

# Union Bank Property – Existing Conditions

Monroe, WA April 16, 2025



# Union Bank Property – Festival Lot Redevelopment Potential

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# Union Bank Property – Festival Lot Redevelopment Character

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# Union Bank Property - Redevelopment Options Comparison

Monroe WA 4/15/2025

	OPTION 1	OPTION 2	OPTION 3	OPTION 4
				
Permanent Plaza & Event Space (SF)	3000	4980	4000	11000
New Retail & Visitor Center Area			1525	2050
Renovated Bank Building Area (SF)	3400 (Existing)	3400 (Existing)		
Festival Lot w/ Special Parking Paving (SF)			6300	
Total Parking Stalls (w/EV)	29	30	41	15
Approximate Cost <small>(Very rough estimate, advanced design/specs/estimate needed)</small>	\$850K - \$1.0M	\$950K - \$1.1M	\$1.7M - \$1.9M	\$2.0M - \$2.3M



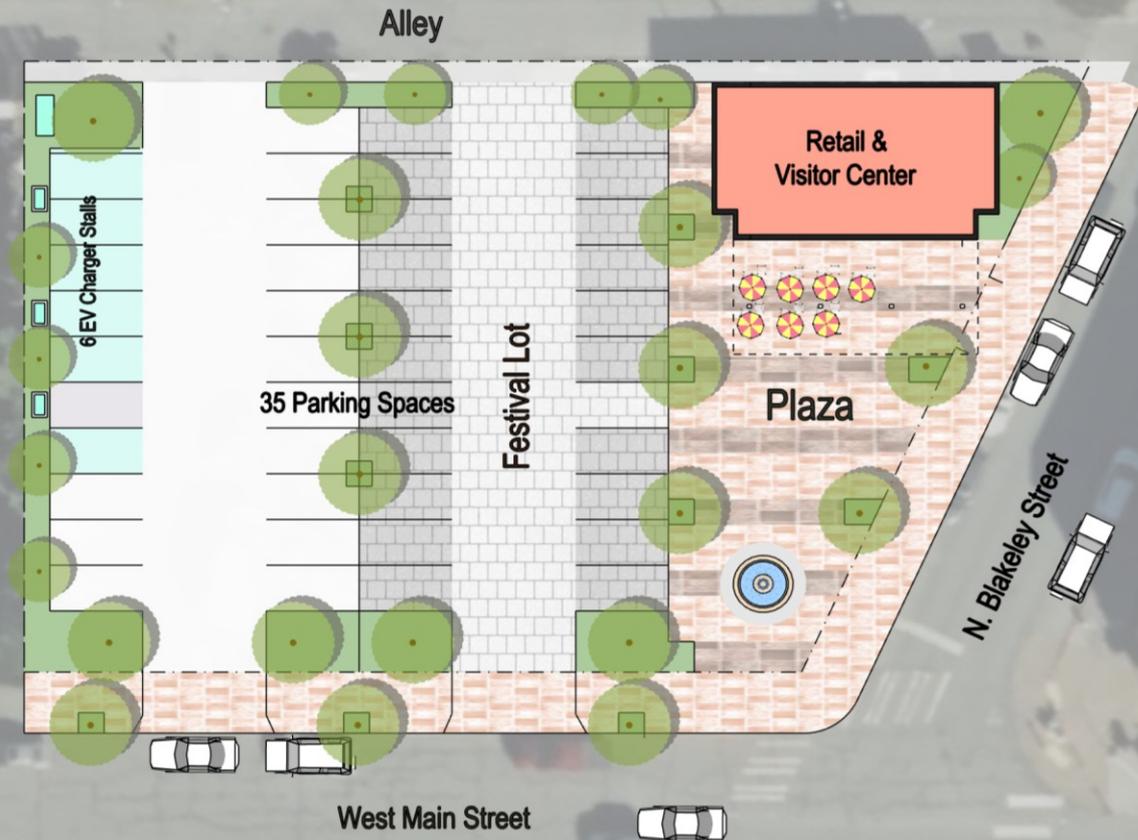
## Option 1 – Renovate Existing Union Bank Building

- Upgrades and modifications to existing building – use as visitor center, potential retail use & public restrooms.
- Demo Chiropractor building
- Keep current parking lot, take out existing drive-thru shelter, modify and restripe, use portion of parking for festival lot events.
- Create a small public plaza and add landscaping.
- 29 Public parking spaces plus 4 EV stalls parking off alley.



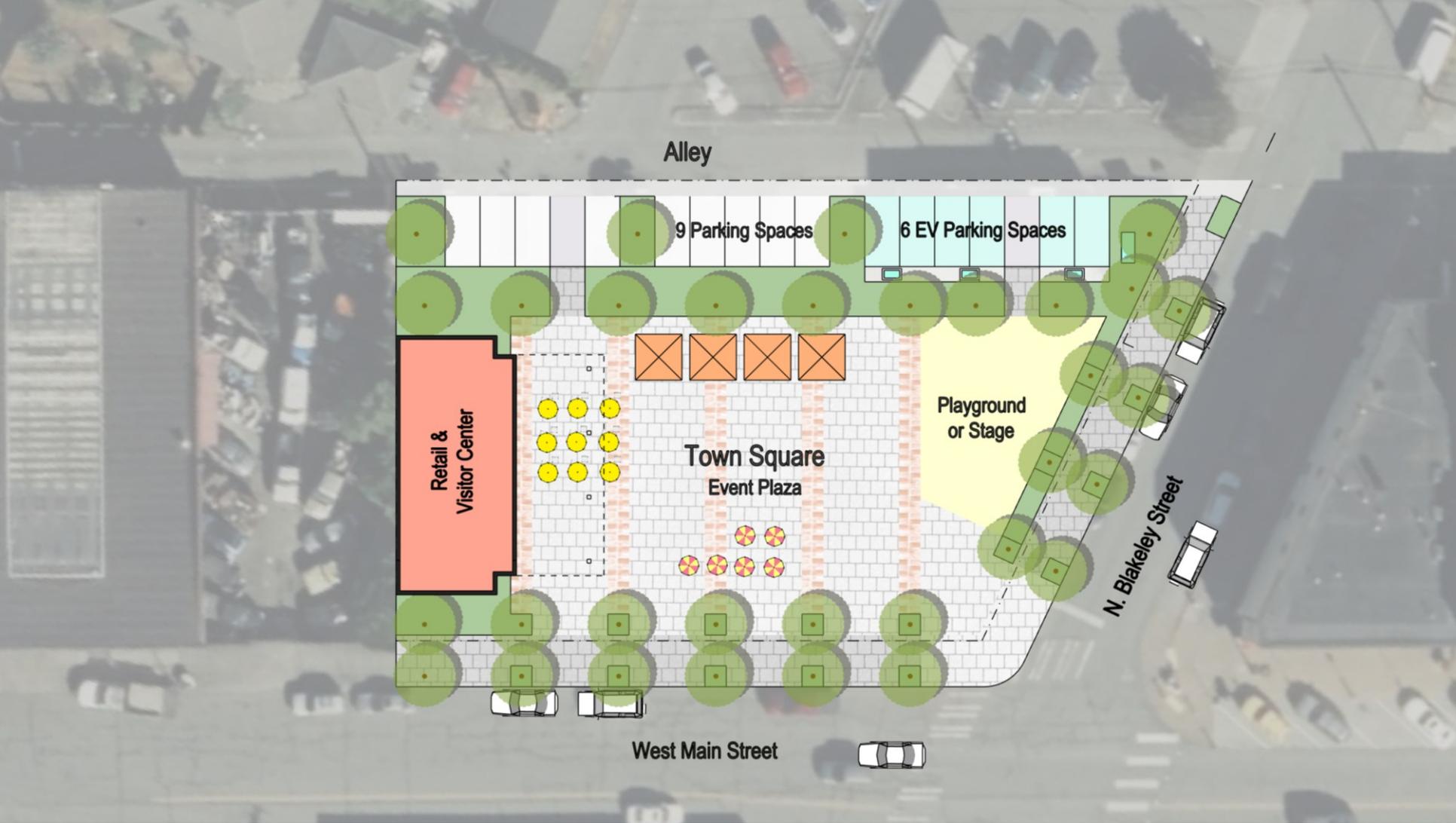
## Option 2 – Event Plaza & Renovate Existing Union Bank

- Upgrades to existing building, demo chiropractor building (same as option 1).
- Permanent event plaza
- New parking lot with new pavement and efficient geometry.
- 24 Public parking spaces plus 6 EV stalls parking off alley.



## Option 3 – Festival Lot & New Visitor Center

- New 1525 SF visitor center building with retail/restrooms at NW Corner. Demo all existing buildings.
- New permanent public plaza at corner. New sidewalks.
- Parking lot with enhanced paving that can turn into a festival lot
- New parking lot with new pavement and efficient geometry.
- 35 Public parking spaces plus 6 EV stalls.



## Option 4 – Large Town Square & New Visitor Center

- New 3050 SF visitor center building with retail/restrooms at east end of property. Demo all existing buildings.
- New 11,000 SF permanent public town square/events plaza with new sidewalks.
- Potential playground or stage/bandstand feature
- Parking along alley only
- 9 Public parking spaces plus 6 EV stalls.



## Existing Union Bank Property



## Option 1 – Renovate Existing Union Bank Building



## Option 2 – Event Plaza & Renovate Existing Union Bank



## Option 3 – Festival Lot & New Visitor Center



## Option 4 – Large Town Square & New Visitor Center