



CITY OF EDGEWOOD PLANNING COMMISSION MEETING AGENDA

Monday, February 14, 2022 – 6 p.m. • Virtual meeting via Zoom
(Zoom Meeting ID: 970 6596 9184)

1. Call to Order:

- a. Pledge of Allegiance
- b. Attendance (*by presence, not roll call—unless hearing scheduled*)
 - i. Position 1: Carly Guillory
 - ii. Position 2: JoAnn Overfield, Chair
 - iii. Position 3: Tom Greene
 - iv. Position 4: Sarah Wagner
 - v. Position 5: Jason Ramirez
 - vi. Position 6: Allison Pincas, Vice-Chair
 - vii. Position 7: Karla Slate

2. Consent Agenda: *All matters listed under Item 2 are considered routine in nature and will be enacted by one motion. Individual discussion of these items is not planned. A member, however, may remove any item to discuss as an item for separate consideration under New Business.*

- a. Agenda Approval or Modifications
- b. Review Planning Commission meeting minutes from January 10, 2022
- c. Review EDAB meeting minutes from January 3, 2022
- d. Review of Development Review Report- January 2022

3. Citizen Comment Period: *This portion of the agenda is reserved for the public to comment on items not on the agenda. The Planning Commission may invite additional public comment on agenda items noted for discussion later in the meeting.*

4. Public Hearings:

- a. Wireless Ordinance

5. Action Items:

- a. Wireless Ordinance

6. Discussion Items:

- a. **Old Business**
 - i. Town Center (TC)
 - ii. PROST Plan Update
 - iii. Training Opportunities
 - iv. 2022 Work Plan

7. Staff Comments

8. Commissioner Updates

9. Adjourn

These meetings are accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (253)952-3299, 24 hours in advance.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, January 10, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E
Meeting Held Virtually via Zoom

- 1. CALL TO ORDER:** Chair Overfield called meeting to order at 5:59 PM
 - A. Commissioners Present:** Overfield; Guillory; Greene; Wagner; Pincas; Ramirez; Slate
 - B. Commissioners Absent:** None
 - C. Staff Member(s) Present:** Darren Groth, CED Director
Emily Arteche, Planning Manager
Evan Hietpas, Associate Planner
 - D. Others Present:** Councilmember Day
- 2. CONSENT AGENDA:** Greene motioned to APPROVE as presented; Pincas seconded. Commission voted 7-0 to approve the Consent Agenda.
- 3. CITIZEN COMMENTS:** None
- 4. PUBLIC HEARINGS:**
 - A. Wireless Ordinance**
 - i. Chair Overfield opened the public hearing at 6:00.
 - ii. Arteche briefed the Commission and public on the proposed amendments to the Edgewood Municipal Code.
 - iii. Meridee Pabst, representing Wireless Policy Group (1420 NW Gilman Blvd Ste #9030 Issaquah, WA 98027) on behalf of AT&T, provided public comment on the proposed code amendments, offering availability to work with city staff to address the written comments that were submitted prior to the Public Hearing.
 - iv. Kim Allen, representing Wireless Policy Group (1420 NW Gilman Blvd Ste #9030 Issaquah, WA 98027) on behalf of Verizon, provided public comment on the proposed code amendments, offering availability to work with city staff to address the written comments that were submitted prior to the public hearing.
 - v. Chair Overfield asked for a motion to continue the public hearing through February 14, 2022. Slate motioned to approve the continuation; Wagner seconded. Commission voted 7-0 to continue the public hearing.
 - B. Noise Ordinance**
 - i. Chair Overfield opened the public hearing at 6:07.
 - ii. Groth briefed the Commission and public on the proposed amendments to the Edgewood Municipal Code.
 - iii. No public comment received. Chair Overfield closed the public hearing at 6:16.
 - C. GIS Map Code Updates**
 - i. Chair Overfield opened the public hearing at 6:16.
 - ii. Hietpas briefed the Commission and public on the proposed amendments to the Edgewood Municipal Code.
 - iii. No public comment received. Chair Overfield closed the public hearing at 6:18.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, January 10, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E
Meeting Held Virtually via Zoom

5. ACTION ITEMS:

A. Wireless Ordinance

- i. Action was taken on this agenda item following the public hearing. See minutes under Wireless Ordinance public hearing.

B. Noise Ordinance

- i. Chair Overfield requested a motion to recommend the approval of the proposed amendments to the Edgewood Municipal Code. Pincas motioned to approve; Guillory seconded. Commission voted 5-2 to recommend approval.

C. GIS Map Code Updates

- i. Chair Overfield requested a motion to recommend the approval of the proposed amendments to the Edgewood Municipal Code. Greene motioned to approve; Guillory seconded. Commission voted 7-0 to recommend approval.

D. 2022 Work Plan

- i. Hietpas briefed the Commission on their proposed 2022 Work Plan items, in preparation for the February 15, 2022 City Council meeting.
- ii. Chair Overfield requested a motion to recommend the approval of the proposed 2022 Work Plan items. Pincas motioned to approve; Ramirez seconded. Commission voted 7-0 to recommend approval.

6. DISCUSSION ITEMS:

A. Old Business:

i. Town Center (TC)

- Hietpas opened the discussion on the Town Center Subarea Plan, focusing on public outreach and the first community workshop scheduled for Thursday January 27th.
- The Commission and staff discussed how to facilitate a meaningful public involvement process and shared personal desires for the future of Town Center.

Note: Commissioner Slate left the meeting at 6:40 PM during the discussion on Town Center.

7. STAFF COMMENTS:

- A. Groth briefed the Commissioners on two relevant upcoming City Council agenda items.

8. COMMISSIONER COMMENTS: None

9. ADJOURN: Chair Overfield adjourned meeting at 7:09 PM.



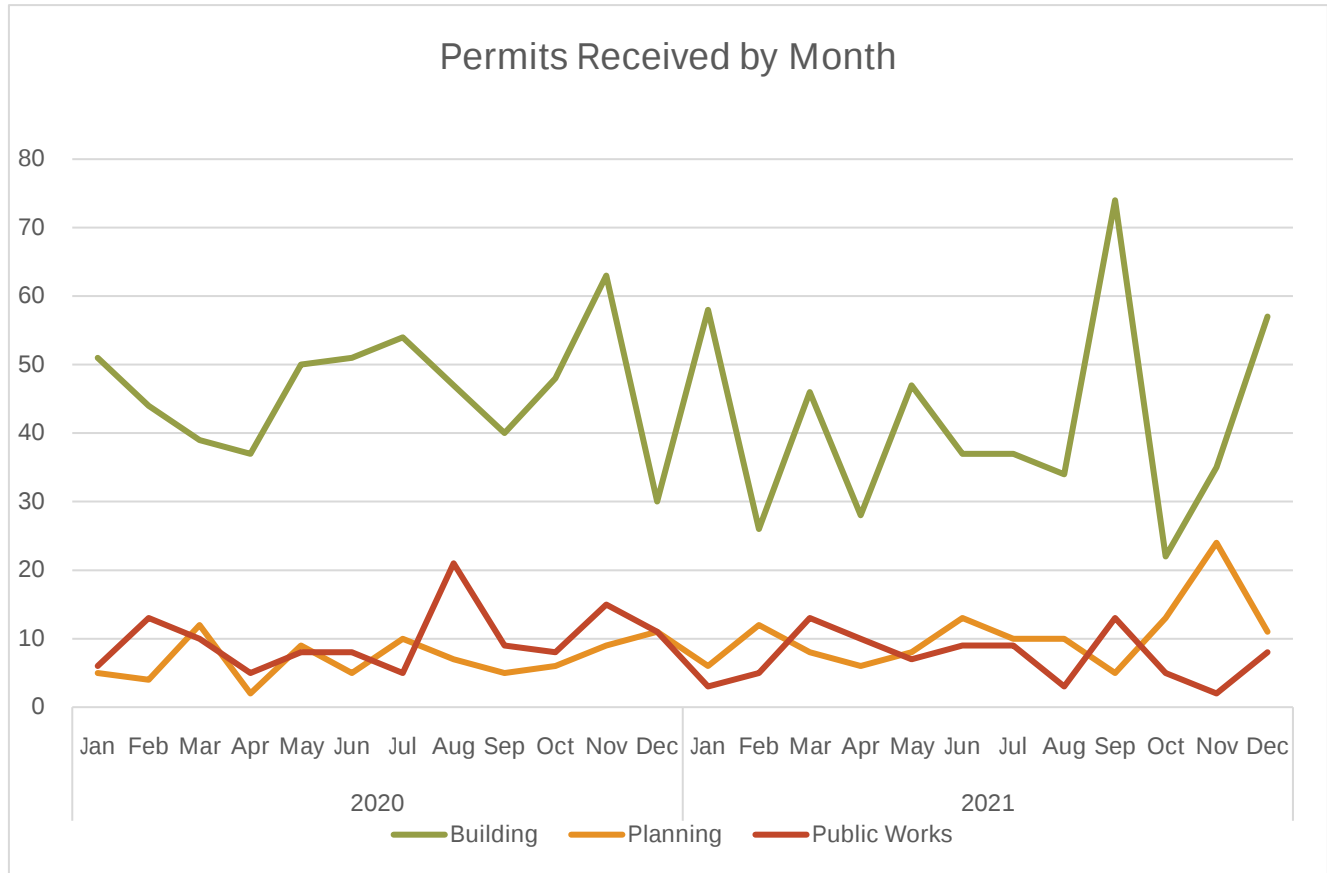
**CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING MINUTES**
Monday, January 3, 2022 at 6 p.m.
Meeting Held Virtually via Zoom: (<https://zoom.us/j/92275379112>)

1. **CALL TO ORDER:** Chair Wiesenfeld called the meeting to order at 6:05 p.m.
 - A. **Members Present:** Chair Wiesenfeld; Butterfield; Neil; and Swanson
 - B. **Commissioners Absent:** Clark
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Emily Arteche, Planning Manager
Morgan Dorner, Senior Planner
 - D. **Others Present:** Councilmember Tomy
2. **CONSENT AGENDA:**
 - A. **Agenda Approval**
 - B. **Approval of Meeting Minutes for December 6, 2021**
 - C. **Review of October Development Review Reports**
 - i. Wiesenfeld moved to approve, as presented.
 - ii. The Board voted 4-0 to approve the Consent Agenda.
3. **CITIZEN COMMENT PERIOD:**
 - A. One citizen comment regarding a correction to the meeting agenda document date.
4. **OLD BUSINESS**
 - A. EDAB Training Video (approx. 30 minutes)
 - i. Chair Wiesenfeld introduced this item and provided a brief background of the trainings EDAB has taken so far. Members decided to proceed with the agenda and then play the training video at the end of the meeting.
 - ii. Morgan Dorner provided a brief introduction of the training video for “A Short Course on Local Planning: Legal Primer on Planning and Development in Washington State” from Department of Commerce and the first half of the video was played.
 - iii. Discussion ensued
 - B. Town Center
 - i. Morgan Dorner provided a brief background and update regarding the Town Center Subarea Plan, then presented the new webpage for it on the City’s website, found online here <https://www.cityofedgewood.org/317/Town-Center-Subarea-Plan>.
 - ii. Darren Groth provided a status update and brief background of the Town Center Subarea Plan Community Workshop to be held virtually on Thursday January 27, 2022. Darren Groth encouraged EDAB to attend and to share the workshop with the public.
 - iii. Discussion ensued regarding outreach efforts by the City and how EDAB members could help with that.
 - C. Edgewood Business Map
 - i. Chair Wiesenfeld introduced this item and provided a brief background.

- ii. Morgan Dornier provided a brief update regarding a City of Edgewood Businesses Map and making it available on the City's website.
- D. 2021 & 2022 Work Plan
- i. Chair Wiesenfeld introduced this item and provided a brief background. Additional explanation of the process and timeline for these work plans was provided.
 - ii. Chair Wiesenfeld proposed to remove "Business [garden] tour" from the work plan, Butterfield agreed. Darren Groth responded stating that we could revise the 2022 work plan to remove this item.
 - iii. Emily Arteche proposed adding to the 2022 Work Plan, an "Economic Development" element to the City's Comprehensive Plan. Each member agreed that this would be a good addition to the work plan.
 - iv. Discussion ensued.
6. **NEW BUSINESS:**
- A. Vice Chair Appointment
- i. Chair Wiesenfeld nominated Swanson, to which Swanson accepted and all voted in favor the appointment of Swanson to the position of Vice Chair for the Economic Development Advisory Board (EDAB).
 - ii. Chair Wiesenfeld briefly mentioned this item and asked if others will be able to attend.
7. **STAFF COMMENTS:**
- A. February 15, 2022 Joint Meeting with City Council, Boards, and Commissions
- i. Chair Wiesenfeld briefly mentioned this item and asked if others will be able to attend.
8. **BOARD COMMENTS:**
- A. Chair Wiesenfeld brought up future calendar dates that conflict with holidays. Darren Groth responded that EDAB could make the calendar an action item to adopt these changes as EDAB's regular calendar for 2022 and publish it for the whole year
- B. Chair Wiesenfeld provided notice that three appointments come to an end this year, and sometime in April, he will ask members if they intend to seek reappointment.
- C. Neil commented on a crosswalk on Meridian near Acorn brewing, and that the City should look into making that crosswalk more visible. Neil also commented on the maintenance of sidewalks during snow/inclement weather. Sidewalks near City Hall were not accessible. Darren Groth responded that the City would look into it and provide a response at the next meeting.
9. **BOARD MEMBER UPDATES:**
- A. None
10. **ADJOURN:** Chair Wiesenfeld adjourned the meeting at 7:00 p.m.

Dec 2021

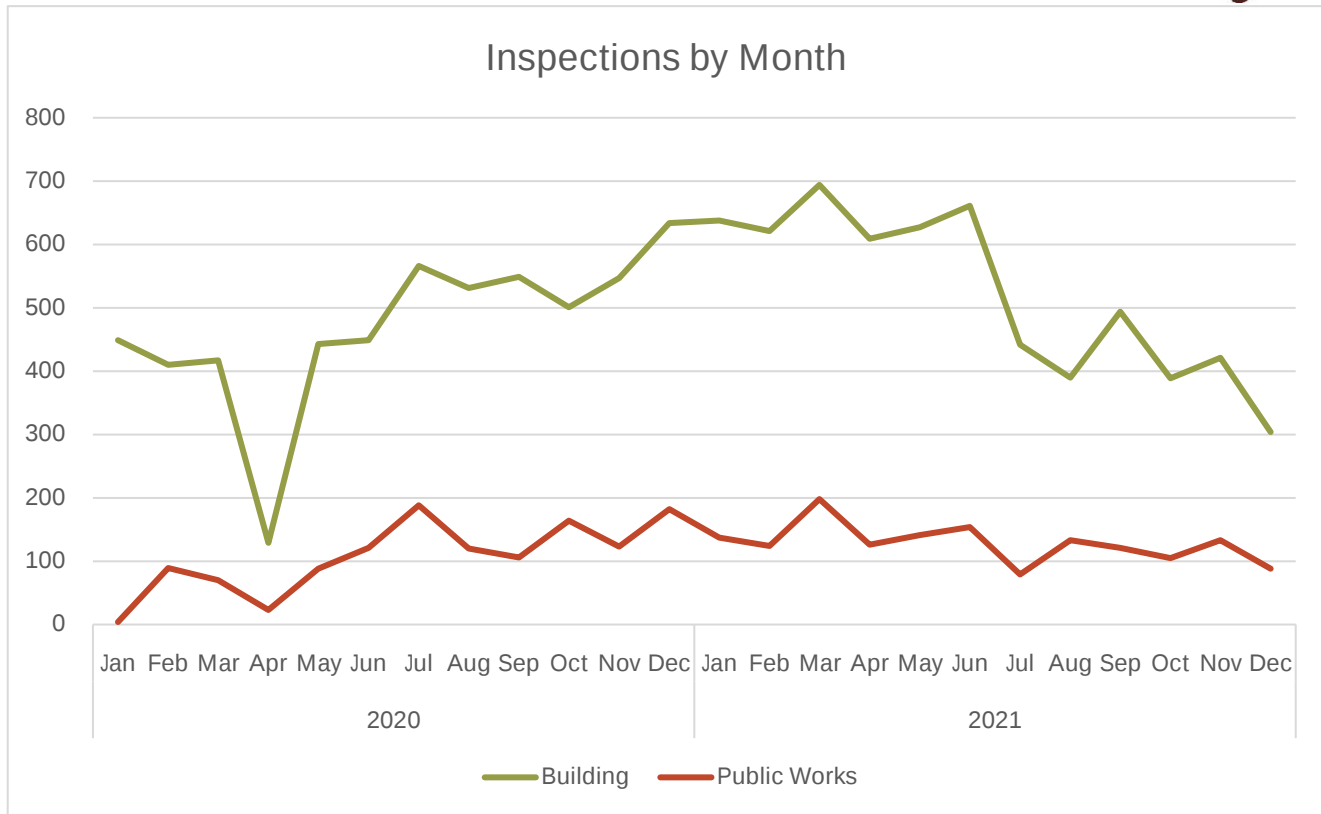
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Dec 2021	57	25	11	2	8	10
Dec 2020	30	28	11	7	11	4
Average 2021	42	35	11	3	7	7
Average 2020	46	33	7	3	10	7
YTD 2021	501	422	126	33	87	88
YTD 2020	554	399	85	40	119	88
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2021	Sep	74	Nov	24	Mar	13
Highest Month 2020	Nov	63	Mar	12	Aug	21

Dec 2021

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Dec 2021	304		88	
Dec 2020	634		182	
Average 2021	524		128	
Average 2020	469		107	
YTD 2021	6290		1539	
YTD 2020	5625		1278	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2021	Mar	694	Mar	198
Highest Month 2020	Dec	634	Jul	188

Pending Projects - Planning and Engineering Permits

33 Permits

Exported: 01/01/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
21-1407	SMITH AND SONS GC BLA	2027 106TH AVE E	420102116	PLANNING	BLA	WAITING ON REVISIONS	09/04/2021	12/28/2021
21-1646	MICKELSON BLA	2804 90TH AVE E	420093089	PLANNING	BLA	APPLICATION	12/30/2021	12/30/2021
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	3926 90TH AVE E	420163076	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	11/03/2021
21-1489	MJORUD CLEAR AND GRADE	XXX 32ND ST E	5492800080	ENGINEERING	CLEAR AND GRADE	UNDER REVIEW	10/12/2021	12/30/2021
CODE UPDATES AND CHANGES								
21-1402	BRIDGE POINT REZONE APPLICATION	9317 44TH STREET CT E	420163075	PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	09/02/2021	12/28/2021
21-1574	ENVIRONMENTAL NOISE ORDINANCE			PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/30/2021	12/20/2021
21-1583	WIRELESS ORDINANCE			PLANNING	CODE UPDATES AND CHANGES	APPLICATION	12/02/2021	12/20/2021
21-1584	GIS MAP CODE UPDATES			PLANNING	CODE UPDATES AND CHANGES	APPLICATION	12/02/2021	12/20/2021
CONDITIONAL USE PERMIT (CUP)								
21-1275	VIEW POINTE RV CUP	10315 12TH STREET CT E	420037059	PLANNING	CONDITIONAL USE PERMIT (CUP)	WAITING ON REVISIONS	06/15/2021	12/28/2021
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	420091134	PLANNING	DESIGN STAND REVIEW	UNDER REVIEW	07/13/2020	12/27/2021
PRE APP								
21-1562	VAN BAO MIXED USE PRE-APPLICATION	10014 24TH ST E	420094115	PLANNING	PRE APP	UNDER REVIEW	11/22/2021	12/17/2021
21-1567	FRANTSEVICH SHORT PLAT PRE-APPLICATION	11315 18TH ST E	420105009	PLANNING	PRE APP	UNDER REVIEW	11/23/2021	12/17/2021
SHORT PLAT - FINAL								
21-1485	GERVAIS SHORT PLAT FINAL PLAT	1607 112TH AVE E	9770000020	PLANNING	SHORT PLAT - FINAL	UNDER REVIEW	10/06/2021	12/28/2021
21-1579	WAGNER SHORT PLAT FINAL PLAT	11226 18TH ST E	9770000069	PLANNING	SHORT PLAT - FINAL	UNDER REVIEW	12/02/2021	12/27/2021
SHORT PLAT - PRELIMINARY								
20-1533	CONNOLLY SHORT PLAT PRELIMINARY SHORT PLAT	1711 122ND AV E	420112155	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	10/26/2020	12/17/2021
SITE DEVELOPMENT								
17-1527	NORTHWOOD ESTATES WEST PHASE II SITE DEVELOPMENT	9609 24TH ST E	420091136	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	12/05/2017	11/15/2021
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	420096012	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/16/2019	11/23/2021
20-1236	JENNA ACRES SHORT PLAT SITE DEVELOPMENT	1419 114TH AV E	420034061	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/20/2020	09/17/2021
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091134	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/30/2020	10/18/2021
20-1657	MICKELSON SUBDIVISION SITE DEVELOPMENT	2804 90TH AV E	420093089	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	12/22/2020	03/12/2021
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	10/21/2021
21-1560	BREYER SHORT PLAT SITE DEVELOPMENT	2110 TO 2114 95TH AVENUE CT E	420095023	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/22/2021	12/27/2021

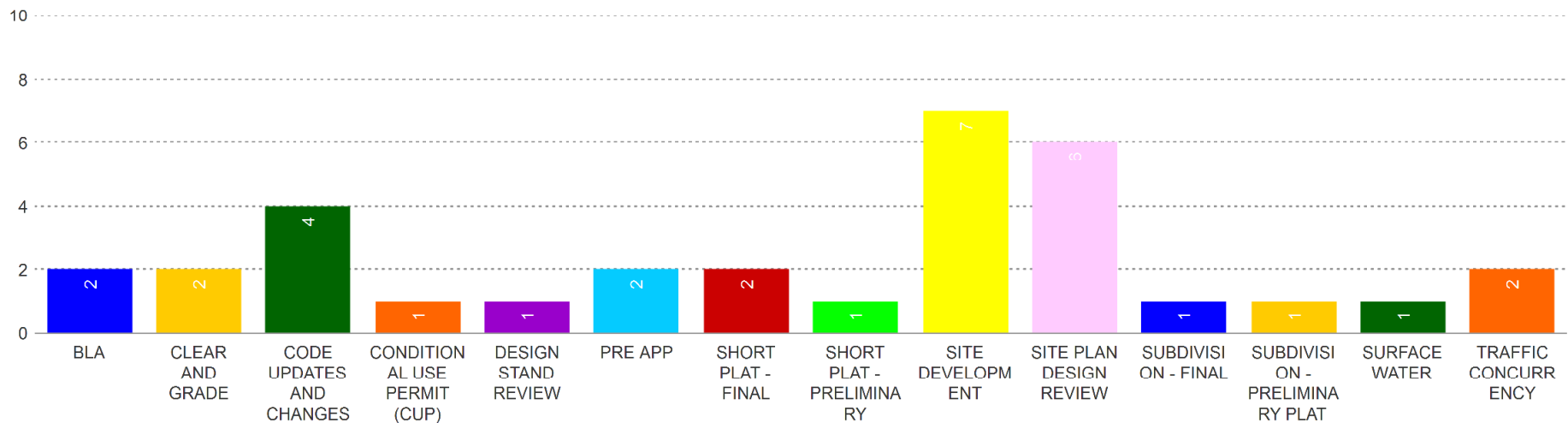
Pending Projects - Planning and Engineering Permits

33 Permits

Exported: 01/01/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	12/02/2021
21-1320	VIBE SALON SITE PLAN REVIEW	10124 18TH STREET CT E	3630000090	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/12/2021	12/08/2021
21-1348	TAPPS APARTMENTS SITE PLAN REVIEW	XXX 29TH ST E	3625000372	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/29/2021	11/18/2021
21-1403	BRIDGE POINT SITE PLAN APPLICATION	9321 44TH STREET CT E	420163000	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	09/02/2021	12/27/2021
21-1497	EDGEWOOD HEIGHTS PHASE II SUB-PHASING SITE PLAN	1909 104TH AVE E	420106035	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	10/20/2021	11/24/2021
21-1617	EDGEWOOD HEIGHTS PHASE II STAIR DRAINAGE SITE PLAN REVIEW	1909 104TH AVE E	420106035	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	12/16/2021	12/28/2021
SUBDIVISION - FINAL								
21-1624	PHILLIPS RIDGE SUBDIVISION FINAL PLAT	XXX 86TH AVENUE CT E	420081040	PLANNING	SUBDIVISION - FINAL	UNDER REVIEW	12/20/2021	12/29/2021
SUBDIVISION - PRELIMINARY PLAT								
21-1282	WINDMILL PARK TOWNHOMES SUBDIVISION PRELIMINARY PLAT	3117 MERIDIAN AVE E	420103072	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	06/17/2021	12/14/2021
SURFACE WATER								
21-1328	MANZA SIMPLE PAVING PERMIT	1019 114TH AVE E	420038030	ENGINEERING	SURFACE WATER	WAITING ON REVISIONS	07/19/2021	12/27/2021
TRAFFIC CONCURRENCY								
21-1192	BRIDGE POINT TRAFFIC CONCURRENCY	XXX 98TH AV E	420164096	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	04/29/2021	06/02/2021
21-1214	NWP MERIDIAN TRAFFIC CONCURRENCY	3117 MERIDIAN AV E	420103072	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	05/11/2021	07/20/2021

Permits by Type



Plat Construction Tracking Report- December 2021

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2021	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPLICATION		APPLICATION				
	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021					
2020	HUNTINGTON SHORT PLAT	9605 18TH STCT E	3	APPROVED	2/8/2021	FINALED	APPROVED	3	1	33%
	CONNOLY SHORT PLAT	1711 122ND AV E	3	APPLICATION						
	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A				
	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED	2/1/2021					
	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED	2/1/2021	FINALED	APPROVED	2	1	50%
	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	12/29/2020	ISSUED	APPLICATION			
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED	2	1	50%
	SMITH SHORT PLAT	2506 117TH AV E	2	APPROVED	10/5/2021					
2019	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	1/14/2020	N/A	APPROVED	2	1	50%
	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	5/5/2020	FINALED	APPROVED	6		
	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	9/14/2020	APPLICATION				
	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED	9/27/2019					
	WAGNER SHORT PLAT	11226 18TH ST E	3	APPROVED	10/23/2019	ISSUED	APPLICATION			
	RAMSAUR SHORT PLAT	9505 24TH ST E	4	APPROVED	6/21/2019	N/A	APPROVED	4	1	25%
	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	APPLICATION	APPROVED	2	1	50%
2018	BARTH SUBDIVISION	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED				
	T GARRETT SHORT PLAT	10412 36TH ST E	2	APPROVED	3/1/2019	FINALED	APPROVED	2	1	50%
	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED	12/29/2020					
	HEART & SOUL SHORT PLAT	9725 18TH STCT E	4	APPROVED	12/26/2018	FINALED	APPROVED	4	3	75%
	MICKELSON SUBDIVISION	2804 90TH AV E	10	APPROVED	8/25/2020	APPLICATION				
	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	6/22/2018	FINALED	APPROVED	4	1	25%
	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	1/10/2019	APPLICATION				
	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	ISSUED	APPROVED	6	2	33%
2017	CIRILIUM (RESERVE AT HILLCREST) SUBDIVISION	12311 31ST ST E	18	APPROVED	8/15/2018	FINALED	APPROVED	18	10	55%
	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
	GAGNON SHORT PLAT	2620 110TH AV E	2	APPROVED	11/17/2017	FINALED	APPROVED	2	1	50%
2016	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	6/6/2017	ISSUED	APPROVED	15	0	
	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	1/11/2017	FINALED	APPROVED	55	17	31%
	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2	8224 20TH ST E	67	APPROVED	12/14/2017	FINALED	APPROVED	67	62	92%
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPROVED	3	1	33%
	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	9623 24TH ST E	41	APPROVED	10/24/2017	APPLICATION				
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	4	21%
	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED	7/5/2017					
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	38	25	66%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	5	83%
	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	9/29/2016	ISSUED	APPROVED	14		
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
	MAPLE GROVE SUBDIVISION	2613 87TH AVE CT E	8	APPROVED	9/13/2016	FINALED	APPROVED	8	8	100%
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	2	22%
2014	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	7/15/2014	FINALED	APPROVED	6	3	50%
2013	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	9/4/2014	FINALED	APPROVED	284	268	94%



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: February 14, 2022

Title: Wireless Ordinance

Attachments: 1) Proposed code amendments to EMC Title 18

Submitted By: Emily Arteche, AICP, Planning Manager

Background:

The deployment of new small cell networks will look different than the 3G and 4G deployments of the past. Over the last few years, providers have been increasingly looking to densify their networks with new small cell deployments that have antennas much smaller than previous systems. This new small cell technology is sought after by wireless companies, whereas Distributed Antenna Systems (DAS) are not. Examples of common DAS deployment include wireless coverage to hotels, subways, airports, hospitals, businesses, roadway tunnels, etc.

City staff has recognized a need to update the Edgewood Municipal Code (EMC) related to wireless facilities to ensure that the City's regulations are up-to-date with current industry standards and federal regulations set by the United States Federal Telecommunication Commission (FCC). The changes are outlined below:

- Updated definition for small wireless facilities, currently found in EMC 18.20.220
- Removal of references to unfulfilled technology at the local level, Distributed Antenna Systems (DAS)
- Accurate description of the City's review processes, procedures, and preferences; including Aesthetic and Location Standards
- Compatibility with United States Federal Communications Commission (FCC) regulations
- Compatibility between small cell wireless infrastructure and street light standards to be adopted soon

On December 13, 2021, staff and the Planning Commission discussed the proposed changes. The Commission requested a Public Hearing on the proposed code changes at the January 10th meeting.

On January 10, 2022, the Planning Commission held a public hearing to solicit public input on proposed code changes to EMC Title 18, pertinent to wireless facilities, technology, regulations, and the City's wireless processes, procedures, and preferences.

The City received public comments from two wireless carriers, Verizon, and AT&T. Public Comments, staff responses and proposed changes to the January 10, 2022 draft amendments are summarized in the table below.

Provider	Comment	Staff Response	Change
AT&T	FCC updated definition for “site” in 47 CFR §1.6100(b) is not reflected in draft ordinance.	Proposed change updating definition, “site.”	☒
AT&T	FCC updated definition for “substantial change” in 47 CFR §1.6100(b) is not reflected in draft ordinance.	Proposed change updating definition, “substantial change.”	☒
Verizon	Are wireless communications facilities defined?	See EMC Ch. 18.20.	☐
Verizon	Municipalities cannot create preference for specific technologies, as network design is specifically reserved to the carriers by the FCC, which includes the type of technology chosen.	Proposed change “encourage” to “provide a permitting path”	☒
Verizon	What is this agreement? Under WA law, a city cannot charge a provider for use of the ROW if attaching to an existing or replacement structure.	The City administers ROW use permits in conjunction with franchises/Master Use Permits as authorized under RCW Ch. 35.99. RCW 35.21.860 sets fees parameters for use of the ROW.	☐
Verizon	The FCC Order puts no limits on permit batching, such as the requirement that they be in a contiguous area. Suggest deleting.	The draft code language provides applicants batching options as needed consistent with the FCC order.	☐
Verizon AT&T	The volume of the equipment that can be mounted on the pole is 28 cubic feet, not 4 cubic feet, which is not a workable size for any deployment, and; Four (4) cubic foot equipment limit. This restrictive standard does not allow for either of AT&T’s current standard pole-mounted equipment cabinets for its SWF designs, which are 4.4 cubic feet (the “pico” size) or 10.7 cubic feet (the “micro” size).	Proposed change; four (4) to twelve (12) cubic feet.	☒

Verizon	Antenna equipment (other than cabling) that exceeds four (4) cubic feet shall be undergrounded if technically feasible is not the volume allowed by the FCC Order.	Proposed change; four (4) to twelve (12) cubic feet.	☒
Verizon	Placing radios underground separates the antennas from the radios in such a way that the signal is degraded through path loss. There is limited space in the ROW and vaulting requires sufficient space for workers to enter the vault for maintenance. In the Pacific Northwest, the amount of rainfall endangers underground equipment with risk of flooding and corrosion. This is not a viable option for this technology.	Proposed change; four (4) to twelve (12) cubic feet will allow more radio equipment to be pole mounted. The proposed change accommodates more than the largest of the wireless carrier SWF equipment, i.e., AT&T's 10.7 cubic feet "micro" facility. Cities can regulate the location of equipment as long as cities do not unreasonably discriminate among providers of functionally equivalent services.	☒
AT&T	AT&T suggests that the City reconsider what appears to be a preference for ground-mounted SWF equipment over pole-mounted SWF equipment in the right-of-way, and;	Proposed change to emphasize a City preference for pole mounted equipment before ground-mounted.	☒
AT&T	It is not clear from the proposed aesthetic standards whether SmartStack pole, i.e., "stealth" installation would be allowed because the proposed equipment limit refers to "equipment" not an "equipment cabinet." AT&T suggests the City allow these stealth designs.	The draft provisions do not bar the use of stealth designs.	☐
Verizon	The BP zone allows for a tower height of 70 feet in the Right-of-Way, (ROW) and 100 feet outside of ROW. These 2 standards are inconsistent.	The standards are different allowing a higher heights in the zone than in the ROW. Height limits may increase from both through an approved Conditional Use Permit (CUP).	☐
Verizon	Under the 2018 FCC Order, Foot Note 252, a municipality may not	The draft provision do not bar the use of a variety of installation locations. The	☐

	require a quid pro quo, such as installation on city owned property as a location criterion.	FCC footnote referenced explains that cities can't condition approvals on conditions that providers supply in-kind service or benefit to the City, such as installing a communications network dedicated to the City's exclusive use.	
Verizon	Verizon requests the original language be retained. There is signage required by the FCC that the city may not regulate.	The Supreme Court case, <i>Reed vs. Gilbert</i> 576 U.S. 155. set the precedent that any regulation for which the regulator or applicant has to read the content of the sign is an unconstitutional content based restriction.	☐
AT&T	The City's proposed changes appear to add ambiguity regarding placement of supporting equipment for macro facilities in the right-of-way. Attachment of antennas to existing/replacement structures such as utility poles is a preferred means of locating wireless facilities in the City. The size of macro equipment and the need for climate-controlled space and room for maintenance access is not feasible in the constrained space of the right of way. And; SWF equipment may not be feasibly placed underground, and such placement has undesirable impacts for the public, for the following reasons: Attenuation of signal, Limited underground space, Potential water damage and unreliability, Undesirable impacts of vaulting: noise, and Undesirable impacts of vaulting: construction and maintenance.	Proposed changes to the draft provisions provide clarifying language to encourage mounting as close as physically and technically possible to the pole or tower. Other placement options include undergrounding and on adjacent properties. Proposed changes to the draft provisions provide clarifying language on the use of "technically feasible" which provide for the review and consideration of the most appropriate location of base station equipment. Proposed changes to the draft provisions provide for cessation of non-wireless uses for WCF facilities collocated with non-wireless uses. If the primary function of a support structure serving as the host site for a wireless facility becomes unnecessary, the support structure shall not be retained unless a permit is obtained pursuant to the provisions of EMC 18.100.110(E).	☒
Verizon	Sites designed to add capacity use spectrum that does not travel very far and the ½ mile limitation may not work for that reason.	Proposed change to delete this section.	☒

Public Hearing:

The Planning Commission is continuing the public hearing from January 10, 2022, to solicit public input on the proposed code changes to EMC Title 18, pertinent to wireless facilities, technology, regulations, and the City's wireless processes, procedures, and preferences.

1 EMC 18.20.040 Definitions.

2 “Antenna equipment”. Equipment, switches, wiring, cabling, power sources, shelters or cabinets
3 associated with an antenna, located at the same fixed location as the antenna, and, when collocated on
4 a structure, is mounted or installed at the same time as such antenna.

5 EMC 18.20.220 Definitions.

6 ~~“Site,” for towers other than towers in the public rights-of-way, shall mean and refer to the current~~
7 ~~boundaries of the leased or owned property surrounding the tower and any access or utility easements~~
8 ~~currently related to the site, and, for other eligible support structures, shall mean, and be further~~
9 ~~restricted to, that area in proximity to the structure and to other transmission equipment already~~
10 ~~deployed on the ground.~~

11 “Site.” For towers other than towers in the public rights-of-way, the current boundaries of the leased or
12 owned property surrounding the tower and any access or utility easements currently related to the site,
13 and, for other eligible support structures, further restricted to that area in proximity to the structure and
14 to other transmission equipment already deployed on the ground. The current boundaries of a site are
15 the boundaries that existed as of the date that the original support structure or a modification to that
16 structure was last reviewed and approved by a State or local government, if the approval of the
17 modification occurred prior to the Spectrum Act or otherwise outside of the section 6409(a) (eligible
18 facilities modification) process.

19 ~~“Small cells” means compact WCFs containing their own transceiver equipment and that function like~~
20 ~~cells in a mobile network but provide a smaller coverage area than traditional macrocells. Small cells~~
21 ~~must meet the parameters in subsections (1) and (2) of this definition. For purposes of these definitions,~~
22 ~~“volume” is a measure of the exterior displacement, not the interior volume of the enclosures. Antennas~~
23 ~~or equipment concealed from public view in or behind an otherwise approved structure or concealment~~
24 ~~are not included in calculating volume.~~

25 ~~“Substantial change” means a modification substantially changes the physical dimensions of an~~
26 ~~eligible support structure if it meets any of the following criteria:~~

27 ~~1. For towers not in a public right-of-way, it increases the height of the tower by more~~
28 ~~than 10 percent or by the height of one additional antenna array with separation from the~~
29 ~~nearest existing antenna not to exceed 20 feet, whichever is greater; for other eligible~~
30 ~~support structures, it increases the height of the structure by more than 10 percent, or by~~
31 ~~more than 10 feet, whichever distance is greater;~~

32 ~~2. For towers not in a public right-of-way, it involves adding an appurtenance to the body~~
33 ~~of the tower that would protrude from the edge of the tower more than 20 feet, or more~~
34 ~~than the width of the tower structure at the level of the appurtenance, whichever is~~
35 ~~greater; for other eligible support structures, it involves adding an appurtenance to the~~
36 ~~body of the structure that would protrude from the edge of the structure by more than~~
37 ~~six feet;~~

3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no preexisting ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10 percent larger in height or overall volume than any other ground cabinets associated with the structure;

4. It entails any excavation or deployment outside the current site;

5. It would defeat the concealment elements of the eligible support structure; or

6. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment; provided, however, that this limitation does not apply to any modification that is noncompliant only in a manner that would not exceed the thresholds identified in this definition of "substantial change," subsections (1) through (6) of this definition.

"Substantial change." A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

1. For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;

(a) Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

2. For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

4. It entails any excavation or deployment outside of the current site, except that, for towers other than towers in the public rights-of-way, it entails any excavation or deployment of transmission equipment outside of the current site by more than 30 feet in any direction. The site boundary from which the 30 feet is measured excludes any access or utility easements currently related to the site;

5. It would defeat the concealment elements of the eligible support structure; or

6. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in 47 CFR § 1.40001(b)(7)(i) through (iv), or as hereafter amended.

~~1. Small Cell Antenna. Each antenna shall be no more than three cubic feet in volume.~~

~~2. Small Cell Equipment. Each equipment enclosure shall be no larger than 17 cubic feet in volume. Associated conduit, mounting bracket or extension arm, electric meter, concealment, telecommunications demarcation box, ground-based enclosures, battery backup power systems, grounding equipment, power transfer switch, and cut-off switch may be located outside the primary equipment enclosure(s) and are not included in the calculation of equipment volume.~~

“Small Wireless Facilities,” as used herein and consistent with 47 CFR section 1.1312(e)(2) or as hereafter amended, encompasses facilities that meet the following conditions:

(1) The facilities—

(i) are mounted on structures 50 feet or less in height including their antennas as defined in 47 CFR section 1.1320(d) or as hereafter amended, or

(ii) are mounted on structures no more than 10 percent taller than other adjacent structures, or

(iii) do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater;

(2) Each antenna associated with the deployment, excluding associated antenna equipment (as defined in the definition of antenna in 47 CFR section 1.1320(d)), is no more than three cubic feet in volume;

(3) All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume;

(4) The facilities do not require antenna structure registration under part 17 of ~~this~~ CFR chapter I, Title 47, CFR;

(5) The facilities are not located on Tribal lands, as defined under 36 CFR 800.16(x); and

(6) The facilities do not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 CFR section 1.1307(b) or as hereafter amended.

~~“Substantial change” means a modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:~~

~~1. For towers not in a public right-of-way, it increases the height of the tower by more than 10 percent or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10 percent, or by more than 10 feet, whichever distance is greater;~~

~~2. For towers not in a public right-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;~~

~~3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no preexisting ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10 percent larger in height or overall volume than any other ground cabinets associated with the structure;~~

~~4. It entails any excavation or deployment outside the current site;~~

~~5. It would defeat the concealment elements of the eligible support structure; or~~

~~6. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment; provided, however, that this limitation does not apply to any modification that is noncompliant only in a manner that would not exceed the thresholds identified in this definition of “substantial change,” subsections (1) through (6) of this definition.~~

EMC 18.100.110 Wireless communications facilities.

A. Purpose. The purpose of this section is:

1. To protect the community’s natural beauty, visual quality and safety while facilitating the reasonable and balanced provision of wireless communication services. More specifically, it is the city’s goal to minimize the visual impact of WCFs on the community, particularly in and near residential zones;

2. To promote and protect the public health, safety, and welfare, preserve the aesthetic character of the Edgewood community, and to reasonably regulate the development and operation of WCFs within the city to the extent permitted under state and federal law;

3. To minimize the impact of WCFs by establishing standards for siting, design and screening;

145 4. To encourage the collocation of antennas on existing structures, thereby minimizing new
146 visual impacts and reducing the potential need for new towers that are built in or near residential zones
147 by encouraging that WCFs first be located on buildings, existing towers or ~~antenna, or~~ utility ~~poles~~
148 support structures in public rights-of-way;

149 5. To protect residential zones from excessive development of WCFs;

150 6. To ensure that towers in or near residential zones are only sited when alternative facility
151 locations are not feasible;

152 7. To preserve the quality of living in residential areas which are in close proximity to WCFs;

153 8. To preserve the opportunity for continued and growing service from the wireless industry;

154 9. To preserve neighborhood harmony and scenic viewsheds and corridors;

155 10. To accommodate the growing need and demand for wireless communication services;

156 11. To establish clear guidelines and standards and an orderly process for expedited permit
157 application review, intended to facilitate the deployment of wireless transmission equipment, to provide
158 advanced communication services to the city, its residents, businesses and community at large;

159 12. To ensure city zoning regulations are applied consistently with federal telecommunications
160 laws, rules, regulations and controlling court decisions;

161 13. To encourage the use of ~~distributed antenna systems (DAS) and other small cell wireless~~
162 facility systems that use components that are a small fraction of the size of macrocell deployments, ~~and~~
163 can be installed with street lights or on other utilities support structures with little or no visual impact
164 on utility support structures, buildings, and other existing structures;

165 14. To provide regulations which are specifically not intended to, and shall not be interpreted or
166 applied to, (a) prohibit or effectively prohibit the provision of personal wireless services, (b)
167 unreasonably discriminate among functionally equivalent service providers, or (c) regulate WCFs and
168 wireless transmission equipment on the basis of the environmental effects of radio frequency emissions
169 to the extent that such emissions comply with the standards established by the Federal Communications
170 Commission; and

171 15. To implement Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012
172 ("Spectrum Act"), as amended and as interpreted by the Federal Communications Commission's ("FCC"
173 or "Commission") Acceleration of Broadband Deployment Report and Order, which requires a state or
174 local government to approve any eligible facilities request for a modification of an existing tower or base
175 station that does not result in a substantial change to the physical dimensions of such tower or base
176 station.

177 B. Exemptions. (No proposed amendments)

178 C. New Wireless Communication Antenna Arrays. (No proposed amendments)

D. ~~Distributed Antenna Systems and Small Cells~~ Wireless Facilities.

1. Siting.

a. ~~Distributed antenna systems (DAS) and S~~ small cells wireless facilities are permitted in all zones ~~as long as they meet~~ subject to the following requirements.:

i. ~~DAS and small cells in public right-of-way are subject to the city's~~ For small wireless facilities to be sited within the City rights-of-way: Facilities shall be located along arterial street corridors to the maximum extent feasible. All small wireless facilities to be sited ~~S~~ Small wireless facilities sited within the public City rights-of-way are ~~subject to~~ must receive a ~~A~~ approval of a master use permit/franchise agreement and right-of-way use permit under EMC Title 12.

ii. ~~DAS and small cells require~~ For small wireless facilities to be ~~S~~ Small wireless facilities sited outside of public the City rights-of-way- subject to ~~must receive approval of~~ submission ~~both~~ site plan and approval of a building permit ~~approvals. If the small wireless facility or facilities installation requires construction of a new antenna support and/or utility support structure, building, or the erection of a replacement antenna support and/or utility support structure 15 feet (including antennas) taller than the existing antenna support and/or utility support structure, the following additional a~~ approvals of ~~both a site plan, a a building permit, permit and an~~ administrative use permits and a building permit are required. if their the small wireless facility or facilities installation requires construction of a new antenna support structure, utility support structure or building, or the erection of a replacement antenna support structure or utility support structure in excess of the dimensional standards listed in Subsection (A) Additional h ~~below;~~

iii. ~~— A. DAS and small cells do not require an~~ For small wireless facilities to be sited outside of the City rights-of-way, n ~~administrative use permit, or building permit is required in the following circumstances: if of the facility will be on the height of a replacement antenna support structure or replacement utility support structure, the height of which of which, including antennas, will be is no more than the greater of~~ than ~~:(A) 15 feet taller than the existing antenna support structure or utility support structure; eight is allowed when it is or (B) the minimum height necessary to provide the required safety clearances from transmission or distribution lines and and/pole owner requirements.~~

b. Permit Batching: An applicant may (at its option) apply for M ~~multiple site DAS and small cells wireless facilities are permitted in one application, per the following requirements in the following situations:~~

i. ~~An administrative use permit for multiple distributed antennas that are part of a larger overall DAS network;~~

ii. An applicant seeks ~~administrative use permits~~ for multiple small ~~cells wireless facilities~~ placed to provide wireless coverage in a contiguous area; or

iii. For locations in the public right-of-way, a single master use permit/franchise agreement (EMC Title 12) may be used for multiple ~~node~~ locations in ~~DAS and/or~~ small cell-wireless facilities networks throughout the city.

2. General Development Standards – Small ~~Cell~~ Wireless Facility Equipment. The following standards are applicable to all small wireless facilities, whether sited within or outside of the rights-of-way.

a. WCFs in the Public Rights-of-Way.

All related ~~A~~antenna ~~E~~equipment ~~(as defined in 47 CFR 1.6002 or as hereafter amended)~~ shall not be mounted more than six inches from the surface of the support structure, unless a further distance is technically required.

~~b.b.c. Related base station-Antenna Equipment for small cell facilities of up to four~~ (4)twelve (12) cubic feet shall be surface mounted as close to the antenna(s) as technically feasible but not placed more than six inches from the surface of the support structure unless a further distance is technically required.-

(5)

~~must be attached to the utility support structure, unless otherwise permitted to or be underground-mounted. equipment exceeds 4 cubic feet and it's the equipment The equipment must be placed in the smallest enclosure possible for the intended purpose. The equipment enclosure may not exceed 17 cubic feet. Multiple equipment enclosures may be acceptable if designed to more closely integrate with the support structure design and do not cumulatively exceed 17 cubic feet. The applicant shall place the equipment enclosure behind any banners or road signs that may be on the support structure, if such banners or road signs are allowed by the pole owner and provided by the city.~~

~~c.c.d. Antenna base station-Equipment shall be pole mounted unless such equipment (other than cabling) that exceeds four (4)twelve (12) cubic feet. EAntenna equipment exceeding such dimensions shall be encouraged to first be undergrounded. If undergrounding is not technically feasible, that the applicant may propose if technically feasible; if not, such equipment shall then be located in an on ground enclosure or other placement that is pole mounted at ground level or ground mounted as close to the antenna support structure or utility support structure as technically feasible. If technically not feasible to underground An applicant that desires to enclose its antennas and equipment within a unified enclosure; provided, that such unified enclosure does not exceed four cubic feet the FCC ruling for maximum dimensional standards.. To the extent possible, the unified enclosure shall be placed so as to appear as an integrated part of the antenna support structure or utility support structure or behind banners or signs. The unified enclosure may not be placed more than six inches from the surface of the support structure, unless a further distance is technically required and confirmed in writing by the support structure owner.~~

d.e. Small cell-wireless facilities mounted on cables strung between existing utility poles support structures shall conform to all of the following standards:

- i. Each strand-mounted facility shall not exceed three cubic feet in volume;
- ii. Only one strand-mounted facility is permitted per cable between any two existing ~~poles~~utility support structures;
- iii. The strand-mounted devices shall be placed as close as possible to the nearest utility ~~poles~~support structure, in no event more than six feet from the ~~pole~~utility support structure unless a greater distance is technically necessary or required by the ~~pole~~utility support structure owner for safety clearance;
- iv. No strand-mounted device shall be located in or above the portion of the roadway open to vehicular or pedestrian traffic;
- v. Ground-mounted equipment to accommodate such strand-mounted facilities is not permitted, except when placed in preexisting equipment cabinets;
- vi. ~~Pole~~Utility support structure -mounted antenna equipment for strand-mounted facilities shall meet the requirements for ~~pole~~utility support structure -mounted small ~~cells~~wireless facilities; and
- vii. Such strand-mounted devices must be installed to cause the least visual impact and with the minimum exterior cabling or wires (other than the original strand) necessary to meet the technological needs of the facility.

f. Aesthetic Standards.

- i. ~~To the extent possible the antenna~~All antennas, including equipment enclosures, shall be the smallest technically feasible. All antennas and attached antenna equipment must be placed in the smallest enclosure(s) possible for the intended purpose and shall not to exceed the FCC ruling for maximum-dimensional standards contained within the definition of small wireless facility.
- ii. Equipment enclosures must be color matched and may not block any banners or road signs that may be on the support structure.~~space shall be designed to use the smallest enclosure technically necessary to fit the equipment and antennas.~~
- ~~— Applicants are encouraged to place the equipment enclosure as close to the antennas as physically and technically possible.~~
- iii. All conduit, cables, wires, and fiber shall be routed internally in a for small wireless facilities mounted on a nonwooden pole antenna support structures or utility support structures. Full concealment of all conduit, cables, wires, and fiber is required within mounting brackets, shrouds, canisters or sleeves for small wireless facilities if attaching to exterior antennas or equipment mounted

on wooden antenna support structures or utility support structures, or for building mounted small wireless facilities.

iv. Support structure mounted ~~small wireless facilities~~ antennas and antenna equipment, including the antennas, any support structure extender, associated equipment, shrouding, bracketing, and any other visible antenna equipment shall be integrated into the support structure design in such a way to appear as a continuation of the support structure.

a. New facilities/equipment must be colored or painted to reasonably match the support structure, and

b. Be shrouded to blend with the support structure. ~~antenna support structure or support structures~~ small wireless facilities, support structure extender, associated equipment, shrouding, bracketing, and any other visible antenna equipment support structure they to be support structure being reasonably support structures support structure

v. All cabling and mounting hardware/brackets from the bottom of the antenna to the top of the ~~poles~~ support structure shall be fully concealed and integrated with the ~~pole~~ antenna or utility support structure by color or paint matching and/or shrouding or screening.

vi. Replacement of street light ~~poles~~ support structures shall substantially conform to the design of the City's current ~~street lighting standards unless not technically feasible~~, except where all adjacent existing support structures support overhead utilities, in which case the replacements support structure shall substantially conform with the design of the adjacent existing support structures. ~~it is replacing or the neighboring pole design standards utilized within the contiguous right-of-way.~~

i. ~~Antennas, equipment enclosures, and all ancillary equipment, boxes and conduit shall be colored, tinted, or painted to match the approximate color of the surface of the wooden pole on which they are attached.~~

vii. For building mounted small wireless facilities, placement shall be such that the new antenna is not visible from adjacent streets or surrounding public spaces, unless such placement is not if technically feasible. Further, any building mounted small wireless facilities must be entirely colored or painted to reasonably match the color of the building to which it is mounted. Building mounted small wireless facilities may not interrupt the architectural lines or horizontal or vertical reveals of the building. New architectural features such as columns, pilasters, corbels, or other ornamentation that conceal antennas may be used if they complement the architecture of the existing building. Small wireless facilities mounted on buildings shall utilize the smallest mounting brackets necessary in order to provide the smallest offset from the building and any brackets must match the color of the building. Skirts or shrouds shall be utilized on the sides and bottoms

of antennas in order to conceal mounting hardware, create a cleaner appearance, and minimize the visual impact of the antennas. Such skirts or shrouds must also reasonably match the color of the building. Exposed cabling/wiring is prohibited.

~~E. Standards – Towers (No proposed amendments)~~

E. Standards – Towers.

1. Prohibition. Only monopole towers are permitted in the city. Lattice towers and guyed towers are prohibited.

2. Siting. An administrative use permit is required to site a new tower in accordance with the criteria contained in Table 1 and Table 2. In addition, the location shall be subject to any additional siting priorities set forth in this chapter.

Table 1

New Wireless Communication Tower Criteria

Allowed by Administrative Use Permit

Zoning District	Located in Public Right-of-Way (ROW)	Maximum Tower Height [2]	Stealth Design	Setback from Property Lines (does not apply within ROW)
C, MUR, TC, Public [1]	Yes	60'	See Footnote 1	N/A
	No	60'	See Footnote 1	20'
BP, I [1]	(allowed in ROW only if less than or equal to 70')	100'	See Footnote 1	20'

[1] Stealth design is required if an applicant constructs a tower in or within 150 feet of a residential zone.

[2] Tower heights of up to 120 feet can be requested through a conditional use permit (CUP), where compatibility can be fully addressed.

Table 2

New Wireless Communication Tower Criteria

Allowed by Conditional Use Permit

Zoning District	Maximum Tower Height [2]	Stealth Design	Setback from Property Lines (does not apply within ROW)
SF, MR [3]	60'	Required	20'
C, MUR, TC, Public [3]	70' [4]	Optional [3]	20'

[3] Stealth design is required if an applicant constructs a tower in or within 50 feet of a residential zone.

[4] An additional 20 feet in height in these zones is allowed if applicant uses stealth design.

3. Tower Sharing and Collocation. New WCF facilities must, to the maximum extent feasible, collocate on existing towers or other structures of a similar height to avoid construction of new towers, unless precluded by zoning constraints such as height, structural limitations, inability to obtain authorization by the owner of an alternative location, or where an alternative location will not meet the service coverage objectives of the applicant. Applications for a new tower must address all existing towers or structures of a similar height within one-half mile of the proposed site as follows: (a) by providing evidence that a request was made to locate on the existing tower or other structure, with no success; or (b) by showing that locating on the existing tower or other structure is infeasible.

4. Preferred Tower Locations.

a. Facilities ~~be located~~are strongly preferred to be sited within the public rights-of- ways, on main corridors and arterials to the extent feasible. Facilities in the rights-of-way shall maintain at least a 200-foot separation from other wireless facilities; except when collocated or on opposite sides of the same street

~~In addition to the development standards in this chapter, An applicant for a tower must submit documentation according to the hierarchical alternative site list in i-vi below to demonstrate that there is a need for a new tower if it is to be located outside the public right of way, in a residential zone or within 150 feet of an existing residential lot.~~

~~In addition, the applicant shall also provide aAn evaluation of the operational needs of the wireless communications provider, alternative sites, alternative existing facilities upon which the proposed antenna array might be located, and collocation opportunities on existing support towers within one-half mile of the proposed site shall be provided.~~

Evidence shall demonstrate that no practical alternative is reasonably available to the applicant. All new towers proposed to be located in a residential zone or within 150 feet of a residential zone are permitted only after application of the following siting priorities, ordered from most preferred to least preferred. In addition, the applicant for a tower located in a residential zone or within 150 feet of a residential zone shall address these preferences in an alternative sites analysis provided with the

~~complete application.~~ Facilities outside of the public rights of way shall be subject to the following siting preferences, ordered from most preferred to least preferred:

~~ai.~~ City owned or operated property and facilities that are not in residential zones or located within 150 feet of residential zones;

~~bii.~~ Industrial zones and business park zones (I and BP);

~~ciii.~~ Nonresidential (not SF or MR) zones;

~~dii.~~ City owned or operated property and facilities in any zone;

~~ev.~~ Commercial, mixed use residential, town center and public zones (C, MUR, TC and Public);

~~fvi.~~ Residential zones (SF, MR).

5. Compliance with Code. The proposed tower shall satisfy all of the provisions and requirements of this section.

6. Public Notice. In addition to the notice requirements of Chapter [18.40](#) EMC and EMC [18.50.040](#) for a conditional use permit, tower proposals in residential zones and within 150 feet of a residential zone shall include the following public notice:

a. A black and white architectural elevation and color photo simulation rendering of the proposed WCF; and

b. The ~~sign-notice~~ required by EMC [18.40.180](#) shall include that same architectural elevation and color photo simulation combination selected by the city that depicts the visual impact of the WCF.

F. General Development Standards Applicable to WCFs Other than Small Wireless Facilities. The following criteria shall be applied in approving, approving with conditions, or denying a permit for a WCF that is not a small wireless facility. Unless otherwise provided in this chapter, WCF construction shall be consistent with the development standards of the zoning district in which it is located.

1. Height. Refer to Tables 1 and 2.

2. Setback Requirements.

a. Refer to Tables 1 and 2 for towers.

b. All equipment shelters, cabinets or other on-the-ground ancillary equipment shall be buried or meet the setback requirement of the zone in which located. Notwithstanding the setbacks provided for in Tables 1 and 2, when a residence is located on an adjacent parcel, the minimum side setback from the lot line for a new tower must be equal to the height of the proposed tower, unless:

i. The tower is constructed with breakpoint design technology. If the tower has been constructed using breakpoint design technology, the minimum setback distance shall be equal to 110 percent of the distance from the top of the structure to the breakpoint level of the structure, or the applicable zone's minimum side setback requirements, whichever is greater. (For example, on a 100-foot tall monopole with a breakpoint at 80 feet, the minimum setback distance would be 22 feet [110 percent of 20 feet, the distance from the top of the monopole to the breakpoint] or the minimum side yard setback requirements for that zone, whichever is greater.) Provided, that if an applicant proposes to use breakpoint design technology to reduce the required setback from a residence, the issuance of building permits for the tower shall be conditioned upon approval of the tower design by a structural engineer.

3. Landscaping.

a. All landscaping shall be installed and maintained in accordance with this chapter. Existing on-site vegetation shall be preserved to the greatest extent reasonably possible and disturbance of the existing topography shall be minimized. The director may grant a waiver from the required landscaping based on findings that a different requirement would better serve the public interest.

b. Tower bases, when fenced (compounds), or large equipment shelters (greater than three feet by three feet by three feet), shall be landscaped. Tower bases shall be screened by fencing and landscaping, which will encompass a five-foot radius around the fenced area.

c. If fencing is installed, it shall consist of decorative masonry or wood fencing.

4. Visual Impact. All WCFs in residential zones and within 150 feet of residential zones, including equipment enclosures, shall be sited and designed to minimize adverse visual impacts on surrounding properties and the traveling public to the greatest extent reasonably possible, consistent with the proper functioning of the WCF. Such WCFs and equipment enclosures shall be integrated through location and design to blend in with the existing characteristics of the site. Such WCFs shall also be designed to either resemble the surrounding landscape and other natural features where located in proximity to natural surroundings, or be compatible with the urban built environment through matching and complementing existing structures and specific design considerations, such as architectural designs, height, scale, color and texture, and/or be consistent with other uses and improvements permitted in the relevant zone.

5. Use of Stealth Design/Technology. Stealth design is required in residential zones and to the extent shown in Tables 1 and 2. Stealth and concealment techniques must be appropriate given the proposed location, design, visual environment, and nearby uses, structures, and natural features. Stealth design shall be designed and constructed to substantially conform to surrounding building designs or natural settings, so as to be visually unobtrusive. Stealth design that relies on screening WCFs in order to reduce visual impact must screen all substantial portions of the facility from view. Stealth and concealment techniques do not include incorporating faux tree designs of a kind that are not native to the Pacific Northwest.

6. Lighting. For new towers, only such lighting as is necessary to satisfy FAA requirements is permitted. All FAA-required lighting shall use lights that are designed to minimize downward illumination. Security lighting for the equipment shelters or cabinets and other on-the-ground ancillary equipment is also permitted as long as it is down shielded to keep light within the boundaries of the site. Motion detectors for security lighting are encouraged in residential zones or adjacent to residences.

7. Noise. ~~At no time shall transmission equipment or any other associated equipment (including, but not limited to, heating and air conditioning units) at any wireless communication facility emit noise that exceeds the applicable limit(s) established in EMC 18.90.140(E). Facilities utilizing passive cooling or other cooling methods that do not emit noise are to be utilized when feasible. If not feasible, cooling methods using low noise profile equipment shall be utilized. In no event shall transmission equipment or any other associated equipment (including, but not limited to, heating and air conditioning units) at any wireless communication facility emit noise that exceeds the applicable limit(s) established in EMC 18.90.140(E).~~

~~8. Signage. No facilities may bear any signage or advertisement(s) other than signage required by law or expressly permitted or required by the city. Any signage on facilities shall comply with EMC Chapter 18.97.~~

~~98.~~ Code Compliance. All facilities shall at all times comply with all applicable federal, state and local building codes, electrical codes, fire codes and any other code related to public health and safety.

~~109.~~ Building-Mounted WCFs.

a. In residential zones, all transmission equipment shall be concealed within existing architectural features to the maximum extent feasible. Any new architectural features proposed to conceal the transmission equipment shall be designed to mimic the existing underlying structure, shall be proportional to the existing underlying structure or conform to the underlying use and shall use materials in similar quality, finish, color and texture to the existing underlying structure.

b. In residential zones, all roof-mounted transmission equipment shall be set back from all roof edges to limit visibility from the right-of-way to the maximum extent feasible.

c. In all other zones, antenna arrays and supporting transmission equipment shall be installed so as to camouflage, disguise, or conceal them to make them closely compatible with and blend into the setting or host structure.

~~1110.~~ WCFs in the Public Rights-of-Way.

~~a. Preferred Locations. Facilities shall be located as far from residential uses as feasible, and on main corridors and arterials to the extent feasible. Facilities in the rights-of-way shall maintain at least a 200-foot separation from other wireless facilities (except with respect to DAS or small cell wireless facilities), except when collocated or on opposite sides of the same street.~~

~~Ba. - Pole-Mounted or Tower-Mounted Equipment. All facilities in the Public Rights-of-Way All shall be that are All pole or tower mounted transmission equipment (antenna) shall be mounted and tower-mounted transmission equipment shall be mounted shall mount or place associated equipment as close as physically and technically possible feasible to the pole or tower so as to reduce the overall visual profile to the maximum extent feasible while still maintaining required safety clearances shall~~

~~instead such equipment. All~~ pole-mounted and tower-mounted transmission equipment shall be painted with flat, nonreflective colors that blend with the visual environment.

~~b. Notwithstanding the above, If mounting of base station equipment is not technically feasible, All appurtenant antenna equipment (non-antenna) within the right-of-way such equipment shall be placed underground to the maximum extent not technically feasible, in which case it equipment shall may be placed on an adjacent lot outside of the public rights-of-way in a manner consistent with subsection 12, below.~~

~~c. b.c. Exception from Setback Requirements.~~ Setbacks do not apply to facilities in the public rights-of-way, as shown in Tables 1 and 2.

~~12.11. Accessory Base Station Equipment. In residential all zones, All~~ base station equipment shall be mounted as close as physically and technically possible to the pole or tower so as to reduce the overall visual profile to the maximum extent feasible while still maintaining required safety clearances.

~~a. If not technically feasible, the applicant shall consider the location of base station equipment in the following order: underground, located or placed in an existing building, underground, or in an equipment shelter or cabinets.~~

~~(i) Shelter or cabinets shall be that is (a)~~ designed to blend in with existing surroundings, using architecturally compatible construction and colors; and ~~(b)~~ located so as to be as unobtrusive as possible consistent with the proper functioning of the WCF.

~~13. Spacing of Towers. Towers shall maintain a minimum spacing of one-half mile, unless it can be demonstrated that physical limitations (such as topography, terrain, tree cover or location of buildings) in the immediate service area prohibit adequate service by the existing facilities or that collocation is not feasible.~~

~~14.3.12.~~ Entire Lot Controls. For purposes of determining whether the installation of a WCF complies with development standards, such as, but not limited to, setback and lot coverage requirements, the dimensions of the entire lot shall control, even though a WCF is located on a leased parcel within that lot.

~~15.14.13.~~ Backup Power Sources. The city encourages proposed WCFs to include backup power sources, such as batteries or generators, to maintain wireless service in the event of an emergency, such as a natural disaster. So long as the WCF otherwise complies with this chapter, a WCF using such backup power during an emergency will be presumed to neither be detrimental to the public health, safety, and general welfare, nor injurious to, or adversely affect, the uses, property, or improvements adjacent to and in the vicinity of the site upon which the proposed use is proposed to be located.

G. Final Inspection.

1. A certificate of occupancy will only be granted upon satisfactory evidence that the WCF was installed in substantial compliance with the approved plans and photo simulations.

2. Failure to Comply. If it is found that the WCF installation does not substantially comply with the approved plans and photo simulations, the applicant immediately shall make any and all such changes required to bring the WCF installation into compliance.

H. Maintenance.

1. All wireless communication facilities must comply with all standards and regulations of the FCC and any other state or federal government agency with the authority to regulate wireless communication facilities.

2. The site and the wireless communication facilities, including all landscaping, fencing and related transmission equipment, must be maintained at all times in a neat and clean manner and in accordance with all approved plans.

3. All graffiti on wireless communication facilities must be removed at the sole expense of the permittee after notification by the city to the owner, operator, or both of the WCF.

4. If any FCC, state or other governmental license or any other governmental approval to provide communication services is ever revoked as to any site permitted or authorized by the city, the permittee must inform the city of the revocation within 30 days of receiving notice of such revocation.

I. Discontinuation of Use.

1. Any WCF that is no longer needed and its use is discontinued shall be reported immediately by the service provider to the community development director. Discontinued facilities shall be completely removed within six months and the site restored to its preexisting condition.

2. There shall also be a rebuttable presumption that any WCF that is regulated by this chapter and that is not operated for a period of six months shall be considered abandoned. This presumption may be rebutted by a showing that such WCF is an auxiliary backup or emergency utility or device not subject to regular use or that the WCF is otherwise not abandoned. For those WCFs deemed abandoned, all equipment, including, but not limited to, antennas, poles, towers, and equipment shelters associated with the WCF, shall be removed within six months of the cessation of operation. Irrespective of any agreement among them to the contrary, the owner or operator of such unused facility, or the owner of a building or land upon which the WCF is located, shall be jointly and severally responsible for the removal of abandoned WCFs. If the WCF is not thereafter removed within 90 days of written notice from the city, the city may remove the WCF at the owner of the property's expense or at the owner of the WCF's expense, including all costs and attorneys' fees. If there are two or more wireless communications providers collocated on a single support structure, this provision shall not become effective until all providers cease using the WCF for a continuous period of six months.

3. Cessation of Non-wireless Uses. If the primary function of an antenna support structure ceases to operate, the wireless facility shall also be removed at the applicant's sole cost and expense unless a new permit is obtained pursuant to the provisions of EMC 18.100.110(E).

J. Limits on Issued Permits. Approved conditional and administrative permits for WCFs shall be restricted by the following permit limitations:

1. An approved permit shall be valid for one year from the date of the city's approval, with an opportunity for a six-month extension. If not issued within the validity time frame, i.e., within 12 or 18 months, the permit shall become null and void.

2. The terms and conditions of an issued, but unused, permit for a WCF shall expire five years after the effective date of the permit approval.

K. Costs Associated with Review of Applications.

1. In addition to the application fee, the applicant shall reimburse the city for costs of professional engineers and other consultants hired by the city to review and inspect the applicant's proposal. These professional services may include but are not limited to: engineering, technical reviews, legal, planning, hearing examiner, environmental review, critical areas review, financial, accounting, soils, mechanical and structural engineering.

2. The technical expert review may include, but is not limited to (a) the accuracy and completeness of the items submitted with the application; (b) the applicability of analyses and techniques and methodologies proposed by the applicant; (c) the validity of conclusions reached by the applicant; and (d) whether the proposed WCF complies with the applicable approval criteria set forth in this chapter. The selection of the third-party expert may be by mutual agreement between the provider and the city, or at the discretion of the city, with a provision for the provider and interested parties to comment on the proposed expert and review his or her qualifications. The applicant shall pay the cost for any independent consultant fees, along with applicable overhead recovery, through a deposit, estimated by the city, paid within 10 days of the city's request. When the city requests such payment, the application shall be deemed incomplete for purposes of application processing timelines. In the event that such costs and fees do not exceed the deposit amount, the city shall refund any unused portion within 30 days after the final permit is released or, if no final permit is released, within 30 days after the city receives a written request from the applicant. If the costs and fees exceed the deposit amount, then the applicant shall pay the difference to the city before the permit is issued.

L. Eligible Facilities Requests.

1. Procedure. This subsection describes the sole and exclusive procedure for review and approval of a proposed facilities modification which the applicant asserts is subject to review under Section 6409 of the Spectrum Act. In the event that any part of an application for a project permit approval includes a proposed facilities modification, the proposed facilities modification portion of the application shall be reviewed under this subsection.

2. Nonconforming Structures. This subsection shall not apply to a proposed facility modification to an eligible support structure that is not a legally conforming or legally nonconforming structure at the time the completed eligible facilities modification application is filed with the city.

3. Replacement. This subsection shall not apply to a proposed facility modification to an eligible support structure that will involve replacement of the tower or base station.

4. SEPA Review. Unless otherwise provided by law or regulation, decisions pertaining to eligible facilities requests are exempt from the requirements of RCW 43.21C.030(2)(c).

5. Application. An application for an eligible facilities modification and supplemental submittals are received by the city upon the date such application is filed with the city. ~~In order to be complete, the application must include all of the information and materials required in EMC Title 16.~~

6. ~~Determination of Completeness. The city shall, within 21 days after receipt of the application, review the application under the procedures set forth in subsection (L)(7) of this section.~~

7. Time Frame for Review – Approval/ Denial.

a. Within 60 days of the date on which an applicant submits an application seeking approval for an eligible facilities request, the city shall either approve the application (unless the application is tolled as set forth in subsection (L)(8) of this section), or determine that the application is does not meet the requirements to qualify as not covered by an eligible facilities request.

b. An eligible facilities application shall be approved, and an eligible facilities permit issued, upon determination by the city that the proposed facilities modification is subject to this section and that it does not substantially change the physical dimensions of an eligible support structure. An eligible facilities application shall be denied upon written determination by the city that the proposed facilities modification is not subject to this section or will substantially change the physical dimensions of an eligible support structure. A proposed facilities modification will substantially change the physical dimensions of an eligible support structure if it meets any of the substantial change criteria in Chapter 18.20 EMC (Definitions).

c. An eligible facilities modification permit issued pursuant to this subsection, and any application that has been deemed approved, shall be and is conditioned upon compliance with any generally applicable building, structural, electrical, and health/safety codes.

8. Tolling of Time Frame for Review. The application review period begins to run when the application is received, and may be tolled when the city determines that the application is incomplete and provides notice of an incomplete application; or by mutual agreement between the city and the applicant.

a. To toll the time frame for an incomplete application, the city must provide written notice to the applicant within 30 days of receipt of the application, specifically delineating all missing documents or information required in the application. Such delineated information is limited to documents or information reasonably related to determining whether the request meets the requirements to qualify as an eligible facilities request.

b. The time frame for review begins running again when the applicant makes a supplemental submission in response to the city's notice of incomplete application.

c. Following a supplemental submission by the applicant, the city will notify the applicant within 10 days that the supplemental submission did not provide the information identified in the original notice delineating missing information. The time frame is tolled in the case of second or subsequent notices pursuant to the procedures identified in this subsection. Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incomplete application.

9. Failure to Act. In the event that the city fails to approve or deny an eligible facilities request within the time frame for review in subsection (L)(8) of this section (accounting for any tolling), the request shall be deemed approved. The deemed approval does not become effective until the applicant notifies the city in writing after the review period has expired (accounting for any tolling) that the application has been deemed approved.

636
637



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: February 14, 2022

Title: Draft Wireless Ordinance Staff Responses to Public Comment

Attachments: 1) Draft Planning Commission Recommendation

Submitted By: Emily Arteche, AICP, Planning Manager

Summary:

On February 14, 2022, the Planning Commission held a continuation of the public hearing from January 10th, 2022 to solicit public input on proposed code changes to EMC Title 18, pertinent to wireless facilities, technology, regulations, and the City's wireless processes, procedures, and preferences.

Following the public hearing, the Planning Commission may take action by providing a recommendation to City Council for discussion, public hearing, further discussion, and final action. A draft recommendation has been prepared by staff, included as Attachment 1.



**CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION**

The Planning Commission voted x – x to recommend APPROVAL of the proposed code amendments to the Edgewood Municipal Code (EMC) pertaining to wireless facilities, technology, regulations, and the City’s wireless processes, procedures, and preferences.

It is the recommendation of the City of Edgewood Planning Commission to approve the updated drafted EMC amendments as presented in the staff report and attachment submitted by Planning Manager Emily Arteche at the February 14, 2022 meeting.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 14TH DAY OF FEBRUARY 2022.**

Planning Commission Chair

Attest by:

Evan Hietpas
Associate Planner



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: February 14, 2022

Title: Town Center (TC)

Attachments: None

Submitted By: Evan Hietpas, Associate Planner

Background Information:

December 14, 2020- March 8, 2021: Key discussion points from these meetings are listed below:

- Vision for TC neighborhood, as established in City's Comprehensive Plan
- Future of Edgewood City Hall property and development of a Civic Campus
- Current and recent projects in TC including multi-family developments
- Conceptual building and site design, through "Sketch-Up" 3-D modeling
- Targeted land uses like craft manufacturing and business incubators
- Variety of housing options
- Trail, open space networks and plazas/greenspace
- Equitable access to public amenities
- Public-private partnerships

April 12, 2021: Commission recommended three actions to City Council.

June 7 and June 9, 2021: Staff kicked off the public involvement process with presentations to both the EDAB and PRAB. Staff will continue working with the boards to gather input on the promotion of local craft manufacturing, business incubators, and to seek public feedback on public plazas, greenspaces, and trails, both connecting to and within the TC area.

September 13, 2021: Commission determined the geographic boundary of the Town Center Subarea Plan (attachment 3). The boundary is limited to properties with TC zoning designation and is consistent with Pierce County's Center of Local Importance (COLI) designation.

October 11, 2021: City staff presented youth engagement efforts during the Edgewood Experience program. Additionally, City staff announced that the boundary set at the September 13th meeting would be used to apply for the WA State Dept. of Commerce's Transit Oriented Development Implementation (TODI) Grant. It is worth noting that Edgewood was not selected for the grant and staff is evaluating any potential impacts this may have on the subarea planning process.

November 8, 2021: Discussion on historic TC planning efforts and the proposed Subarea Planning schedule, focusing on the public involvement process.

December 13, 2021 and January 10, 2022: Discussion on TC Subarea Plan webpage and Thursday January 27th Subarea Plan Virtual Community Workshop.

Current Discussion:

January Workshop

The city held a virtual community workshop on Thursday January 27, 2022 at 6:00PM. The workshop was the first in a series of three (3). The goal of the workshop was to *inform and promote*. *Inform* the public about what and where Town Center is and *promote* the importance of the Subarea Plan. The workshop gave people an opportunity to stay involved in the city's efforts in 2022. City staff and AHBL representatives will lead a recorded presentation that is posted on the [Town Center webpage](#).

The community workshop was promoted to diverse stakeholders to establish meaningful partnerships:

- Town Center webpage, City event calendar, and social media
- E-mail subscribers on City Clerk's distribution list
- Postcards to Town Center property owners
- Puget Sound Business Journal, South Sound Magazine, and Tacoma News Tribune advertisement
- Direct outreach to Pierce County Library System, Mountain View Community Center (MVCC), City of Milton, FME Chamber of Commerce, and WA State Farmer's Market Association

Town Center Subarea Plan Webpage

Staff has made several updates to our [project webpage](#).

- Promotional video summarizing: what Town Center is, why Edgewood is writing a Subarea Plan, and how the public can get involved
- 3-D modeling video to visualize what Town Center's future could be
- Link to a new [Historic Community Planning Resources page](#) with access to sixteen (16) documents

Additional Engagement Efforts

Staff is continuing to plan for more public outreach throughout the process.

- Edgewood Community Magazine article in the Spring 2022 edition
- City of Milton Planning Commission presentation on March 8th
- Pierce County Library promotional opportunity (flyers at Edgewood-Milton branch)
- Second workshop in third week of May
- More to come!



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: February 14, 2022

Title: Parks, Recreation, Open Space, and Trails (PROST) Plan Update

Attachments:

- 1) Edgewood PROST Public Involvement Summary DRAFT
- 2) Edgewood PROST Public Involvement Graphics DRAFT
- 3) Edgewood PROST CIP Project Matrix DRAFT
- 4) Edgewood PROST Plan Schedule Update
- 5) Edgewood PROST Plan Report DRAFT Sample

Submitted By: Jeremy Metzler, Public Works Director

Background:

In order to maintain eligibility for Recreation and Conservation Office (RCO) grant funding, the Parks and Recreation Advisory Board (PRAB) has been working with staff and the City's on-call consultant, SCJ, on preparing an update to the City's Parks, Recreation and Open Space (PROS) Plan. This effort began in September 2021, and SCJ has been coordinating with the PRAB regularly since, soliciting the public's input through interactive tools shared on the City's website.

Current Discussion:

Attached are several draft components of the updated plan, on which staff and SCJ is seeking the Planning Commission's feedback. SCJ plans to complete the full draft plan in the next few weeks, for preliminary submittal to RCO by March 1st, and further review and discussion with the PRAB and this group at your March meetings.

Staff Recommendation:

No formal action at this time, preparing for more discussion and public input at the March meeting.

Public Involvement

Public involvement has been the driving force behind this plan and the ideas, goals, and objectives presented herein. The City engaged community members in development of the Edgewood PROST Plan in a number of ways. The Parks and Recreation Advisory Board (PRAB) served as a citizen advisory committee for the plan. The goals and objectives of this plan were also reviewed by the Planning Commission as part of the comprehensive plan update process. All PRAB and Planning Commission meetings were held virtually and were open to the public.

The successful update of Edgewood's PROST Plan ultimately relied on listening to the community's needs and desires. Prior to the start of the outreach campaign, a Public Participation Plan (included in Appendix x) was developed to ensure Edgewood residents were well informed of the opportunity to participate and provided with the necessary context to provide feedback. Due to the Covid-19 pandemic, all public engagement was held virtually, utilizing custom-built online surveys and interactive map-based interfaces.

A needs assessment survey was first held in the Fall of 2021 to understand how residents currently use Edgewood's parks facilities and what they think is lacking within the City's parks system. This survey was followed up with an online visioning and mapping workshop in which participants were asked to describe the community's needs more specifically and to locate their comments and concerns on a city map.

Needs Assessment Survey Summary

Survey Details

To gather public feedback on the PROST Plan, an online survey created in the Alchemer survey platform was sent out to the public and was available for [xx] weeks in the Fall of 2021, from [date] to [date]. The survey was posted on the City's website, and notification was provided via postings [where – City website, Facebook, other social media?]. The survey was also sent out to various community groups in emails directly from the City.

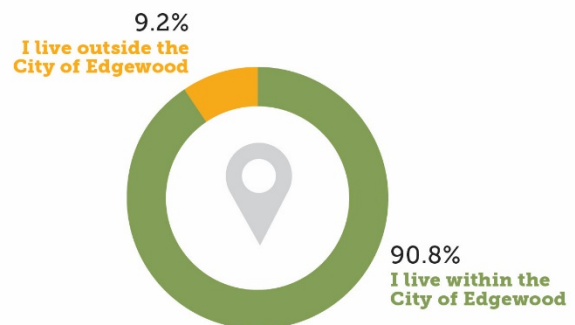
The intent of this online survey was to gain public input on how current facilities are used, as well as to solicit preferences for park improvements. The survey comprised 19 questions. A total of 160 people participated in the online survey, and about 84% of these respondents answered every question.

Demographics

Geographic location of respondents

Respondents were asked whether they lived in the City of Edgewood, and where in the City they lived based on zip code. Approximately 91% of respondents lived in the City, with 9% living outside the City.

There are two zip codes within the City of Edgewood – 98371 and 98372. The 98371 zip code represents the west side of the city, while 98372 represents the east side, with the north-south split being roughly along the SR 161 corridor. Approximately 21% of respondents lived in the



98371 zip code (west of SR 161) and 73% lived in the 98372 zip code (east of SR 161). The other 6% of respondents declined to answer this question.

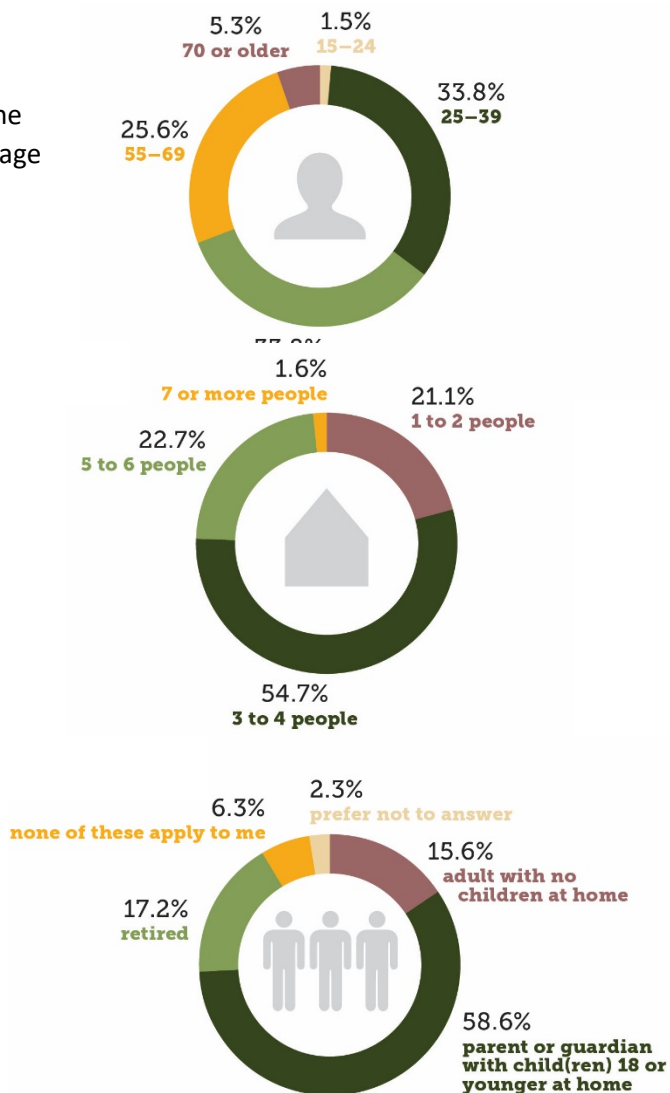
Age of respondents

The survey also asked about respondents' age. A full two-thirds of respondents were aged 25 to 54 (33.8% each in the 25- to 39-year-old age group and in the 40- to 54-year-old age group). The smallest response rate was from respondents between the ages of 15 and 24.

Household information

The majority of survey respondents (54.7%) live in a household with 3 to 4 people. Just under a quarter of respondents (22.7%) live in a household of 5 to 6.

The majority of survey respondents (58.6%) identified themselves as a parent or guardian with child(ren) 18 years old or younger at home. The next largest portion of survey respondents identified themselves as retired (17.2%).



Park Use

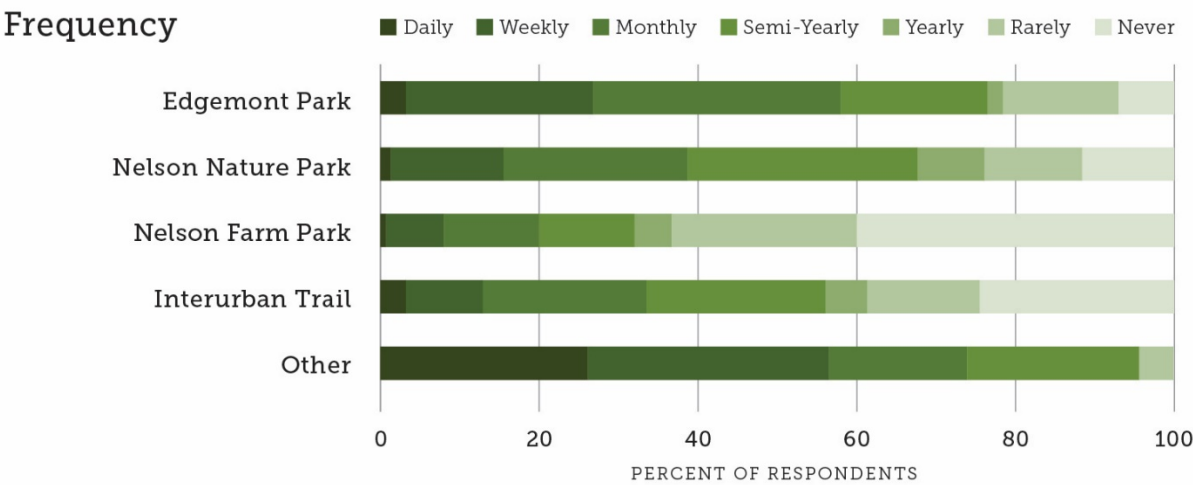
Frequency of use

Edgemont Park appears to be the facility that is most frequently visited by residents, with 58% of respondents indicating they visit the park at least monthly (31.2% monthly; 23.6% weekly; 3.2% daily).

Nearly 39% of respondents indicated they visit Nelson Nature Park at least monthly (23.2% monthly, 14.2% weekly; 1.3% daily). However, 29% of respondents indicated they only visit the park semi-yearly, and 11.6% said they never visit the park.

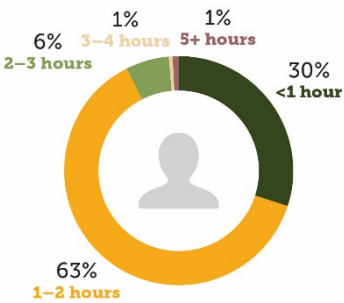
The Interurban Trail is used at least monthly by 33.5% of respondents (20.6% monthly; 9.7% weekly; 3.2% daily). However, 14.2% of respondents indicated they rarely use the trail, and 24.5% indicated they never use it.

Nelson Farm Park is the least frequently visited of all the City’s parks and recreation facilities, with a full 40% of respondents indicating they never visit this park, and 23.3% stating they rarely visit. Only 20% of respondents visit this park at least monthly (12.0% monthly; 7.3% weekly; 0.7% daily).



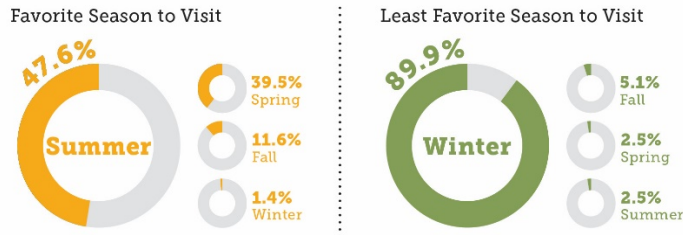
Duration of use

Most survey respondents said their average park visit lasted 1 to 2 hours (63%). 30% of respondents said their average visit was less than an hour. Only 6% reported regularly spending 2-3 hours visiting a park, with only 2% spending longer than that.



Time of year

Respondents were asked their favorite and least favorite seasons to visit Edgewood's parks and trails facilities. The largest portion of respondents (47.6%) indicated summer is their favorite season to visit the parks, followed closely by spring (39.5%). Most respondents (89.9%) indicated winter is their least favorite season to visit.

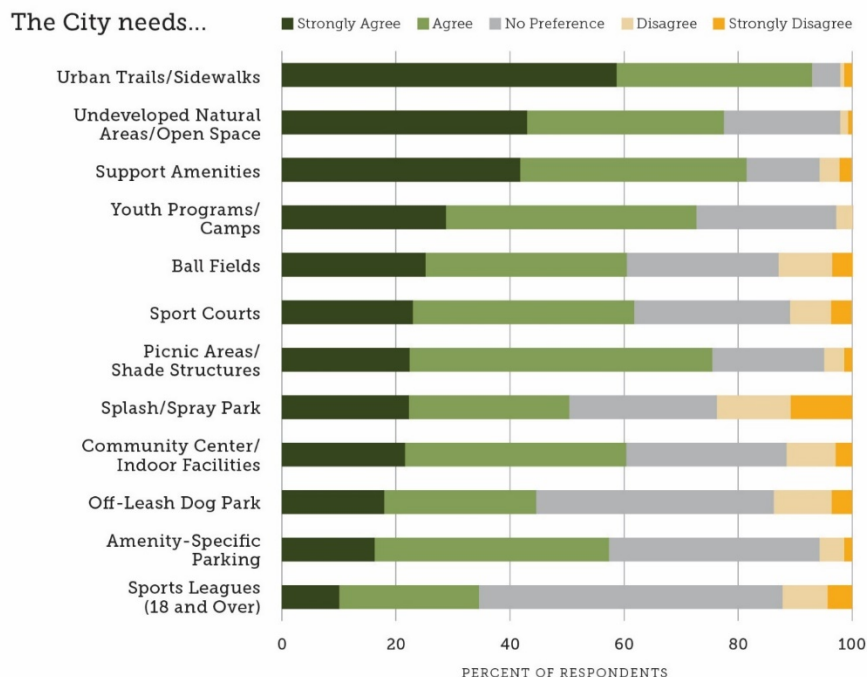


Park Sentiment

Park needs

The survey asked what the respondents see as the greatest needs for Edgewood's parks. The results below show these needs within 12 general categories, as described below.

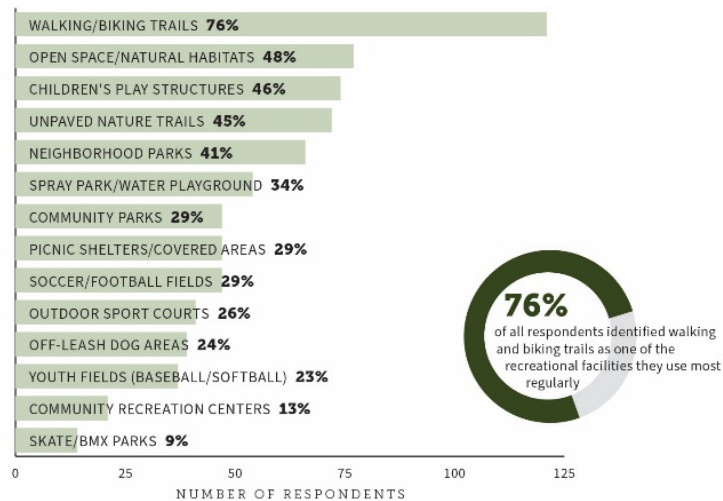
Respondents overwhelmingly identified urban trails/sidewalks as the park amenity most needed in the City of Edgewood, with 93% of respondents selecting either "strongly agree" or "agree" when presented with the statement "The City needs urban trails/sidewalks." Other popular responses included undeveloped natural areas/open space, support amenities, youth programs/camps, and picnic areas/shade structures.



Most popular amenities

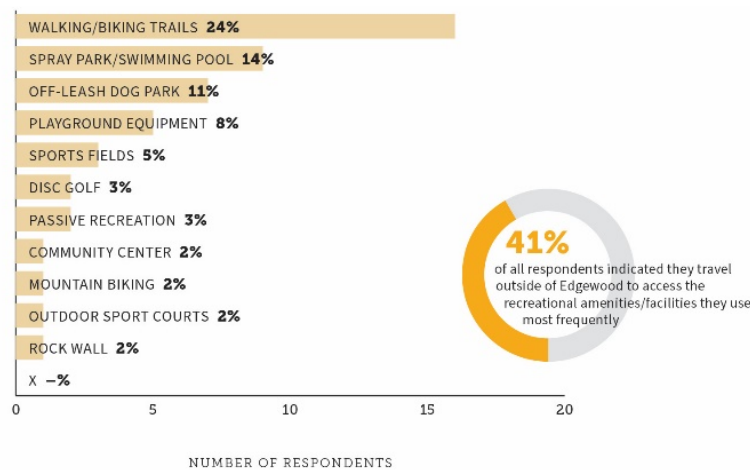
Survey participants were asked which recreational facilities/amenities they use most frequently. Walking and biking trails were identified as the most popular amenities, with 76% of all respondents identifying these as one

of the recreational facilities they use most regularly. Other popular facility/amenity types included open space/natural habitats (48% of respondents), children’s play structures (46%), unpaved nature trails (45%), and neighborhood parks (41%). Skate/BMX parks were identified as the least popular facility type, with only 9% of respondents selecting these as one of the facilities they use most often.



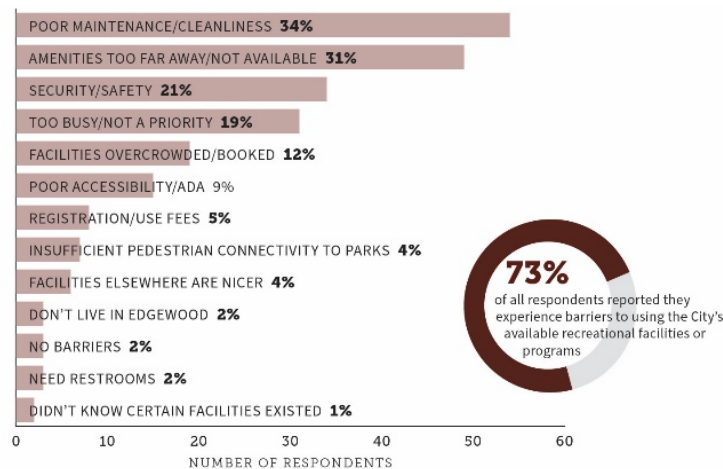
Facilities used outside Edgewood

Respondents were asked what parks and recreation facilities they regularly travel outside of Edgewood to use. Of all the survey respondents, nearly half (41%) indicated they travel outside of Edgewood to access the recreational facilities they use most. Of those, the largest percentage (24%) indicated they travel outside the City to use walking/biking trails, followed by spray park/swimming pool facilities (14%) and off-leash dog parks (11%).



Barriers to park use

When asked about the barriers to their use of Edgewood’s parks and recreation facilities, over one-third of respondents (34%) identified poor maintenance/cleanliness as the greatest barrier to their use. Another 31% of respondents stated the amenities they would like to use are too far away or not available, and 21% identified security/safety as the main barrier to their use of Edgewood’s parks.



Survey Results Summary

Based on the survey results and comments received, there is a strong desire for an improved system of walking and biking trails throughout the city – paved trails in particular. Edgewood residents also want to see more natural areas, children’s play areas, and support amenities such as benches, bike racks, lighting, and recycling bins. Edgewood residents want to see an improved system of pedestrian and bicycle infrastructure throughout their city.

Survey respondents also identified a number of barriers the City needs to overcome with regards to use of park facilities, including park maintenance, safety/security, and provision of a variety of amenity/facility types.

Mapping and Visioning Workshop

Once the needs assessment survey was completed, a virtual mapping and visioning workshop was conducted for the purpose of gathering more specific public feedback on the PROST Plan. The needs assessment survey provided insights into some of the amenities and updates that are needed in the City of Edgewood’s parks system; the mapping workshop allowed participants to identify where these amenities should go by adding geolocated points and comments on a city map. This virtual workshop was hosted on the Maptionnaire community engagement platform. Participants were asked to identify specific areas within the City where updates are needed or recreational opportunities exist.

The Maptionnaire workshop link was posted on social media and sent out via email. The City distributed the survey link to multiple email groups. The workshop was live from [date] through [date].

Overall, 103 people participated in the virtual mapping workshop. Fewer people responded to this survey than the first survey, but that was expected due to the more complex and involved nature of the Maptionnaire platform. The workshop did, however, provide meaningful and impactful feedback.

The results of this workshop guided plan development by identifying specific needs and desires of the community. Respondents identified amenities or facilities to be added, and they also identified areas that need to be addressed and improved.

Desired Facilities and Amenities

Participants identified their desires by adding points or lines (accompanied by an optional comment) on the map. In order to categorize the input received, participants could select from six different “draw buttons” to add their comments on the map. These draw buttons included:

- Point Comments:
 - Support amenities
 - Sports fields/courts
 - Undeveloped natural areas/open space
 - Other ideas or opportunities
- Line Comments:
 - Urban/paved trails
 - Natural trails/pathways

The following sections identify desired elements noted by survey participants, sorted by amenity type. A map illustrating the locations of all comments received can be found in Appendix [x](#).

Support amenities

A total of 19 participants identified the need for support amenities on the map. These included:

- Tables, benches, and a shaded/covered area for year-round use
- Sidewalks/paved trails connecting park facilities
- Permanent bathroom and drinking fountain
- Lights for existing sports fields and track

Sports fields/courts

A total of 19 participants identified the need for sports fields/courts on the map. These included:

- Additional soccer fields needed
- Add sports fields at new community park
- Update existing sports fields (lighting, turf)
- Refresh existing basketball courts
- Multifunctional sports field areas

Undeveloped natural areas/open space

A total of 18 participants identified the need for undeveloped natural areas/open space on the map. These included:

- Keep/maintain old-growth trees in the vicinity of parks
- Maintain the rural character of existing open areas
- Short walking trails in the vicinity of existing nature areas
- Birding and other passive recreation features

Other ideas or opportunities

A total of 12 participants identified other ideas or opportunities on the map. These included:

- Dog park at new community park or at Nelson Nature Park
- Community gathering place at City Hall field in front of barn
- Trail/footbridge connecting one side of canyon to the other
- Amenities for park users at adjacent bus stops

Urban/paved trails

A total of 40 participants identified the need for urban/paved trails on the map, by far the highest number of comments. These included:

- Tie the Interurban Trail together with the Valley trail system
- Add paved sidewalks along busy roads connecting park facilities
- Connect Northwood Elementary to parks

Natural trails/pathways

A total of four participants identified the need for natural trails/pathways on the map. These included:

- Additional nature trails within Nelson Nature Park
- Nature trail in Crawford Woods

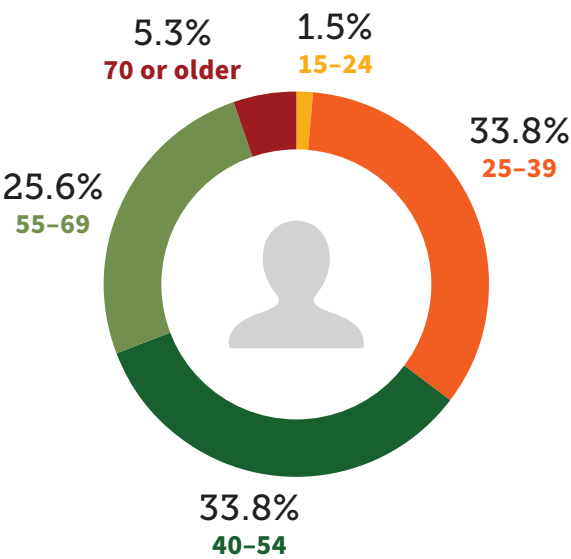
PUBLIC INVOLVEMENT

Survey Results

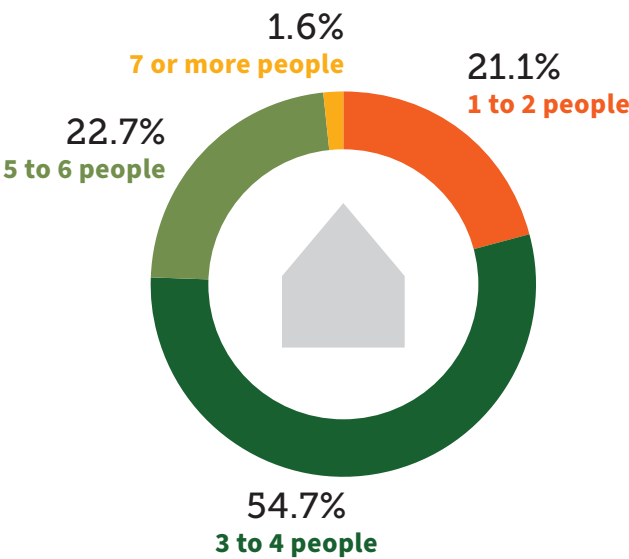


Respondent Demographics

WHAT IS YOUR AGE RANGE?

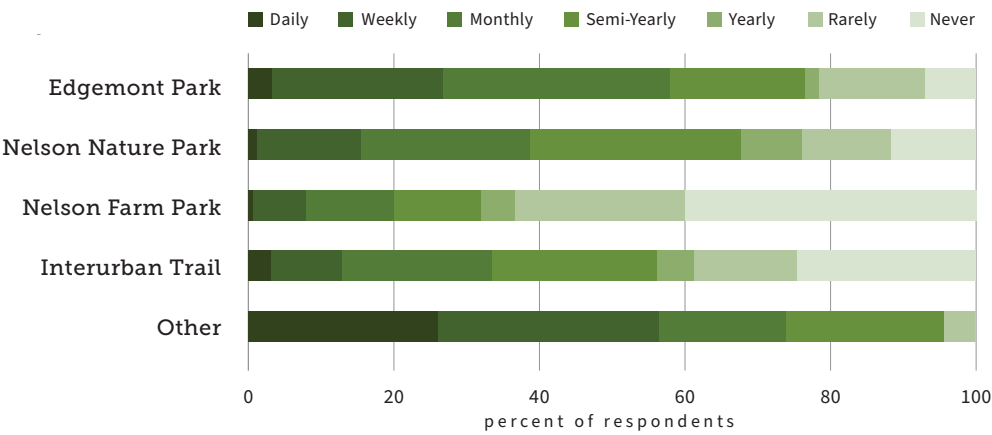


WHAT IS YOUR HOUSEHOLD SIZE?

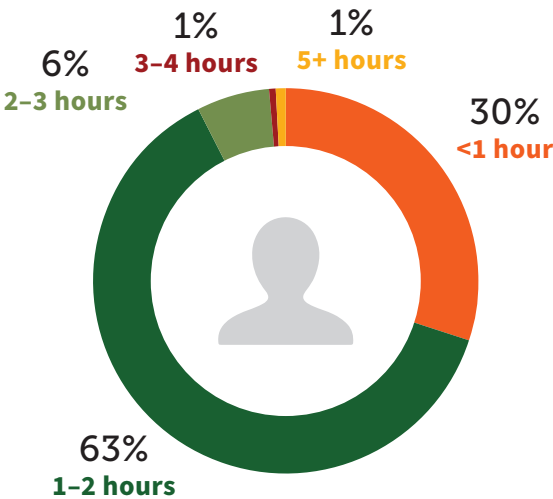


Use of Edgewood's Existing Facilities

HOW FREQUENTLY DO YOU USE THE CITY'S PARKS AND RECREATION FACILITIES?

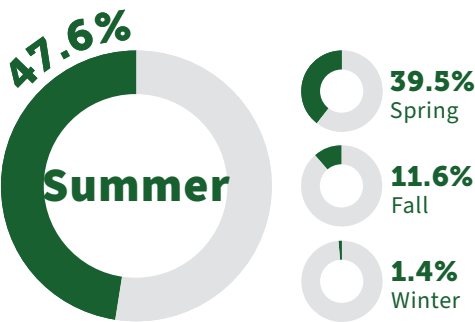


HOW LONG IS YOUR AVERAGE VISIT TO THESE FACILITIES?

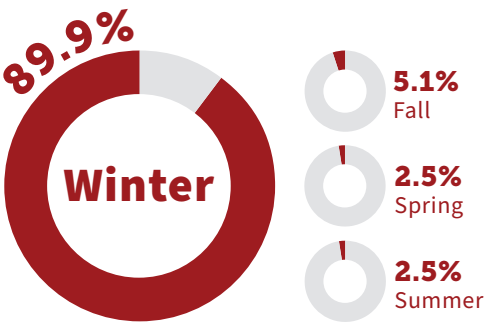


WHAT TIME OF YEAR DO YOU PREFER TO VISIT?

Favorite Season to Visit

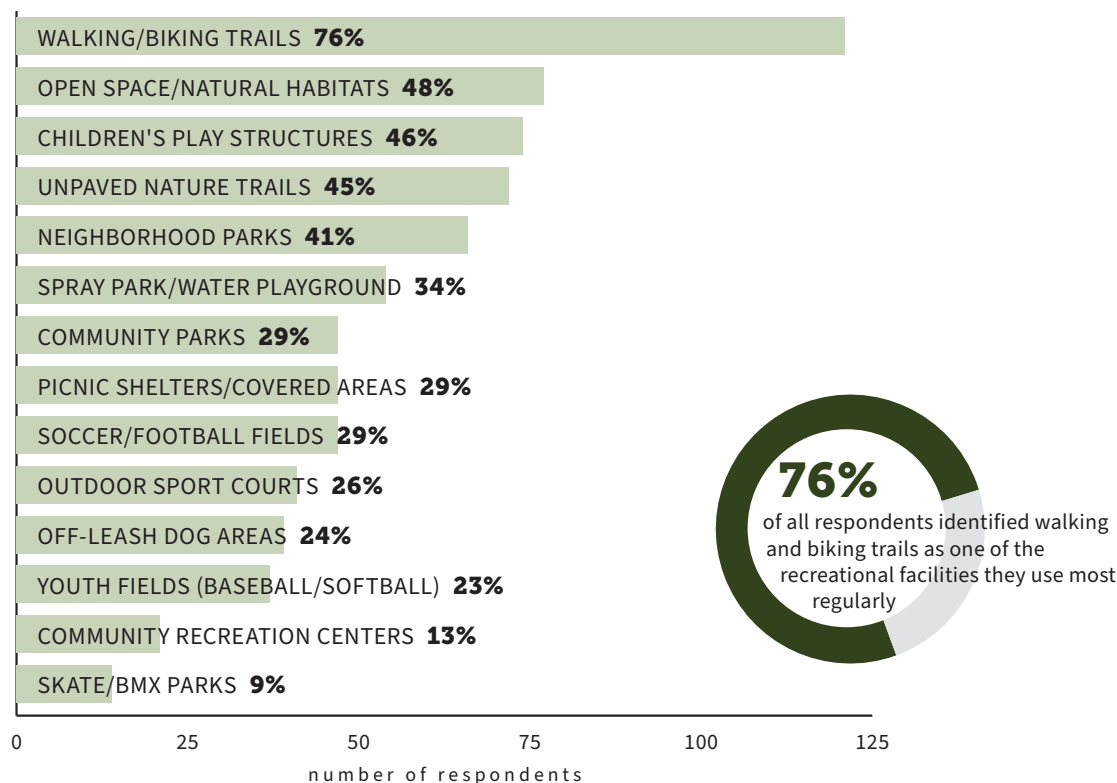


Least Favorite Season to Visit

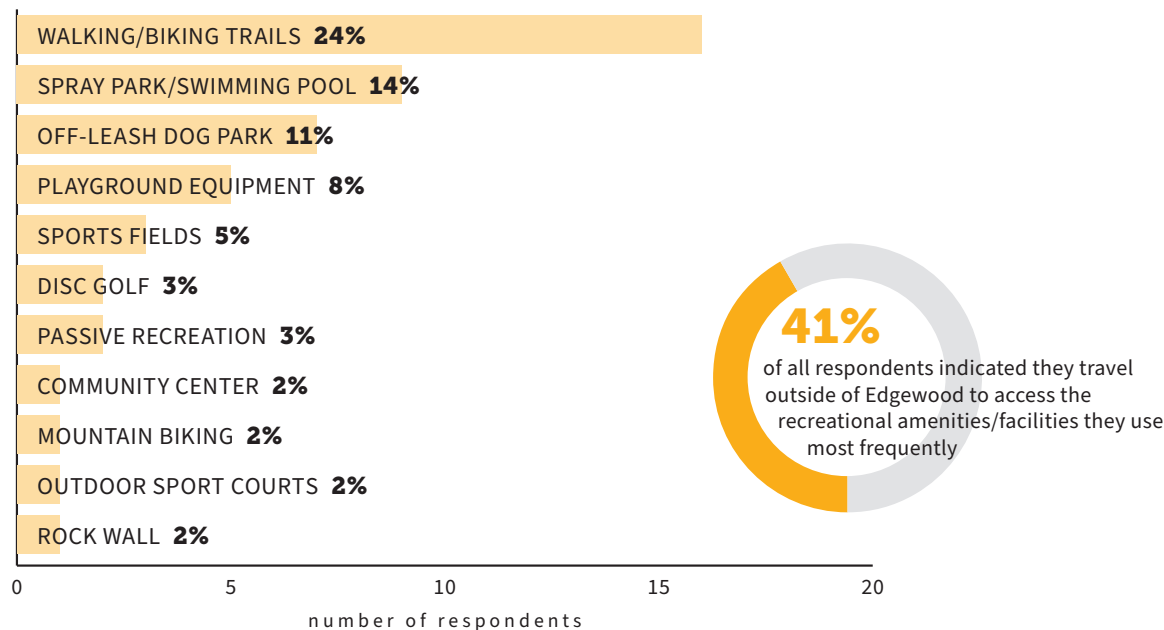


Recreational Facility Use

WHAT TYPES OF RECREATIONAL FACILITIES DO YOU USE MOST FREQUENTLY?

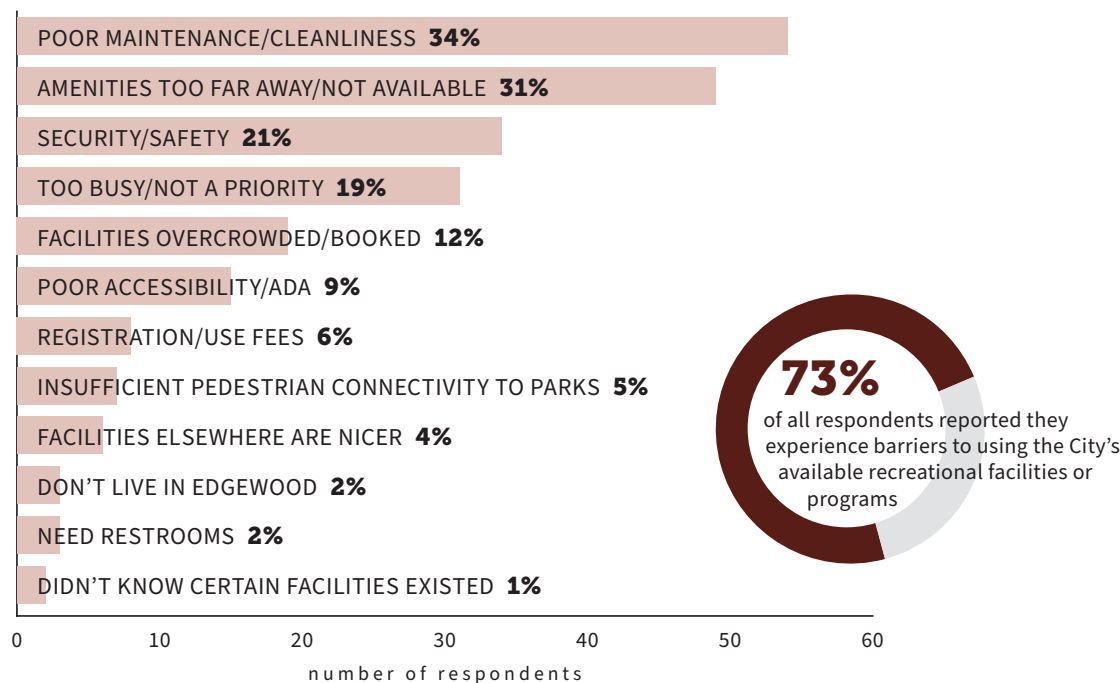


WHICH OF THESE FACILITIES DO YOU TRAVEL OUTSIDE THE CITY OF EDGEWOOD TO USE?



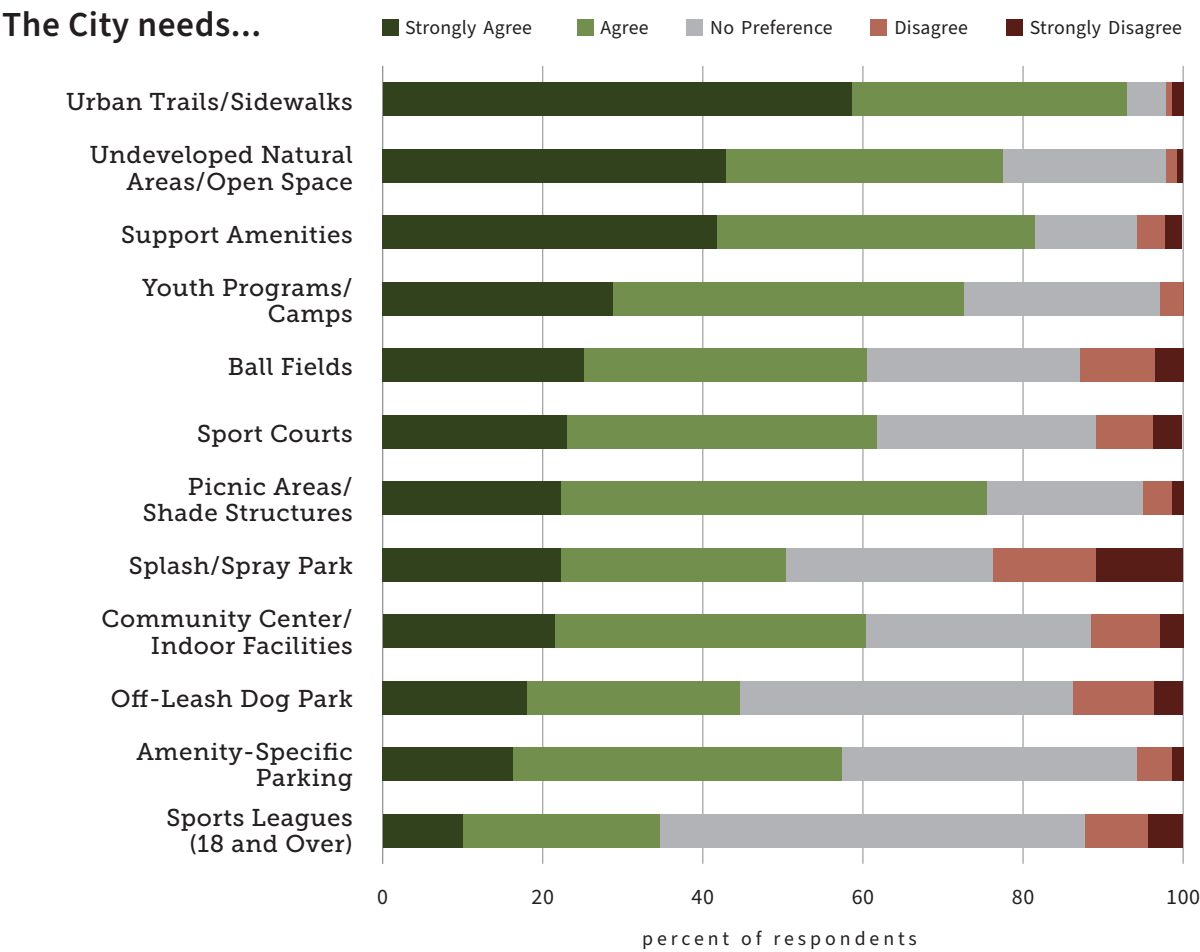
Recreational Facility Use

WHAT ARE THE EXISTING BARRIERS TO YOUR USE OF EDGEWOOD'S PARKS?



City Parks and Recreation Needs

HOW STRONGLY DO YOU AGREE OR DISAGREE WITH EACH OF THE FOLLOWING STATEMENTS?



City of Edgewood Parks, Recreation and Open Space Plan - Capital Improvement Program 2022 - 2028

Key #	CIP Yr	Project Name	Year	Notes	Cost Overview
1	Edgemont Park				
	6	1. Update Multi-Sport field	2023	Lighting, goals, striping	\$ 110,000.00
	6	2. Renovate Sports Court	2023	Resurfacing of the basketball court (stripes for 4square, hopscotch, pickleball posts)	\$ 20,000.00
	20	3. Modernize Restroom*	Replace if on 20 Yr?		
	20	4. Tree Canopy Assessment*			
	20	5. Paved Perimeter Trail	Include striping for distances		
	20	6. Entry Garden Renovation*	Volunteers?		
2	Nelson Nature Park				
	6	2. Forest Ecology Restoration*	2025		\$ 50,000.00
	6	3. Trail / Pathway Renovation	2025		\$ 135,000.00
	6	4. Sign Restoration*	2025		\$ 5,000.00
	6	5. Nature Play Area	2025		\$ 100,000.00
	20	1. Building Renovation or Replacement	(reservable covered space) – bathrooms, drinking fountain		
	20	6. Trail Connection to Nelson Farm Park			
20	7. Off-leash Dog Area	(here or at Nelson Farm Park)			
3	Nelson Farm Park				
	6	1. Master Plan & Feasibility Study	2023	w/ feasibility study for building	\$ 75,000.00
4	Crawford Woods Open Space				
	20	1. Update / Formalize Nature Trail	Regrade / Resurface		
	20	2. Kiosk w/ Garbage and Recycling Station*			
5	Interurban Trail				
	6	1. Phase III	\$ 7,500,000.00		
6	Hilltop Community Field				
	6	1. Update Facilities			
	6	2. Renovate Sports Court			\$ 40,000.00
	6	3. Renvoate Sports Field			\$ 100,000.00
7	Chalet Lake Nature Trail				
	20	1. Nature Trail Connection to City Hall Park	(soft surface)		
	20	2. Water Overlook / Boardwalk			
	20	3. Interpretive Signage			
	20	4. Garbage and Recycling Station*			
	20	5. Tree Hazard Assessment*			
8	Powerline Trail				
	20	1. Trail Connection to Edgewood Community Park			

9	Mortenson Farm Open Space				
20	1. Nature Trail				

10	Civic Hall Park				
6	1. Event Space / Farmers Market	2028		\$	250,000.00
6	2. Additional Bathrooms	2027		\$	100,000.00
6	3. Pickleball Courts	2024	National Fitness Campaign location	\$	150,000.00

11	Edgewood Community Park				
6	1. Multi-Use Court, Pickleball, Futsol	2024		\$	500,000.00

12	Edgewood Multi-Modal Loop Trail				
6	1. 8 th Street East (Hedden Elementary School)**	2023		SEE TIF	
6	2. 24th Street East (Edgemont Junior High)**	2025		SEE TIF	
6	3. 36 th Street East (Mountain View Elementary School)	2027		SEE TIF	
20	4. Meridian Ave East (Simon’s Apartments south to 36 th Street East)			SEE TIF	
20	5. 122 nd Avenue – Multiple Sections (8 th Street to 36 th or 48 th)			SEE TIF	

Future Parkland Acquisition

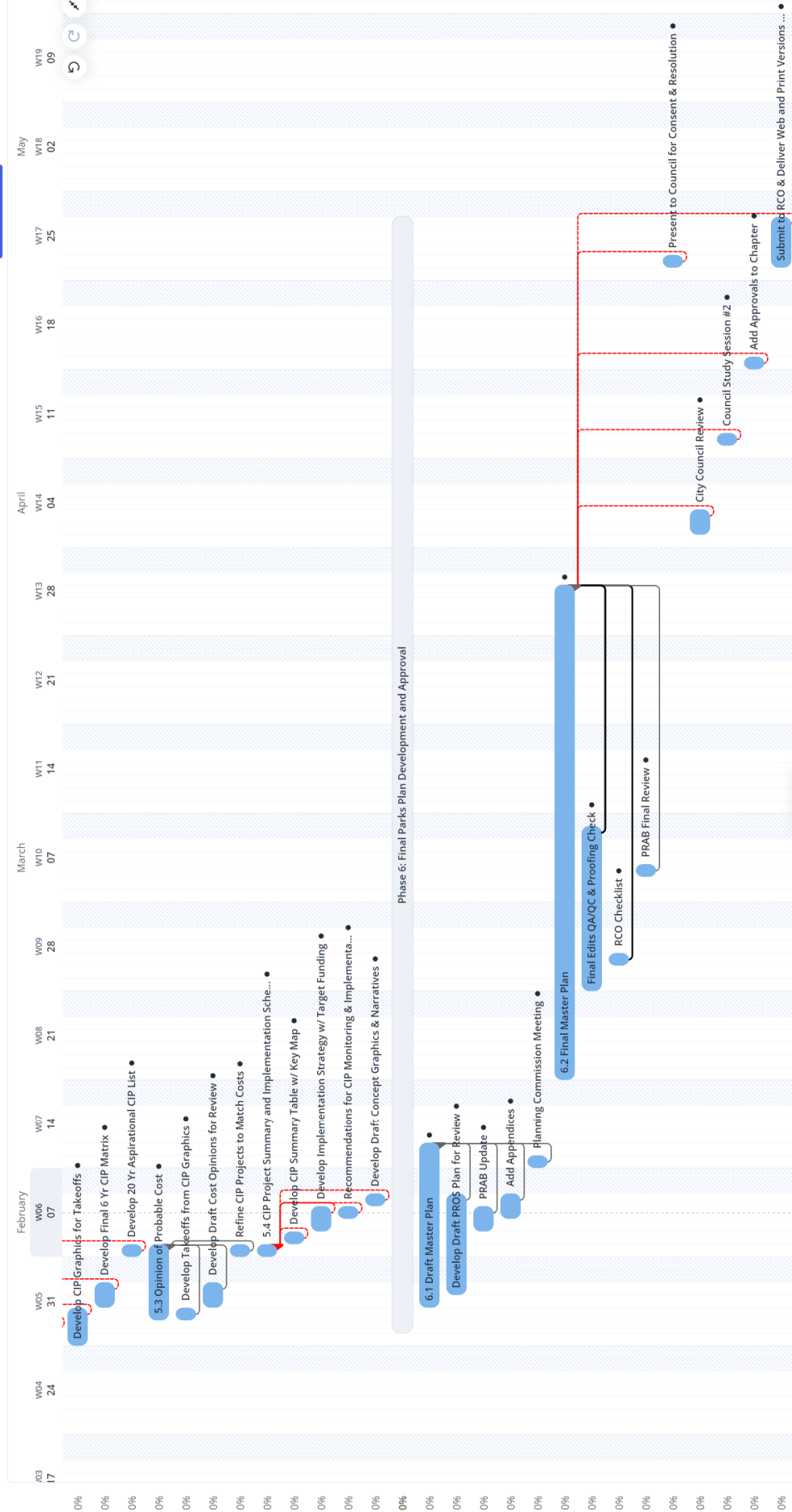
*

Possible Integration with Existing Maintenance Program

**

Part of Multi-modal Loop Trail System

Tasks Gantt



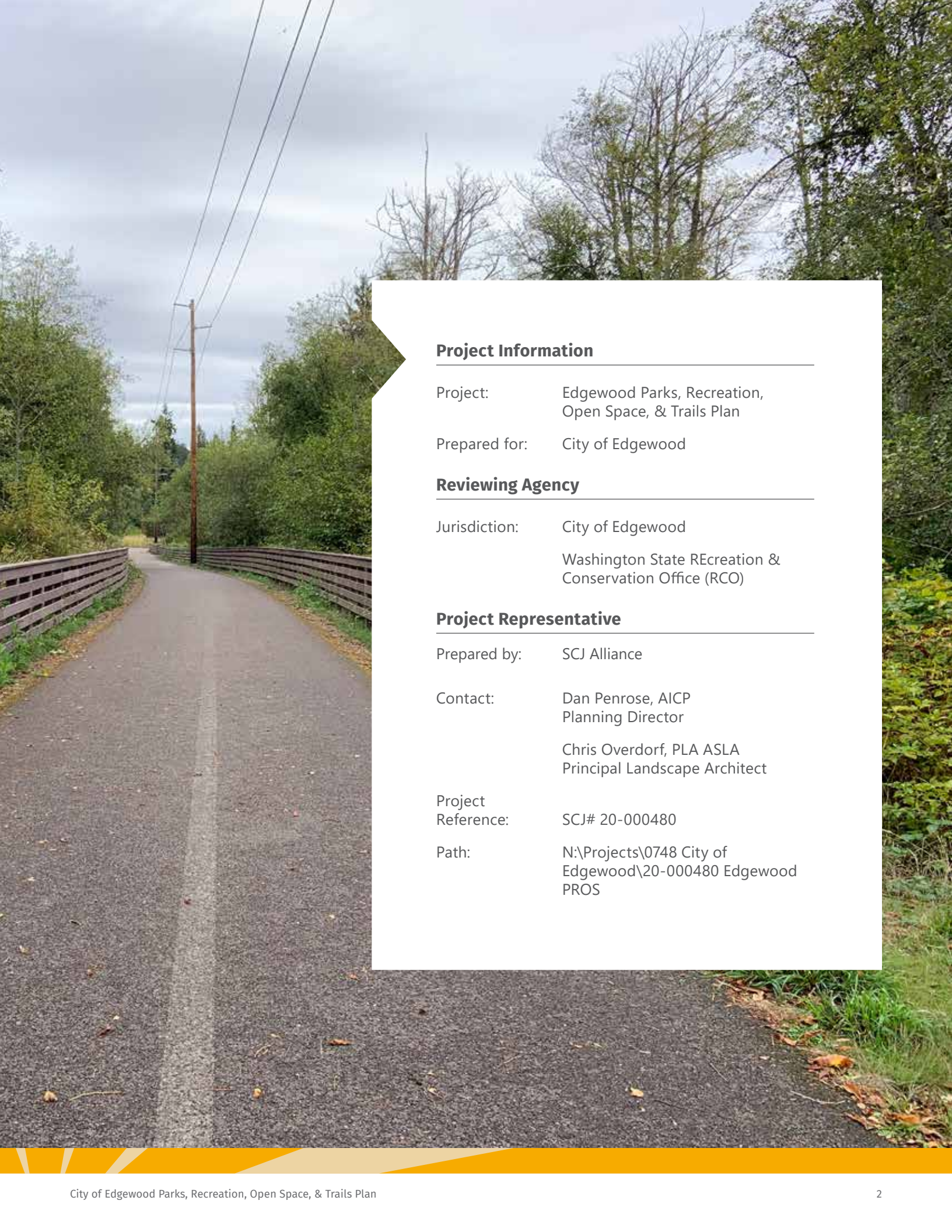


EDGEWOOD

Parks, Recreation, Open Space, & Trails Plan

March 2022





Project Information

Project: Edgewood Parks, Recreation,
Open Space, & Trails Plan

Prepared for: City of Edgewood

Reviewing Agency

Jurisdiction: City of Edgewood
Washington State REcreation &
Conservation Office (RCO)

Project Representative

Prepared by: SCJ Alliance

Contact: Dan Penrose, AICP
Planning Director
Chris Overdorf, PLA ASLA
Principal Landscape Architect

Project
Reference: SCJ# 20-000480

Path: N:\Projects\0748 City of
Edgewood\20-000480 Edgewood
PROS



KEY STAKEHOLDERS

Stakeholder Name (Subhead 2)
Orrum, entemqui ommolupis nim labo. Ici adignis quo mi, corerum alicitio. Um ditatiunt alignam rempele ndebit, et rem.

ACKNOWLEDGMENTS

Agency Name (Subhead 2)
Orrum, entemqui ommolupis nim labo. Ici adignis quo mi, corerum alicitio. Um ditatiunt alignam rempele ndebit, et, sam rem qui ut eati eiumqui volum a sit vit eaqui blacea cum dolupta as porpor aborem rerum que nit ut accus vit unto maximo blandam quatus, ullatem periae cori aut quam am.



Table of Contents

1. Overview	7
Purpose.....	
Methodology.....	
2. Goals & Objectives	1
Comprehensive Goals.....	
3. Inventory & Assessment.....	1
Methodology	
Inventory Matrix	
4. Public Involvement	1
Heading 2.....	
5. Demand & Need Analysis.....	1
Heading 2.....	
6. Capital Improvement Program	1
Heading 2.....	
7. Plan Adoption.....	1
Heading 2.....	
Appendices/Attachments.....	1
A - Definitions	
B - Park Classifications.....	
C - Public Survey Comments	

OVERVIEW

Subtitle



Structure

While RCO has no specific requirements for the number of pages, number of chapters, or format for comprehensive parks plans, it is expected that the organization will capture the needs of the organization and the quality of life desired by the community.

The process used to develop the City of Edgewood Parks, Recreation, Open Space & Trails Plan is modeled after six minimum elements noted in RCO Manual 2: Planning Policies & Guidelines, from April 2021. Whether this plan supports a grant application for a capital project (facility development and land acquisition) or a noncapital project (architectural, engineering, planning, etc.), the organization of this plan and the process followed is purposefully designed to capture the minimum elements expected by RCO.

Aside from the first section, the project overview, this plan is structured around six core elements needed for an effective comprehensive parks plan that is certifiable by RCO.:

2. Goals and Objectives

The plan must support the applicant's park and recreation mission, including the current project, with broad statements of intent, or goals that capture a community's desired outdoor recreation resources.

3. Inventory

A description of the planning or service area, including the physical setting and summary of conditions of the complete inventory of each existing outdoor recreation asset or program.

4. Public Involvement

A description of how the planning process gave the public ample opportunity to be involved in plan development and adoption.

5. Demand & Needs Analysis

An analysis that takes your inventory work and public involvement into consideration, balancing public demand with your organization's current capacity and future expectations.

6. Capital Improvement Program

A list of the desired capital improvements or capital facility programs of at least 6 years that lists and prioritizes desired land acquisition, development, renovation, and restoration projects.

7. Approvals

A resolution, ordinance, or other adoption instrument showing formal approval of the plan and planning process by the governing entity.



GOALS & OBJECTIVES





Goal 1

Provide efficient and effective management of parks resources.

OBJECTIVE 1.1

Identify and pursue funding to improve the function and value of parks for City residents, when feasible and within the context of available City resources. Address gaps in the level of service standards outlined in Objective 3.1 as a high priority.

OBJECTIVE 1.2

Explore cost-sharing options to support the park system. These may include but are not limited to:

- a) Seed fund to provide the local matching funds required for most federal, state, local and private grant sources.
- b) User fees for programs or services that primarily benefit individual users or groups.

- c) Public-private partnerships to allow enterprise in selected park sites in exchange for support of facility development, in cases where the private enterprise adds value to the existing public benefit of the park.
- d) Development regulations such as impact fees and requirements for provision of on-site recreation facilities.

OBJECTIVE 1.3

Emphasize low maintenance and operation requirements as a high priority in the design of new park facilities.

- a) Design and develop park and recreational facilities to be of low-maintenance and high-capacity design to reduce overall facility maintenance and operation requirements and costs.
- b) Where appropriate, use low-maintenance materials, settings, or other value-engineering considerations that reduce care and security.

OBJECTIVE 1.4

Continue to involve community organizations in parks improvement.

- a) Encourage citizen engagement and ownership of parks.
- b) Assess the feasibility of establishing a formalized volunteer program that would track activities and recognize volunteer efforts.
- c) Start an Adopt-a-Trail and/or Adopt-a-Park program.

OBJECTIVE 1.5

Seek opportunities to work with public school districts to enhance the recreational value of school facilities, fields, and play areas.

Goal 2

Encourage public involvement in planning for park and recreation facilities.

OBJECTIVE 2.1

Invite members of volunteer and community groups that support parks to engage in planning processes.

OBJECTIVE 2.2

Periodically review park and recreation preferences, needs and trends through household surveys, public meetings, and other public input sources.

OBJECTIVE 2.3

Utilize the Parks and Recreation Advisory Board (PRAB) and other citizen advisory committees as forums for public discussion of parks and recreation issues.

OBJECTIVE 2.4

Provide public information regarding parks planning processes through a variety of means (e.g. public notices, bulletins, quarterly newsletters, websites, social media), in order to reach all community members.

Goal 3

Develop a parks, recreation and open space system that builds on existing strengths and serves all residents of the community.

OBJECTIVE 3.1

Over the next five to 10 years, improve the park system to meet the following level of service standards:

- a) For all parks, consider the following measures:
 - 1. Provide parks that meet the interests and needs of the City's citizens, based on public input and survey findings.
 - 2. Prioritize development of existing undeveloped parklands over acquisition of new parklands.
 - 3. Prioritize development of non-motorized connections to parks.
- b) For active parks:
 - 1. Provide 5.8 acres per 1,000 people.
 - 2. Strive to provide parks within a 15-minute walk of all City residents. Fifteen-minute walk areas and current service gaps are shown in [Figure X](#).
- c) For passive open space:
 - 1. Provide 4.1 acres per 1,000 people.
 - 2. Consider providing more than 4.1 acres per 1,000 people, if opportunities arise to acquire properties that meet the City's environmental objectives, taking into account other parks priorities.

OBJECTIVE 3.2

Pursue the following short-term priorities for system development:

- a) Develop existing parkland to increase the number of active parks and facilities.
- b) Acquire new parkland that helps to meet level of service standards and that is affordable to purchase and maintain.
- c) This could include parcels in areas west of Meridian Ave E and in Sumner Heights for a neighborhood-scale park (3-15 acres in size).
- d) Create a signature community park within a ten-minute drive of all Edgewood citizens to serve as a community gathering space and celebrate the City's unique rural character.

- e) Build on existing trails, pathways and sidewalks to increase non-motorized connections between parks, schools and other community facilities. Ensure that the character of trails, pathways and sidewalks is appropriate for Edgewood. (See Objective 6.1)
- f) Complete the proposed short-term park and trail projects listed in the Capital Improvement Program for this plan.

OBJECTIVE 3.3

Plan for the following long-term priorities:

- a) Review and update level of service standards to recognize the evolving park system, development patterns and revenues for new facilities.
- b) As the level of service is adjusted, review and update plans to meet new level of service standards.
- c) Create a park maintenance and renovation plan that prioritizes and directs resources to higher-use parks and facilities first.

OBJECTIVE 3.4

Explore opportunities to collaborate with public, private, and nonprofit partners to meet the level of service standards and short-term priorities for the City of Edgewood's park system. Examples include jointly acquiring or developing parkland and making public facility improvements on school properties.

OBJECTIVE 3.5

In cases where developers offer to give parkland to the City, consider the following criteria for acceptance. Also, consider other options that may be appropriate, such as critical area set asides.

- a) The land is linked to a trail system or otherwise easily accessible to the public.
- b) The land will create or expand a green belt.
- c) The acquisition will help the City to meet the level of service standards outlined in Objective 3.1.
- d) The cost of developing and maintaining the land is feasible.
- e) There is a public benefit that justifies City ownership.
- f) The land contains a high value natural area.

Goal 4

Ensure park lands and facilities that are actively used by community members are safe and accessible.

OBJECTIVE 4.1

Implement the provisions and requirements of the Americans with Disabilities Act (ADA), Crime Prevention through Environmental Design (CPTED) and other design and development standards that will improve park safety and security for users, staff and the public at large.

OBJECTIVE 4.2

Locate new parks in locations that are readily accessible to the populations they are intended to serve.

OBJECTIVE 4.3

Where appropriate, work with community members to increase safety and security awareness through programs such as neighborhood park watches and Adopt-a-Park.

Goal 5

Protect and manage natural areas for the enjoyment of current and future generations.

OBJECTIVE 5.1

Work to maintain and, where feasible, improve ecosystem function in natural areas in the park system.

OBJECTIVE 5.2

Ensure that development of parks facilities is compatible with the City's goals and policies for protection of natural areas.

OBJECTIVE 5.3

Balance the demand for public access with protection of environmentally sensitive areas.

OBJECTIVE 5.4

Encourage the use of green belts as open space, trail linkages, and buffers between uses.

OBJECTIVE 5.5

Collaborate with regional partners to identify open space systems in Edgewood that have ecological, economic and recreational value, and develop strategies for conservation and enhancement.

OBJECTIVE 5.6

Coordinate with community members to preserve natural open space lands and sustain the rural character of the community for future generations.

- a) Raise awareness of Pierce County's Open Space Public Benefit Rating System Tax Program.

OBJECTIVE 5.7

Evaluate and make recommendations for the acquisition or protection of ecologically valuable properties within the City. Such properties could include:

- a) Critical fish and wildlife habitat such as nesting sites, foraging areas, and wildlife mitigation corridors.
- b) Environmentally sensitive areas such as wetlands, open spaces, woodlands, and other features that support wildlife and reflect Edgewood's natural heritage.

Goal 6

Build an interconnected system of multi-purpose, non-motorized trails throughout the City that provides access to community facilities and regional transportation networks.

OBJECTIVE 6.1

Build on existing non-motorized paths and trails to increase nonmotorized connections between Meridian Ave E, the Interurban Trail, parks, schools and other community facilities.

OBJECTIVE 6.2

Include walking, jogging, horseback and bicycle trails in the design of parks and recreation facilities, where feasible.

OBJECTIVE 6.3

As the system develops, update trail maps and standardized trail signage to mark routes, distances, and significant features of interest.

OBJECTIVE 6.4

Coordinate with adjacent jurisdictions to develop and maintain regional trails, such as the Interurban Trail.

OBJECTIVE 6.5

Enlist community organizations to perform trail improvement work.

OBJECTIVE 6.6

Only utilize traditional sidewalks for stretches of the trail system when necessary due to space, environmental constraints or safety concerns.

OBJECTIVE 6.7

With proposed vacation of right-of-way and street improvement plans, consider potential connectivity with existing or proposed trail corridors, parks, and neighborhoods.

OBJECTIVE 6.8

Where appropriate, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local area access to the trail system and to reduce duplication of supporting improvements and amenities.

Goal 7

Encourage opportunities for recreation and cultural activities that are responsive to the needs of the community.

OBJECTIVE 7.1

Encourage community groups to continue to provide recreational programming at park sites.

OBJECTIVE 7.2

As a long-term priority, develop an approach for future recreational and cultural programming in Edgewood that serves community members and also supports the City's economic development strategy to promote Edgewood's rural assets and heritage as a destination for intra-regional tourism.

- a) Explore opportunities to offer programming in conjunction with volunteer organizations, school districts, the private sector, and adjoining communities.
- b) Evaluate the programming needs of different age groups, cultural groups, and income groups.
- c) Consider how rooms at the Civic Center could be used to support programming.

- d) Consider ways to highlight the history and character of Edgewood in programming.

Goal 8

Pursue opportunities to collaborate with other jurisdictions, public agencies, the private sector, and community groups in order to leverage resources and achieve the goals and objectives of the PROS plan.

This goal is incorporated throughout the Edgewood PROS plan. Following is a list of objectives that call for opportunities to collaborate with existing and new parks partners.

List of objectives:

- ♦ Objective 1.2
- ♦ Objective 1.4
- ♦ Objective 1.5
- ♦ Objective 2.1
- ♦ Objective 2.3
- ♦ Objective 3.4
- ♦ Objective 3.5
- ♦ Objective 4.3
- ♦ Objective 5.6
- ♦ Objective 6.4
- ♦ Objective 6.5
- ♦ Objective 7.1
- ♦ Objective 7.2

INVENTORY & ASSESSMENT





Inventory & Assessment

Orrum, entemqui ommolupis nim labo. Ici adignis quo mi, corerum alicitio. Um ditatiunt alignam rempele ndebit, et, sam rem qui ut eatis eiumqui volum a sit vit eaqui blacea cum dolupta as porpor aborem rerum que nit ut accus vit unto maximo blandam quatus, ullatem periae cori aut quam am, consed ut di volorero veliqui invec eresequi te verunt am, siti tem acid.

Physical Context

Orrum, entemqui ommolupis nim labo. Ici adignis quo mi, corerum alicitio. Um ditatiunt alignam rempele ndebit, et, sam rem qui ut eatis eiumqui volum a sit vit eaqui blacea cum dolupta as porpor aborem rerum. et, sam rem qui ut eatis eiumqui volum a sit vit eaqui blacea cum dolupta as porpor alupta as porpor aborem rerum. et, sam rem qui ut eatis eiumqui volum a sit vit eaqui blacea cum dolupta as porpor aboreborem rerum. et, sam rem qui ut eatis eiumqui volum a sit vit eaqui blacea cum dolupta as porpor aborem rerum.

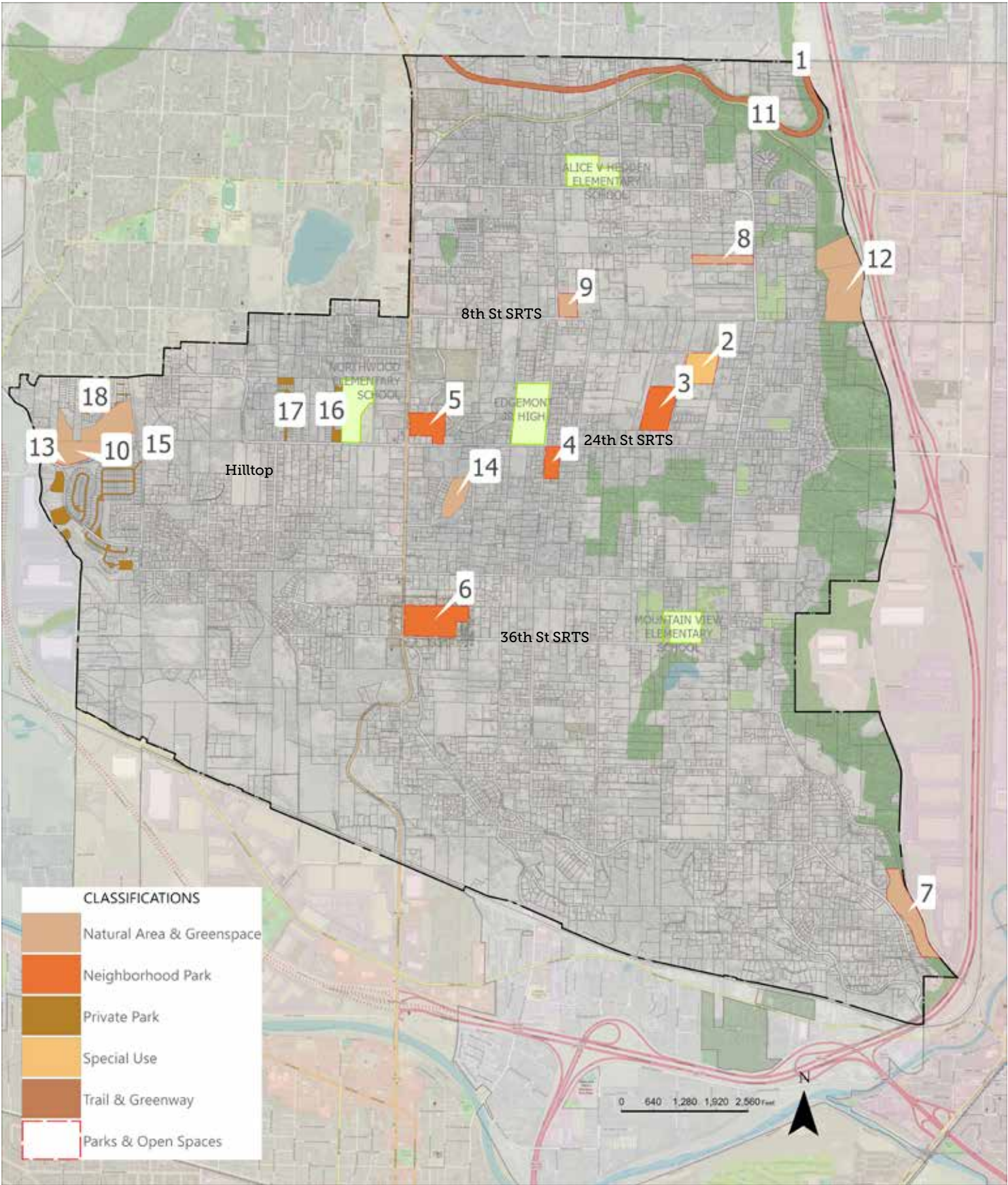
Header

Orrum, entemqui ommolupis nim labo. Ici adignis quo mi, corerum alicitio. Um ditatiunt alignam rempele ndebit, et, sam rem qui ut eatis eiumqui volum a sit vit eaqui blacea cum dolupta as porpor aborem rerum. et, sam rem qui ut eatis eiumqui volum a sit vit eaqui blacea cum dolupta as porpor aborem rerum. et, sam rem qui ut eatis eiumqui volum a sit vit eaqui blacea cum dolupta as porpor aboreta as porpor aborem rerum. et, sam rem qui ut eatis eiumqui volum a sit vit eaqui blacea cum dolupta as porpor aborem rerum.

Header

Orrum, entemqui ommolupis nim labo. Ici adignis quo mi, corerum alicitio. Um ditatiunt alignam rempele ndebit, et, sam rem qui ut eatis eiumqui volum a sit vit eaqui blacea cum dolupta as porpor aborem rerum. et, sam rem qui ut eatis eiumqui vlupta as porpor aborem rerum. et, sam rem qui ut eatis eiumqui volum a sit vit eaqui blacea cum dolupta as porpor aboreolum a sit vit eaqui blacea cum dolupta as porpor aborem rerum. et, sam rem qui ut eatis eiumqui volum a sit vit eaqui blacea cum dolupta as porpor aborem rerum.

Key Map



Inventory Matrix

Park Inventory Form

Site Assessment Methodology

Rating System:

Inventory and assess the condition of each park space according to the following criteria (each graded on a scale of 1 to 5 from poor to excellent condition):

- ♦ Overall Condition / Cleanliness
- ♦ Hardscapes / Infrastructure
- ♦ Drainage
- ♦ Pathways
- ♦ Structures
- ♦ Wayfinding
- ♦ Parking
- ♦ Vegetation
- ♦ Play Equipment
 - Accessibility - measures the degree to which the playground is usable by visitors who are physically disabled.
 - Safety/Clearances - Safety clearance assesses whether the playground exhibits minimum clearances and whether fall-protection surfacing is adequate
 - Structural Posts & Members - Wood posts are surveyed because they are especially susceptible to wood rot and may need replacement with structures utilizing metal posts.

Categories:

- ♦ Structures
- ♦ Play Fields/Courts
- ♦ Trails & Tracks
- ♦ Play Environments
- ♦ Specialty Recreation
- ♦ Landscape/Open Space
- ♦ Environmental
- ♦ Parking & Access
- ♦ Site Amenities
- ♦ Signage/Wayfinding/Art
- ♦ Miscellaneous

Notes

If a specific class of park, for example a Neighborhood Park, was missing an expected critical element (or is indicated as a need from the public – See Section 4 Public Involvement) or the park was undeveloped, then that criteria was indicated as a '0' yet would still impact the overall assessment rating.

Park Information - Interurban Trail

Name:	Interurban Trail
Size:	10.47 acres
Classification:	Trails & Bikeway
Current Status:	Partially Developed



Park Amenities – Interurban Trail

Amenity/Category	Quantity	Notes
Structures		
Combo covered picnic tables	4	Including one on trail
Standard CXT building	1	
Port-o-john	1	
Elevated Boardwalk	1	
Play Fields/Courts		
Trails & Tracks		
Multi-modal asphalt pathway	1	Currently a dead-end trail segment
Play Environments		
Specialty Recreation		
Landscape/Open Space		
Lawn/passive rec	Y	
Trees	Y	
Buffer	Y	
Environmental		
Parking & Access		
Paved Parking Lot	1	12 Spaces
Site Amenities		
Fencing/Gates		
Water Fountain	1	
Metal grills		
Dog waste station	1	
Picnic tables		
Little library		
Trash		
Signage/Wayfinding/Art		
Park Sign	2	
Miscellaneous		

Park Assessment – Interurban Trail

OVERALL CONDITION

Overall Rating (1-5)	Notes
3.8	Wonderful western section with wide asphalt surface. Currently is out-n-back only between

Structures

Amenity	Rating	Notes
Combo covered picnic tables	4.5	3-table shelters
Standard CXT building	1	2-door with fountains, locked due to Covid
Port-o-john	1	Next to CXT restroom due to Covid
Elevated Boardwalk	4.5	Wide, multi-modal asphalt pathway, but needs to be connected. Developed section is great.

Play Fields/Courts

Amenity	Rating	Notes
N/A		

Trails and Tracks

Amenity	Rating	Notes
Multi-modal asphalt pathway	3.5	Wide asphalt surface, out-n-back only between

Play Environments

Amenity	Rating	Notes
N/A		

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

Amenity	Rating	Notes
Lawn/passive rec	4	Great shaded lawn on south end near parking and inside pool fence
Trees	4	Lots of large shade trees, however some trees on south side have been topped badly
Buffer	2	Not much of a buffer

Environmental

Amenity	Rating	Notes
N/A		

Parking & Access

Amenity	Rating	Notes
Paved Parking Lot	3	Large lots w/striping & curb stops; lot at aquatics center is in very poor condition, the rest are 4/5

Site Amenities

Amenity	Rating	Notes
Fencing/Gates	2	At perimeter and interior; segments park areas unnecessarily in some cases. Functional but a but out of repair
Metal grills	4	6 total - Locations: near pump track (5), south pavilion (1), may be one at aquatic center pavilion
Dog waste station	5	3 total - north lot (1), south lot (1), baseball field (1)
Picnic tables	3	Total ~16. Metal frame with painted wood surfaces (chipping); located north of baseball field (10), pool pavilion (3-4), baseball field (1), south pavilion (1)
Little library	5	Many books – locked due to COVID
Trash	5	plenty of plastic dumpsters at each parking area; emptied recently

Signage/Wayfinding/Art

Amenity	Rating	Notes
Park Sign	4	Located at both entries; signify aquatics center and park

Miscellaneous

Amenity	Rating	Notes
N/A		

Park Information - City Hall Park

Name:	City Hall Park
Size:	7.62
Classification:	Neighborhood Park
Current Status:	Partially Developed



Park Amenities – City Hall Park

Amenity/Category	Quantity	Notes
Structures		
City Hall Building	1	
Restrooms		In City Hall
Barn	1	
Play Fields/Courts		
N/A		
Trails & Tracks		
Walking Paths	Y	Grvle paths through park site.
Play Environments		
N/A		
Specialty Recreation		
N/A		
Landscape/Open Space		
Open Fields		
Entry Court		
Garden Beds		
Environmental		
N/A		
Parking & Access		
Parking lot	1	63 spaces spread across three areas, (4) handicap
Site Amenities		
Trash Cans	4	
Signage/Wayfinding/Art		
Signage	4	
Miscellaneous		
Flag Pole	1	

Park Assessment – City Hall Park

OVERALL CONDITION

Overall Rating (1-5)	Notes
3.1	Overall well kept with areas of dense plantings and lots of remaining undeveloped open space. Needs thinning in areas.

Structures

Amenity	Rating	Notes
City Hall Building	4.75	City Hall still in great shape.
Restrooms	4.5	In City Hall. Not directly accessible by park user.
Barn	x	xxx

Play Fields/Courts

Amenity	Rating	Notes
N/A		

Trails and Tracks

Amenity	Rating	Notes
Walking Paths	3.5	Gravel walking paths through open space areas

Play Environments

Amenity	Rating	Notes
N/A		

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

Amenity	Rating	Notes
Open Fields	1	No established fields but large enough for informal pick-up games.
Shade Trees	3.75	Lots of native trees. Lots of trees I need of TLC and structural care.

Amenity	Rating	Notes
Garden Beds	3.75	Landscape very dense in places creating hidden areas and blocking views.

Environmental

Amenity	Rating	Notes
N/A		

Parking & Access

Amenity	Rating	Notes
Parking Lot	4.5	Nice large paved parking areas connected by pathways to City hall and rest of park. ~ 60 spaces.

Site Amenities

Amenity	Rating	Notes
Trash Cans		

Signage/Wayfinding/Art

Amenity	Rating	Notes
Signage	3	Minimal signage observed.

Miscellaneous

Amenity	Rating	Notes
Flag Pole		

Park Information - Nelson Farm

Name:	Nelson Farm
Size:	9.05
Classification:	Special Use
Current Status:	Developed



Park Amenities – Nelson Farm

Amenity/Category	Quantity	Notes
Structures		
Farmhouse	1	
Outbuildings	1	
Restrooms	1	In Building
Port-o-john	1	
Play Fields/Courts		
N/A		
Trails & Tracks		
Informal Walking Paths	Y	
Play Environments		
N/A		
Specialty Recreation		
N/A		
Landscape/Open Space		
Open Field	Y	Multiple pastures & meadows
P-Patches	Y	
Gardens	Y	
Environmental		
N/A		
Parking & Access		
Parking Area	1	
Site Amenities		
N/A		
Signage/Wayfinding/Art		
Information Kiosk	1	
Murals		
Miscellaneous		
Bee Hive/Pollinator Boxes	Y	

Park Assessment – Nelson Farm

OVERALL CONDITION

Overall Rating (1-5)	Notes
2.0	Decent condition except for some structures and interstitial spaces between elements. This could be one of the jewels of the Edgewood Park system. Wonderful potential.

Structures

Amenity	Rating	Notes
Farmhouse	3	Farmhouse needs lots of work to be kept.
Outbuildings	3	Outbuildings all look good but need some structural upgrades and TLC.
Restrooms	.5	Restrooms in farm house but old and not accessible.
Port-o-john	.5	

Play Fields/Courts

Amenity	Rating	Notes
N/A		

Trails and Tracks

Amenity	Rating	Notes
Informal Walking Paths	1.5	Lots of open space but no formally defined walking paths.

Play Environments

Amenity	Rating	Notes
N/A		

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

Amenity	Rating	Notes
Open Fields	3	Lots of open space, open paddocks for sheep and other farm animals. Messy unkept landscape but still fits the "farm" motif.
P-Patches	3	P-patches are great but need more formal pathways between them.
Gardens	3	Gardens add to the pollinator potential.

Environmental

Amenity	Rating	Notes
N/A		

Parking & Access

Amenity	Rating	Notes
Parking Area	2	Turf areas used for some parking. Small gravel areas but typically are hosting vehicles for farm workers.

Site Amenities

Amenity	Rating	Notes
N/A		

Signage/Wayfinding/Art

Amenity	Rating	Notes
Information Kiosk	2	Has information kiosk with minimal information.
Murals	1.5	Murals are decent and add some value.

Miscellaneous

Amenity	Rating	Notes
Bee Hives	1.5	Add to pollinator potential and add interest

Park Information - Nelson Nature Park

Name:	Nelson Nature Park
Size:	11.52
Classification:	Natural Area & Greenspace
Current Status:	Developed



Park Amenities – Nelson Nature Park

Amenity/Category	Quantity	Notes
Structures		
Garage/Storage/Barn	1	
Port-o-john	1	
Covered Picnic Shelter	1	
Boardwalk	1	
Play Fields/Courts		
N/A		
Trails & Tracks		
Paved Trails	Y	
Play Environments		
N/A		
Specialty Recreation		
N/A		
Landscape/Open Space		
Open Grass Space	Y	
Planting Beds	Y	(!) Demonstration garden at parking area
Environmental		
Mature Forested Area	Y	
Parking & Access		
Gravel Parking Area	Y	(1) Spaces
Site Amenities		
Picnic Tables		
Benches	r	
Trash Cans	x	xxx
Signage/Wayfinding/Art		
Signage	x	xxx
Miscellaneous		
N/A	x	xxx

Park Assessment – Nelson Nature Park

OVERALL CONDITION

Overall Rating (1-5)	Notes
2.6	A lovely passive park space with great potential. Overall well-kept for open space

Structures

Amenity	Rating	Notes
Garage	2	The garage structure needs major structural upgrade. Signs of vermin.
Port-o-john	.5	
Covered Picnic Shelter	2	Nice covered picnic shelter.

Play Fields/Courts

Amenity	Rating	Notes
N/A		

Trails and Tracks

Amenity	Rating	Notes
Paved Trails	3.5	Nice lengths of paved trails, but a lot of root intrusion and pavement upheave creating drainage and tripping hazards.

Play Environments

Amenity	Rating	Notes
N/A		

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

Amenity	Rating	Notes
Open Grass Space	3	Fair amount of open mowed grass space.
Planting Beds	3	A few demonstration beds that are currently overgrown and need to be thinned out.

Environmental

Amenity	Rating	Notes
Mature Forested Area	4	Large mature forested areas. Some blow down from wind storms. Some structural liabilities close to public trails.

Parking & Access

Amenity	Rating	Notes
Gravel Parking Area	2	Gravel parking area off street broken up into different areas

Site Amenities

Amenity	Rating	Notes
Picnic Tables		
Benches		
Trash Cans		

Signage/Wayfinding/Art

Amenity	Rating	Notes
Signage		

Miscellaneous

Amenity	Rating	Notes
N/A		

Park Information - Edgemont Park

Name:	Edgemont Park
Size:	4.33
Classification:	Neighborhood Park
Current Status:	Developed



Park Amenities – Edgemont Park

Amenity/Category	Quantity	Notes
Structures		
Covered Picnic	1	
Restrooms	1	
Play Fields/Courts		
Baseball Field	1	
Basketball Court	1	
Trails & Tracks		
Walking Paths		
Play Environments		
Playground	1	Includes 4 play structures
Specialty Recreation		
N/A		
Landscape/Open Space		
Open Field Space	Y	
Shade trees	Y	
Parking Island		
Environmental		
N/A		
Parking & Access		
Parking Lot	1	~26 spaces (2) HC
Street Parking		
Site Amenities		
Picnic Tables	6	
Benches	3	
BBQ Grills	3	
Trash Cans	4	
Signage/Wayfinding/Art		
Park Sign	1	
Interior Signs	2	
Totem Pole	1	
Miscellaneous		
N/A		

Park Assessment – Edgemont Park

OVERALL CONDITION

Overall Rating (1-5)	Notes
2.3	Well-kept park with lots of open grass space.

Structures

Amenity	Rating	Notes
CMU Block Structure	2.5	CMU structure in relatively decent shape. Needs some structural updates.
Restrooms	2.5	CMU block structure also houses restrooms that need renovating.

Play Fields/Courts

Amenity	Rating	Notes
Baseball Field	2	Large open space area that includes baseball field. Backstop needs to be replaced. Infield needs to be regarded and surfaced. Minimal signs of drainage issues.
Basketball Court	2	

Trails and Tracks

Amenity	Rating	Notes
Walking Paths	2	Informal but geometric walking paths between elements. No established perimeter trail.

Play Environments

Amenity	Rating	Notes
Playground	2.75	Lots of similar play gear that is showing signs of age. Several slides blocked off due to vandalism.

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

Amenity	Rating	Notes
Open Field Space	2	Basic open flexible space
Shade trees	3	Large(but questionable) grove of trees in NE corner.
Parking Island	3	In need of renovation
Perimeter Landscaping	3	Minimal

Environmental

Amenity	Rating	Notes
N/A		

Parking & Access

Amenity	Rating	Notes
Parking Lot	2.5	Decent paved area with 26 spaces (2 HC).
Street Parking	2.5	Additional parking along road but use of wheel stops is confusing for parallel spots.

Site Amenities

Amenity	Rating	Notes
Picnic Tables		
Benches		
BBQ Grills		
Trash Cans		

Signage/Wayfinding/Art

Amenity	Rating	Notes
Park Sign	2	Old park sign
Interior Signs	2	Old signage
Totem Pole	1	Token totem but hidden and needs more prominence.

Miscellaneous

Amenity	Rating	Notes
N/A		

DEMAND & NEEDS ANALYSIS



A Community's Desired Quality of Life

A demand and need evaluation is the investigation and measurement of how well the parks and recreation system meets the needs of the community – how people like to spend their recreation time, what types of activities they choose to pursue, and how often they participate. As part of this plan, a joint quantitative and qualitative demand and needs evaluation was conducted to establish an appropriate level of service (LOS) standard for the City of Edgewood based on the recreation needs of the community derived from the community's desired quality of life. However, while quantitative data was used to derive some comparisons, due to the uniqueness of Edgewood and the impact of both School district owned facilities and recent homeowner's association (HOA) improvements, it became clear that LOS used would be qualitative.

WHAT ARE LEVELS OF SERVICE?

LOS standards are quantifiable measures of the parkland and recreation facilities that are provided to the community, often expressed on a per capita basis (e.g., the number of park acres per 1,000 residents). The National Recreation and Park Association (NRPA), a non-profit organization dedicated to the advancement of public parks, recreation, and conservation, established a set of LOS standards in the 1980s to help communities evaluate their recreation needs. Since then, LOS has been used as a planning tool to compare a local community's facilities against those of other communities, agencies, and national standards.

Because the vision, values, and needs of each community are different, planners have acknowledged that simply quantifying local LOS to a national standard is not an effective means of evaluating a community's unique needs and a community's vision. Accordingly, NRPA's LOS standards have evolved in recent decades.

While LOS provides a helpful benchmark for comparison, a community that relies solely on LOS for determining recreation needs fails to identify community-specific issues such as a facility's quality, residents' satisfaction with the existing facilities, or the uniqueness of a community's intrinsic character and heritage. Therefore, a variety of methods and conditions should be used to help determine a more realistic assessment of a community's demand and need for parks and open space facilities.

LOS EVALUATION METHODS

This plan takes both a quantitative and qualitative approach to identifying community-specific park needs within the City of Edgewood's limits. Evaluation of the community's recreational needs was conducted using a variety of methods, including an assessment of national and state recreation guidelines, a quick comparison of the city's parks standards and facilities with those of peer communities, inclusion of county, state and school facilities, analysis of demographic trends and population projections, and input from community members.

NATIONAL RECREATION GUIDELINES AS A QUANTITATIVE MEASURE

Comparing the City's parks and recreational spaces to those across the nation provides a quantitative benchmark and serves as one way to measure the performance of its park system. NRPA studies national recreation trends and frequently publishes support documents and recommendations for public municipalities.

The NRPA level of service guidelines originally developed in 1983 offered guidance suggesting that "a park system, at minimum, be composed of a core system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population". While this has since become a relatively accepted target benchmark, it is important to note that NRPA offers this range of ratios as a comparative guide only. Since the development of some statistical baselines, various publications have updated and expanded upon possible park standards, several of which have also been published by NRPA. In 2017, NRPA published an updated performance review of 925 park agencies across the nation. This review revealed that the typical US park agency that serves a jurisdictional population of less than 20,000 has a median ratio of 10.5 acres of parkland to 1,000 residents. Rather than a one-size-fits-all acres to population standard, NRPA now recommends that each community develop its own standards based on local goals, priorities, and conditions.

WASHINGTON STATE RECREATION GUIDELINES

Washington State's Recreation Conservation Office (RCO) offers additional insights on how to enact level of service standards to guide parks and recreation planning.

The RCO level of service guidelines focus on a community's success in setting and meeting its recreation and open space goals and proposes that jurisdictions measure level of service based on several

criteria, including distance, means of access, support of “muscle-powered” recreation, condition of facilities, sustainability, and public satisfaction.

Additionally, the RCO releases a Statewide Comprehensive Outdoor Recreation Programming (SCORP) document every five years, which includes survey results identifying recreation demand and trends, both statewide and by region; the document was last updated in 2017. These survey results clarify broader recreation trends and understanding how the City’s needs fit into a larger picture.

Notably, the SCORP survey identifies the activity with the highest participation rate, both regionally and statewide, as “walking in a park or trail setting” (82% statewide, 86% southwest region). This result holds true across all ages, genders, races, and incomes. Since the previous survey from RCO (2012), walking as a recreational activity has seen an increase in participation. Boating and swimming have also seen an increase in participation between 2012 and 2017; swimming is now a top 10 activity in the state. Other top 10 recreation activities in the state include nature activities (e.g., visiting rivers, streams, beaches; wildlife or nature viewing), attending an outdoor concert or event (e.g., farmer’s markets, fairs, sporting events), and day hiking. This PROS planning outreach results related to walking/hiking opportunities and nature-based activities are consistent with those identified in state surveys.

SERVICE AREA

A little of half of all Edgewood residents live within one-half mile of a park, and all live within one mile of a community park. Since some of Edgewood’s parks are not fully developed, this doesn’t mean that residents have access to a diverse set of recreational opportunities within a ½ mile range of their place of residence. This is based on direct measurements, and because of the highway and irrigation canal and cul-de-sacs, travel distance for some residents may be slightly greater. Also, this service area study examines all parks. For the purposes of this PROS Plan, all public park, trail, community, and outdoor recreation facilities whose individual ½ mile service area overlapped Edgewood’s city boundary was inventoried and used to determine LOS potentials for its residents.

The resulting map below identifies the areas in purple where the highest level of priority should be to improve the desired quality of life. Note that these results do not reflect the proposed city-wide non-motorized trail improvements.

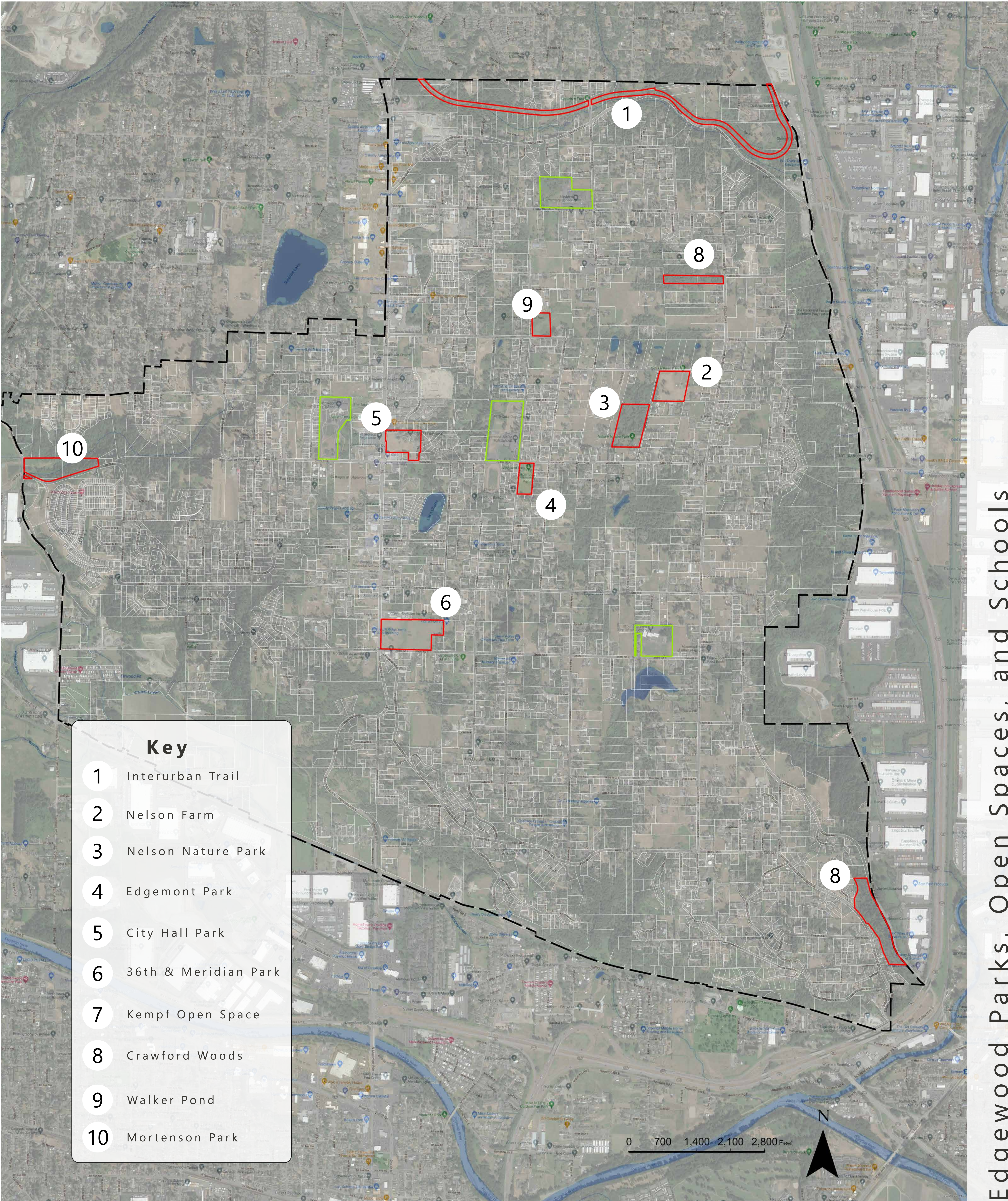
Level of Service Maps

Level of Service Maps

Level of Service Maps

CAPITAL IMPROVEMENT PROGRAM

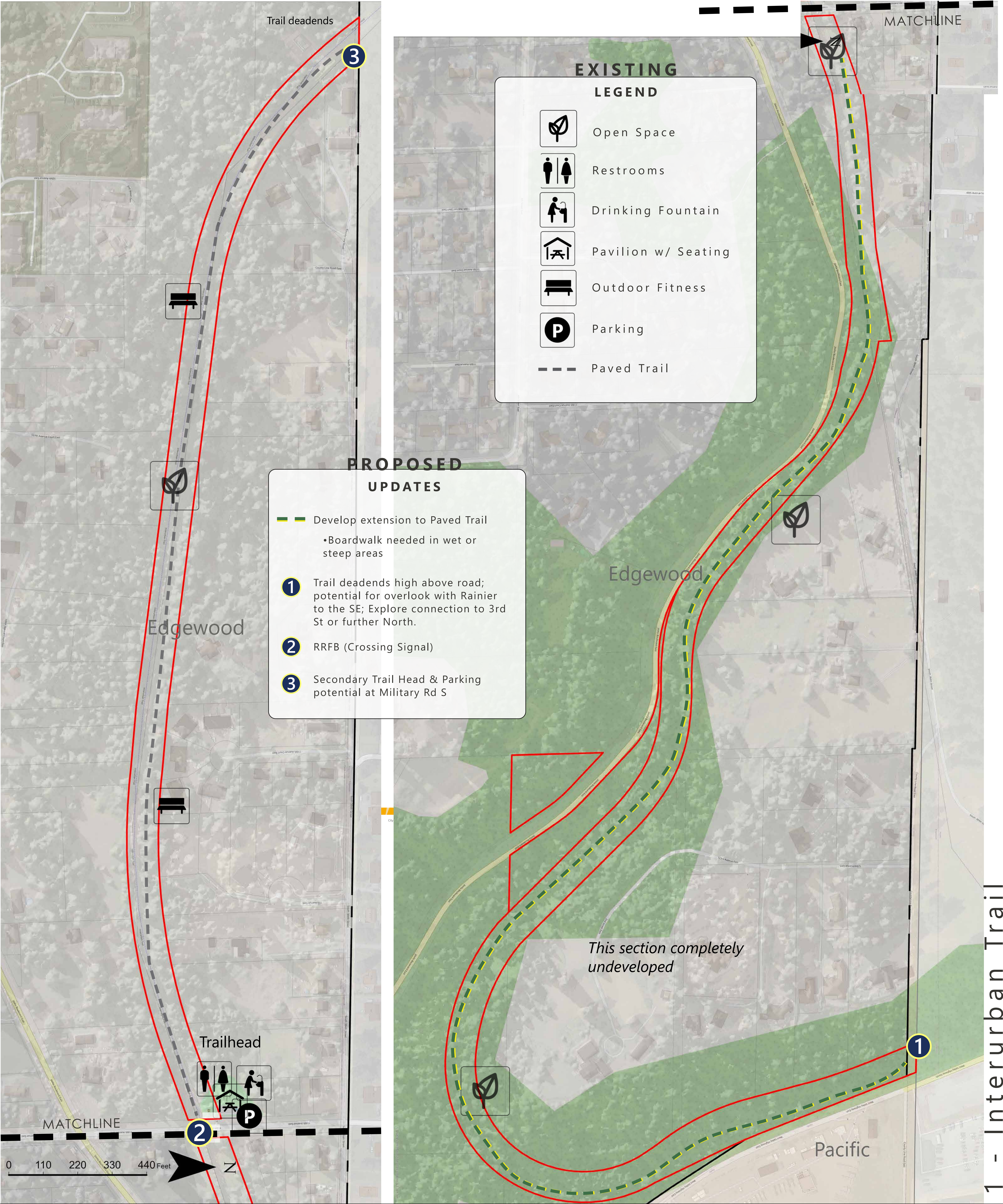




Edgewood Parks, Open Spaces, and Schools

City of Edgewood, WA

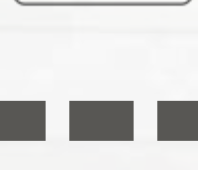
Parks, Recreation & Open Space Plan Update

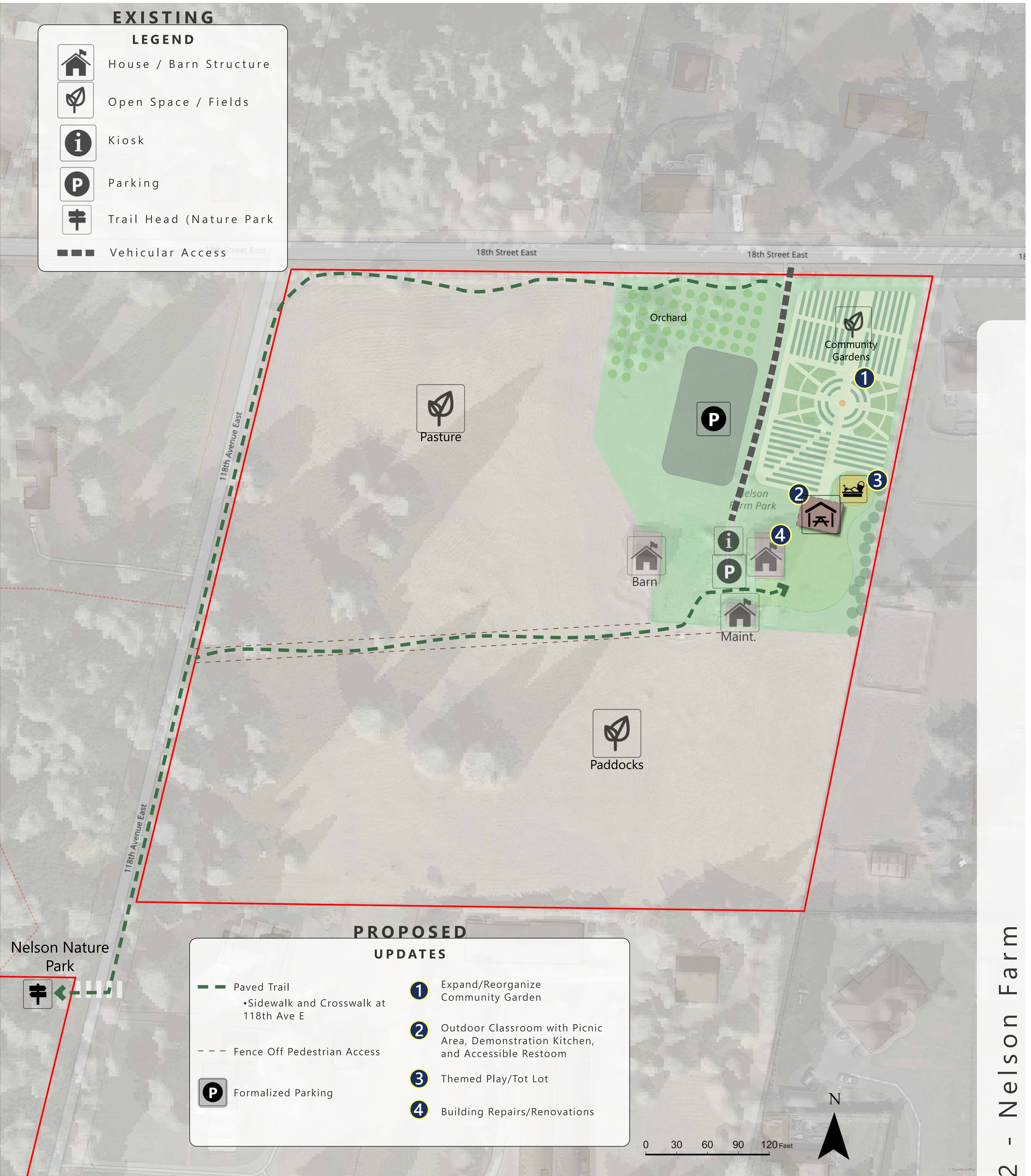


City of Edgewood, WA
Parks, Recreation & Open Space Plan Update

EXISTING

LEGEND

-  House / Barn Structure
-  Open Space / Fields
-  Kiosk
-  Parking
-  Trail Head (Nature Park)
-  Vehicular Access



EXISTING

LEGEND



Open Space / Forest



Restrooms (Port-o)



Pavilion w/ Seating



Parking



Barn



Bike Racks



Drinking Fountain



Trail Head

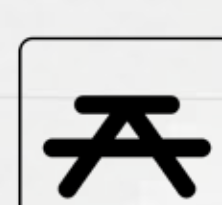
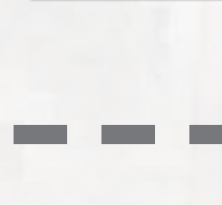
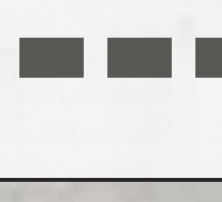
Paved Trail

PROPOSED UPDATES

- 1 Tree Pruning & Selective Removal
- 2 Identify/Remove Invasive Species
- 3 Repave Asphalt Trail & Parking
- 4 Garden Plan & Restoration
- 5 Sign Restoration
- 6 Building Renovation/
Bathroom Addition
-  Off-Leash Dog Area

EXISTING

LEGEND

-  Playground
-  Baseball Field
-  Restrooms
-  Drinking Fountain
-  Pavilion w/ Seating
-  Parking
-  Tot Lot
-  Sports Courts
-  Picnic Tables
-  Seating
-  Paved Trail
-  Vehicular Access



PROPOSED
UPDATES

-  Establish Circulatory Trail
-  1 Parking & Planter Repairs and Security Lighting
-  2 Signage Restoration
-  3 Replace Slide
-  4 Repave/Repaint Sport Court
-  5 Structural Renovations
-  6 Replace backstop and surfacing; install outfield fence
-  7 Permanent Soccer Field
-  8 RRFB (Crossing Signal)

LEGEND



Open Space



Restrooms



Drinking Fountain



City Hall / Barn



Parking



Amphitheater /
Seating

Soft-Surface Trail

Paved / Sidewalk

Vehicular Access

24th Street East

24th Street East

24th Street East

Meridian Avenue East

Meridian Avenue East

Meridian Avenue East

22nd Street East

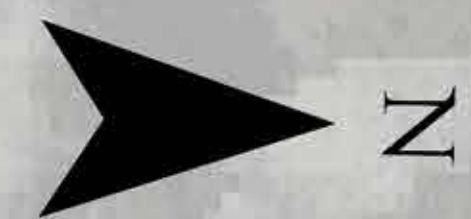
22nd Street East

22nd East Street

104th Avenue East

104th Avenue East

0 30 60 90 120 Feet





Council Resolution

Eventual City Resolution
of Adoption of this PROS Plan





Appendices/Attachments

[Title of Document/Report]

Subtitle | [Month, Day, 20XX]



SCJ ALLIANCE
CONSULTING SERVICES





CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: February 14, 2022

Title: Training Opportunities and Guest Speakers

Attachments: None

Submitted By: Evan Hietpas, Associate Planner

Discussion:

This is a new agenda item added to the Planning Commission's 2022 Work Plan. At this meeting, staff would like to discuss the topics and frequency of these opportunities. To support the conversation, staff has prepared a list of topics and potential speakers.

- Edgewood's Development Review Process
 - Development Review Coordinator Jamie Curbow
- Edgewood's Geographic Information Systems (GIS) Map
 - Associate Planner Silas Read
- Intersection of Community Planning and Law Enforcement
 - Chief Mark Berry, Sergeant Pat Burke, Community Liaison Officer Dave Shaffer
 - Associate Planner Evan Hietpas
- Growth Management and Regional Planning
 - WA State Dept. of Commerce
 - Puget Sound Regional Council (PSRC)
 - Pierce County Regional Council (PCRC)
 - Senior Planner Morgan Dörner
- Housing Affordability, Attainability, and Accessibility
 - [South Sound Housing Affordability Partners](#) (SSHA³P)
 - Planning Manager Emily Arteché
- Urban Design (accessibility, streets and sidewalks, architecture, public spaces, etc.)
 - Planning Technician Claire Swearingen
 - Associate Planner Silas Read



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: February 14, 2022

Title: 2022 Work Plan

Attachments: 1) 2022 Future Agenda Calendar

Submitted By: Evan Hietpas, Associate Planner

Discussion:

On January 10, 2022, the Planning Commission recommended approval of the proposed 2022 Work Plan outlined below to City Council. On February 15, 2022, the City Council will take action on the approval on the proposed 2022 Planning Commission Work Plan.

2022 Work Plan Items:

1. Town Center (subarea plan)
2. Development and Public Works standards (streetlights, right-of-way improvements, streetscapes, etc.)
3. Sewer connection requirements
4. Tree preservation (city-wide goals, community forest management plan, etc.)
5. Various Edgewood Municipal Code (EMC) updates (ex. Wireless, Noise, Land Use Table)
6. Training opportunities and guest speakers
7. Review Planning Commission handbook
8. 2024 City Comprehensive Plan update
9. City-initiated Comprehensive Plan amendments
10. Public zoning
11. EMC Title 17: Planning and Development (form-based code)

Objectives

1. Public education and engagement opportunities
2. Promote diversity, equity, and inclusion in recommendations to City Council
3. Collaborate with the Economic Development Advisory Board (EDAB)
4. Collaborate with Parks and Recreation Advisory Board (PRAB)

This is a standing item for the remainder of 2022 to allow the Planning Commission to discuss items and plan future agendas as necessary.