

Buildable Lands & Land Capacity – Snohomish County's projected land capacity in Monroe's current UGA is overstated.

- The 2021 buildable lands report and the land capacity analysis overstates the availability of land available to meet the next 20 years of growth in the Monroe area.
- I did a deep dive into the Buildable Lands Data and looked at each of the parcels identified as having additional capacity .
- CITY OF MORNOE MAP – UGA areas yellow, UGA expansion blue.
- I focused in on each UGA as a neighborhood to show you the current land use, where the BLR projects additional capacity, and then briefly summarized why these areas can't produce the additional housing that's suggested.
- Reasons like:
 - growth that has already occurred
 - critical areas and setbacks limit development
 - growth is projected on lots that already have homes on them in areas served by septic systems. (People already live in these homes, and they won't likely redevelop to higher densities in the outlying areas of Monroe because they are on septic - they won't extend sewer because it's cost prohibitive for small lot projects)
 - the BLR and land capacity analysis relies too heavily on single, small lots being redeveloped. In cases where lots are close to each other, assemblage of these small lots into something more viable is super challenging.
- The 2021 BLR and land capacity suggests there is 371 unit capacity after removing the 2 large plats that have been completed. After my review, I believe the land capacity is more like 263 housing units (and that is still being generous).  The BLR shows 674 housing unit (HU) capacity - Monroe Woodlands (200 units) - Woods Creek Vista (103 units) = 371 remaining HU capacity. At the 4/16/24 council meeting staff recommended increasing the HU growth target to 413 HU. This exceeds the BLR capacity by 42 units, and exceeds my estimate by 150 units.
- Going back to the overall map of Monroe, you have 2 UGA expansion proposals being considered by the Snohomish County Council. Ours is the MON 2 site where there is 1 habitable home on 22 acres, everyone agrees to go into the UGA and annex into the City of Monroe. The DEIS says this lot can produce 70 lots. I suspect it could be more if it were a master planned community with mixed densities. This UGA extension should not be considered "sprawl" because:
 - 60% of our property lines are shared with the City (it's surrounds us on 3 sides),
 - City streets already serve this site, with improvements to Chain Lake Road on their 6 year transportation plan (\$16 million)
 - All utilities are reasonably available at the site, including city water and sewer.
 - The City already mows the utility corridor that bisects the property, making it an ideal east/west connector trail between the Chain Lake multimodal trail and the new North Hill park.
 - Including this property in the UGA provides an opportunity to extend the Chain Lake Trail further north. This trail can then be leveraged with the County and the State to apply for a grant under the "Safe Routes to School Program" to finish extending the trail north to Chain Lake Elementary,

where virtually all kids are currently bussed or driven to school. This would create a more walkable path to school. I'm told there are several kids that regularly walk or bike on this road – not a safe situation for kids for sure!

- It would also make a more logical city/county boundary line along Chain Lake Road. This boundary line has been known to create confusion when emergency services called... should it be Monroe police or the county Sheriff to respond?

In 2018 a shooting incident occurred at our property, and it took the county Sheriff over an hour to respond. A stray bullet was shot through the corner of the house early in the morning of January 1st, 2019 while one of the residents was sitting on the couch 10' away. Then another stray bullet was shot into one of the Mainvue houses on 7/4/2020 in the middle of the day. That bullet came from the same direction, through our property from the east side of Chain Lake Rd. This is now a "no shooting zone" (for anyone that knows about it), but the blurred line between city and county still makes no sense.

- We are in a housing crisis, and we need housing that is going to impact the market in the short term... we don't have another 10 years to wait until we revisit this, considering the Comp Plan process began in 2019 with the Buildable Lands Report (dated 4/1/2019).
- In the high interest rate market we have today (and considering that 80% of homeowners have rates below 5%), we need to rely on large builders to make big investments in housing instead of relying on mom and pops and single parcel small scale builds. Large builders need large parcels to work with to give them the economy of scale.
- We hope that you will support reasonable UGA expansions in areas that make sense (like MON2)

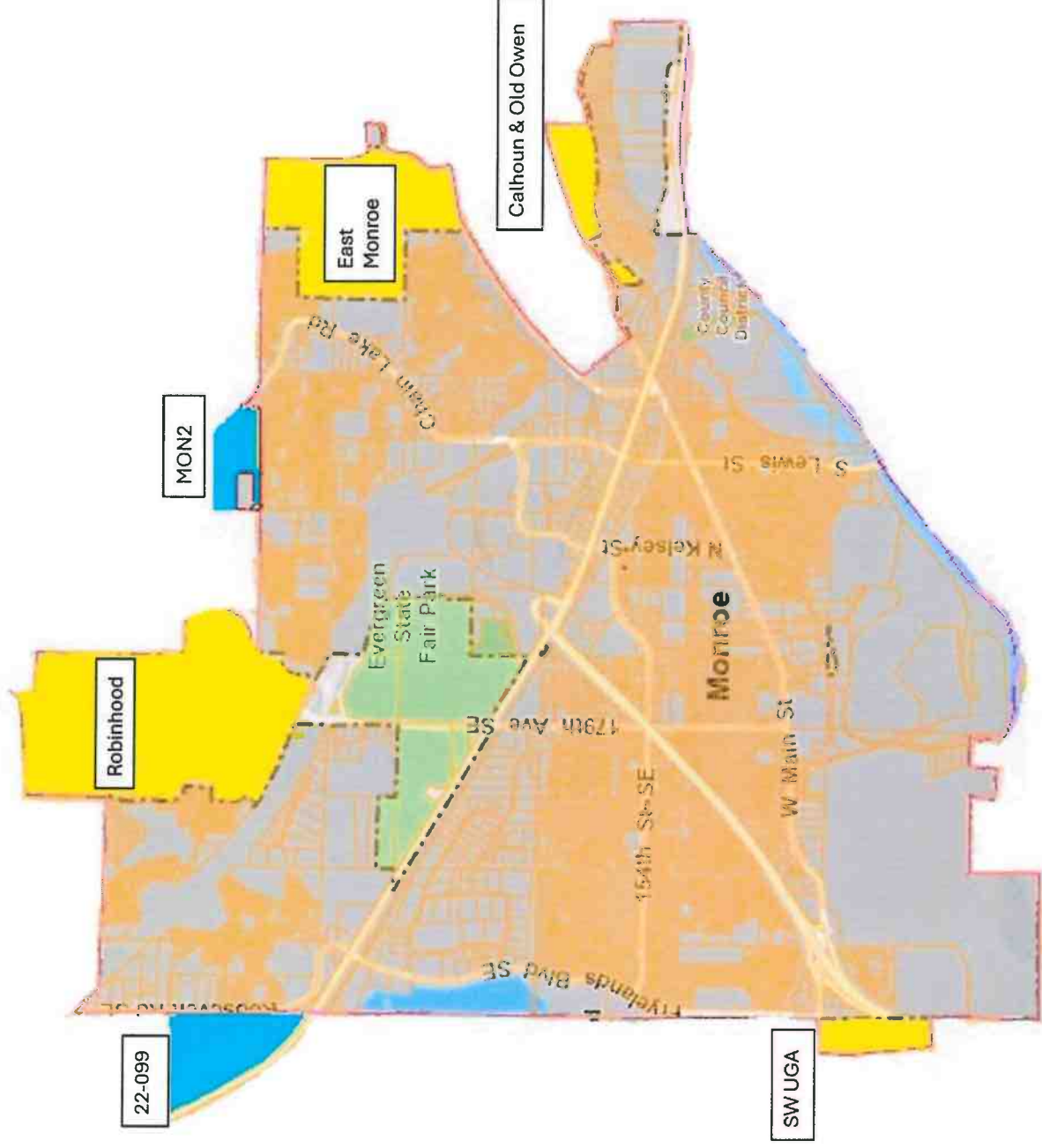
City of Monroe Housing Needs:

- Per the City of Monroe's DRAFT Housing Element of their comp plan, the targeted growth by AMI includes
 - 716 housing units from 0 to 50% AMI,
 - 381 housing units for 100% - to 120% of AMI, and
 - 1,118 housing units for 120% AMI and above.

Income level	Income Band (AMI)	Projected housing need	Zoning Serving this Income Band needs
Extremely Low	0-30% PSH	154	Low-Rise, Mid-Rise Apartments + ADUs
	0-30% non-PSH	319	
Very Low	>30-50%	243	
Low	>50-80%	0	
Moderate	>80-100%	0	Moderate Density
	>100-120%	381	
Above Moderate	>120%	1,118	Low Density
	Total	2,216	

- Rezoning land already in the City leads to displacement of people who already have affordable housing. We need to accommodate the growth in new planned communities where density can be mixed without displacing people. Please remember that we need housing in both the low AMI and at the high end.

MONROE



Current UGA in YELLOW

Proposed UGA expansions in BLUE

MONROE: Robinhood Neighborhood



Buildable Lands Capacity in Robinhood Neighborhood = 287

Robinhood Neighborhood

- 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 parcels noted as “Monroe 30” below, 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 to be in the city.
- 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

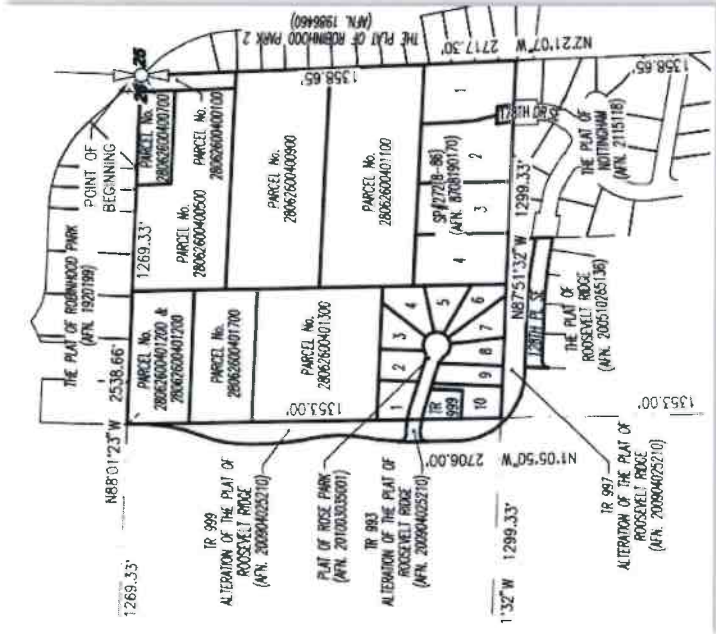
- The city approved a 10% annexation petition on this smaller assemblage of properties, which was approved on 3/27/24.
- **The 2021 BLR anticipates 171 homes will be built on this 31.32 acre assemblage.**

Realistic development expectation = 249

MONROE: Robinhood Neighborhood

ABOVE: 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 41 Annexation (couldn't get 60% approval)

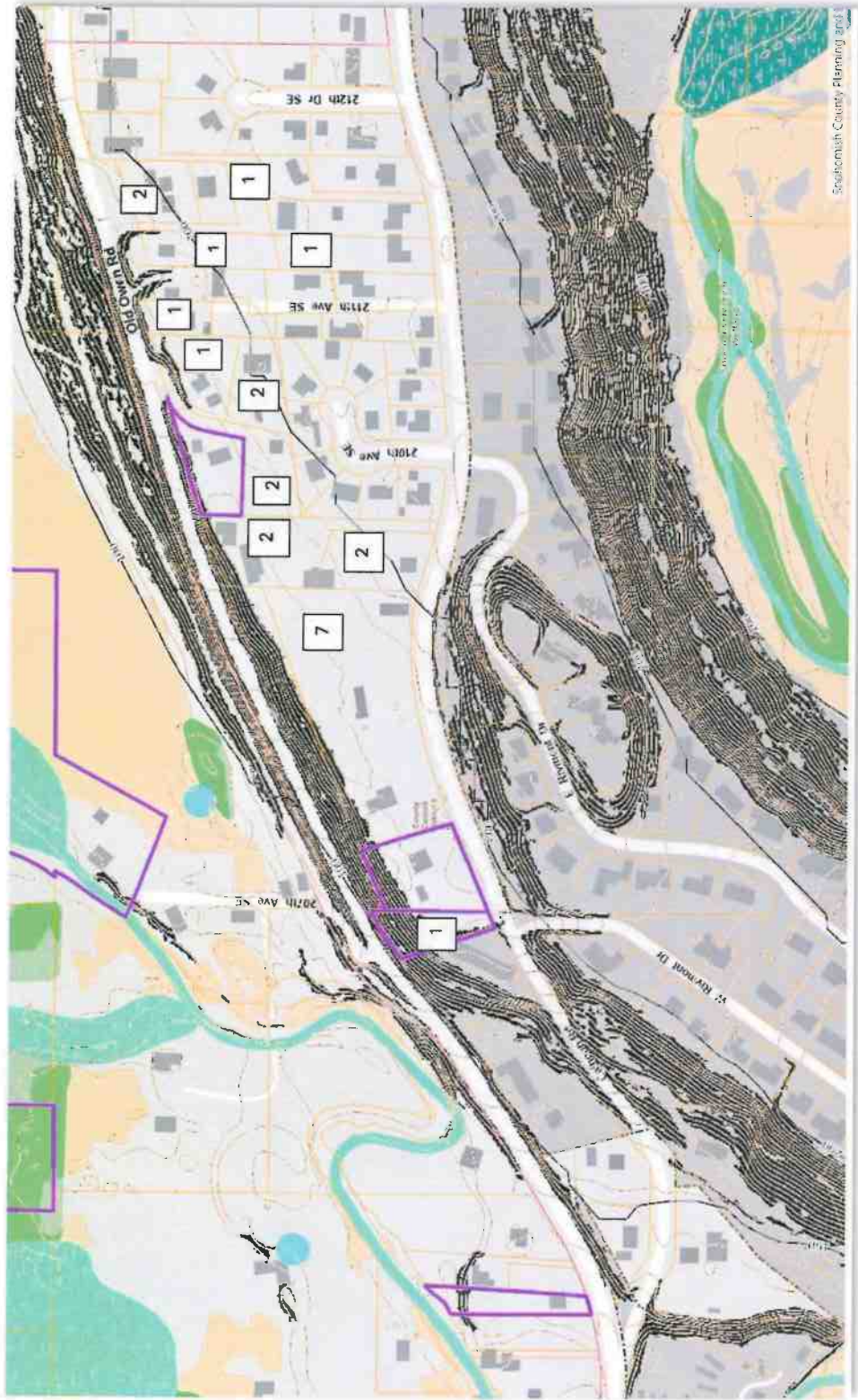


Monroe 30 Annexation (current proposal)

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.**

MONROE: Calhoun & Old Owen Neighborhood

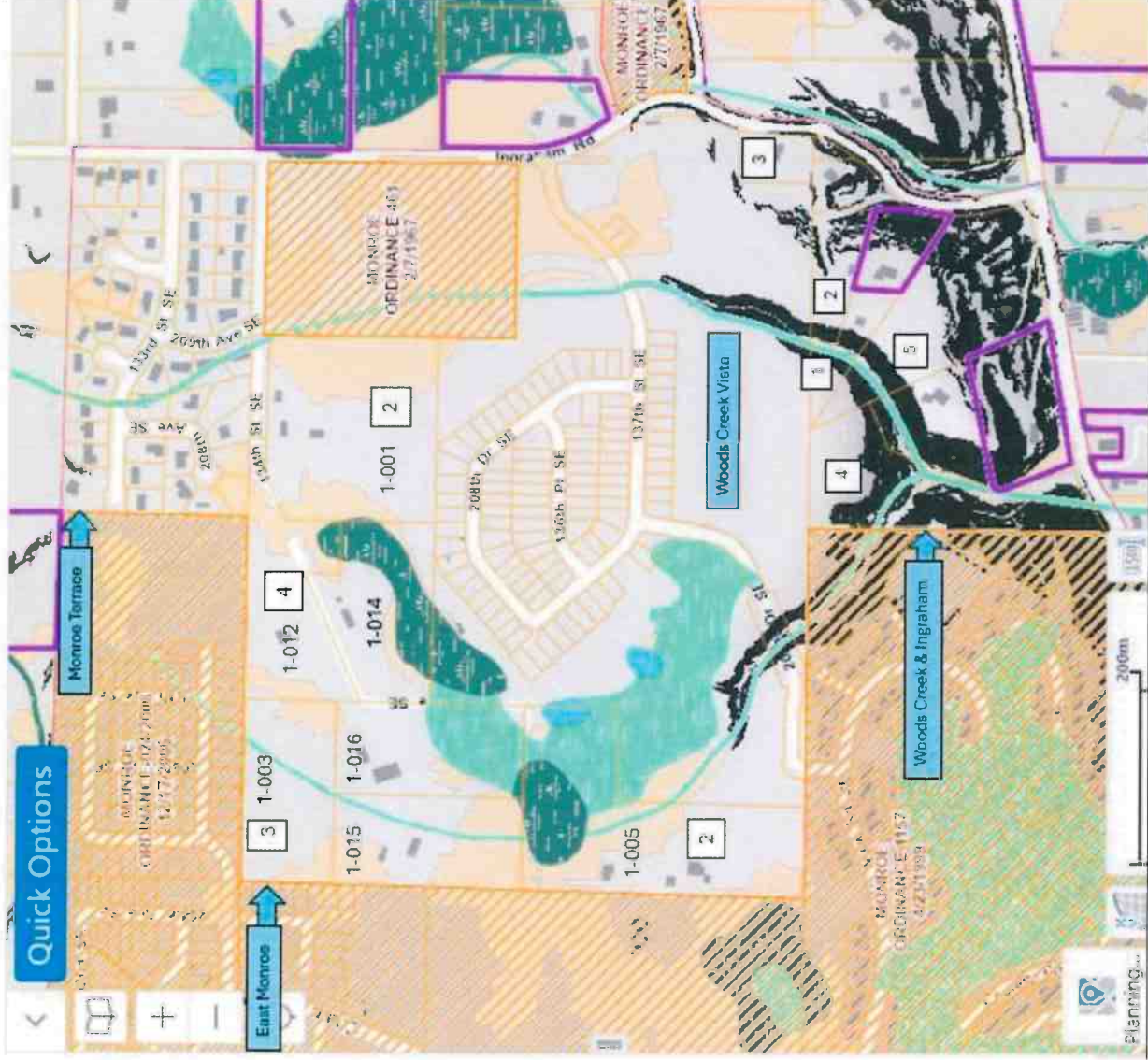


Old Owen & Calhoun Rd

Owen Road and Calhoun Rd exhibits a more rural character with steep slopes down toward the valley on the north and uphill to the south. The sewer goes up Calhoun to an apartment building (at 20621 Calhoun – marked in red on the map). Except for one 3.2 acre parcel with an anticipated 7 new housing units (per the 2021 BLR), the rest of the sites targeted for higher growth all have existing homes on them that take up a good portion of the lots. It is unrealistic to expect that these existing sites will produce any more housing units than what is present on the sites now given the existing development, absence of sewer, location and rural setting.

MONROE – East UGA

including Woods Creek Vista, Monroe Terrace, Old Owen & Ingraham Rd



Monroe Terrace

- 47 lot plat with most homes built between 1968 – 1975, some in the 90's – 2000's
- These homes are all on septic systems. It would be cost-prohibitive to extend sewer to serve these few sites (it is ~1500' just from 133rd & Ingraham to 137th & Ingraham, unsure if sewer extends to Ingraham from the Woods Creek Vista plat)
- **The 2021 Buildable Lands Report unreasonably suggests there is additional capacity on:**
 - Lot 1 – 2 units (it already has a 2,113 sf house on .31 acres)
 - Lot 18 – 1 unit (it already has a 1682 sf house on .57 ac – house, septic & reserve area that covers the entire lot)
 - Lot 29 – 1 unit (has a septic system on it that serves Lot 30)
 - Lot 42 – 1 unit (lot doesn't perk)



Buildable Lands Capacity in East UGA including Woods Creek Vista, Monroe Terrace, Old Owen & Ingraham Rd = 31

Realistic development expectation = 0 to 7 (maybe)

MONROE – East UGA including Woods Creek Vista, Monroe Terrace, Old Owen & Ingraham Rd

Woods Creek Vista PRD

- 103 lot PRD with new homes built in 2023/24
- There are significant wetlands mapped both onsite and offsite that affect development on this site and the surrounding sites.

East Monroe – Remaining UGA Area around Woods Creek Vista

- This is a septic area
- Critical areas with associated setbacks limit development potential
- BLR suggests 11 more homes can be built on 4 of the lots around Woods Creek Vista – IF sewer can come through the plat to the NW (Easton Cove), the northern 2 lots MIGHT be able to develop their 7 additional housing units. A more realistic expectation might be that these lots would add an ADU.

Woods Creek Rd & Ingraham Rd (south of Woods Creek Vista)

- The area marked in black is steep slopes that aren't buildable (as they exceed 33% slope)
- Wetlands and hydric soils noted in the plat documents from Woods Creek Vista extend onto the subject sites from the north, limiting any further development on these sites.
- Access to upland area on these sites is off Ingraham Rd (a steep hill) via easement across neighboring lots – there is no access through the plat of Woods Creek Vista.
- There are 2 critical area site plans (CASP) on these sites documenting the slope and limited area for building (lots outlined in purple: Rec #201012200510 and 9612180381). Note that there are no additional house sites on the CASP sites.

MONROE - SW UGA Area



SW UGA Area

The 2021 Buildable Lands Report anticipates 30 new housing units on the sites identified on the adjacent map (which displaces the current 8 households (4 single family homes and a 4-plex)

There is a pond in the middle of these lots, with a drainage that extends north and south through the adjacent lots.

The north 1/2 of the SW UGA area is impacted by critical areas that would likely preclude any further development beyond what is currently there due to setbacks from critical areas. That makes it unlikely that the footprint of any future development would be larger than what is here currently.

How long will the City be hostage to the anticipated capacity that these lots may someday provide, IF they sell to a developer who MAY develop them, and IF the critical areas ordinance become less restrictive than what it is today to make the increased density achievable?



RIGHT: Critical areas mapped by Snohomish County