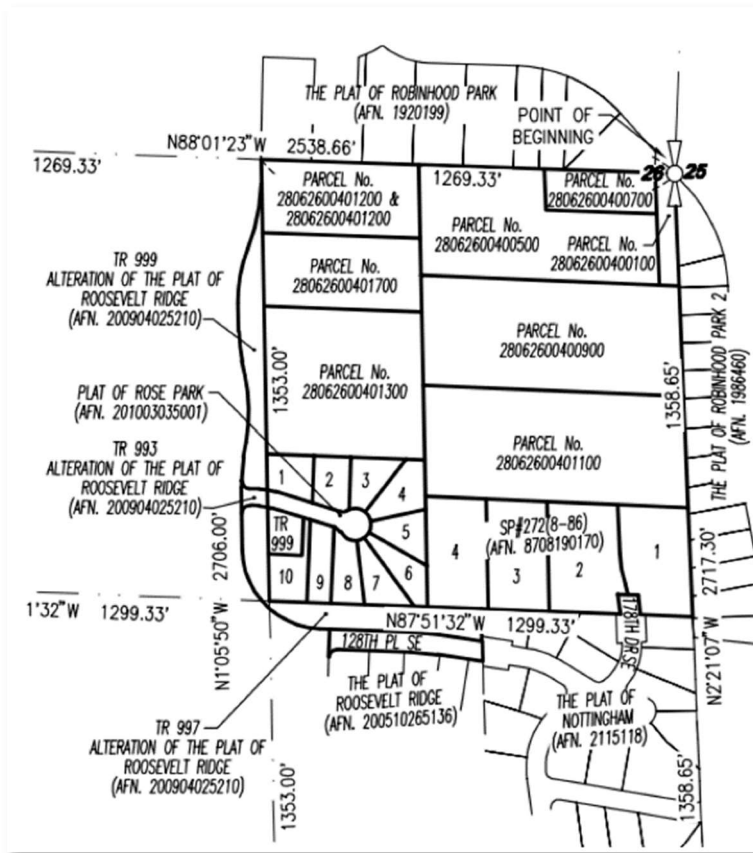
- The properties directly north of the Hwy 2 bypass route present a challenge in terms of site access (the road is steep from 178th Dr SE down into the site), sewer connection through the Hwy 2 bypass, and the overall slope of the site down to the bypass route. There are homes built on 3 of the 4 sites.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

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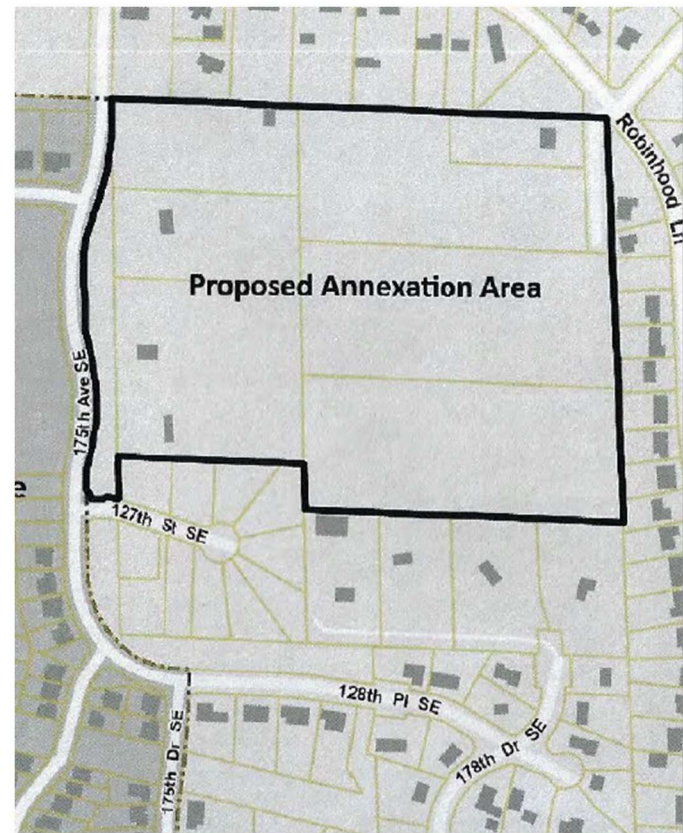


City of Monroe Utility Map

- 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)