CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA
Tuesday, April 7, 2020 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. **CALL TO ORDER**
   Roll Call, Pledge of Allegiance
2. **COUNCIL BUSINESS**
   A. Discussion/Review - Berk Report
   B. Discussion - First Quarter Financial Review
   C. Discussion - Transportation Improvement Plan 2021-2026 Update
   D. Discussion - Ordinance - Amendments to Dangerous Dogs Chapter
   E. Discussion - Website/Logo
3. **OTHER COUNCIL ITEMS**
4. **ADJOURN**

Study Sessions are meetings for Council to review upcoming and pertinent business of the City, no action is taken by the City Council. Study Sessions are open to the public, but public input is reserved for the regular Council meetings

This meeting is 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
Council Agenda Summary Sheet

Subject: Discussion/Review - Berk Report	**Agenda Item #:** 2.A **For Agenda of:** 4/7/2020 **Prepared by:** Darren Groth
Attachments (list): 1. Edgewood Town Center Economic Development Study - DRAFT WM - 20200406	
Approval of Materials: Darren Groth Dave Gray 4/3/2020 Daryl Eidinger 4/3/2020	**Expenditure Required:** $49,280 **Amount Budgeted:** $49,280 **Timeline:** SS 4/07/2020

Summary Statement:
On October 8, 2019, City Council approved a contract with Berk Consulting, Inc. (Berk) to perform professional consulting services pertaining to a planning and economic development study focusing on parts of the City's TC and Mixed Use Residential (MUR) zoning districts. The contract scope required Berk to review prior City documents, prepare various materials, conduct interviews, and collect data and other statistical information regarding the city of Edgewood and its market area. A draft report of Berk's analysis was provided to City Council during their April 17 Study Session. This agenda item is intended as the first opportunity for City Council to review Berk's draft Final Report. Berk will present their report, findings, and recommendations. Any questions or necessary clarifications for the report will be incorporated by Berk into their Final Report that will be given to City staff in the coming days. Unfortunately, the draft report was not prepared in time for advanced posting, but the report will be uploaded as an attachment to this agenda item as soon as it is available--likely Tuesday (4/7/20) morning.

Item History:
RCM 10/08/2019

Recommended Action:
Hold a discussion and provide staff direction to Discussion/Review - Berk Report

Fiscal Note/Consideration:
N/A

DRAFT

City of Edgewood

PLANNING AND ECONOMIC DEVELOPMENT STUDY FOR TC & MUR DISTRICTS

MARCH 2020

BERK

STRATEGY ▪ ANALYSIS ▪ COMMUNICATIONS

BERK
STRATEGY ▪ ANALYSIS ▪ COMMUNICATIONS

2200 Sixth Avenue, Suite 1000
Seattle, Washington 98121
P (206) 324-8760
www.berkconsulting.com

"Helping Communities and Organizations Create Their Best Futures"

Founded in 1988, we are an interdisciplinary strategy and analysis firm providing integrated, creative and analytically rigorous approaches to complex policy and planning decisions. Our team of strategic planners, policy and financial analysts, economists, cartographers, information designers and facilitators work together to bring new ideas, clarity, and robust frameworks to the development of analytically-based and action-oriented plans.

Executive Summary

The City of Edgewood is a community of 11,390 residents as of April 2019, and located in Pierce County, Washington. Incorporated in 1996, the City has increased significantly in size over the past two decades, with much of this growth occurring within the past few years. Since 2016, the City's population has increased by about 5.4% per year on average, with almost 1,800 new residents coming into the community over the past three years.

While this growth has been considerable, there is concern that commercial development has not kept up pace with residential growth. If multifamily development "crowds out" local commercial growth, potential retail and service offerings would be reduced, serving as an obstacle for the Edgewood Town Center to support a "complete community" that provides for local needs. Considering these issues, the City of Edgewood is working to review:

- the viability of commercial uses in the area
- the appropriateness of mixed-use projects to meet ongoing commercial needs
- the need for additional changes to address other obstacles to new commercial development

The Council also acted to adopt an interim zoning ordinance to prevent additional development in the MUR zone on the east side of Meridian Ave and a portion of the TC zoning district located on the east side of Meridian Ave south of 22nd St E. Part of this report involves reviewing available data to provide strategic advice.

High-level findings from this research have included the following:

- **Recent development in the Meridian Corridor has focused on multifamily housing, which will dramatically increase the population in the area.** Between 2016 and 2019, 628 multifamily apartment units in three discrete projects were completed in the commercial/mixed-use zones along Meridian Ave E. With the construction of an additional 292 units and future development of 232 units, there is likely to be a significant shift in the population of the city and downtown.

- **While this growth has been focused on residential development, higher residential development densities have meant that these projects have not exceeded the capacity for housing in the Town Center.** From an evaluation of calculations done as part of the 2014 Pierce County Buildable Lands Report and 2015 Comprehensive Plan, achieved densities were higher than expected. The split between capacity allocated between housing and employment uses may also require adjustment.
- **Employment growth has been more challenging for Edgewood, due in part to its geographic position in the market.** While the status of Meridian Ave E / SR 161 provides regional access, competing retail areas are located close to major regional arterial and highway connections. As such, retail and employment growth in the area has been slow, the jobs-to-population ratio is relatively small, and retail vacancy rates have been relatively high.
- **Relying on housing and population growth may be a strong approach to encourage mixed use growth.** Pressures on land for development has resulted in greater multifamily development across the County, and capturing local residents as consumers for local businesses may be a stronger approach than attempting to compete with regionally-oriented retail locations.
- **An ongoing challenge will be the auto-oriented nature of the Meridian Corridor.** Given local demand and the role of Meridian Ave E as a traffic arterial, new commercial development as part of projects will either need to be auto-oriented, or cluster in a way that allows for both pedestrian and auto-oriented access. This will be challenging, given the fragmentation of ownership in the corridor.
- **Another challenge will be the early development of "low hanging fruit" in developable lands in the TC and MUR areas.** The high rate of residential growth due to the large multifamily projects in Edgewood over the past few years have taken advantage of relatively vacant lands in the Town Center. As this land is taken up with new development, future projects will face higher land costs to access redevelopable lands.

Recommendations from this report include the following:

- **From the information described in this report, we recommend that the interim zoning ordinance be lifted, with no need for immediate changes to address the lack of commercial space in new multifamily residential projects.** This new residential development in the Town Center has not exceeded capacity for housing growth in this area, and adding more residents may promote economic development goals.

- **Overall, the City should promote a long-term planning perspective that involves short-term residential development and multimodal improvements.** As noted with the recommendations about the interim development ordinance, more intensive residential development along the Meridian Ave E corridor can help to support greater local demand for these services into the future. This can also be promoted with a walkable/accessible urban environment (e.g., sidewalks, parallel streets, accommodations for bicycles, etc.) in the TC and MUR areas according to existing plans.
- **Flexibility with zoning can help to promote local economic growth and encourage creative forms of development.** This can include increased flexibility for existing commercial uses, the development of a "craft production" designation in the Code, creating regulations for live/work spaces, excluding self-storage facilities from key commercial and residential areas, and streamlining zoning requirements.
- **Providing for joint long-term planning with the City of Milton can help to support commercial development along the Meridian Corridor.** One challenge with ongoing planning for the Meridian Ave E corridor has been the split in jurisdiction between the Cities of Edgewood and Milton. Collaborating with Milton on ongoing efforts to build the overall corridor as a distinct destination and coordinating land use planning and branding for the area could help to support sustainable long-term growth for both cities.
- **Providing support for long-term transit improvements that serve the Town Center can help to build the role of the Town Center as a major center.** Providing for more intensive and walkable residential development along Meridian Ave E and encouraging sustainable transportation solutions may require additional transit capacity, with stops linked to future development projects in the Town Center zone. This should involve consultations with Pierce Transit to Route 501 (Milton-Federal Way) and 402 (Meridian) to increase capacity, and integration of current and planned transit stops with plans for new development. This can also encourage more development to be allocated to the Meridian Corridor.

Contents

Introduction

Overview

The City of Edgewood is a community of 11,390 residents as of April 2019, and located in Pierce County, Washington. Incorporated in 1996, the City has increased significantly in size over the past two decades, with much of this growth occurring within the past few years. Since 2016, the City's population has increased by about 5.4% per year on average, with almost 1,800 new residents coming into the community over the past three years.

There are concerns in the community about the effects of this rapid growth. These issues range from the impacts on infrastructure and roadways to the changes in the scale and extent of development found in the city. One major concern as of late, however, is with how ongoing development has not included retail and service businesses, especially in areas identified for mixed-use. Commercial development since 2016 has been limited in commercial areas with only a coffee shop (Starbucks), a fast food restaurant (Taco Time), and a self-storage facility developed recently.

This situation with commercial development is a concern for the City. If multifamily development "crowds out" local commercial growth, potential retail and service offerings would be reduced, serving as an obstacle for the Edgewood Town Center to support a "complete community" that provides for local needs. In addition to reducing the potential capture of economic activity, jobs, and local sales tax revenue, this would also impact long-term efforts to develop the Town Center as a major draw and a cluster for new activity.

Considering these issues, Edgewood adopted an interim zoning ordinance in April 2019 to temporarily pause development in the City's Town Center (TC), Commercial (C), Mixed Use Residential (MUR), and Business Park (BP) zones to discuss the vision for future growth and residential development in Edgewood. The ordinance was modified in July 2019 to limit the scope of this ordinance to the MUR zone on the east side of Meridian Ave and a portion of the TC zoning district located on the east side of Meridian Ave south of 22nd St E. These areas can be seen in a map of the study area, found in Exhibit 1.

To guide future action on the area currently covered under the ordinance, the City is working to review the following:

- the viability of commercial uses in the area
- the appropriateness of mixed-use projects to meet ongoing commercial needs
- the need for additional changes to address other obstacles to new commercial development

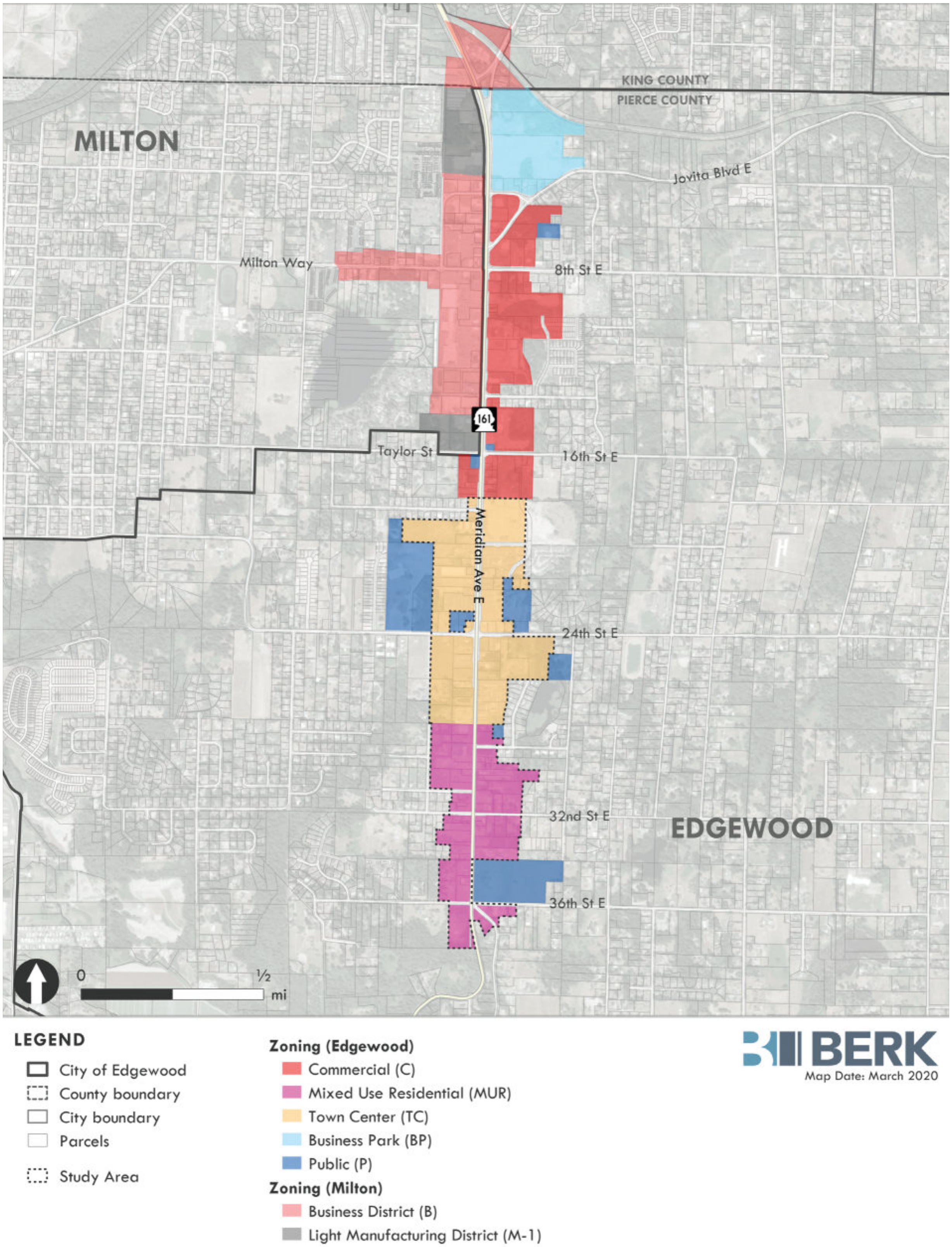
There have been several studies examining the viability and expected amount of commercial development in Edgewood since incorporation. However, there is a need to compile and update these previous conclusions, and provide clear recommendations to guide the City in changes to the TC and MUR districts to support expected growth.

Report Outline

This report is intended to provide an evaluation of the current market conditions in the City of Edgewood, and a series of recommendations to balance local needs for retail/service commercial space with the desire to develop a mixed-use center in downtown Edgewood. This work is divided into four chapters:

- **Review of previous work.** An initial review of previous studies is outlined, which summarizes previous work and identifies major considerations for this study.
- **Community profile.** An analysis of Edgewood is provided which assesses local and regional economic characteristics to evaluate the current economic context of the City, potential demand, and likely future development.
- **Study area.** A specific assessment is also detailed for the study area itself, with an evaluation of the current conditions and likely locations for additional redevelopment.
- **Recommendations for action.** In this section, we provide an overview of the findings of the report, as well as a discussion of potential strategies for future action. In particular, we provide recommendations with respect to the April 2019 interim zoning ordinance and possible changes to the zoning code to consider the initial obstacles identified by Council.

Exhibit 1 Project Study Area and E Meridian Ave Corridor



Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; BERK, 2020.

INTENTIONALLY BLANK

Review of Previous Work

Overview

For Edgewood, there has been an effort to promote the Town Center and the corridor along Meridian Avenue as a nexus for the community since incorporation. This began with early workshops and studies in 1999 with the public and elected officials. The 2002 Comprehensive Plan and the 2004 Town Center and Meridian Avenue Corridor Master Plans identify this area as being at the heart of the City and a future walkable mixed-use center. This policy has been continued over time, with several studies focusing on the area as a center for more intensive, community-oriented development.

This section provides context for the analysis and recommendations in this report by describing previous reports and plans that have impacted this corridor overall and the Town Center and Mixed Use Residential districts in particular. In this review, we summarize these sources, highlight major findings from each report, and detail the actions previously recommended to the City for action.

Available Sources

A table of the materials reviewed for this assessment are provided in Exhibit 2. These documents include a range of different sources:

- **Regional planning documents.** One main source of guidance for local planning in Edgewood are high-level policy documents from higher levels of government. Regional planning policies have been provided as part of the VISION 2040 plan and the recently updated Draft VISION 2050 plan, published by the PSRC. Pierce County also provides high-level planning guidance through Countywide Planning Policies and 2014 Buildable Lands Report.

Exhibit 2 Previous Plans and Studies Reviewed

DOCUMENT	YEAR	AUTHOR
Edgewood Comprehensive Plan	2002	City of Edgewood
Economic Development Consulting Services	2003	BERK, Ravenhurst Development
Market Analysis for Meridian Corridor	2003	Ravenhurst Development
Town Center and Meridian Master Plans	2004	Kasprisin Pettinari Design
16th and Meridian Development Plan	2006	Skilling Connolly, MAKERS, et al
Town Center Design Guidelines & Standards	2006	MAKERS
VISION 2040 Regional Growth Strategy	2009	PSRC
Corridor Development Memo	2010	CREA Affiliates
Town Center Conceptual Design Open House	2010	Huitt-Zollars
Economic Dev Ad Hoc Committee Final report	2012	City of Edgewood
Economic Assessment and Preliminary Strategies	2014	Community Attributes, Inc.
Pierce County Buildable Lands Report	2014	Pierce County
Pierce County Countywide Planning Policies	2014	Pierce County
Edgewood Comprehensive Plan	2015	City of Edgewood
Retail Demand Assessment	2016	Community Attributes, Inc.
Retail Leakage and Surplus Analysis	2018	Buxton
Draft VISION 2050 Regional Growth Strategy	2019	PSRC

- **City plans and policies.** Statutory plans and policies in Edgewood have influenced the management of the Town Center and Meridian Corridor. The Edgewood Comprehensive Plan has highlighted the role of these areas in the community, in both the 2002 and 2015 versions. The 2004 Town Center and Meridian Master Plans have also provided guidance for growth in these areas, and included development concepts and supporting policies for these areas.
- **Previous economic and market studies.** There have been several studies conducted on economic and real estate market conditions in the study area, with the most recent comprehensive analysis conducted in 2016, and a retail leakage analysis conducted in 2018. These have provided ongoing guidance about how the current market context will likely impact the achievement of the Town Center concept over time.
- **Other supporting documents.** As part of this assessment, we also reviewed other materials related to the development of plans and policies related to the Town Center. This included the 2012 report of the Economic Development Ad-hoc Committee to Council, as well as summaries from public engagement sessions over time.

Overall, these sources provide a basis for examining how the Town Center and Meridian Corridor have been considered by the City over time. This includes both the policies that have been promoted for this area, as well as the market conditions that have been evaluated at different points to guide these policies.

Major Findings from Previous Work

The information available from previous plans and studies highlights several key features of the overall context for development and the Town Center and Meridian Corridor in particular. These include:

- Prior growth forecasts for population and employment
- The retail commercial development context and opportunities for growth
- Urban design and development standards in the Town Center and Mixed Use Residential areas

Population and Employment Growth Forecasts

Several of the available reports include expected growth with respect to both residents and workers within Edgewood:

- **PSRC VISION 2040 Regional Growth Strategy.** Edgewood and other Pierce County cities combined under the "Small Cities" category under VISION 2040 were expected to absorb 52,000 new residents and 30,000 jobs between 2000-2040, amounting to about 13% of the County's population growth target and 14% of the employment target for this period. Estimates from the 2014 Land Use Vision growth projections indicate a population growth rate of about 1.5% per year to 2040, and an average employment growth rate of 1.3% per year.
- **2014 Pierce County Buildable Lands Report.** The County's last Buildable Lands Report indicated that the total employment target for 2030 was 3,094 jobs in the community, representing an increase in 1,742 jobs between 2010 and 2030, representing an average growth rate of 4.2% per year. With respect to population, the estimated target for Edgewood is 13,700, representing an increase of 1.9% per year on average.
- **2015 Edgewood Comprehensive Plan.** The Comprehensive Plan indicates that there has been little to no population growth from 2008–2013. Note that the Plan uses the 2014 Buildable Lands Report targets as growth targets for 2035.
- **Draft PSRC VISION 2050 Regional Growth Strategy.** Under the draft VISION 2050 Regional Growth Strategy, Edgewood is classified as being in the "Cities and Towns"

geography, which are "cities and towns with local transit access or without fixed-route transit". Under this classification, these communities are assumed to draw about 7% of the total growth in population and 6% of the total growth in employment in Pierce County, or an additional 25,000 residents and 13,000 jobs between 2017 and 2050. Over all communities, this generally represents an average growth rate of about 0.9% per year for population and 1.3% for employment for the entire study period.

These policy documents indicate that there has been a general shift in regional and County growth strategies over time. More recent policies have shifted growth towards communities serviced by regional high-capacity transit systems. Given the location of Edgewood as outside of major transit corridors, this means that overall Edgewood may be receiving less population and employment growth into the future.

Retail Commercial Development

Since 2003, multiple studies have examined the Town Center and Meridian Corridor for its potential for economic development.

- **2003 Market Analysis for the Edgewood Commercial Corridor.** In this early study, the market characteristics for the area are defined to evaluate the potential for commercial development. This highlights that at the time there had been little leasing activity or development in the recent past, and some vacancies existed. Large-scale commercial development was indicated to be unlikely given a lack of demand, although over the long term the construction of a sewer system, long-term residential growth, and the development of a Civic Center were seen as potential boosts to commercial growth.
- **2014 Economic Assessment and Preliminary Strategies.** This report highlights that over the short-term, auto-oriented retail is likely to be feasible but more walkable retail formats are challenged by a lack of supporting infrastructure and pedestrian traffic. However, retail uses are seen as more feasible than office commercial space, given the support available in surrounding areas.
- **2016 Retail Demand Assessment.** The 2016 analysis of the retail market area suggests that given local population projections and associated retail demand, income and spending patterns suggested that an additional 25–30,000 sf of space could be developed. Additional retail growth would require an increase in the capture of customers from the capture area, likely within a 10-minute drive of Edgewood. An increase of 100,000 sf of retail, for example would require the trade capture to increase from 8.3% to 11.2%.
- **2018 Buxton Retail Leakage and Surplus Analysis.** Overall, this 2018 dataset indicates a significant amount of leakage across sectors for Edgewood, suggesting

that residents shop largely in other locations for their regular household needs. The report estimates that given a purchasing power of over $236 million among Edgewood residents in 2018, just under 20% of this retail demand captured locally. Subsector breakouts highlight opportunity areas for future retailers to consider, such as apparel, home furnishings, and specialty food stores.

These studies reflect slightly different messages about the commercial market context and its potential for growth. However, the overall potential for retail growth has been limited over time. Although the 2003 study indicated that new sewer infrastructure could support additional retail growth, the limiting factor appears to be primarily with sources of competition: available space in local shopping centers in Milton, and the regional draw of retail centers in surrounding communities.

The 2014 study also points out that a key short-term challenge with development of retail, especially in the Town Center, is the competitiveness of auto-oriented versus pedestrian-oriented retail given the current built environment. Retail businesses, including restaurant/café uses, will likely be more willing to locate in the area over the long-term as the walkability of the area improves and a greater number of local residents are able to take advantage of this access.

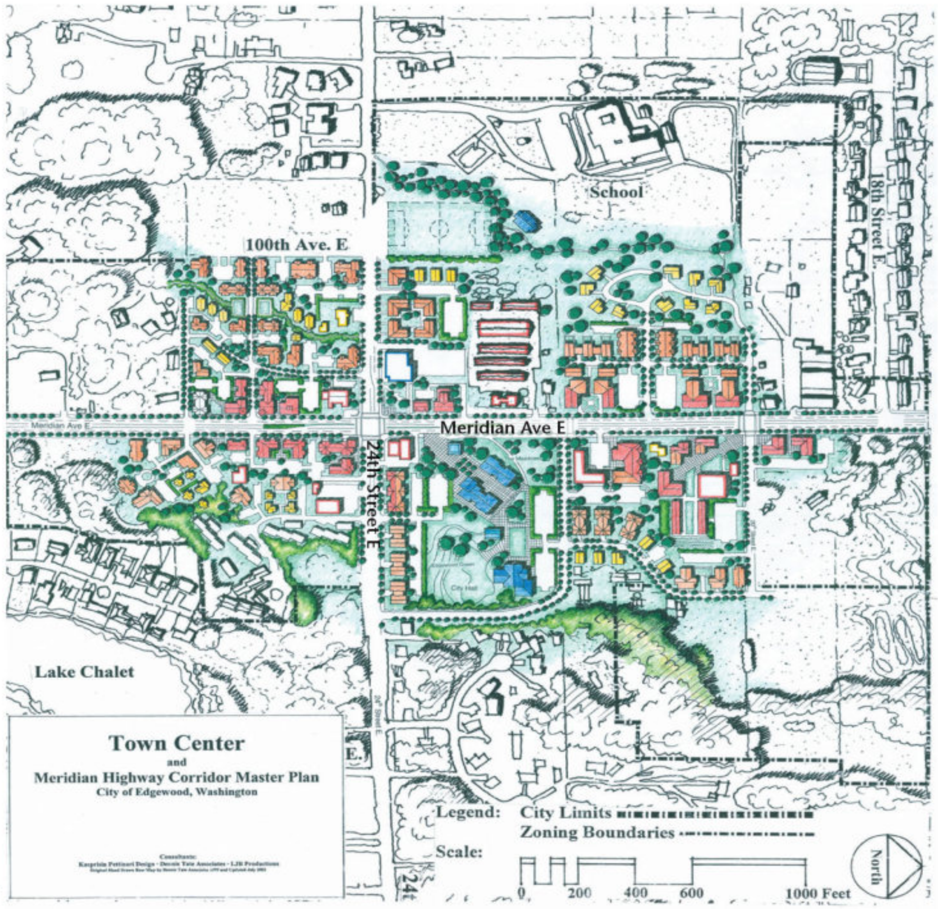
Urban Design and Development Standards

The development of the conceptual design for the Town Center and the Meridian Corridor has been a focus of planning in Edgewood over time. The 2004 Town Center and Meridian Corridor Master Plans outline a strategy for small scale, mixed-use development with an integration of privately-owned public space along the corridor. Exhibit 3 highlights the conceptual design for the Town Center included in this Plan. Corresponding design guidelines published in 2006 also prioritize streetscape improvements for an enhanced pedestrian experience to attract Town Center visitors. These design and planning concepts have been incorporated into the Edgewood Comprehensive Plan.

Major elements of the Master Plans and design guidelines have included the following:

- **Focus on mixed-use development.** Mixed-use development is a primary focus for the Plan, as it works to achieve the goal of a pedestrian-oriented community center. The Master Plan for the Town Center, for example, includes a significant amount of commercial space, not only in standalone buildings but also as part of mixed-use projects.
- **Development of the City Hall/Civic Site.** The City Hall site includes space which has been identified for a future signature park and community gathering space that

Exhibit 3 Conceptual Uses, Edgewood Town Center and Meridian Highway Corridor Master Plan



Legend
- Commercial
- Civic
- Residential – High Density
- Residential – Medium/Low Density

Source: City of Edgewood, 2004.

celebrates Edgewood's unique pastoral character. This space would link with the open space network overall and would serve a catalytic project that would increase local amenities for residents and visitors. It may also include mixed-use development incorporating live-work or retail space that would be a benefit to the community.

- **Parallel street network.** The Comprehensive Plan includes a Preferred Alternative Road Network that includes provisions for planned collector streets parallel to the Meridian corridor. These streets would provide local access to locations along the corridor and encourage smaller blocks that would allow for more accessible urban forms. This would also provide accommodations for better pedestrian and bike access to and within the Town Center and Meridian Corridor overall.
- **Creation of a linked open space network.** The Town Center concept includes ideas for the Edgewood Meadows network, a continuous open space network passing through the Town Center that would also link to a broader network across the entire Meridian Corridor. This system is not explicitly incorporated into the 2015 Comprehensive Plan,

Exhibit 4 Architectural Concepts, Edgewood Town Center Master Plan

Building Character with Architecture: An example of buildings, open space, street circulation and design arranged in a compatible composition to create a desired human scale and community design character.

Building Character with Architecture: Commercial buildings grouped around a public plaza off Meridian Ave E. are moderate in scale and are designed to support pedestrian activity.

Building Character with Architecture: Medium-density housing in the form of townhouses presents a friendly, human-scale street front along a residential street.

Source: City of Edgewood, 2004.

but the Plan does include provisions for accepting park land from developers. The 2015 PROS Plan also encourages linkages between green spaces in the City via bike and pedestrian routes.

- **Strong architectural standards.** The architectural standards included in these documents have focused on building elements and form related to Northwest rural and small-town character. These standards highlight the benefits of a mix of uses, building orientation to the street and common open areas, high-quality materials and building details, and other design treatments. Exhibit 4 provides a rendering from the Town Center Master Plan, that indicates the desired form and design of development under this concept.

A 2010 review of zoning regulations and design standards coordinated a series of meetings with landowners and developers, in part about these concepts and how they related to challenges with new projects. Feedback relevant to the planning for the corridor included the following:

- **Desire for higher density.** Support for increasing residential density in the downtown, including higher development formats and no maximum densities. This could incorporate a range of housing formats, including housing oriented to seniors.
- **Flexibility with the parallel road network.** Flexibility was desired for the development of the parallel road network to allow it to be integrated with site designs. In this case, there may also be a role for the City to develop this network on designated public easements before development occurs to allow for the full alignment to be developed by the City before projects are completed. Integration of access with the surrounding community and buffering from Meridian Ave E will be critical to success, however.
- **Flexibility with uses.** There was also an expressed desire to explore a form-based code to allow more flexibility with the regulation of uses.
- **Need for a private open space strategy.** A clear strategy was needed for open space and public plazas dedicated by landowners/developers to ensure an integrated system.
- **Challenges with fragmentation of ownership.** The fragmentation of ownership along the Meridian Corridor complicates a coordinated approach to development. This could be promoted through land assembly or additional neighborhood planning.
- **Difficulties with retail capture.** Overall, the prospect for retail capture along the corridor is challenging. The retail and services outlined in the Town Center Plan are oriented to a walkable environment, which is not likely to be found along Meridian Ave E. These types of businesses should be clustered together in a critical mass to allow for a designation to be developed. They should also provide some considerations for highway access, however, as very little retail demand will be generated from local residents alone.

Overall, these sources highlight a distinct tension between the concept for the Town Center and the development realities as expressed during the last recession. Although high design standards and a need for a walkable environment is critical, there are challenges in developing a consistent concept among the developers in this area that reflects market realities.

There is also a division between design concepts and market realities for the Town Center in previous work. Although the intent of the City is to create a mixed-use center, the auto-oriented nature of the Meridian Corridor complicates attracting passing traffic to pedestrian-oriented businesses, and favors auto-oriented uses. A larger cluster of community-oriented retail and services could allow auto drivers to stop and walk around, and local pedestrians and cyclists to access these businesses as well, but this would likely require a larger cluster of commercial uses that would not currently be supported in the market. Fragmentation of ownership and concerns about the short-term viability of building portions of this node at a time would also complicate the development of mixed-use projects in this area.

Review of Previously Proposed Actions

The City of Edgewood has devoted its efforts to supporting economic development in the community, which includes encouraging growth within the Town Center and Mixed Use Residential districts. Exhibit 5 includes a high-level description of the recommended actions proposed as part of the documents reviewed, and the year of the report in which these recommendations were made.

Generally, the recommendations made as part of previous reports have included the following:

- **Distribute information about Edgewood.** One typical focus of the proposed strategies has been with creating information sources about Edgewood to provide interested parties (both developers and businesses). Of the strategies proposed, these efforts have appeared to be the most pursued by the City, given that these take relatively few resources and provide ongoing support for other economic development activities.
- **Coordinate general business attraction activities.** A second strategy has involved regular attraction strategies to draw new businesses and development into Edgewood. The 2012 Economic Development Ad-hoc Committee Report highlighted that these efforts could be supported by a full-time staff member with the City but also recognized that available resources would be limited for this position. Without dedicated staff, current City staff have pursued these efforts as part of their own work.
- **Create a distinct brand for the City and Town Center.** One specific concept related to marketing Edgewood has been the development of a branding strategy for the city as a whole or the Town Center in particular. These campaigns are not without notable risk, but they can provide a strong focus for other marketing and development strategies.
- **Develop plans and policies to support desired development.** Almost immediately after incorporation, Edgewood has identified the Town Center and Meridian Corridor as the economic center of the community. As such, the City has worked almost from the beginning to develop a series of plans for the area, and has incorporated this work into the City's Comprehensive Plan. Additionally, there have also been ongoing efforts to adjust zoning regulations and provide for development standards that help to achieve the vision for the area.
- **Coordinate a public/private partnership to develop a catalytic mixed-use project in the downtown.** The 2014 Economic Assessment and Preliminary Strategies Report as well as the 2015 Comprehensive Plan have indicated that leveraging City-owned properties along Meridian Ave E would be one approach to spur new development in the Town Center. This could also be combined with partnerships to encourage different types of catalytic projects, such as co-working spaces.

Exhibit 5 Proposed Actions and Outcomes from Previous Studies

PROPOSED ACTION	YEAR	RESPONSE
Revisit development standards, particularly for size restrictions	2003	Created a Master Plan for the development of the Town Center and Meridian Corridor
Prepare marketing brochure and distribute to a prepared list of developers.	2004, 2012, 2014	Developed a Town Center marketing brochure and related marketing/promotional materials
Adopt a Planned District Overlay for the SW quadrant of the Town Center	2004	(not completed)
Attract anchor tenant(s) to spark a retail cluster, e.g., library, drug store, medical office, multifamily.	2006, 2010, 2012	Worked to attract a Pierce County Library branch; regular business recruitment activities conducted by staff
Lower impact fees and streamline permitting processes to be more competitive with surrounding jurisdictions	2010	Internal permitting processes have been streamlined to reduce costs and improve permitting times
Encourage the development of a new Subarea Plan for part or all of the Meridian Corridor	2010	(not completed)
Hire a full-time City economic development staff member	2012	(not completed)
Construct a community reader board at City Hall	2012	Economic development information available on City website and at City Hall
Create city webpage with business information	2012	City webpage with business information developed
Analyze potential use of public lands to spur economic development	2014, 2015	Preparing a site plan for City Hall property as a public/private partnership
Revisit zoning standards for Town Center and for retail businesses specifically	2014, 2016	Comprehensive Plan updated to reflect development priorities in the Town Center

Progress on these strategies has been limited by available resources, but the City has taken distinct and intentional steps to work within these constraints with efforts to encourage new development that would boost the local economic base. Note that the later sections of this report will examine how these efforts could be refocused and refined to help achieve the overall concepts and goals for the Town Center and Mixed Use Residential areas.

Conclusions

As detailed by the final report of the City of Edgewood's Economic Development Ad Hoc Committee in 2012:

> *"Edgewood is trying to bootstrap its economic engines on a shoestring budget. The goal is to encourage, invite and promote businesses to the City, particularly along the LID corridor. It needs to take advantage of every opportunity it can find to achieve that goal. Those ideas that require little or no resources in time and money should be top candidates for implementation to reach our goal."*

This statement reflects many of the lessons and limitations discussed in previous studies, as described in this section:

- **Edgewood is resource-constrained with respect to potential economic development activities.** The primary obstacle to more aggressive economic development strategies in Edgewood will continue to be with limited resources. Although building the economic and sales tax base of the city is important, available resources will challenge significant investments by local government, especially in cases where immediate returns are unclear.
- **As such, the vision for the Town Center and Mixed Use Residential areas will be achieved largely through private development.** There are some opportunities for the City of Edgewood to be involved with development in key locations, such as in the area around the City Hall campus. However, given the constraints in available resources, development is largely envisioned to be managed by the private sector, with some supporting public investment, particularly in sewer, streets, and parks.
- **New commercial development has been projected to be small-scale, proceeding intermittently over time.** Although previous studies have recognized that new commercial development will likely occur, the scale of the local market, the smaller potential capture area, and the presence of existing retail commercial development in Milton along the Meridian Corridor means that long-term potential for new commercial growth may be somewhat limited, and will likely exhibit as intermittent projects versus continuous development.
- **Smaller projects over fragmented ownership will challenge the development of a pedestrian-oriented mixed-use concept.** Given local demand and the role of Meridian Ave E as a traffic arterial, new commercial development as part of projects will either need to be auto-oriented, or cluster in a way that allows for both pedestrian and auto-oriented access. Given the fragmentation of ownership, it will be difficult for individual projects to develop the "critical mass" alone to create a strong retail node, especially over the short-term.

- **Multi-family development has been assessed as the most feasible use in the study area overall.** Previous reports have indicated that at the time of those reports, multi-family projects were the most feasible option for developers. Although retail and office development projects were likely to be practical over the longer term, especially as the population of the city continues to increase, these projects are less likely to be developed in the short-term.

Overall, the development of single-use multi-family residential projects as opposed to mixed-use or commercial projects in the Town Center and Mixed Use Residential zones is consistent with the findings of previous studies. Although demand for commercial space may increase over time, recent patterns with short-term development appear to be consistent with these previous conclusions that residential development is more feasible. A staged approach may be necessary to promote short-term growth of higher-density residential uses, with planning for long-term development to support commercial and retail uses that can take advantage of a larger local customer base.

Community Profile

Overview

The first step to evaluating the role of the Town Center and Mixed Use Center zoning districts in encouraging commercial growth in Edgewood is to examine the City of Edgewood and the broader Meridian Corridor in both a local and regional context. Note that while this corridor is split between the Cities of Edgewood and Milton, it essentially operates as a single retail node for the purposes of the local market.

In this review, we detail the following:

- A high-level review of the **major features** of the surrounding area
- **Population and housing** characteristics of the City of Edgewood, including future projections of growth
- Characteristics of **local employment**, including commuting patterns and the potential for growth
- A summary of **local economic activity**, including the regional market draw and activity related to municipal revenue
- Details about **recent commercial and residential development** in the area, including development located within the Town Center and Mixed Use Residential areas

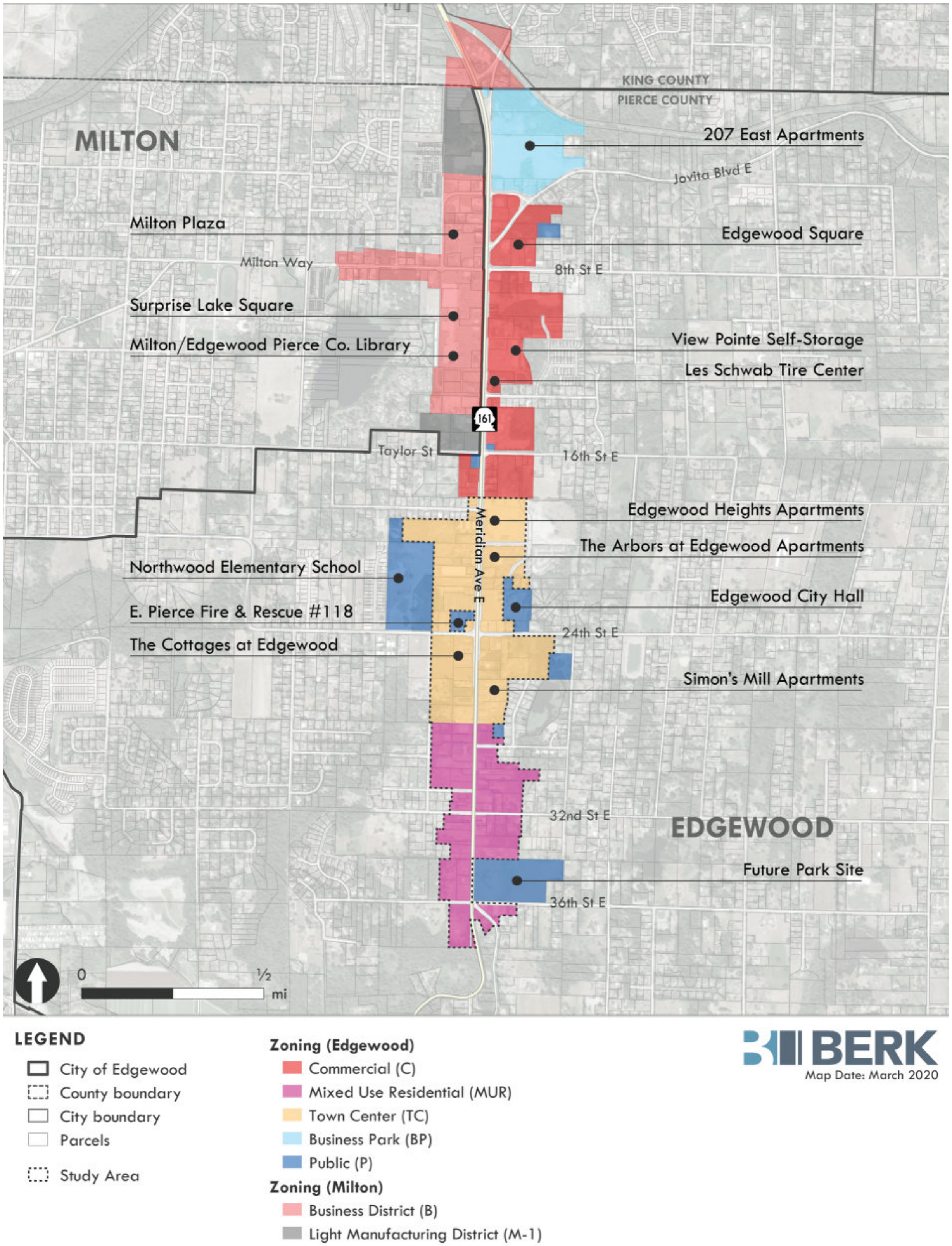
These assessments are used to report broader findings that will affect how the City may look to manage lands in the Town Center and Mixed Use Residential areas into the future.

Major Features

Exhibit 6 provides a high-level view of the zoning and major features of the commercial, industrial, and public lands within the Meridian Ave E corridor. These include the following:

- **Edgewood zoning districts.** Along the Meridian Ave E corridor, Edgewood includes the following five zoning districts:
  - The **Business Park** (BP) zoning district, intended for a wide range of commercial and employment uses, as well as light industrial and apartments.
  - The **Commercial** (C) district, intended for large-format, auto-oriented commercial uses, potentially with a regional scale, as well as uses compatible with commercial development.
  - The **Town Center** (TC) designation, intended for a pedestrian-friendly mixed-use center with retail, residential, services, and seniors housing.
  - The **Mixed Use Residential** (MUR) district, which is intended to include mediumdensity residential development as well as complementary commercial uses.
  - The **Public** (P) district is also included in this corridor, which accommodates major local and state government and public institutions.
- **Milton zoning districts.** The City of Milton also manages commercial and employment uses within the corridor as part of their "Uptown Special Planning Area". Policies for the Uptown area have been developed to reinforce its position as a vibrant commercial center, and transition the area towards a mix of uses. Land uses in the Uptown area are currently managed as part of two zoning districts:
  - The **Business District** (B) is intended for business uses that serve the community and the region through the development of integrated commercial centers.
  - The **Light Manufacturing District** (M-1) provides for heavy commercial and light industrial uses within the corridor.
- **Recent multifamily development projects.** Along the Meridian Corridor, there are four large apartment projects comprising over 1,100 total multifamily housing units that have been proposed or developed, or are under construction. Although they include on-site amenities, they do not have commercial space aside from property management offices. These projects include:
  - **207 East Apartments** (292 units) is a low-rise development currently under construction in the BP zoning district. Of the 292 units in this project, 114 units are 1-bedroom, with 156 2-bedroom and 22 3-bedroom units.
  - **Edgewood Heights** (452 units) is a two-phase low-rise apartment development in the Town Center zoning district, owned by Falk Development Inc. The first phase was completed in 2019, and includes 220 apartment units (44 1-bedroom, 140

Exhibit 6 Project Study Area and E Meridian Ave Corridor, Zoning and Major Features



Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; BERK, 2020.

2-bedroom, and 36 3-bedroom units). The proposed phase 2 would include an additional 232 units.

  - **The Arbors at Edgewood** (254 units) a complex of three-story garden apartments in the Town Center area adjacent to Edgewood City Hall which was completed in 2016. It includes 78 1-bedroom, 132 2-bedroom, and 44 3-bedroom units.
  - **Simon's Mill Apartments** (154 units) is a complex of garden apartments built in 2016 by Rush Properties, Inc. in the southwestern portion of the Town Center area. It includes 4 studio, 75 1-bedroom, 63 2-bedroom, and 12 3-bedroom units.

- **Senior living community.** The Cottages at Edgewood is a senior memory care facility that opened in 2015. This facility includes three self-contained 4,700 sf cabins with a capacity of about 60 residents and round-the-clock staff.
- **Shopping centers.** The City of Milton includes two shopping centers within their Business District. This includes:
  - **Surprise Lake Square**, a 204,000 sf community shopping center anchored by a 55,000 sf Safeway supermarket. From 2009–2018, this center had significant vacancies, peaking at over 43% in 2011. Since 2018, about 29,000 sf of total space in this center has remained vacant.
  - **Milton Plaza**, an 89,000 sf neighborhood shopping center, previously anchored by a 53,880 sf Albertsons's which closed in 2017. As of 2020, about 30,000 sf of retail space in this complex is vacant.
- **Auto-oriented commercial development.** Within Edgewood, there have historically been smaller auto-oriented uses developed along the Meridian Corridor. Since 2010, commercial development in this corridor in Edgewood has included:
  - A 9,856 sf Les Schwab Tire automotive center, built in 2012.
  - A 2,329 sf Jackson's Food Stores mini-mart, built in 2012
  - A 240 sf espresso stand, built in 2013.
  - A 3,064 sf Taco Time fast food restaurant, built in 2016.
  - A 1,758 sf Starbucks café, built in 2016.
  - View Pointe Self-Storage, a 92,000 sf self-storage facility built in 2016.
- **Government, public, and community uses.** In this area, there are several government and public uses that anchor the community. These include:
  - Edgewood City Hall, constructed in 2010.
  - Northwood Elementary School.
  - East Pierce Fire and Rescue Station No. 118.
  - The Milton/Edgewood branch of the Pierce County Library System, located in Surprise Lake Square.

- A site proposed for a future 18-acre park, located at the corner of 36th St E and Meridian Ave E.
- The North Hill Adventist Church, a 4,700 sf building constructed in 2010.

Edgewood Population and Housing

A summary table of key housing and population statistics for the city of Edgewood is included in **Exhibit 7**. Comparable statistics are provided for Pierce County for reference.

Population

As of April 2019, the population of Edgewood was 11,390 residents. Although the city experienced nominal growth for about 15 years after its incorporation in 1999, recent development has promoted relatively rapid growth, especially in a regional context. The following exhibits provide an understanding of this based on comparisons with its neighbors:

- **Exhibit 8** provides the population of the city and peer communities within the area from 2000 to 2019.
- **Exhibit 9** compares average net growth rates for Edgewood and other communities over five-year periods between 2009–2014 and 2014–2019.
- **Exhibit 10** highlights total relative net growth from 2000 for Edgewood and other communities.

This information highlights several points of interest with respect to previous growth:

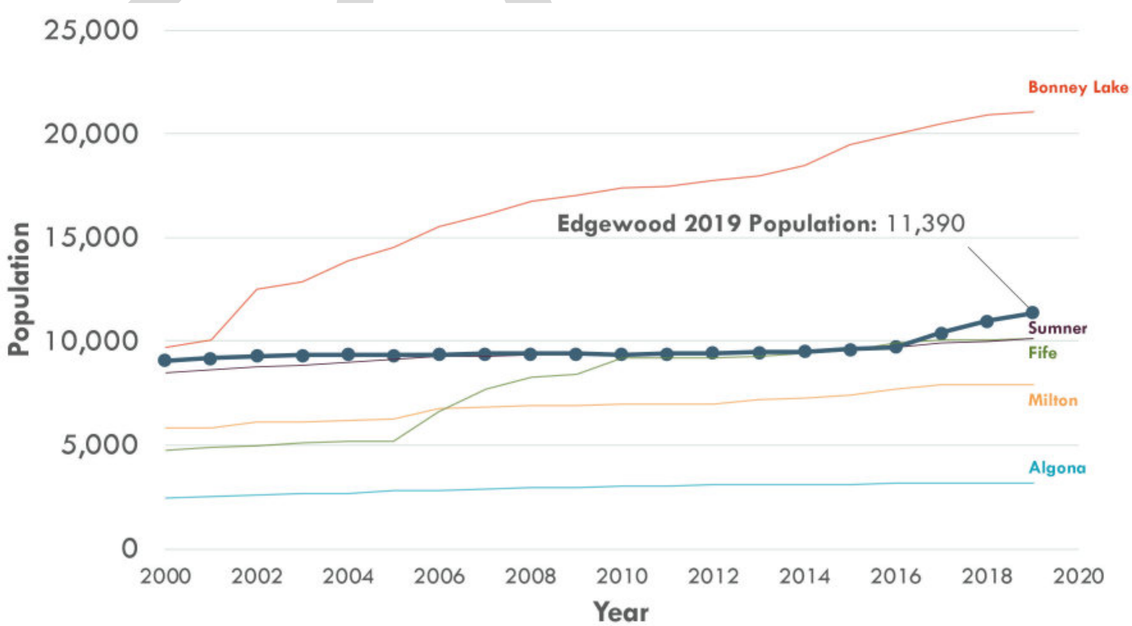
- **Edgewood has historically experienced very little population growth.** One major trend with population is that for years after incorporation, Edgewood experienced relatively little growth. From 2000 to 2014, the city increased by a net 436 residents, and overall population increased by about 0.3% per year.
- **Over the past few years, the city's population has increased at a rapid rate.** Since 2014, however, growth has been significant, with a 17% increase in population between 2016 and 2019. In fact, Edgewood added a net 685 residents between 2016 and 2017, representing more growth in one year than from incorporation in 1999 to 2016.
- **While some communities in the area have grown significantly over time, Edgewood's recent growth has been dramatic in comparison.** Some communities in the region have experienced significant growth over time: Bonney Lake has experienced the most intense growth, tripling in population since 2000 through annexation and development. However, the relative growth that Edgewood has experienced has been very high in relation to its neighbors. While Edgewood grew by 17% over the past three years, Bonney Lake and Algona grew by about 5%, and Puyallup and Sumner grew by about 4%.

Exhibit 7 Edgewood Population and Housing Characteristics

	Edgewood	Pierce County
Total Population (2019)	**11,390**	**888,300**
Persons per household (2014–2018)	2.77	2.65
Persons under 18 years	21.2%	23.5%
Persons 65 years or over	16.9%	13.8%
Median household income	$97,984	$67,868
% of persons in poverty	4.6%	8.7%
% of persons with bachelor's degree or higher	32.3%	26.4%
% foreign-born persons	3.6%	9.8%
Total Housing Units	**4,576**	**353,089**
Single-Family Housing	79.7%	67.1%
Multifamily Housing (2+ units)	16.1%	25.3%
Mobile Homes and Other Housing	4.2%	7.6%
Owner-occupied housing, percent (2014–2018)	78.3%	61.7%
Median value of owner-occupied housing (2014–2018)	$367,400	$277,000

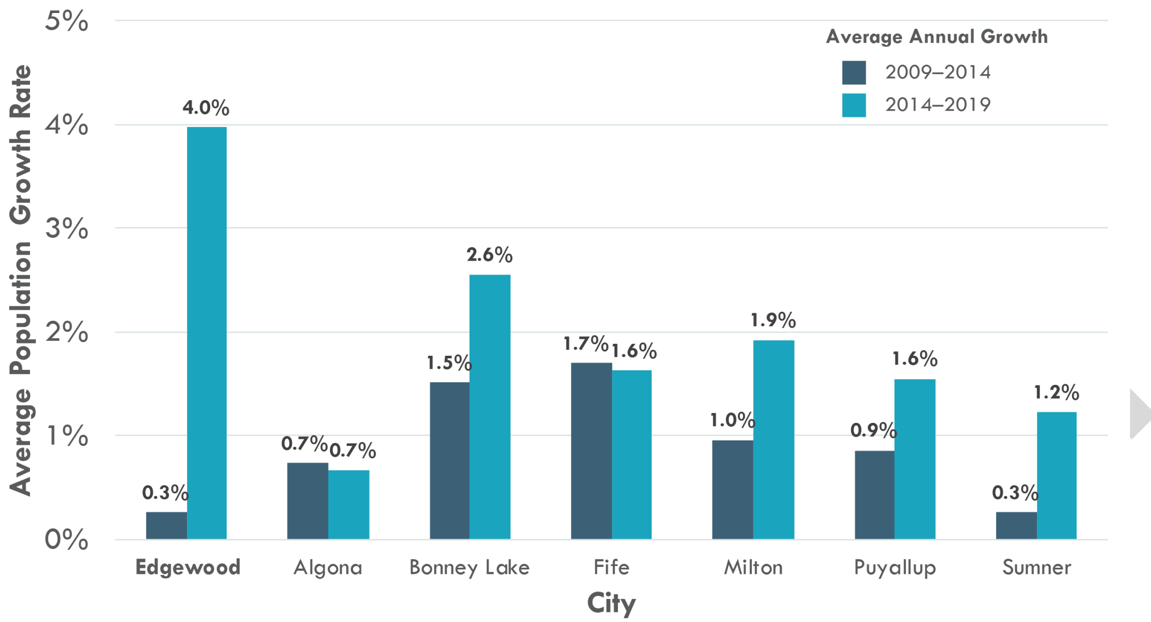
Source: WA Office of Financial Management, 2020; US Census ACS, 2019; BERK, 2020

Exhibit 8 Population Growth by City, 2000–2019



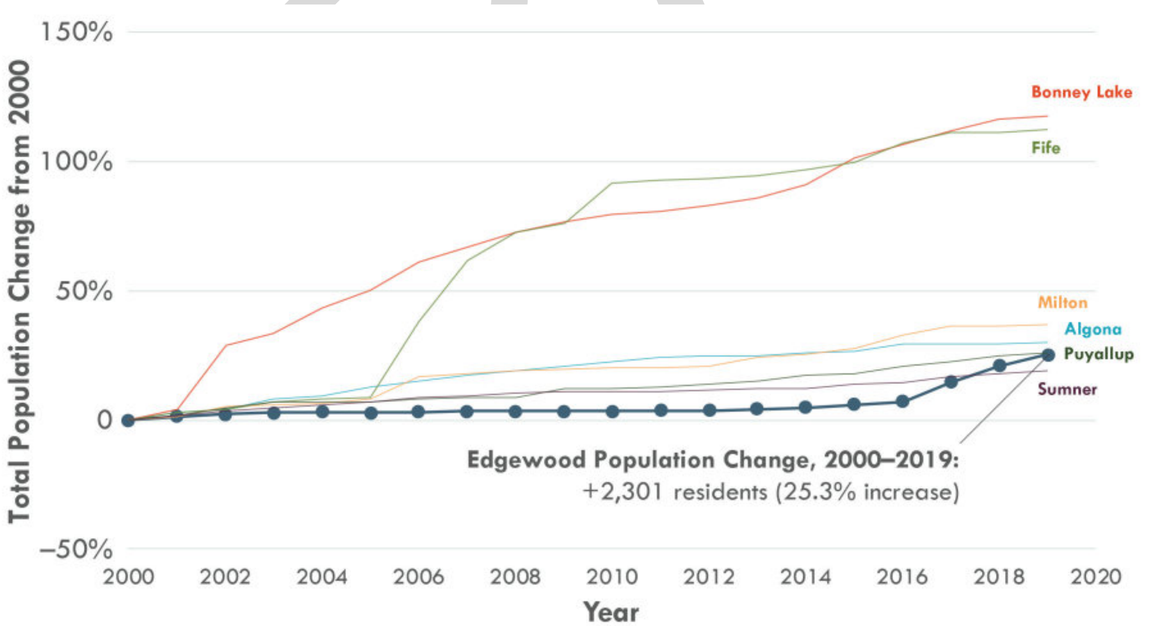
Source: WA Office of Financial Management, 2020; BERK, 2020.

Exhibit 9 Five-Year Average Annual Population Rates by City, 2009–2019



Source: WA Office of Financial Management, 2020; BERK, 2020

Exhibit 10 Relative Population Growth by City, 2000–2019

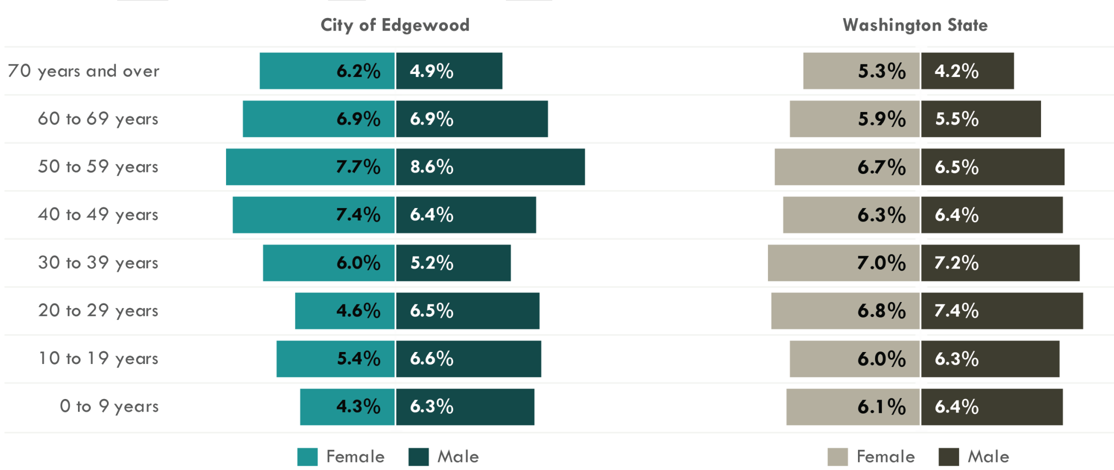


Source: WA Office of Financial Management, 2020; BERK, 2020.

Exhibits 11–15 provide breakdowns of population characteristics of Edgewood to present details about what the community is like, and how these characteristics have changed over time. These characteristics include the following:

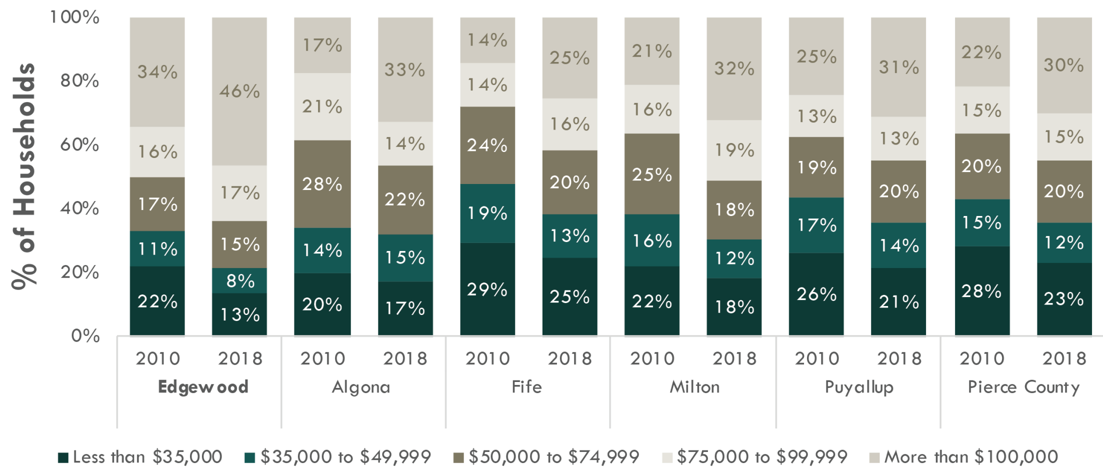
- **Age.** The distributions of age by cohort for the City of Edgewood and Washington State are provided in **Exhibit 11**. This distribution highlights overall that Edgewood residents skew older, with a smaller relative proportion of children and younger adults under 40.
- **Household income. Exhibit 12** provides details about household income distributions in Edgewood and surrounding cities for 2010 and 2018, and **Exhibit 13** presents median income and the change over the 10-year period for these cities. Generally, Edgewood is wealthier than surrounding communities, with a median income of $97,984 in 2018. Median wealth in Edgewood has grown by 31% from 2010 to 2018, which is more than the County as a whole and the selected neighboring communities, and households earning over $100,000 now represent almost half of the households in the city.
- **Race. Exhibit 14** provides a general breakdown of race for Edgewood and other cities, with detail about the non-white populations in **Exhibit 15**. Overall, Edgewood has the smallest proportion of people of color among the surrounding communities examined, but this proportion has been increasing over the past several years.

Exhibit 11 Population Age Distribution, Edgewood, 2018



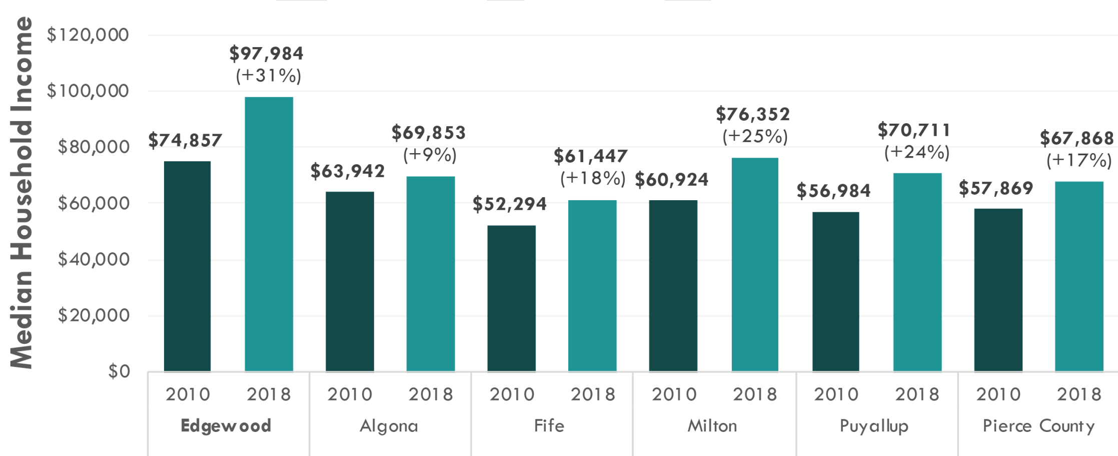
Source: American Community Survey, 2010 & 2018; BERK, 2020.

Exhibit 12 Household Income Distribution by City, 2010 and 2018



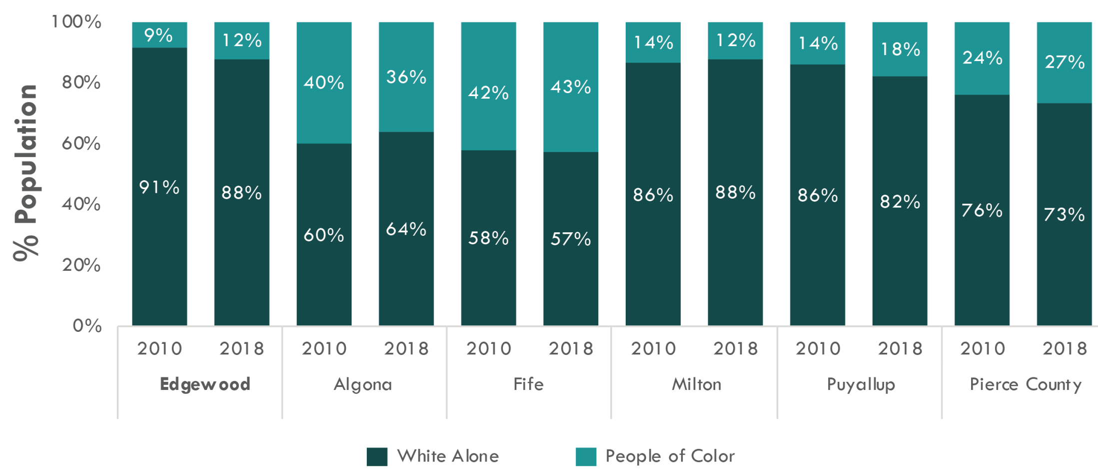
Source: American Community Survey, 2010 & 2018; BERK, 2020.

Exhibit 13 Median Household Income by City, 2010 and 2018



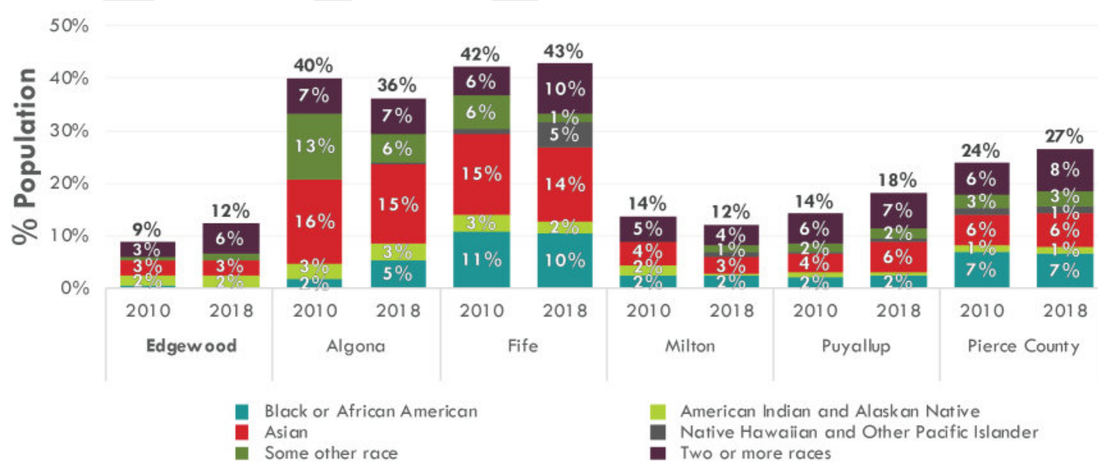
Source: American Community Survey, 2010 & 2018; BERK, 2020.

Exhibit 14 Population Distribution by Race, Edgewood, 2018



Source: American Community Survey, 2010 & 2018; BERK, 2020.

Exhibit 15 Detailed Population Distribution by Race, Edgewood, 2018



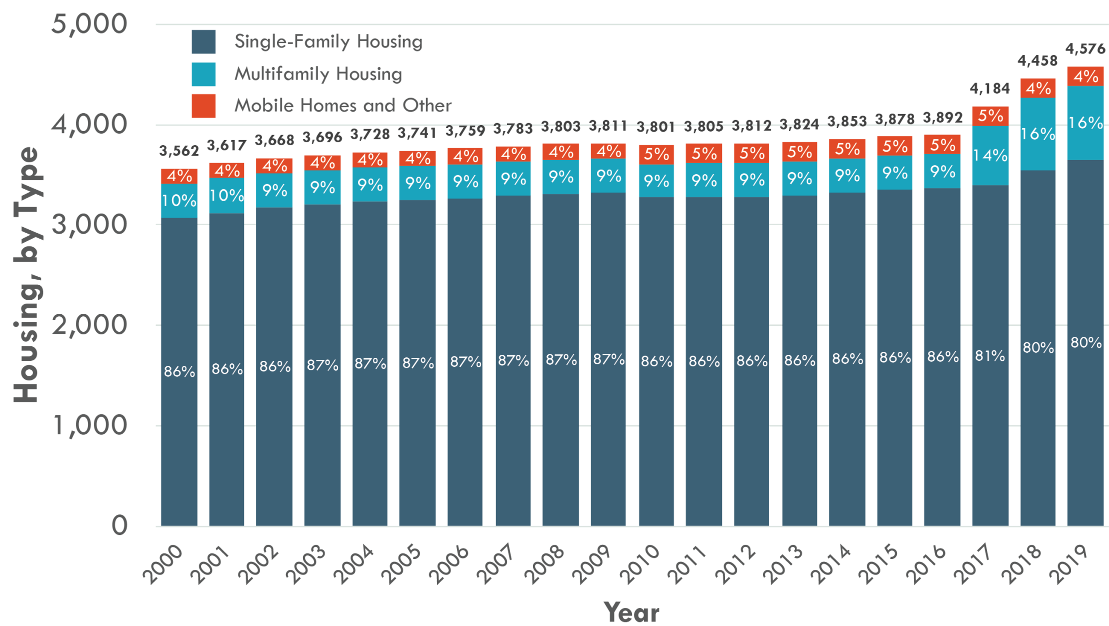
Source: American Community Survey, 2010 & 2018; BERK, 2020.

Housing

As of 2019, Edgewood has 4,576 housing units: 3,648 (80%) of these are single-family units, with 736 (16%) multifamily units and 192 (4%) mobile homes and other housing formats. To provide detail on trends, **Exhibit 16** shows the change in housing units in Edgewood from 2000 to 2019, and **Exhibit 17** compares the proportion of single-family housing to total housing units across neighboring cities. These demonstrate the following:

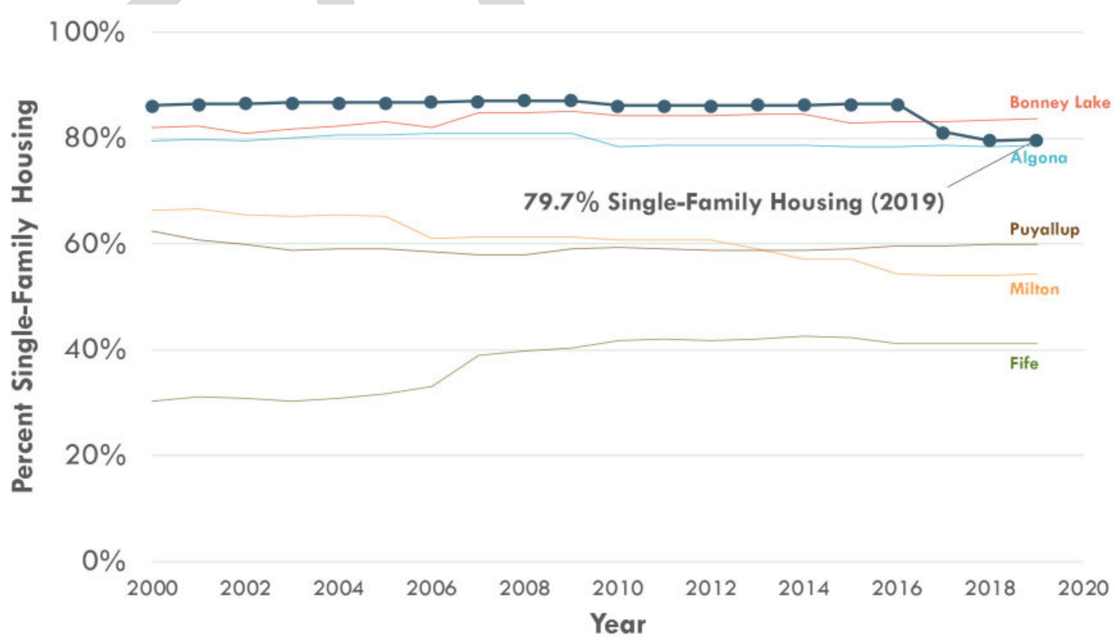
- **Multifamily housing has grown significantly in the past few years in Edgewood.** As with population figures, multifamily housing development in Edgewood has been a recent phenomenon. From 2000 to 2016, the city lost 8 units of multifamily housing, likely small multiplexes. After 2016 however, multifamily housing has more than doubled, increasing by 400 units between 2016 and 2019.
- **This growth in multifamily housing is expected to continue with future projects.** The stock of multifamily housing in the downtown is expected to continue to increase from these statistics. These figures do not consider Edgewood Heights phase 1 (completed in 2019), 207 East Apartments (currently under construction), or Edgewood Heights phase 2 (proposed). With all three of these projects, the stock of multifamily housing is expected to increase by another 746 units, again doubling the number of units in the city.
- **Other communities have experienced similar changes in their housing mixes, due in part to an increase in the number of multifamily projects being developed.** However, with the addition of more projects into the Meridian Corridor area, the proportion of multifamily housing in the community will increase to about a quarter of housing in the city. That will outpace cities such as Bonney Lake and Algona, although it will still be higher than other cities in the area.

Exhibit 16 Housing by Type, City of Edgewood, 2000–2019



Source: WA OFM, 2020

Exhibit 17 Percent Single-Family Housing by City, 2000–2019



Source: WA OFM, 2020

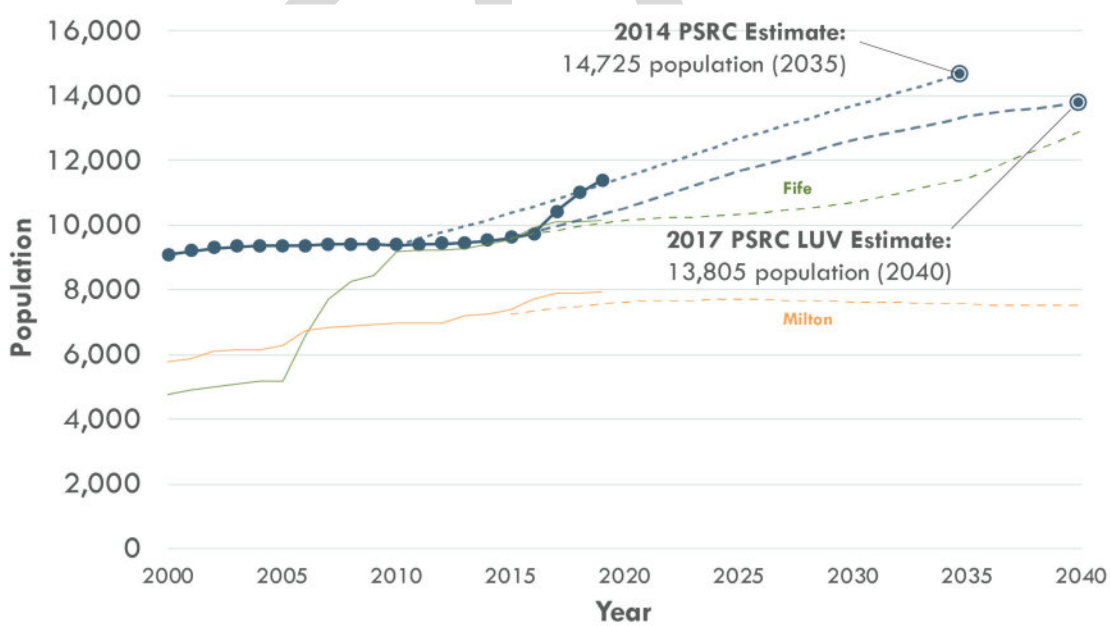
Growth Projections

Future population growth projections for Edgewood have been developed to support regional and local planning efforts. For this study, three projections are examined:

- Population targets for 2030 used as part of the 2014 Pierce County Buildable Lands Report indicate that Edgewood would increase by 4,313 residents between 2010 and 2030.
- PSRC projections from 2014 are referenced as part of the 2014 Economic Assessment and Preliminary Strategies report provided to the City of Edgewood. This estimate is largely comparable to the projections from the Buildable Lands Report and indicates a population of about 13,700 by 2030 and 14,725 by 2035.
- The 2017 PSRC Land Use Vision Dataset (version 2), developed in April 2017 to evaluate expected growth under PSRC growth models, includes an estimate of 13,805 residents by 2040.

The latter two projections are provided in **Exhibit 18**, along with comparable projections for the cities of Fife and Milton for comparison.

Exhibit 18 Population Growth Projections, 2020–2040



Source: WA Office of Financial Management, 2020; CAI, 2014; PSRC, 2020.

Although estimates in the short-term are challenging, newly completed and potential future development could add around 750 multifamily housing units to the city, increasing population by 1,300 to 1,700 residents once occupied. This would mean that the city would be about 800 residents short of the earlier 2030 target, and 900 residents short of the latter 2040 target. Depending on the amount of single- and multifamily development in other parts of the city and size of these projects, these growth targets could be achieved with about 2–3 additional multifamily projects similar in size to recent projects.

As referenced in the previous chapter, the VISION 2050 report from the PSRC includes a lower allocation of future population growth to several Pierce County cities. The County is also currently in the process of identifying future growth targets. Future policies may adjust growth targets, and given the regional focus on growth in areas served by transit, these targets may be reduced. Encouraging further growth may require adjusting these targets through negotiation with Pierce County, and potentially even applying for future status as a PSRC Regional Growth Center.

Employment

A summary of covered employment counts for the city of Edgewood is included in **Exhibit 19**. This information is based on employment data provided by the PSRC, which is aggregated based on two-digit NAICS codes into major sectors. This includes covered employment breakdowns for the years 2008, 2013, and 2018, with the amount and percent of employment in each major sector.

According to the PSRC, "covered employment" includes employment covered by the Washington Unemployment Insurance Act. Typically, this represents about 85–90% of total employment, excluding self-employed workers, proprietors, CEOs, and other groups of non-insured workers. The 2014 Pierce County Buildable Lands Report assumes that total employment includes 12.1% to account for mobile workers and work-at-home employees.

Employment by Sector

Exhibit 20 includes a chart showing covered employment in Edgewood from 2000 to 2018 by year, broken down by PSRC major sector. Highlights for this employment data include the following:

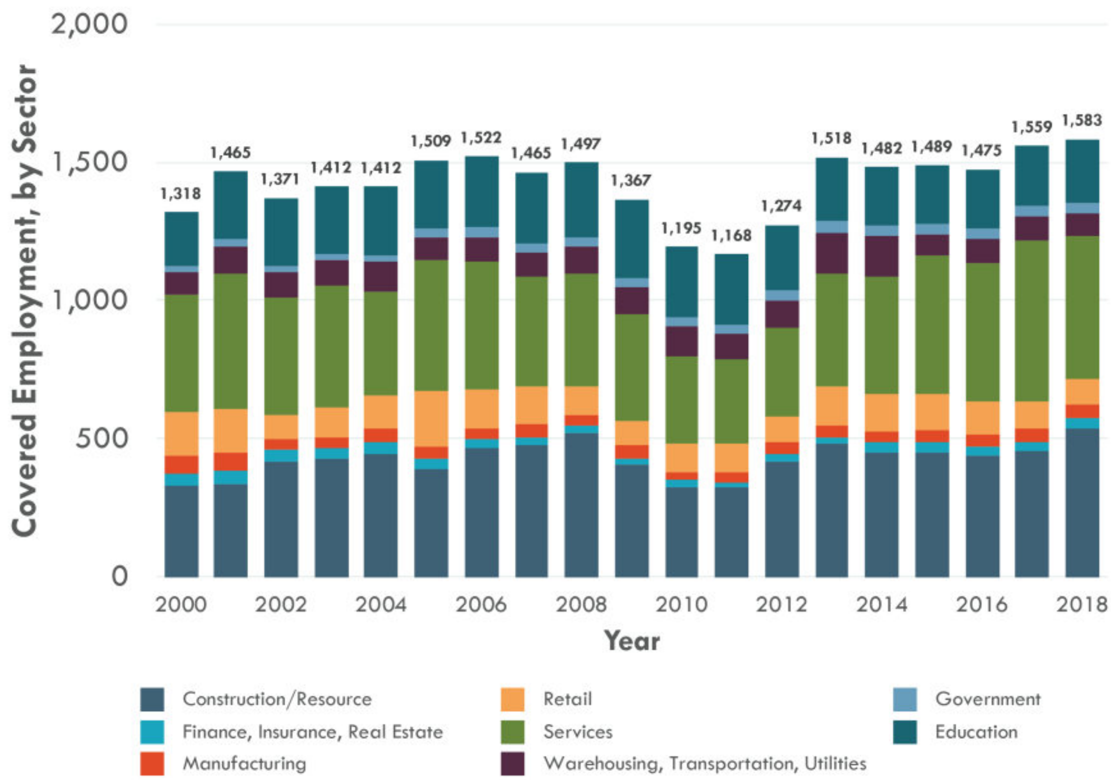
- **Edgewood has experienced relatively low employment growth during its history.** Between 2000 and 2018 period, covered employment increased from 1,318 to 1,583 jobs, an increase of about 20% or approximately 0.4% per year. During this same period, Pierce County employment grew by over 30%, or about 1.2% per year.

Exhibit 19 Employment Statistics, City of Edgewood

	2008		2013		2018		Avg Growth Rate	
Sector	**Emp.**	**%**	**Emp.**	**%**	**Emp.**	**%**	**2008–13**	**2013–18**
Construction/Resource	518	35%	484	32%	535	34%	-0.7%	1.4%
FIRE	30	2%	21	1%	40	3%	-6.2%	10.1%
Manufacturing	38	3%	43	3%	49	3%	2.9%	2.6%
Retail	102	7%	139	9%	92	6%	4.9%	-8.3%
Services	412	28%	410	27%	519	33%	-1.8%	6.3%
WTU	98	7%	149	10%	80	5%	5.7%	-12.5%
Government	30	2%	40	3%	40	3%	6.9%	-0.3%
Education	270	18%	233	15%	229	14%	-3.8%	0.2%
TOTAL	**1,497**		**1,518**		**1,583**		**-0.5%**	**1.0%**

Source: PSRC, 2019.

Exhibit 20 Proportion of Employment by Sector, City of Edgewood, 2000–2018



Source: PSRC, 2019.

- **Recent employment growth in Edgewood has been greater than historic trends, but still lower than the County average.** After the recovery from the recession in 2012–2013, Edgewood has experienced a greater amount of growth. From 2013–2018, employment grew by 4.3% (or an average of about 1% per year). This was outpaced by regional growth rates, however, as employment in Pierce County overall increased by about 15% during that same period (an average of 2.9% per year).
- **The most significant economic sector in Edgewood is the Construction/Resource category.** Although this sector does incorporate resource industries such as mining, US Census data indicate that this is focused on construction employment in Edgewood. Overall, jobs in this sector accounted for about 34% of the employment in the city in 2018. For the period of 2013–2018, employment expanded by about 11% (51 jobs), or an average of 1.4% per year. This major sector growth was also outpaced by growth in Pierce County during this same period, with a total of 43% growth, or 7.3% per year on average.
- **Other employment sectors of interest include Services and Education.** Services (33% of employment) and Education (15% of employment) also amount to significant portions of the total workforce. Although employment in Education has not changed substantially in the 2013–2018 period, Services did grow by about 27%, or 6.3% per year on average. This was the only sector that provided more growth than Pierce County as a whole, where it grew by only 18%, or 3.3% per year.

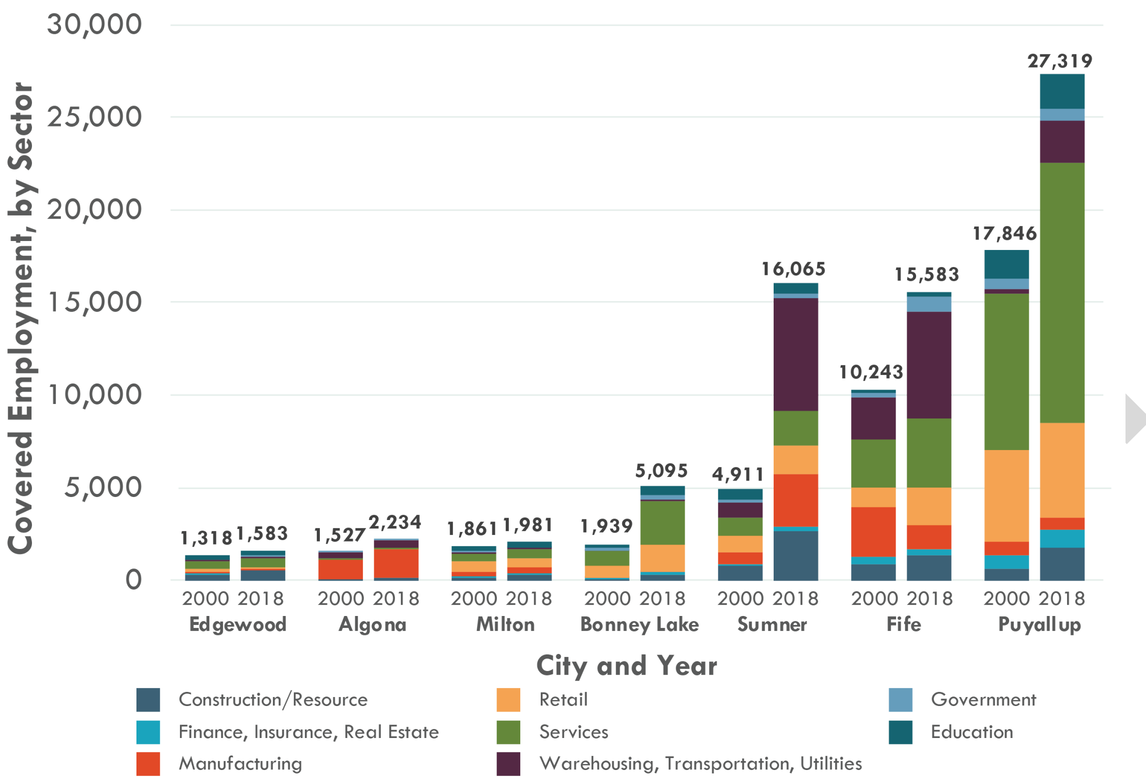
Comparisons with surrounding communities are also provided in Exhibits 21–24:

- **Exhibit 21** provides overall covered employment for Edgewood and peer communities in the area, with breakdowns by PSRC major sector.
- **Exhibit 22** presents the proportion of covered employment by major industrial sector for area peer communities, for 2000 and 2018.
- **Exhibit 23** shows relative covered employment growth in Edgewood and peer communities between 2008 and 2018.
- **Exhibit 24** provides average yearly growth rates for Edgewood and peer communities for 2008–2013 and 2013–2018.

These figures highlight the following:

- **Other cities in the area have had more competitive job growth over time.** In comparing growth rates over time, Milton has had comparable growth in employment to Edgewood, but other cities have attracted a much large proportion of employment in recent history. In particular, Sumner has increased employment by 35% over the 2013–2018 period, and Bonney Lake has had employment increase by 24% in that same period.

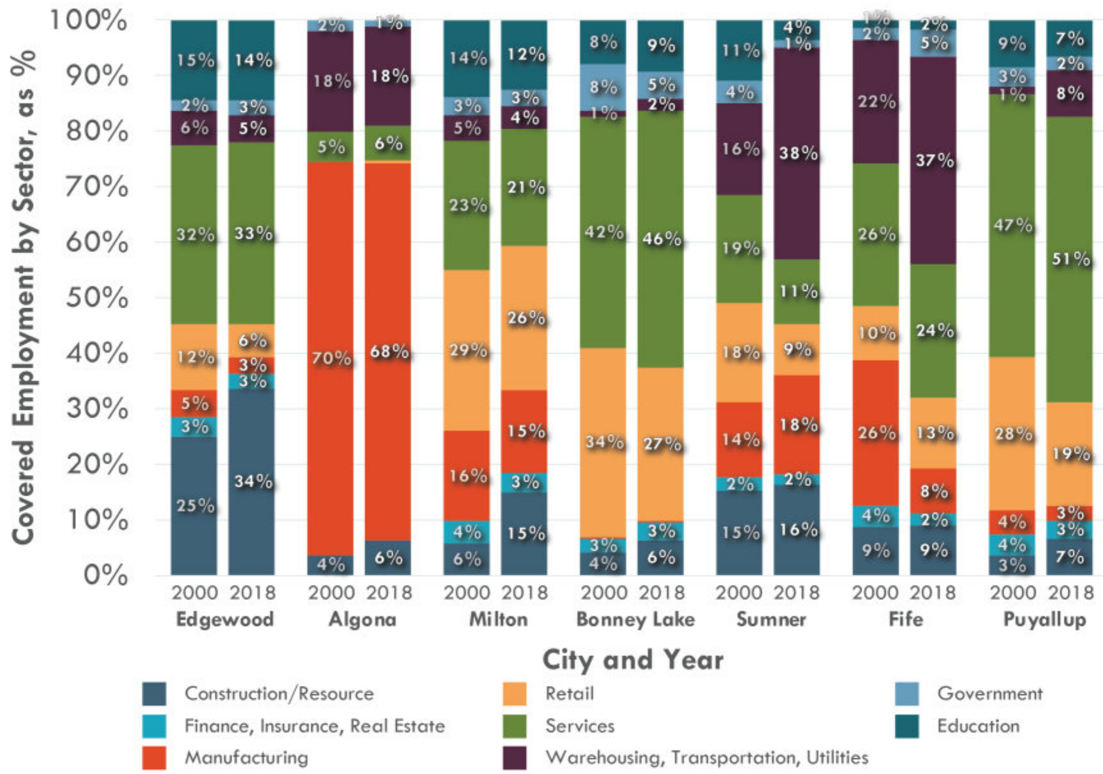
Exhibit 21 City Employment by Sector, 2000 and 2018



Source: PSRC, 2019; BERK, 2020.

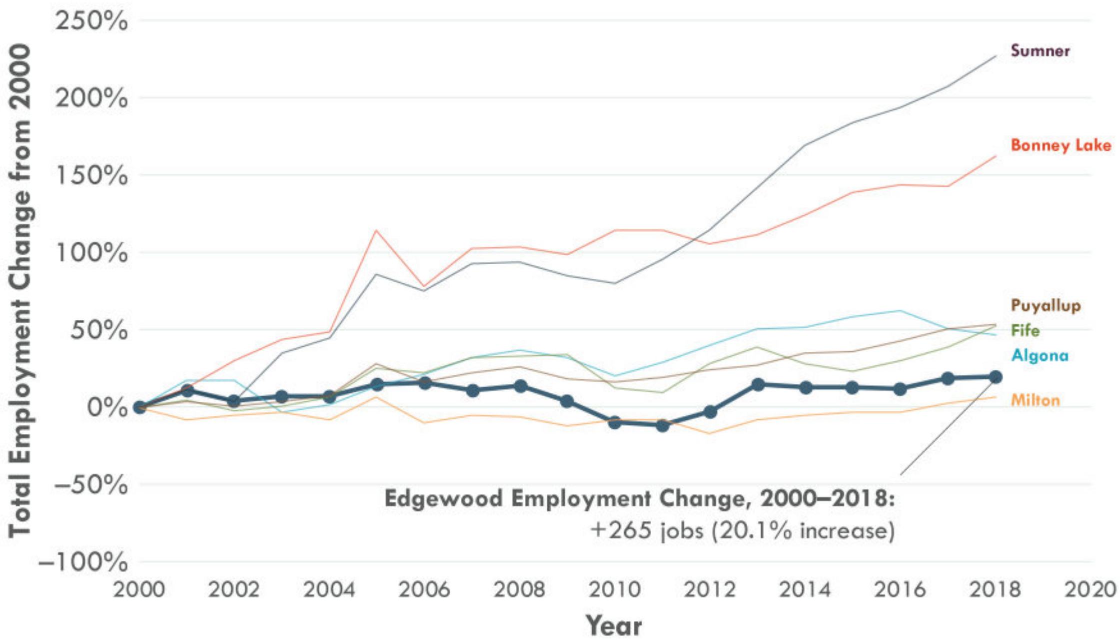
- **The proportion of employment in the Construction/Resources major sector is highest in Edgewood compared to other communities.** Although the absolute amount of employment in Construction/Resources in Edgewood is lower when compared to other cities, Edgewood has a greater percentage of these
- **Increases in warehousing and logistics have dominated historic trends with several cities in the area.** Sumner, Fife, and Puyallup have experienced notable employment growth since 2000 in the Warehousing, Transportation, and Utilities sector. This has been related to the accessibility of these locations to the Port of Tacoma, and the increasing importance of the Port to cargo shipments.

Exhibit 22 Proportion of City Employment by Sector, 2000 and 2018



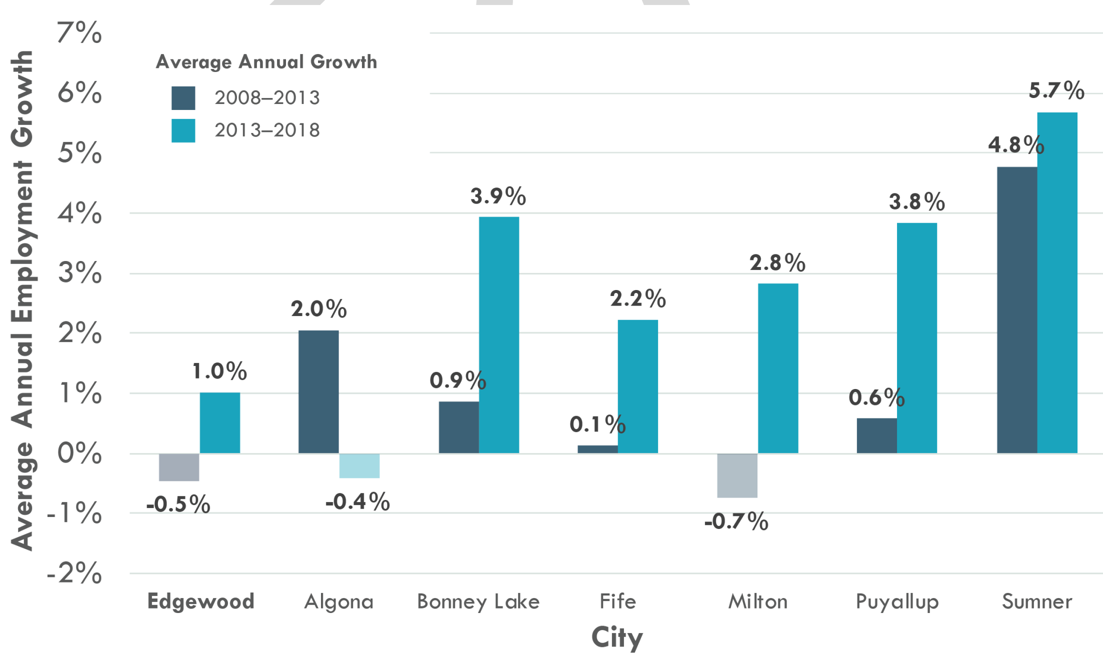
Source: PSRC, 2019; BERK, 2020.

Exhibit 23 Relative Employment Growth by City, 2000–2018



Source: PSRC, 2019; BERK, 2020.

Exhibit 24 Five-Year Average Annual Growth Rates by City, 2008–2018



Source: PSRC, 2019; BERK, 2020.

Growth forecasts

Future employment growth projections for Edgewood have been developed to support growth planning at the local, county, and regional levels. Three projections are included in **Exhibit 25** for assessment:

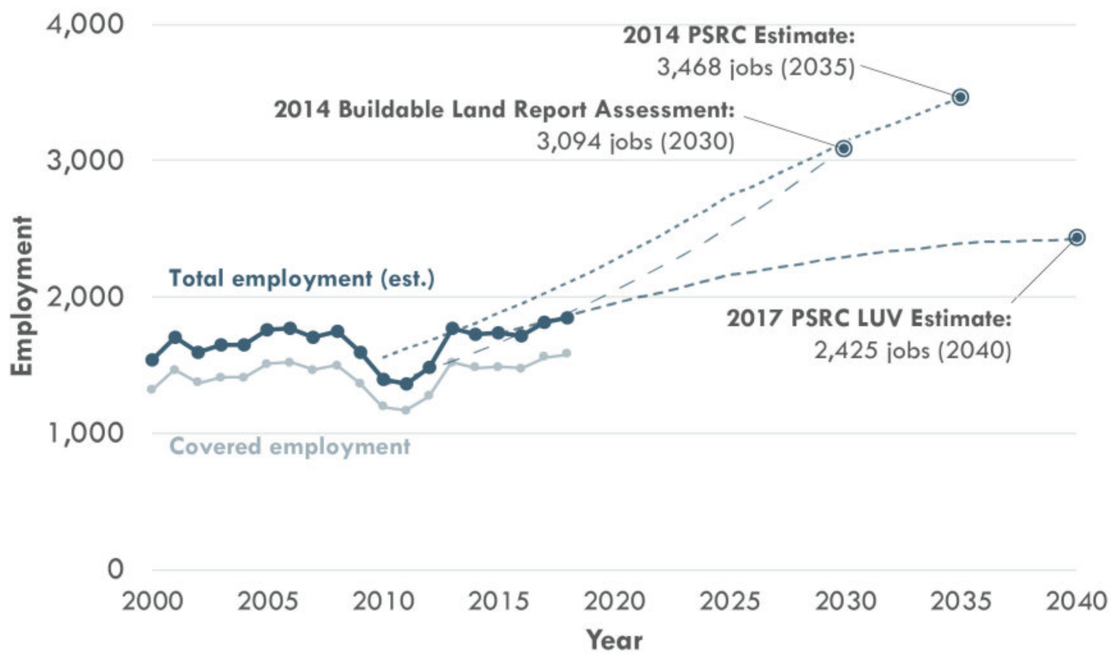
- Employment targets for 2030 used as part of the 2014 Pierce County Buildable Lands Report indicated that total employment in Edgewood would increase by 1,742 jobs between 2010 and 2030, to a final total of 3,094 jobs.
- PSRC projections from 2014 are referenced as part of the 2014 Economic Assessment and Preliminary Strategies report provided to the City of Edgewood. This estimate suggests total employment of 3,468 jobs and covered employment of 3,048 jobs by 2035.
- The 2017 PSRC Land Use Vision Dataset (version 2) includes a projection of total employment of 2,425 jobs by 2040.

An estimate of total employment is also included in this chart. For this evaluation, covered employment is inflated by 16.5% to account for the difference between 2015 covered employment and total employment values reported in the 2017 Land Use Vision. As noted previously, this includes self-employed workers, proprietors, CEOs, and other groups of non-insured workers.

These projections indicate the following:

- **The lower growth estimates consistent with the 2017 model are likely to be more reasonable as future targets.** Although short-term economic disruptions will likely change outcomes over the next few years, the long-term prospects for growth would likely be comparable to the most recent 2017 PSRC Land Use Vision allocation model. While growth at the rate identified in earlier studies may be possible, this would reflect a very high rate of growth (2–4% per year) that has not historically been experienced in Edgewood. On the other hand, the 2017 model has an overall rate of employment growth at about 1.3%, which generally fits with recent growth trends and expected changes in regional and County policy.
- **Future employment growth will be located primarily in the Retail and Services major sectors.** The 2017 model also generally identifies that future employment growth in Edgewood is primarily driven by an expansion of Retail and Services. Each of these major sectors expand by about 60% for the 2020–2040 period under this model, and contribute most of the expected growth during this period.
- **Accommodating this new growth would require about 120,000–250,000 square feet of new development.** Growth estimates based on the 2017 PSRC Land Use Vision would

Exhibit 25 Projected Covered Employment Growth, 2020–2040



Source: CAI, 2014, PSRC, 2020.

require accommodating a net increase of about 470 new jobs, about 50 which would be expected from home-based businesses and mobile workers. This would likely require about 100,000–250,000 square feet of new development by 2040, depending on the mix of retail and service uses.

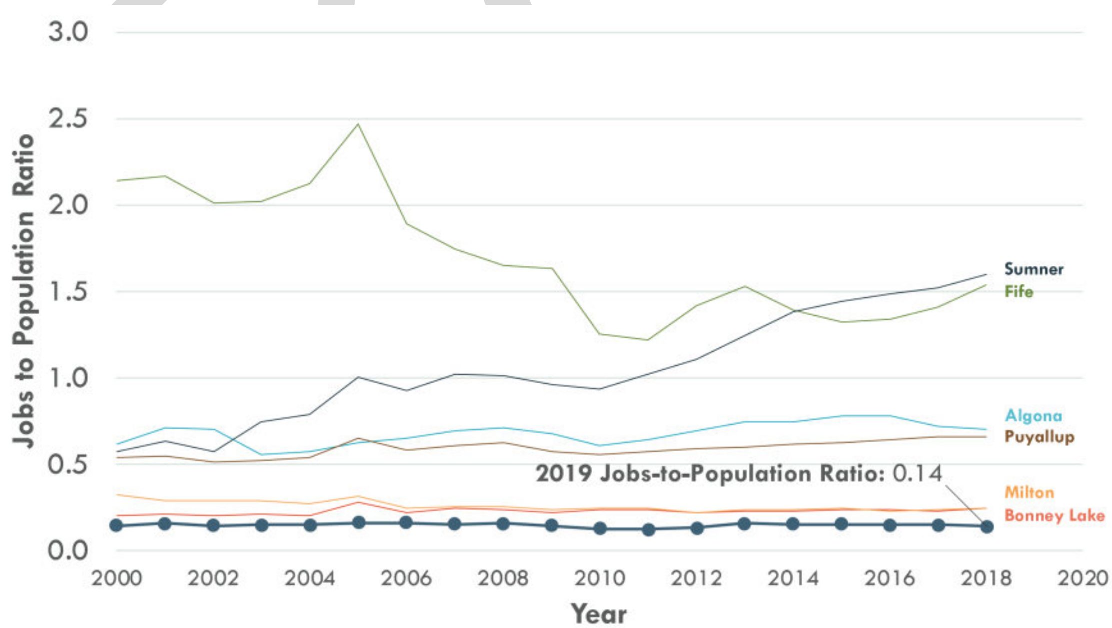
- **Self-employed workers, including those working from home-based businesses, may represent a significant amount of local employment.** It is also important to note the potential role of self-employed workers in Edgewood in local employment. Comparisons between total employment as reported in the 2017 Land Use Vision dataset and covered employment calculations suggest that this would amount to about 16% of the total local workforce. Home-based businesses may contribute to the local economy and sales tax base depending on their activities, and for Edgewood these businesses may continue to be a strong element of local employment.

Employment-to-population ratio

Exhibit 26 provides a chart of the covered employment-to-population ratio for Edgewood and peer communities. Historically, Edgewood has had the lowest ratio of employment to its population of peer cities, coming in lower that surrounding communities over time. In fact, in 2018 this ratio of 0.14 is one of the lowest in Pierce County, larger only than the towns of Carbonado (0.08) and Steilacoom (0.09).

Although this highlights the general role of Edgewood as a largely residential community, it also suggests the need for additional local business, and the potential for additional growth related to increasing the population of the Town Center and Meridian Corridor areas. As a large part of the future increase in population will be related to multi-family development in these areas, encouraging appropriate retail and services to support this population will be one strong potential area for growth.

Exhibit 26 Covered Employment-to-Population Ratio, by City, 2000–2018



Source: PSRC, 2020; WA OFM, 2020.

Commuting patterns

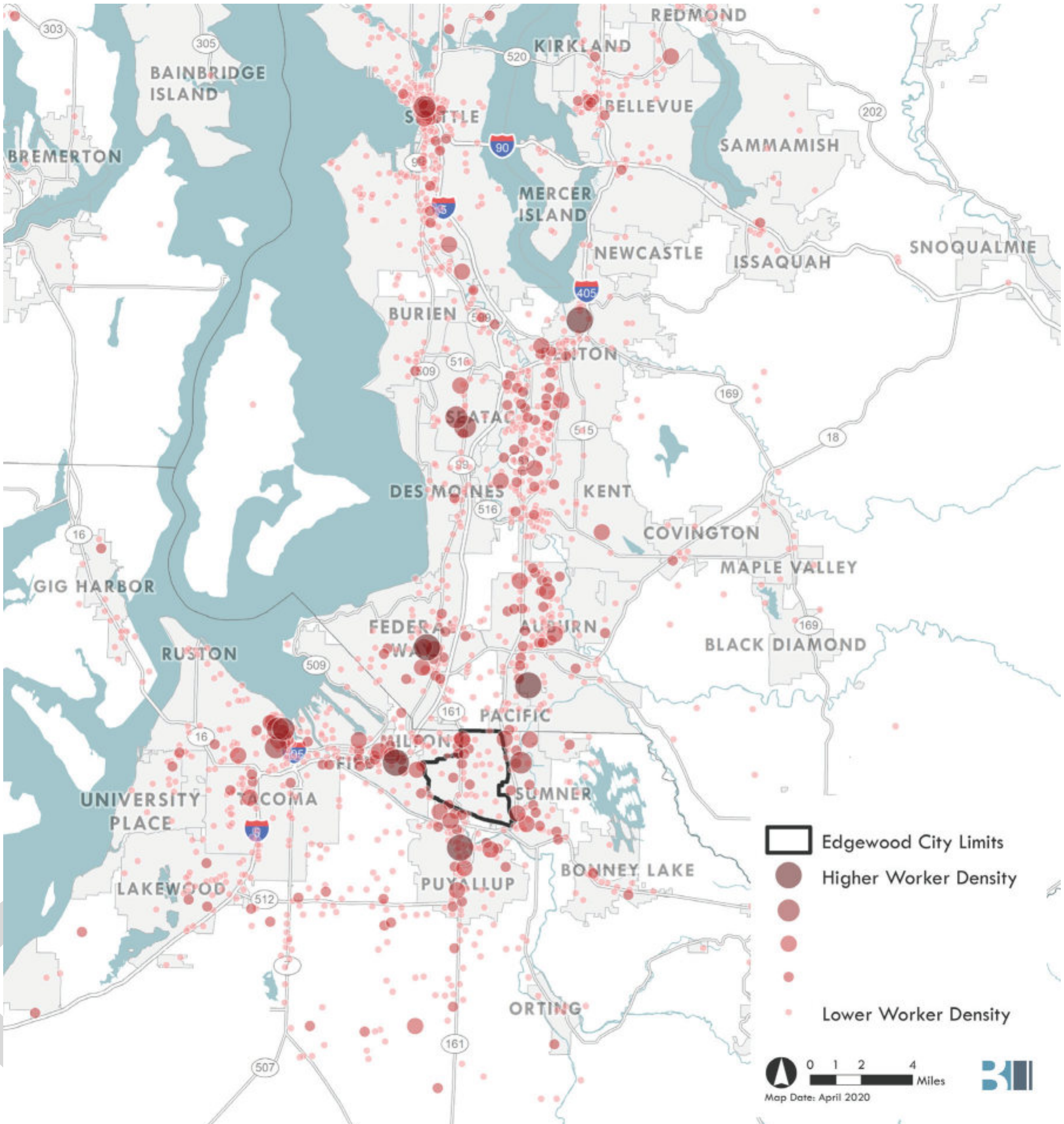
Information from the US Census Longitudinal Employer-Household Dynamics dataset was used to describe the commuting patterns of workers and residents in Edgewood:

- **Exhibit 27** provides the work locations of Edgewood residents by census block group, with overall statistics on the number of residents leaving to work elsewhere.
- **Exhibit 28** identifies where workers in Edgewood live by census block group, and provides summary statistics on whether workers in Edgewood reside in the community or come from elsewhere.

These figures indicate the following:

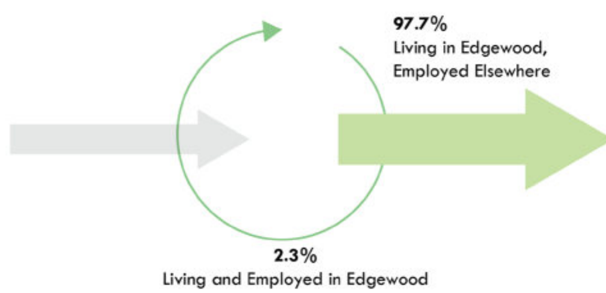
- **Very few workers both live and work in the city.** According to these statistics, only about 3.8% of the jobs in Edgewood are filled by employees that also live in the city, and of the total workforce living in Edgewood, only about 2.3% work in the city.
- **Commuting patterns of Edgewood residents are more regionally focused.** From the data represented in Exhibit 27, Edgewood residents appear to commute largely to regional employment centers. About 12% of local workers commute to Seattle and 11% to Tacoma, with Auburn, Puyallup, and Kent being other major destinations for commuters. Employment in the region is still a focus, however, with 46% of workers from Edgewood commuting 10 miles or less to get to work.
- **Workers in Edgewood are more drawn from the local area.** The distribution of resident locations of workers in Edgewood tends to have a more local focus. Commuters tend to come in most often from Tacoma (10% of workers), with other major destinations from South Hill (5%), Puyallup (4%), and Seattle (4%). This suggests that Edgewood does not tend to serve as a regional draw for workers, with about 47% of employees living less than 10 miles away.

Exhibit 27 Work Locations of City of Edgewood Residents, 2017



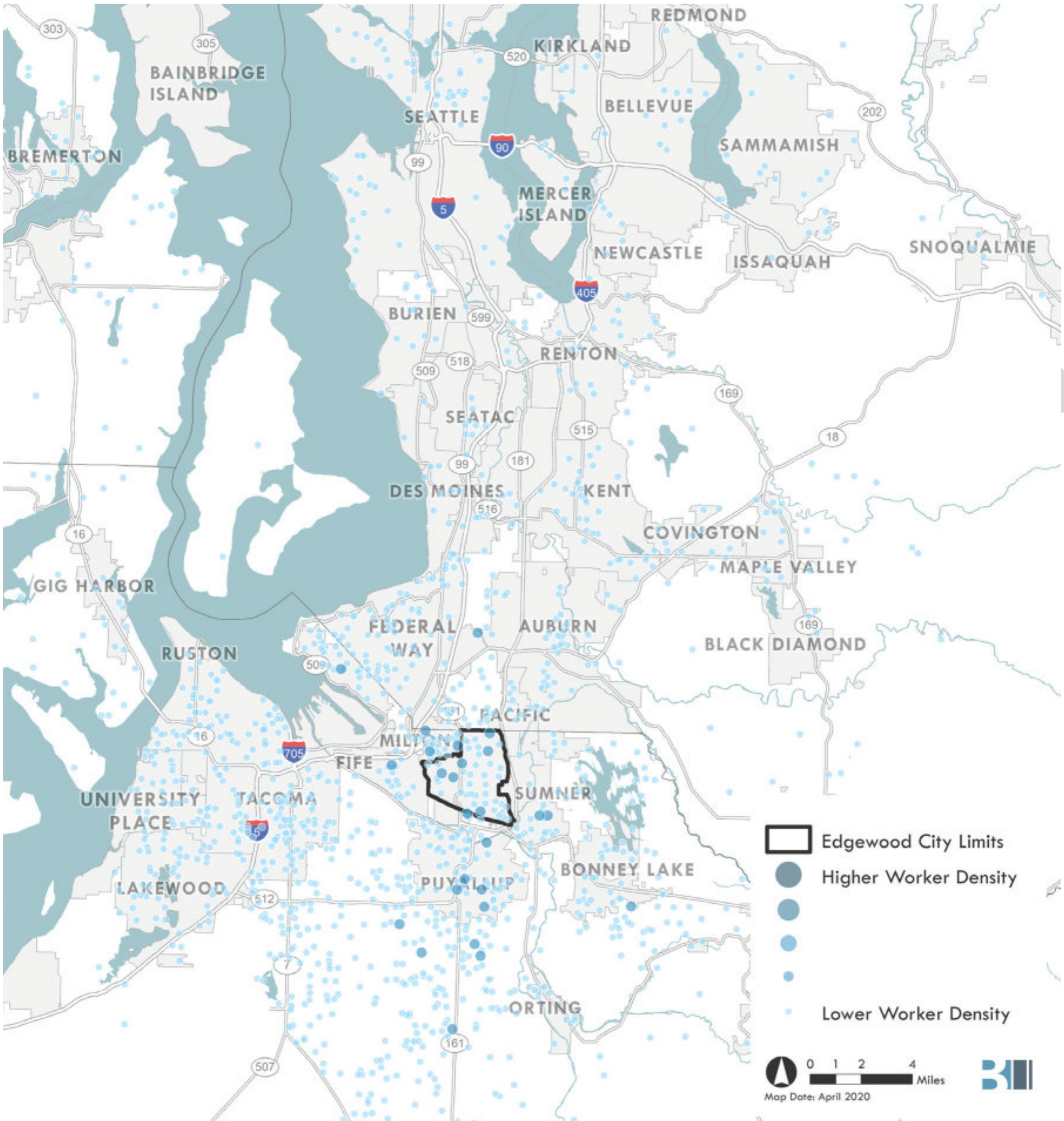
Top work locations for residents

City	Percent of Workers
Seattle city, WA	11.8%
Tacoma city, WA	11.1%
Auburn city, WA	6.9%
Puyallup city, WA	6.8%
Kent city, WA	6.3%



Source: US Census Bureau, 2019.

Exhibit 28 Residence Locations of City of Edgewood Workers, 2017



Top residence locations for workers

City	Percent of Workers
Tacoma city, WA	10.2%
South Hill CDP, WA	5.0%
Puyallup city, WA	4.4%
Seattle city, WA	4.2%
Edgewood city, WA	3.8%

Source: US Census Bureau, 2019.

Economic Activity

Evaluating the local market for new spending that can support additional retail uses is another important consideration in determining how much new development can be supported in the Town Center and Meridian Corridor. This section includes two distinct evaluations:

- An assessment of the identified spending and local demand based on the ESRI 2017 Retail MarketPlace analysis tool, which is based on US Census and private business data.
- A review of taxable retail sales data provided from the Washington State Department of Revenue. Annual data for this data set is available up to 2018.

Market area and spending patterns

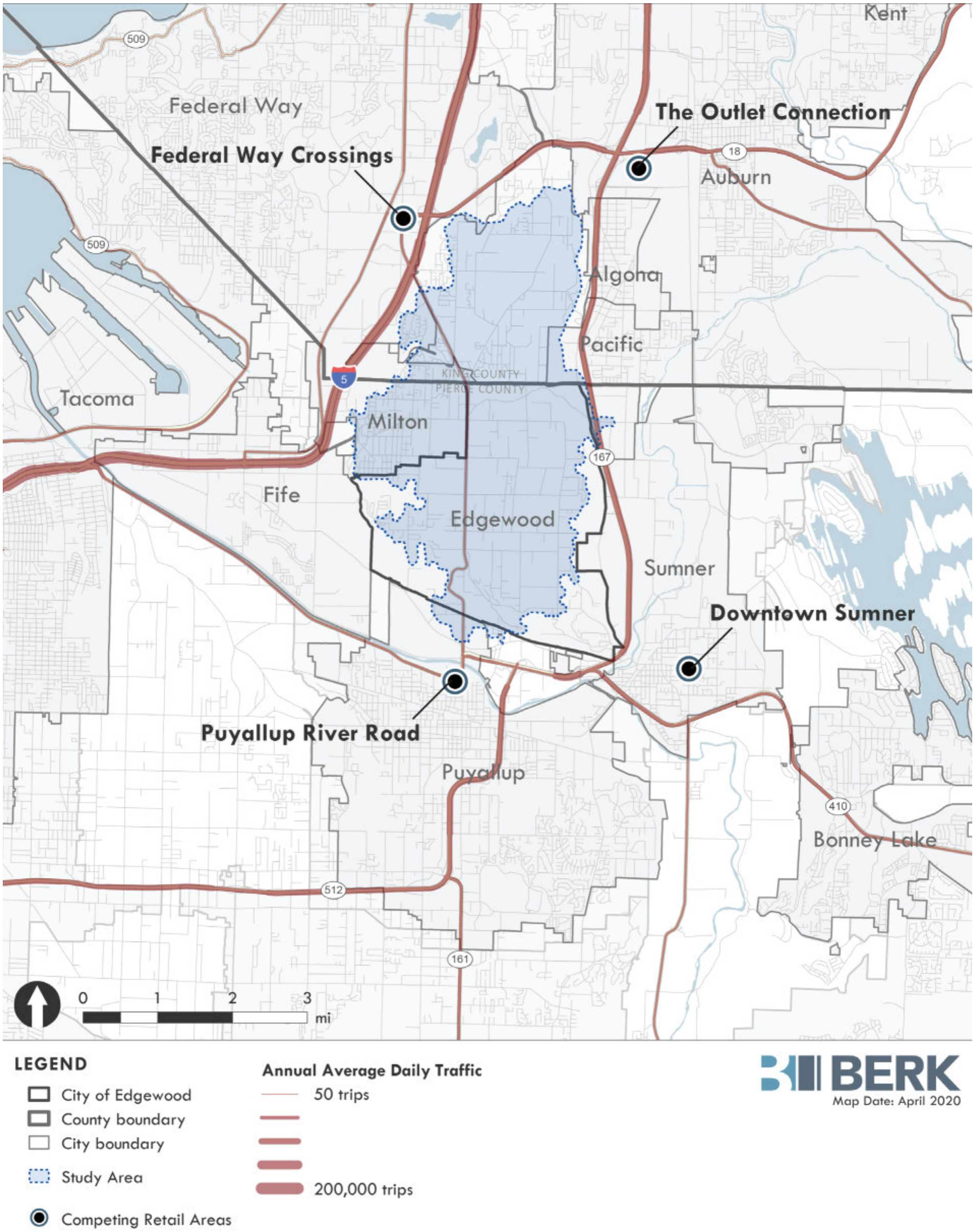
To understand the existing balance between local supply and demand for retail goods and services, it is first necessary to understand the market area that the Meridian Corridor is likely to serve. Although businesses may have a broader reach, it is likely that for more general retail formats, there are a number of competing areas that could also provide similar services.

Exhibit 29 delineates a boundary for a potential market area generally based on a 5-minute driving distance. To develop this market area, we identified four potential locations for retail that would likely compete with available offerings:

- **Federal Way Crossings,** a large retail power center located off I-5 along S 348th Street.
- **The Outlet Connection,** a large 118-store regional shopping mall in Auburn with a Walmart Supercenter in the immediate area.
- **Downtown Sumner,** which includes a Fred Meyer and smaller retail and restaurant opportunities.
- Retail shopping located in Puyallup at **River Road and N Meridian Ave,** which includes a Fred Meyer and other retail and restaurant uses.

The proposed market area considers all areas with drive times that are closest to Meridian Ave E, which includes most of Edgewood and Milton, as well as Lakeland South in King County. Although these other retail centers do not necessarily include all competing retail in the region, they do include most of the general retail uses that are common business types in retail areas.

Exhibit 29 Meridian Corridor Market Area and Surrounding Retail Nodes



Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; WSDOT, 2019; ESRI, 2020; BERK, 2020.

This map also includes current estimates of annual average daily traffic for state routes and highways in the region. This highlights one primary challenge with retail uses in this corridor: high traffic volumes on I-5 and SR 167 provide a greater volume of customers at major interchanges, including for Edgewood residents traveling outside the community. This is due to increase with the completion of the realignment of SR 167 expected within a few years. Lower pass-by road traffic will reduce the ability of businesses along Meridian to compete with other regional destinations.

According to the analysis conducted, this area included about 27,308 residents in 10,259 households in 2019. Overall, there is a total retail potential in this area of about $421 million per year, with an available supply of retail sales of $175 million. This leakage of about $246 million per year, or an estimated 58% of total demand, suggests that a majority of consumer demand is being fulfilled by businesses outside of the market area.

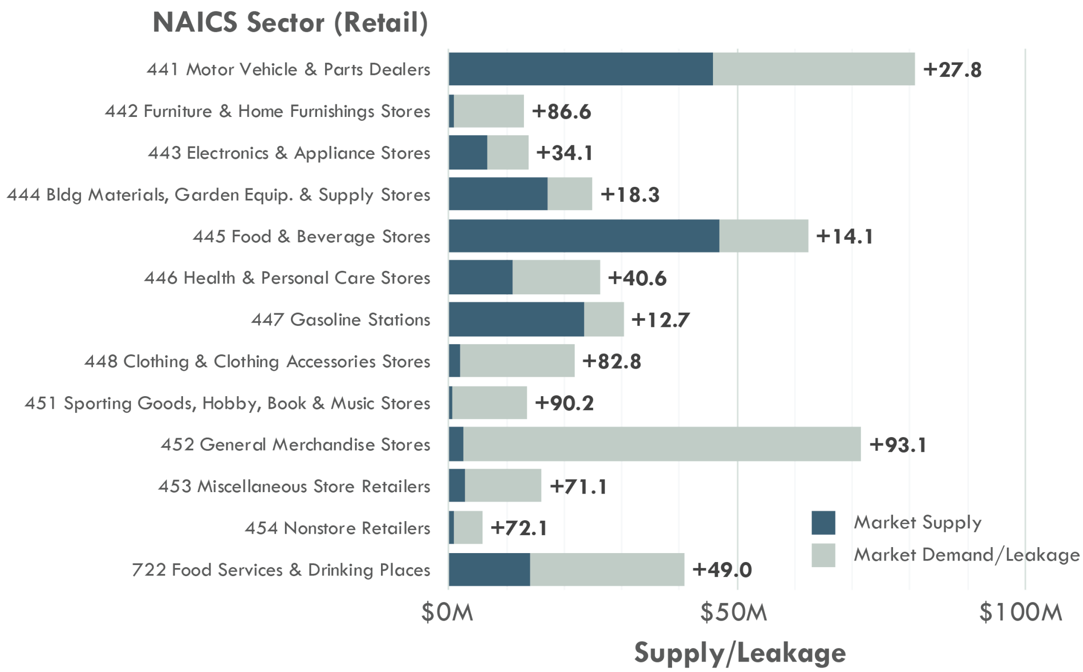
Two figures provide a summary of key details from the ESRI Retail MarketPlace analysis:

- **Exhibit 30** provides a display of the high-level findings from the 2017 Retail MarketPlace analysis, aggregated according to three-digit subsector NAICS retail codes. The available supply of retail is provided in dark blue, with the light grey representing unfulfilled demand and leakage out of the identified market area.
- **Exhibit 31** presents a table with more detail on the retail supply/demand analysis by three- and four-digit (subsector/industry group) NAICS codes for retail and restaurant uses.

This information indicates the following:

- **Generally, there are several industry groups that have high local potential for retail.** The greatest opportunities for addressing unfulfilled retail include Department Stores, Automobile Dealers, and Restaurants/Other Eating Places. While in the case of automobile dealerships and restaurants there are some local businesses representing these industry groups, there are no businesses in the Department Stores group listed in this data.
- **A limited number of industry groups are well-represented in this market area.** Although most business types present a distinct retail gap with leakage to other centers, there are a limited number of industry groups with businesses that supply the needs of the market area and are successful in drawing in market demand from other areas. These include NAICS 4412 Other Motor Vehicle Dealers; 4413 Auto Parts, Accessories & Tire Stores; and 7224 Drinking Places – Alcoholic Beverages. Similarly, the supply for 4451 Grocery Stores addresses about 86% of demand, suggesting that the general demand for food shopping is being met within this corridor.

Exhibit 30 Local Market Supply and Leakage, Meridian Corridor Market Area, 2017



Source: ESRI Business Analyst, 2020.; BERK, 2020

- **Some adjustments to these values may be necessary when considering future actions.** The figures in this analysis represent data from 2017. Although the closure of the Albertson's may not be completely reflected in this data, an examination of taxable retail sales for Milton suggests that there may not have been a strong effect from this closure. Similarly, the Dollar Tree in Surprise Lake Square may represent some additional retail sales supply for general merchandise stores.

Exhibit 31 Detailed Market Supply and Leakage Analysis, Meridian Corridor, 2017

NAICS Subsector / Industry Group	Demand	Supply	Retail Gap	Leakage/ Surplus Factor
441 Motor Vehicle & Parts Dealers	**$80.9 M**	**$45.7 M**	**$35.1 M**	**27.8**
4411 Automobile Dealers	$62.6 M	$15.8 M	$46.8 M	59.7
4412 Other Motor Vehicle Dealers	$11.7 M	$23.1 M	-$11.4 M	-32.7
4413 Auto Parts, Accessories & Tire Stores	$6.5 M	$6.8 M	-$0.3 M	-2.0
442 Furniture & Home Furnishings Stores	**$13.0 M**	**$0.9 M**	**$12.1 M**	**86.6**
4421 Furniture Stores	$6.8 M	$0.0 M	$6.8 M	100.0
4422 Home Furnishings Stores	$6.2 M	$0.9 M	$5.3 M	74.0
443 Electronics & Appliance Stores	**$13.8 M**	**$6.8 M**	**$7.0 M**	**34.1**
444 Bldg Materials, Garden Equip./Supply	**$24.9 M**	**$17.2 M**	**$7.7 M**	**18.3**
4441 Bldg Material & Supplies Dealers	$22.5 M	$16.9 M	$5.6 M	14.1
4442 Lawn & Garden Equip & Supply Stores	$2.5 M	$0.3 M	$2.2 M	77.3
445 Food & Beverage Stores	**$62.3 M**	**$46.9 M**	**$15.4 M**	**14.1**
4451 Grocery Stores	$54.1 M	$46.3 M	$7.8 M	7.7
4452 Specialty Food Stores	$5.9 M	$0.3 M	$5.6 M	90.1
4453 Beer, Wine & Liquor Stores	$2.4 M	$0.3 M	$2.1 M	77.8
446 Health & Personal Care Stores	**$26.2 M**	**$11.1 M**	**$15.1 M**	**40.6**
447 Gasoline Stations	**$30.3 M**	**$23.4 M**	**$6.8 M**	**12.7**
448 Clothing & Clothing Accessories Stores	**$21.8 M**	**$2.0 M**	**$19.7 M**	**82.8**
451 Sporting Goods, Hobby, Book & Music	**$13.5 M**	**$0.7 M**	**$12.8 M**	**90.2**
452 General Merchandise Stores	**$71.6 M**	**$2.6 M**	**$69.0 M**	**93.1**
4521 Department Stores Excluding Leased	$45.8 M	$0.0 M	$45.8 M	100.0
4529 Other General Merchandise Stores	$25.8 M	$2.6 M	$23.2 M	81.9
453 Miscellaneous Store Retailers	**$16.2 M**	**$2.7 M**	**$13.4 M**	**71.1**
454 Nonstore Retailers	**$5.8 M**	**$0.9 M**	**$4.9 M**	**72.1**
722 Food Services & Drinking Places	**$40.9 M**	**$14.0 M**	**$26.9 M**	**49.0**
7223 Special Food Services	$0.7 M	$0.0 M	$0.7 M	100.0
7224 Drinking Places - Alcoholic Beverages	$1.2 M	$1.2 M	-$0.0 M	-0.6
7225 Restaurants/Other Eating Places	$39.0 M	$12.6 M	$26.4 M	51.1
Total Retail Trade	**$380.2 M**	**$161.0 M**	**$219.2 M**	**40.5**
Total Food & Drink	**$40.9 M**	**$14.0 M**	**$26.9 M**	**49.0**
Total Retail Trade and Food & Drink	**$421.1 M**	**$175.0 M**	**$246.0 M**	**41.3**

Source: ESRI Business Analyst, 2020.; BERK, 2020

Taxable retail sales

Another approach to examine economic activity within the city and region is to evaluate taxable retail sales and changes over time. Data sets from the Washington State Department of Revenue provides taxable retail sales as divided by NAICS code of the originating business.

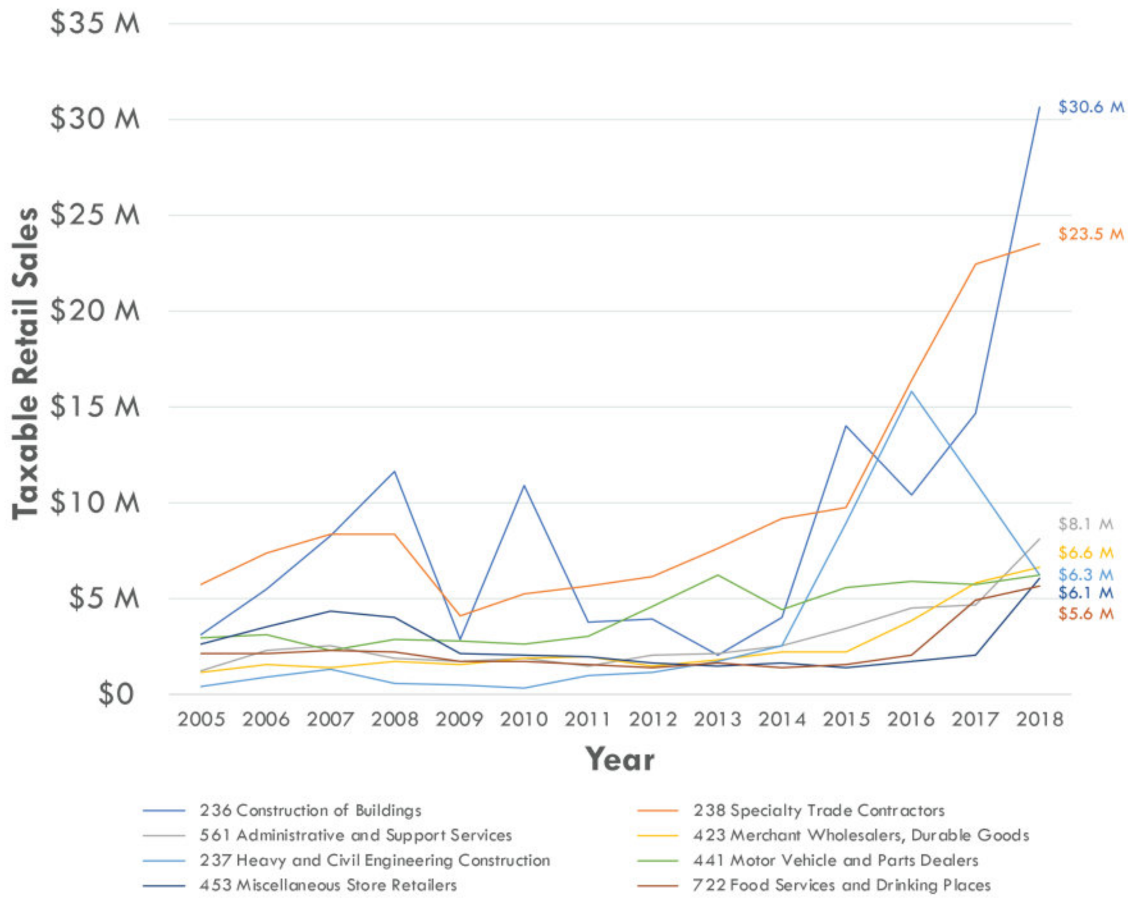
This information is presented in two exhibits:

- **Exhibit 32** provides an estimate of the highest taxable retail sales by subsector in the Edgewood economy. Note that this does not include certain types of sales that are tax exempt, such as some types of food sales. This includes data from 2005–2018, as well as calculations for growth rates in sales for 2013–2018.
- **Exhibit 33** presents taxable retail sales by sector across five peer communities, as well as five-year growth rates in taxable retail sales. Note in this case that Milton only covers the portion within Pierce County.

These figures provide the following information about retail activity in the city, and resulting impacts on municipal finances:

- **Total taxable retail sales in Edgewood are notably smaller than in other communities.** Among other cities in the area, Edgewood has a relatively small base of economic activity with about $52 million in sales in 2013, increasing to $141 million in 2018. While Milton has generally the same magnitude of taxable retail sales, other communities have a greater sales activity. (With Puyallup at $2.6 billion in taxable sales due in no small part to car dealerships along River Road to the south or Edgewood.)
- **Construction dominates recent taxable retail sales in the city.** As noted with employment, Edgewood has a considerable amount of taxable retail sales (and resulting sales tax remittances) associated with construction, including NAICS 236 Construction of Buildings, 238 Specialty Trade Contractors, and 237 Heavy and Civil Engineering Construction. In 2018, these three subsectors amounted to 43% of all taxable retail sales in the city. As cities charge sales taxes based on the location of the building or improvement, this suggests that this is due to recent building activity in Edgewood, in part due to new residential growth.
- **Relative growth in taxable retail sales in Edgewood has been notably higher than in other communities.** When comparing across jurisdictions, taxable retail sales have increased by about 22% per year, due in large part to increases with receipts from construction, as noted before. However, although construction sectors were responsible for the largest changes, other subsectors, such as Administrative and Support Services, Merchant Wholesalers, and Miscellaneous Store Retailers have also experienced above average growth.

Exhibit 32 Taxable Retail Sales, Top Subsectors, City of Edgewood, 2005–2018



NAICS Subsector	Taxable Retail Sales 2013	Taxable Retail Sales 2018	2013–2018 Change	CAGR
236 Construction of Buildings	$2.1 M	$30.6 M	+$28.6 M	71%
238 Specialty Trade Contractors	$7.6 M	$23.5 M	+$15.9 M	25%
561 Administrative and Support Services	$2.1 M	$8.1 M	+$6.0 M	31%
423 Merchant Wholesalers, Durable Goods	$1.8 M	$6.6 M	+$4.9 M	30%
237 Heavy and Civil Engineering Construction	$1.7 M	$6.3 M	+$4.5 M	29%
441 Motor Vehicle and Parts Dealers	$6.2 M	$6.2 M	+$0.0 M	0%
453 Miscellaneous Store Retailers	$1.5 M	$6.1 M	+$4.6 M	33%
722 Food Services and Drinking Places	$1.7 M	$5.6 M	+$3.9 M	28%
444 Building Material / Garden Equipment	$2.1 M	$5.4 M	+$3.3 M	21%
811 Repair and Maintenance	$3.9 M	$5.4 M	+$1.5 M	7%
Other categories	$21.5 M	$37.5 M	+$16.0 M	12%
TOTAL	**$52.2 M**	**$141.4 M**	**$89.2 M**	**22%**

Source: WA Department of Revenue, 2020.

Exhibit 33 Taxable Retail Sales, Edgewood and peer communities, 2018

	NAICS Sector	Edgewood	Bonney Lake	Fife	Milton*	Puyallup	Sumner
11	Agriculture, Forestry, Fishing and Hunting	0%	0%	0%	0%	0%	0%
21	Mining, Quarrying, and Oil and Gas Extraction	-	-	0%	-	0%	0%
22	Utilities	0%	0%	0%	0%	0%	0%
23	Construction	43%	20%	7%	17%	11%	12%
31-33	Manufacturing	2%	1%	1%	2%	1%	2%
42	Wholesale Trade	6%	3%	8%	4%	3%	8%
44-45	Retail Trade	26%	55%	69%	45%	65%	56%
48-49	Transportation and Warehousing	0%	0%	0%	1%	0%	0%
51	Information	5%	3%	1%	4%	3%	3%
52	Finance and Insurance	1%	1%	0%	0%	1%	1%
53	Real Estate and Rental and Leasing	1%	1%	4%	1%	1%	5%
54	Professional, Scientific, and Technical Services	2%	1%	1%	1%	1%	1%
55	Management of Companies and Enterprises	-	-	-	-	-	-
56	Admin / Support / Waste Mgmt / Remediation	6%	3%	1%	3%	2%	2%
61	Educational Services	0%	0%	0%	0%	0%	0%
62	Health Care and Social Assistance	0%	0%	0%	0%	0%	0%
71	Arts, Entertainment, and Recreation	0%	0%	0%	0%	1%	0%
72	Accommodation and Food Services	4%	10%	5%	16%	8%	6%
81	Other Services (except Public Administration)	4%	2%	3%	5%	2%	3%
92	Public Administration	-	0%	0%	-	0%	0%
	TOTAL	**$141.4 M**	**$644.2 M**	**$982.9 M**	**$115.6 M**	**$2,605.3 M**	**$658.4 M**
	2013 TOTAL	$52.2 M	$388.3 M	$666.4 M	$76.4 M	$1,752.0 M	$481.3 M
	CAGR, 2013–2018	**+22.1%**	**+10.7%**	**+8.1%**	**+8.6%**	**+8.3%**	**+6.5%**

Development

One final component in an overall contextual view is with respect to ongoing development in the Meridian Corridor. Although the specific focus of this report is on the Town Center and Mixed Use Residential areas, the entire corridor supports a significant amount of commercial development. Evaluating this area and comparing it to broader regional conditions can be important to determine potential strengths and weaknesses of the local market for new development.

Market characteristics

As a first step, real estate market characteristics for three broad real estate classes (office, retail, and multifamily residential) are highlighted. These market characteristics are evaluated over two geographies:

- Commercial, industrial, and mixed-use areas of the Meridian Corridor, including areas within the City of Milton
- A regional market defined by the Federal Way/Auburn, Puyallup, and Tacoma Suburban CoStar Research Submarkets

These varying scales are intended to highlight how the local Edgewood market compares to broader dynamics.

Relevant market statistics are represented in Exhibits 35–38. These are based on available market information from CoStar, and include the following:

- **Exhibit 34** includes yearly lease rates per square foot for office, retail, and multifamily residential properties (converted for comparison)
- **Exhibit 35** provides local and regional vacancy rates for the three property classes
- **Exhibit 36** describes capitalization rates for the region, providing a general understanding of relative risk and the relationship between revenue and value
- **Exhibit 37** provides projected sale prices per square foot for office and retail properties, and sale prices per unit for multifamily residential properties

These charts highlight several interesting relationships relevant to the evaluation of future development prospects in the Town Center and Mixed Use Residential areas:

- **Multifamily residential development is more price competitive in Edgewood than in the broader regional market.** Over the 2000–2019 period, there has been a consistent premium present in the multifamily development in this corridor. Over time, this premium has decreased from almost $0.30 per sf/month in 2000 to about $0.15–0.20 per sf/

month today. Overall, this premium likely represents the desirability of higher-end multifamily housing in Edgewood to potential residents.

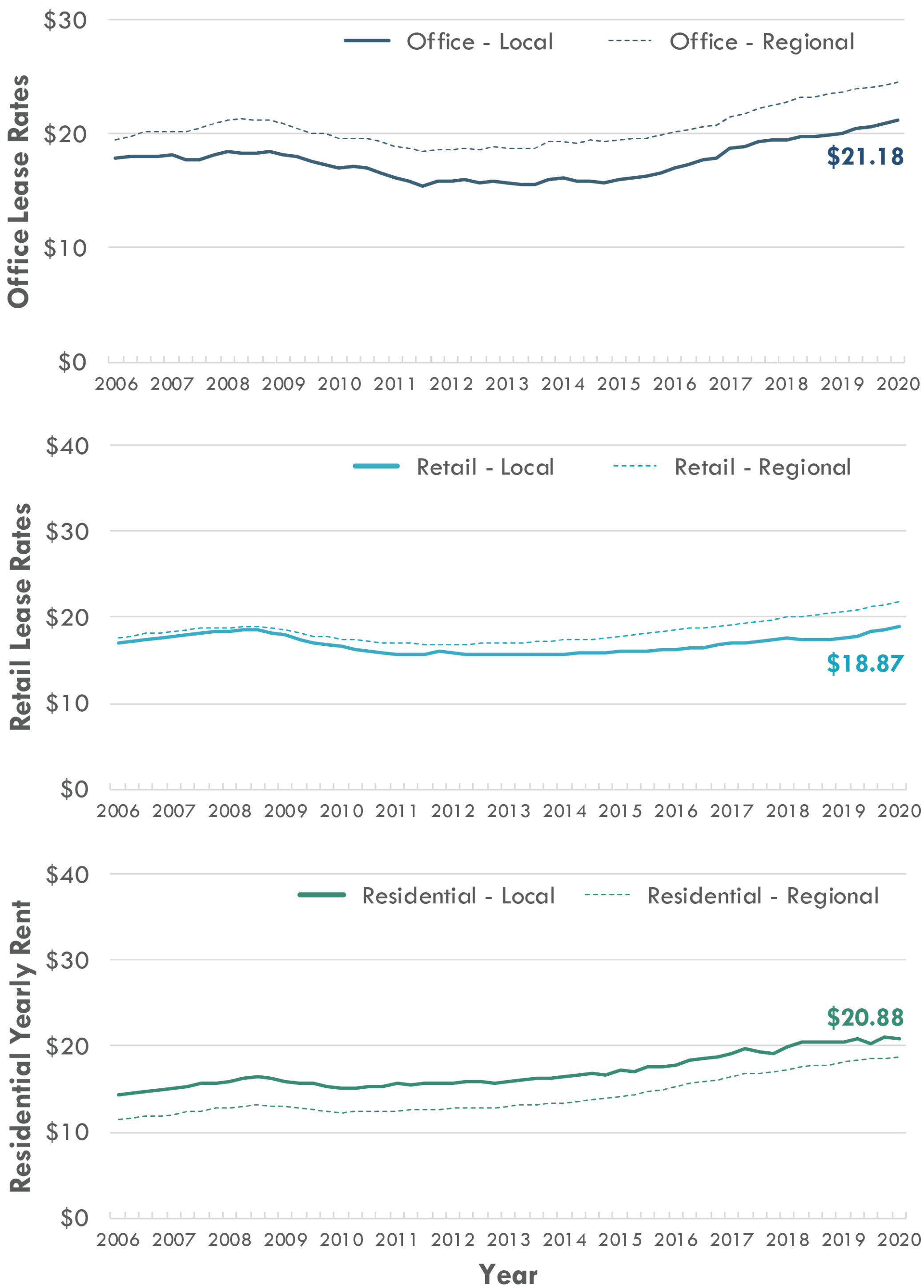
- **Vacancy and capitalization rates also suggest that the residential development may be more desirable than other real estate classes.** Examining the vacancy rates for residential development in Exhibit 36 indicates that while there are spikes in local vacancy rates due to new housing units coming online, these rates will generally revert to regional averages over time. Similarly, overall regional capitalization rates for multifamily are significantly lower than for other real estate, indicating a higher value for generated revenue.
- **Office space in the area is limited, and recently rents have been significantly lower and vacancies higher than the regional average.** Overall, CoStar records include about 150,000 sf of office space in the corridor, consisting largely of class B and C office space, with some medical office space included. Lease rates in the corridor have generally been about $3/sf/year cheaper than the regional average. While vacancies have historically been lower than the regional overall, recent vacancies in the Surprise Lake Medical Center in Milton in 2019 have contributed to an overall increase to 11% office vacancy in Q1 2020.
- **Retail space has experienced significant vacancies over time, and rents have been lower than the regional average.** Retail space has experienced significant vacancy rates since 2009, likely related to the previous recession. From 2009 to the present, these rates have varied from 12% in Q1 2020 to up to 22% in 2016. This is likely due in part to significant vacancies in the shopping centers located in Milton. Lease rates pre-recession were only about $0.40–0.70/sf/year less than the regional average, but recent lease rates have been almost $3/sf/year less.

Development activity

Available records from the King and Pierce County tax assessment offices were used to identify non-residential development that has occurred in the region since 2010. This information provides a perspective on how development in Edgewood has compared to other surrounding communities.

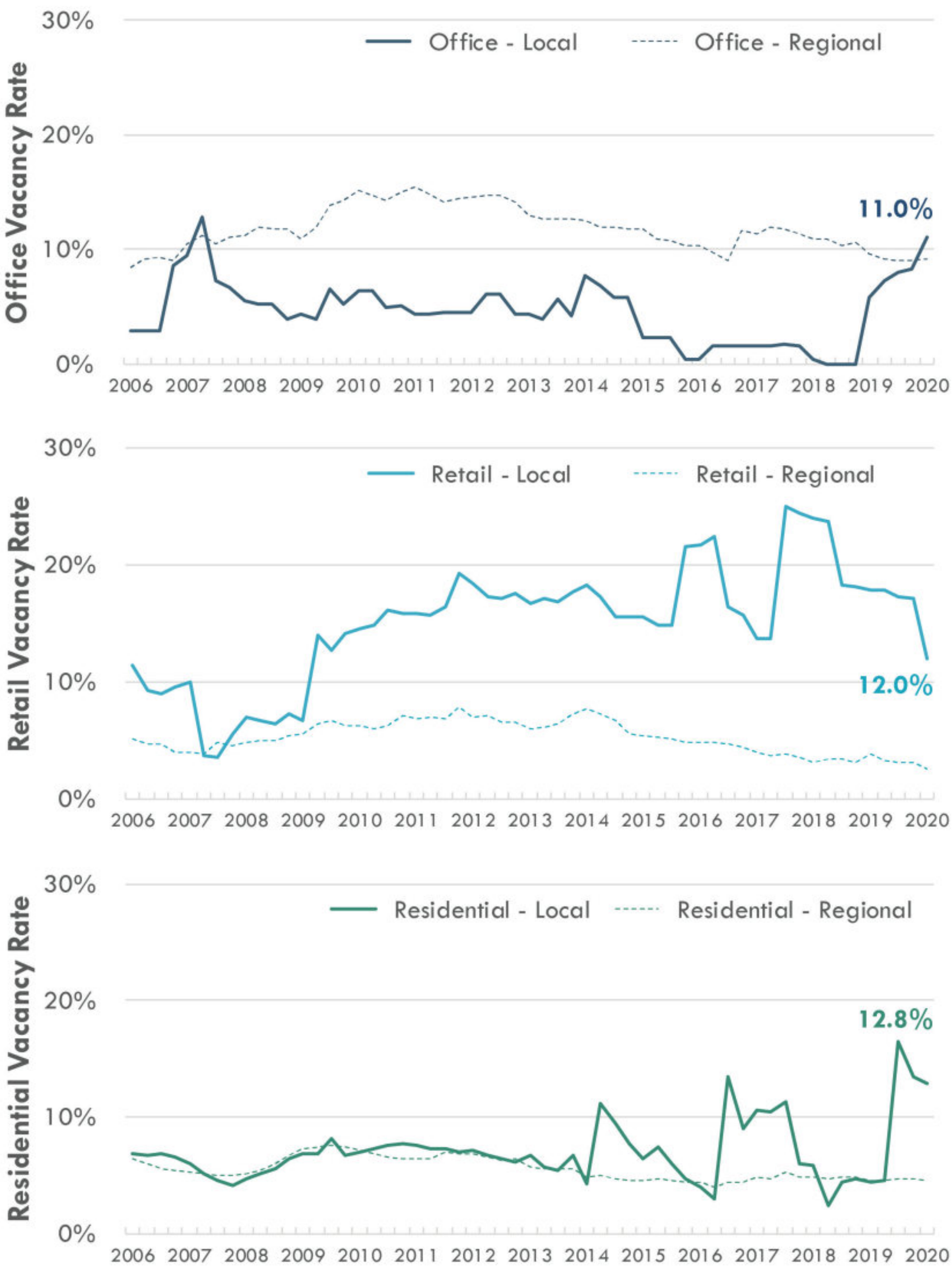
Exhibit 38 provides a table that presents an overall classification of these uses, as well as a summation of the total building square footage developed in each category for Edgewood and nearby cities. Note that this classification filters out all improvements that are not heated to ensure that garages, accessory structures, and other improvements are not included.

Exhibit 34 Yearly Lease Rates by Property Type, Meridian Study Area and Region



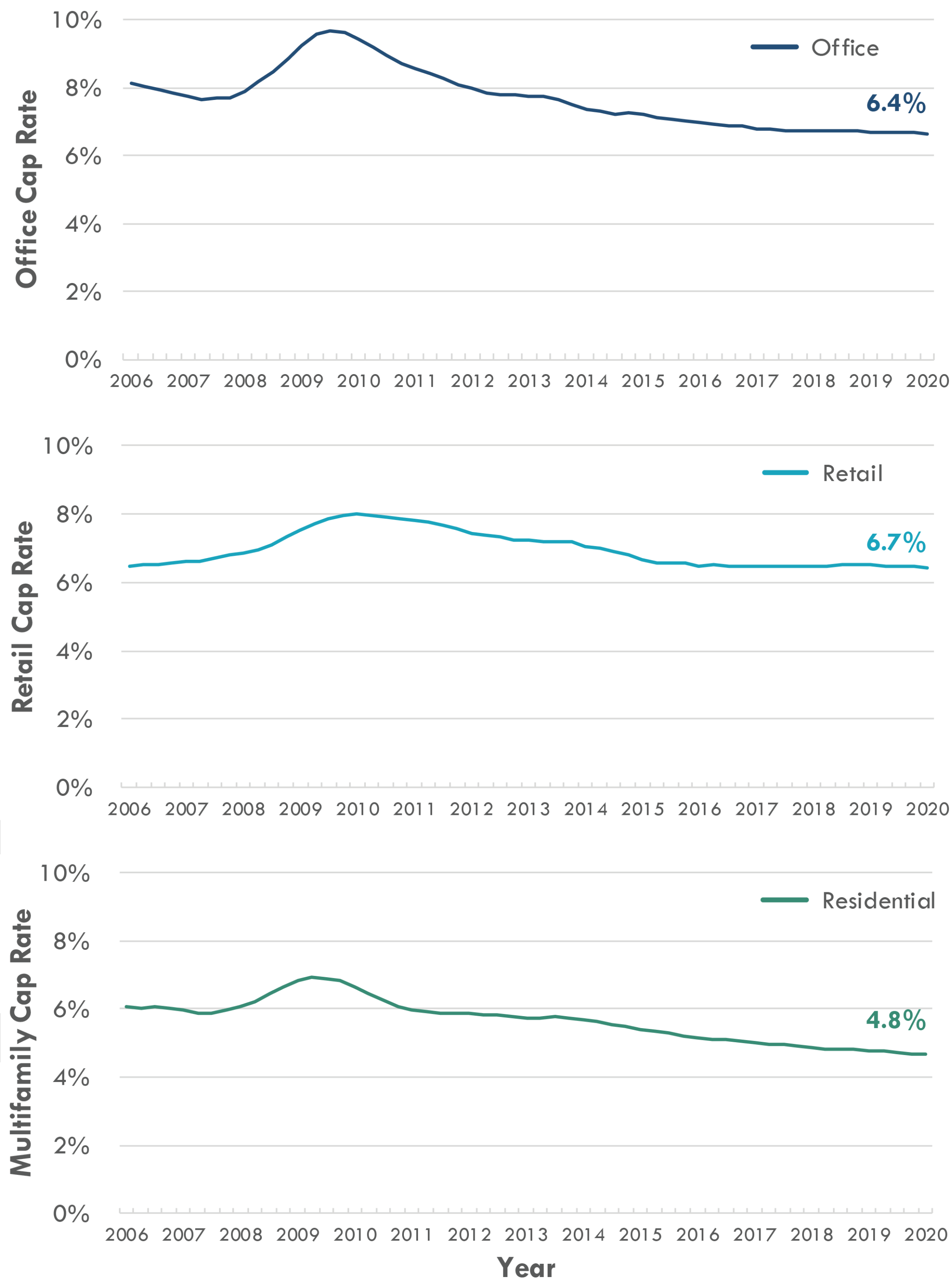
Source: CoStar, 2020; BERK, 2020

Exhibit 35 Vacancy Rates by Property Type, Meridian Study Area and Region



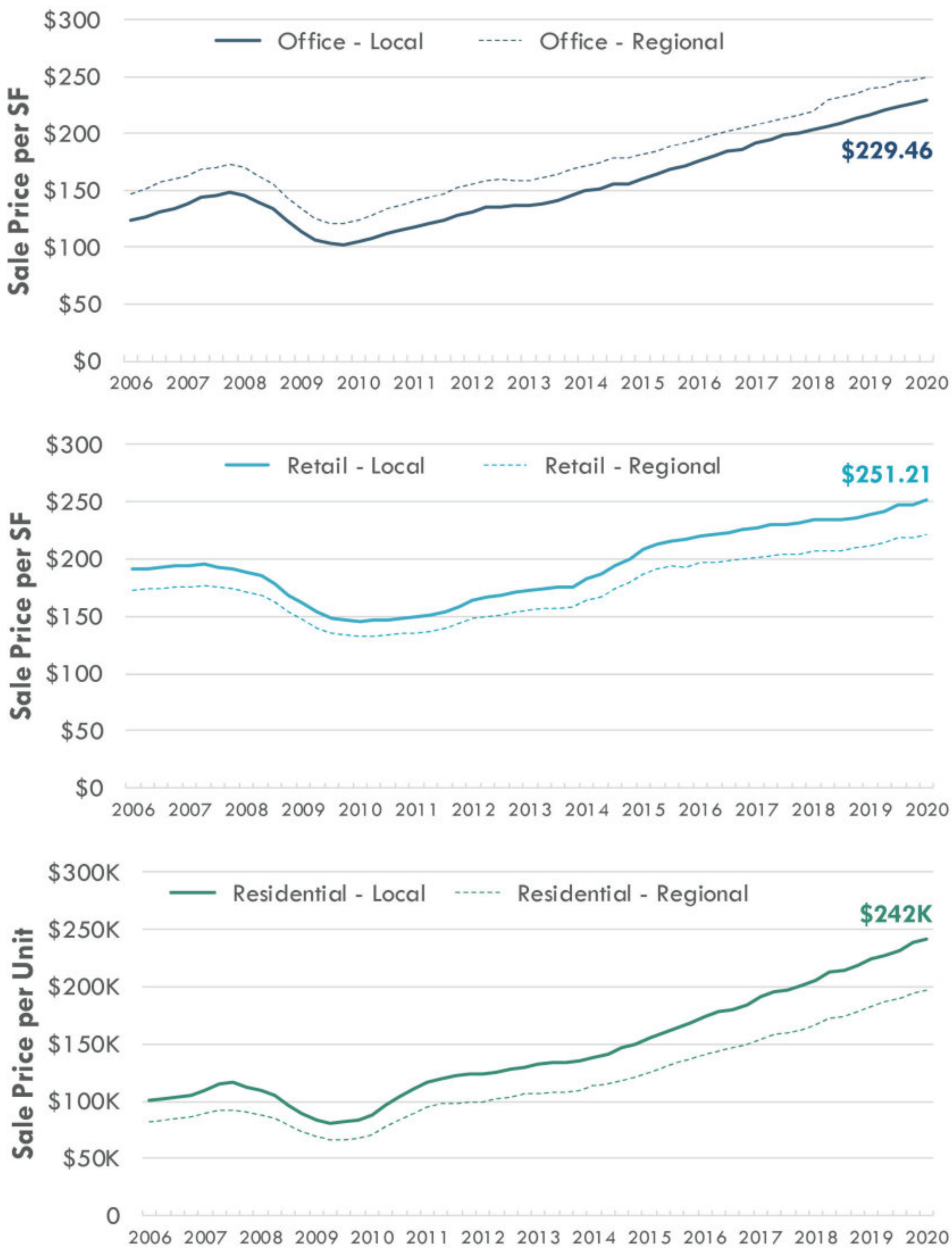
Source: CoStar, 2020; BERK, 2020

Exhibit 36 Capitalization Rates by Property Type, Meridian Study Area and Region



Source: CoStar, 2020; BERK, 2020

Exhibit 37 Property Sale Prices by Property Type, Meridian Study Area and Region



Source: CoStar, 2020; BERK, 2020

Exhibits 39–42 provide mapping that shows the spatial distribution of new development as noted in the summary table:

- **Exhibit 39** provides the location and general amount of all new development in the region
- **Exhibit 40** highlights regional retail development locations since 2010
- **Exhibit 41** notes the location of regional warehouse development, including miniwarehouse projects
- **Exhibit 42** provides the location of new medical offices and hospital development, including convalescent care facilities

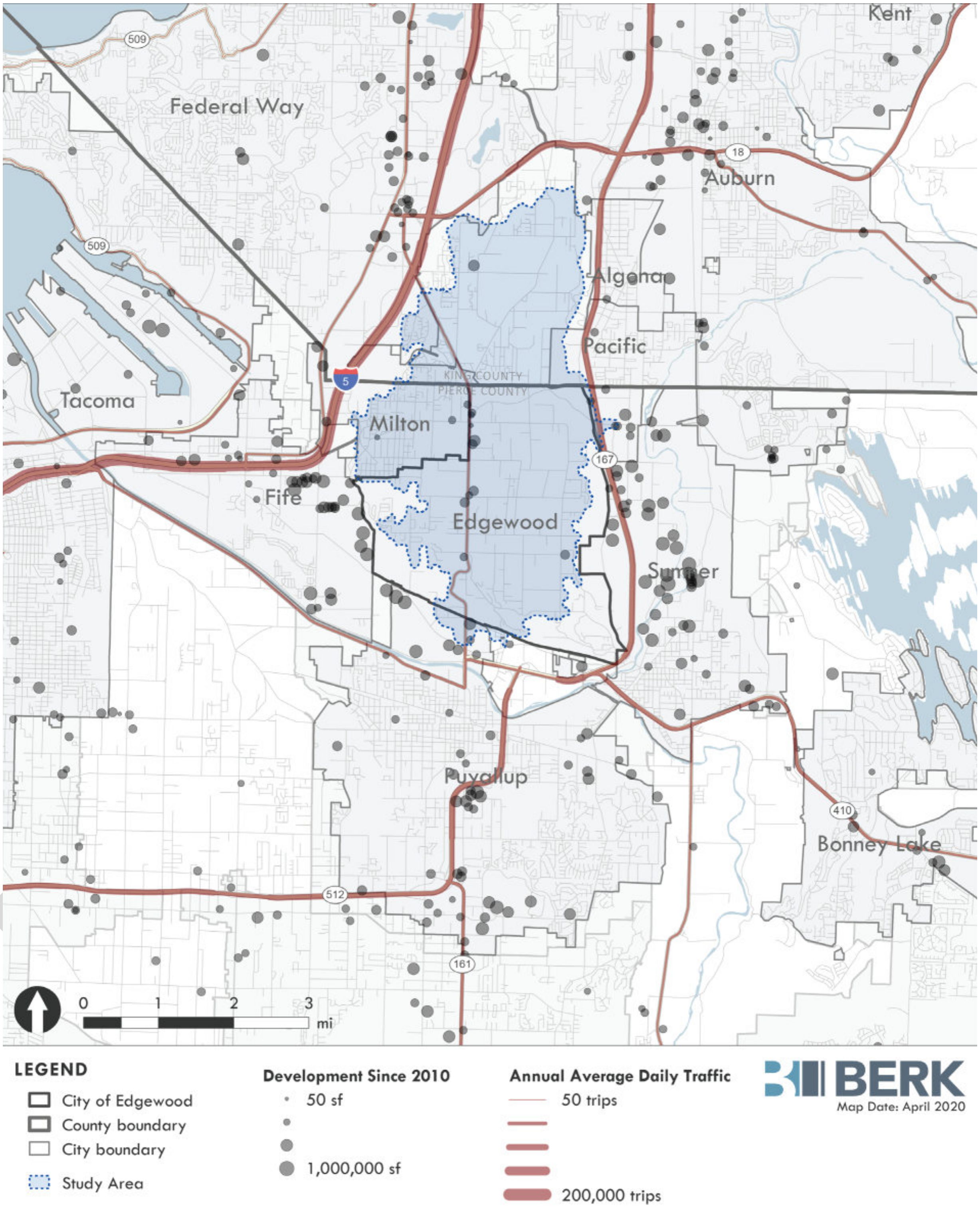
From this information, the following elements about regional development activity can be noted:

- **Regional retail development has been limited in smaller cities, but recent retail projects in other communities have influenced the market draw for Edgewood.** Regional retail development has been limited in some comparable smaller cities. From 2010 to the present, Edgewood has developed a total of 17,250 sf of new retail (including restaurant uses), which is higher than the 4,771 sf total constructed in Milton. However, Puyallup developed over 282,000 sf of new retail space in the same period, with new retail offerings along River Road positioned to compete with Edgewood for retail offerings.
- **Warehouse development in the region has been considerable.** According to the filtering and categorization used, warehouse development has been very significant across the region. This is particularly true in Sumner (about 5.6 million sf developed), Puyallup (2.9 million sf), and Fife (2.6 million sf). Although Edgewood could potentially accommodate these uses in areas away from the Town Center, this will not likely be a focus of large-scale development in the city.
- **Development of medical office and similar facilities in the area has primarily been focused in Puyallup.** Between hospital, medical office, and other medical uses, Puyallup has seen over 1.1 million sf of new development since 2010. These uses are primarily focused around the MultiCare Good Samaritan Hospital and the South Hill area. Although there is some market for other professional/medical offices in the area, this cluster will be strong competition for specialized medical services.

Exhibit 38 Regional Development Activity by Selected Cities, 2010–2019

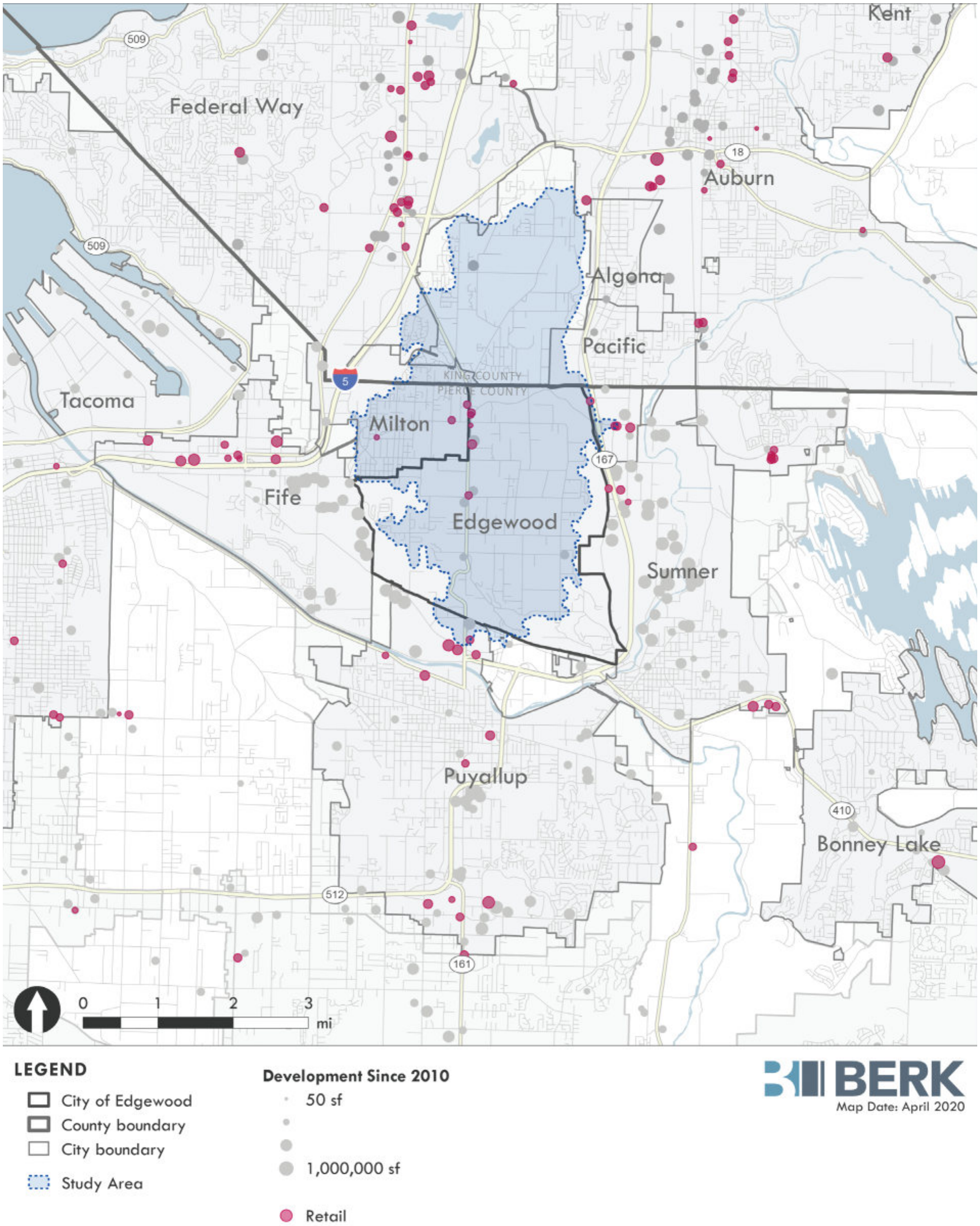
	2010–2019 Development, in square feet					
Development Category	**Edgewood**	**Bonney Lake**	**Fife**	**Milton**	**Puyallup**	**Sumner**
Culture / Recreation / Community	15,100	1,713	-	-	49,650	108,592
Education	-	884	-	-	267,055	89,724
Government	15,000	20,915	88,392	-	16,449	-
Hospital	-	-	-	-	293,067	-
Hotels/Motels	-	-	-	-	153,438	57,021
Industrial	-	-	-	-	50,350	52,913
Medical Office / Services	16,880	111,357	16,182	11,249	827,896	11,818
Mini-Storage	71,828	-	-	-	-	-
Office / Services	-	84,104	53,242	48,524	12,672	130,697
Resource	-	-	-	-	4,320	-
Retail Trade	17,250	151,794	200,583	4,771	282,906	47,891
Transportation and Utilities	-	-	-	-	12,623	-
Warehousing	-	230,677	2,220,846	43,841	929,925	5,077,470
TOTAL	**136,058**	**601,444**	**2,579,245**	**108,385**	**2,900,351**	**5,576,126**

Exhibit 39 Regional Development



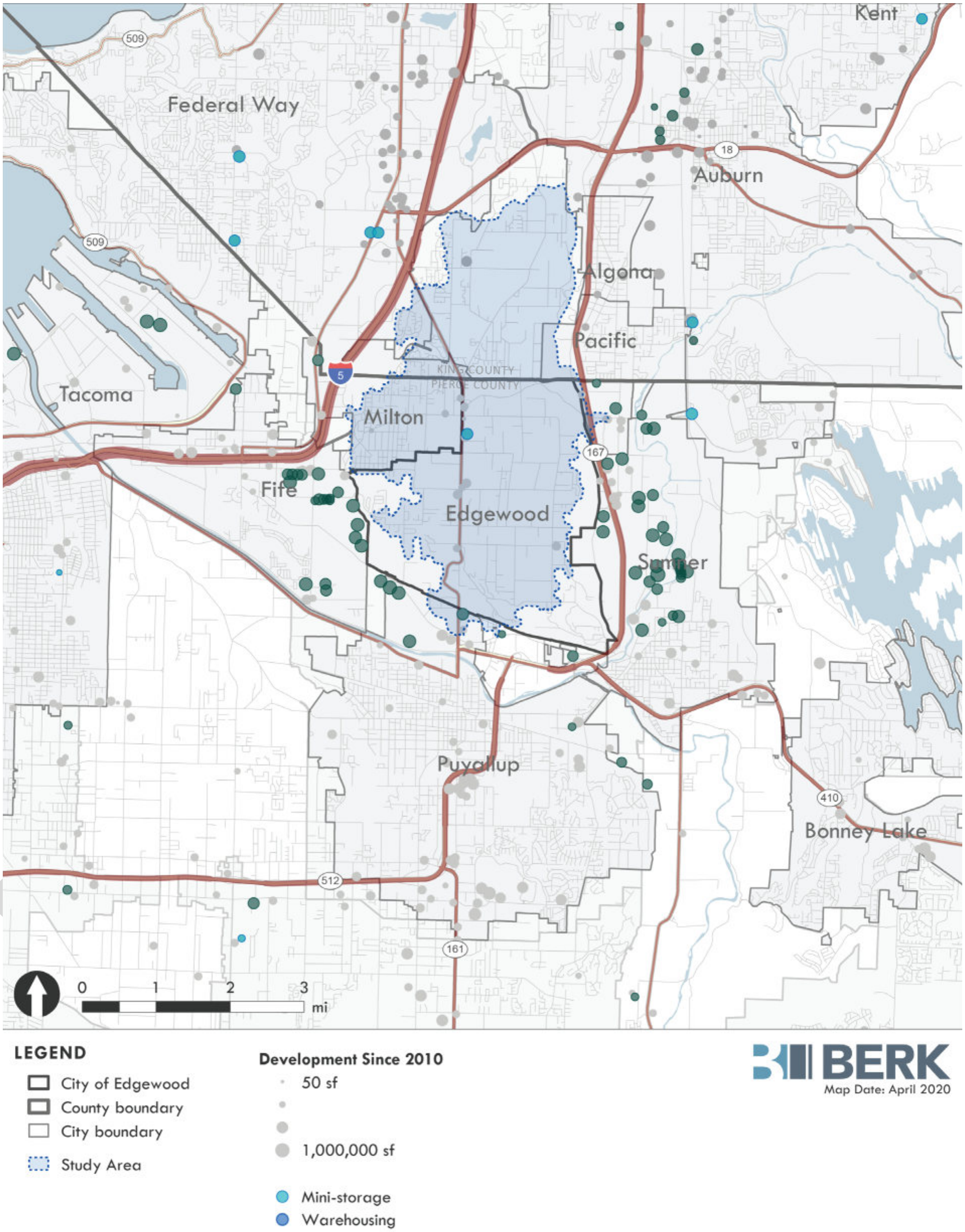
Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; ESRI, 2020; BERK, 2020.

Exhibit 40 Regional Retail Development



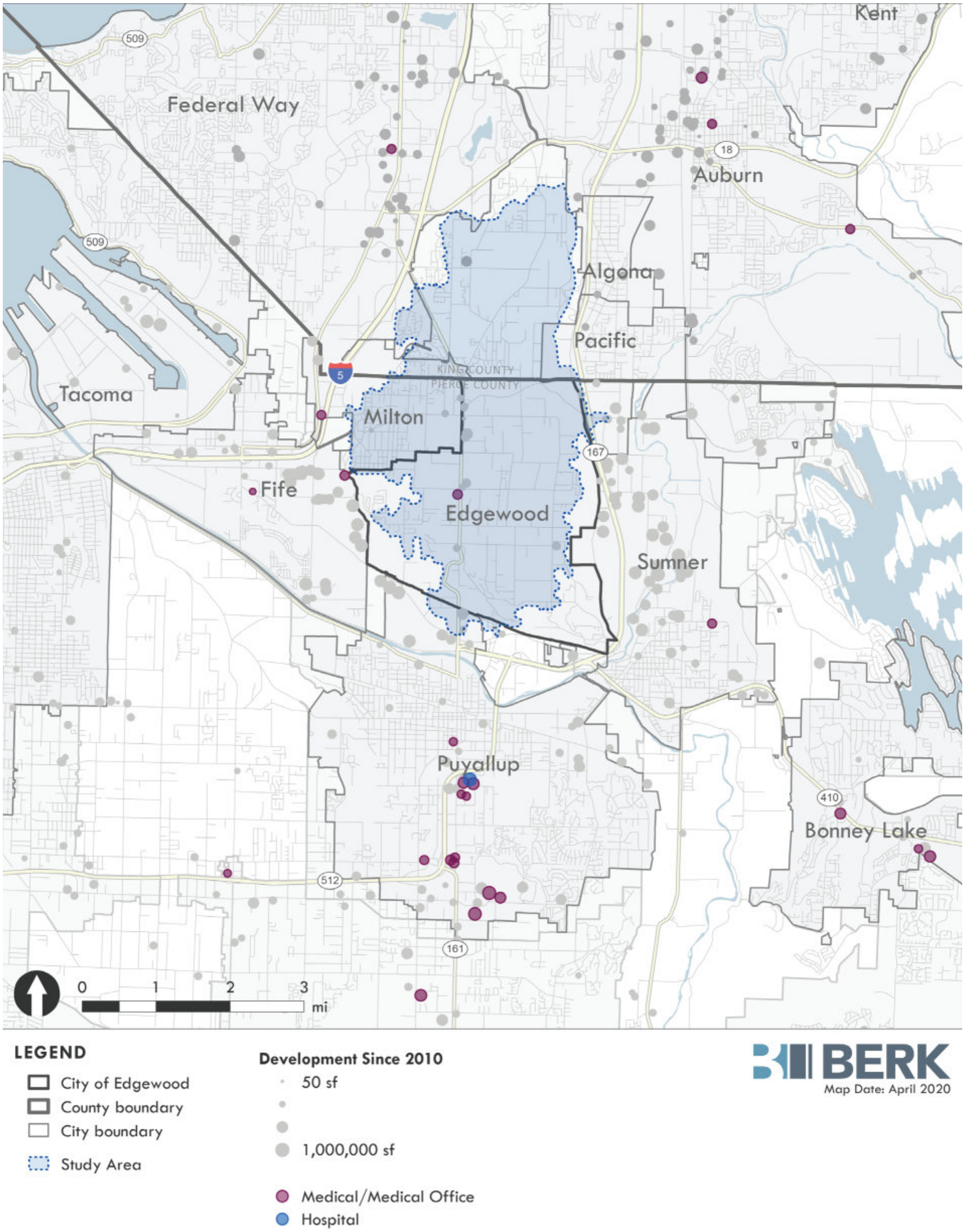
Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; ESRI, 2020; BERK, 2020.

Exhibit 41 Regional Warehouse Development



Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; ESRI, 2020; BERK, 2020.

Exhibit 42 Regional Medical Development



Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; ESRI, 2020; BERK, 2020.

Conclusions

From the review conducted, the following elements are critical in factoring into the evaluation of the study area for future economic growth:

- **Recent development in the Meridian Corridor has focused on multifamily housing, which will dramatically increase the population in the area.** Between 2016 and 2019, 628 multifamily apartment units in three discrete projects were completed in the commercial/mixed-use zones along Meridian Ave E. With the construction of an additional 292 units and future development of 232 units, there is likely to be a significant shift in the population of the city and downtown.
- **Historically, growth in employment and economic activity in Edgewood has been limited, especially in comparison with its peer cities.** A low employment-to-population ratio, along with low taxable retail sales and retail capture within the local market suggests that Edgewood and the Meridian Corridor have not experienced the same historic growth that other communities have. While Meridian Ave E is an important regional route, it does not receive the same traffic as other competing retail centers, and as such its market reach may be more limited.
- **Projections for both population and housing have been shifted downwards for Edgewood over time.** Estimates for future population and employment growth identified for Edgewood have been amended over time. The most recent 2017 version of the PSRC Land Use Vision dataset, as well as the concepts for the VISION 2050 Regional Growth Strategy suggest that future growth targets for Edgewood could be lower than in previous plans, especially if recent efforts towards developing the Town Center and Meridian Corridor are not recognized. Note that an increase in Pierce County Transit service in the corridor could help to position the Edgewood Town Center as a key center and support allocation of additional growth to the community.
- **Strong opportunities exist for attracting retail and services that are specifically directed to residents drawn to the Meridian Corridor and Town Center.** As noted, regional competition with retail nodes in other communities will continue to be a challenge over time. However, development of multifamily housing with supporting improvements in walkability can help to support a mix of uses in the center and corridor, which can help to retain more local business and increase the consumer draw within the local area.
- **Short-term development of commercial spaces in mixed-use projects may be complicated by higher retail vacancy rates.** Vacant retail spaces in the area, which are largely found in the shopping centers in the Milton portion of the corridor, may provide slack capacity that can accommodate some local retail growth over the next several years. This can provide a level of uncertainty for developers that may be interested in accommodating future retail or professional office spaces into projects, but could face challenges with leasing these spaces.

Study Area

Overview

Building from the review of the City of Edgewood and the commercial corridor along Edgewood Ave E, this section examines the specific elements of the study area relevant to the development of commercial and mixed-use projects within the Town Center and Mixed Use Residential zoning districts. This includes a review of the following:

- **Current land use concepts** for the Town Center and Mixed Use Residential zoning districts
- An assessment of **existing conditions,** including recent development and impacts on developable lands and achieving growth targets
- A **development regulations review,** identifying key changes to land use regulations which could support the long-term development of feasible mixed-use projects.
- An assessment of **place-based branding** for the Town Center as part of promotions for economic development.
- **Information from interviews** conducted as part of this research.
- A **pro-forma analysis of development alternatives** in the TC and MUR zones based on recent economic conditions.

This section concludes with a short list of lessons learned and recommendations for future efforts to attract new development.

Current Land Use Concepts

Concepts for the TC and MUR zoning districts can be found in both the Edgewood Comprehensive Plan and the Municipal Code. The definition of these districts in both documents provide a general vision for intended development.

Town Center (TC)

The Town Center district is currently defined as follows in City of Edgewood policy:

- **Comprehensive Plan:** "The Town Center designation is intended to support a well-designed, pedestrian-friendly community center that reflects Edgewood's unique local character and rural roots. It allows for a range of uses including a variety of vertical and horizontal mixed-use development, pedestrian-oriented retail, multifamily residential, senior housing and civic uses. Compatible uses are also allowed." (LU.I.j)
- **Municipal Code:** "The Town Center (TC) zoning district is envisioned as the heart of Edgewood, reflecting a unique local character and rural roots. Borrowing from traditional town development patterns and forms, the TC is envisioned as the most walkable area of the city, with a mix of multistory and single-story buildings framing the street and other public spaces. The TC zone accommodates a range of compatible uses emphasizing a variety of vertical and horizontal mixed-use development, pedestrian-oriented retail, multifamily residential, senior housing and civic uses. The TC zone complements local traffic, bicycle, and pedestrian circulation and provides connectivity to public open spaces." (EMC 18.80.080(B)1)

This guidance highlights the role of the Town Center as a major mixed-use node in the community. Individual policies also focus on a goal to "establish Town Center as the commercial, mixed use heart of Edgewood." (Goal LU.V). The policies in the Comprehensive Plan for the Town Center also include the following elements:

- Serve the community and attract regional visitors (LU.V.a)
- Catalyze development with City-owned property (LU.V.b)
- Work with developers to build projects that serve the community (LU.V.c)
- Support distinctive landmarks (LU.V.d)
- Promote a mix of uses and encourage ground-floor commercial or public uses as part of all development (LU.V.e and g)
- Support pedestrian-oriented features and uses (LU.V.f)
- Explore opportunities for public spaces and recreation facilities (LU.V.h)

- Manage transitions to single-family uses (LU.V.i)
- Prioritize capital investments to achieve the development of the Town Center (LU.V.j)

Mixed Use Residential (MUR)

The Mixed Use Residential district is currently defined as follows in City of Edgewood policy:

- **Comprehensive Plan:** "The Mixed Use Residential designation is intended to accommodate a range of medium density residential housing types and to provide a visual and functional transition between residential neighborhoods and areas of more intensive development. A mix of land uses is allowed, including commercial, professional and other uses that are compatible with neighborhood character." (LU.I.i)
- **Edgewood Municipal Code:** "The Mixed Use Residential (MUR) zoning district accommodates a range of medium density residential housing types to meet consumer preferences, changing household sizes and market demands. A mix of land uses is allowed including some commercial uses and professional office uses to provide diverse economic development opportunities, while maintaining neighborhood compatibility. This zone provides a visual and functional transition to areas of more intensive development and adjacent residential neighborhoods. Within the Meridian Corridor, achieving a high level of connectivity with streets, pedestrian and bicycle routes both within this district and to the adjoining TC district is a major goal." (EMC 18.80.080(B)3)

Specific policies are not included for the Mixed Use Residential area, but comparable policies are provided by the Plan that are also applicable here, such as the development of ground-floor commercial uses, integration of walkable and bikeable development to promote access, and desire for high-quality design and development quality.

Existing Conditions

Overview

The Mixed Use Residential and Town Center zones are displayed on a map of the Meridian Corridor in **Exhibit 43**. This map includes all major projects in this area from 2010–2019, classified according to size and general classification.

Existing development and new projects

Existing development is described for the TC and MUR zoning districts in the following tables:

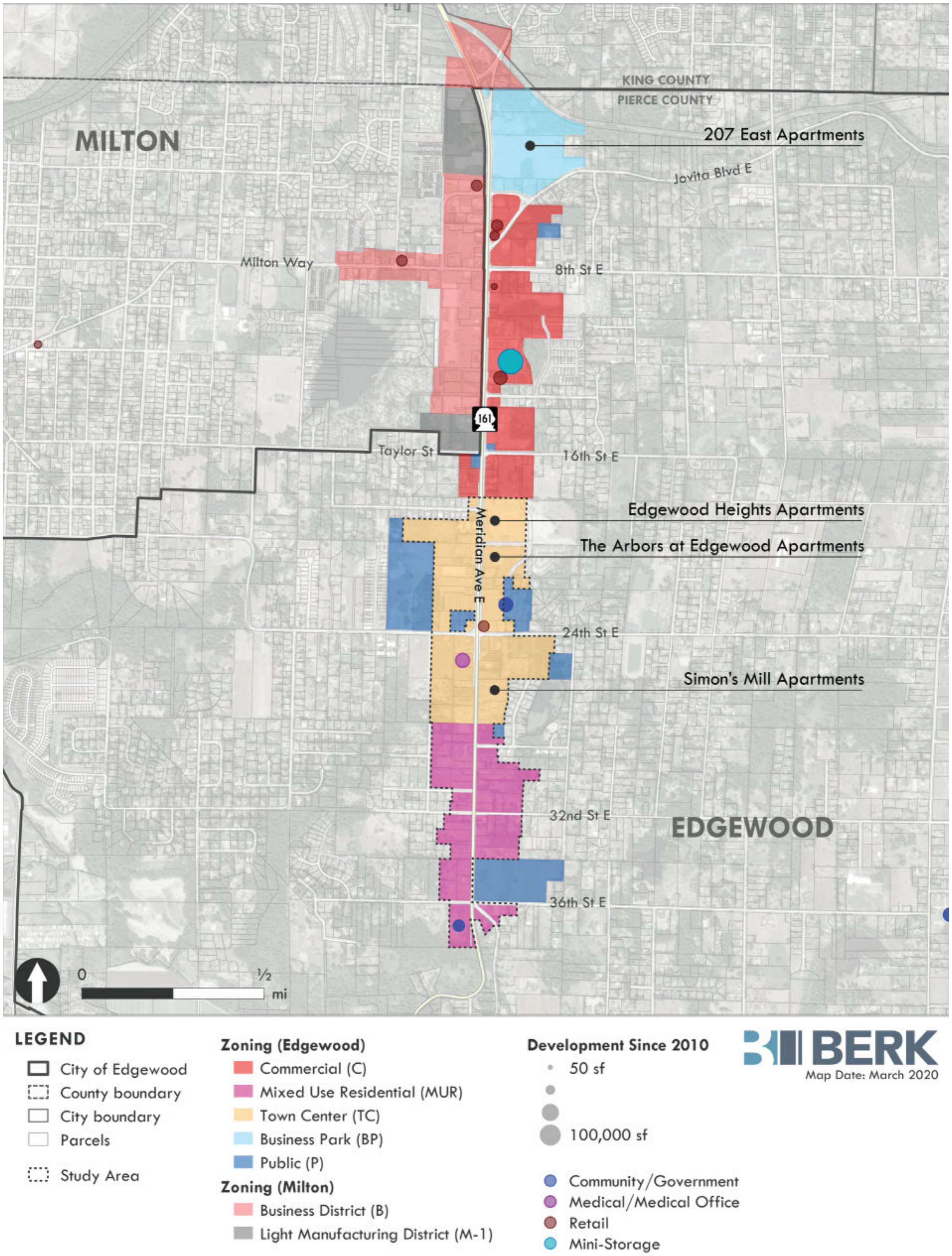
- **Exhibit 44** includes all non-residential uses in the TC and MUR districts
- **Exhibit 45** includes the counts of housing units in the Town Center and Mixed Use Residential areas

Exhibit 46 provides a list of existing development completed by 2019, as well as the proposed phase 2 for the Edgewood Heights project.

Highlights from these development statistics include the following:

- **The Mixed Use Residential zoning district largely includes older housing and commercial building stock, with significant potential for development over time.** The statistics available for development in the Mixed Use Residential district show a significant amount of older buildings in lower density development, with about 137,000 square feet of non-residential floor space (which includes two churches). It is very likely that these sites will be identified for redevelopment if market demand for higher density housing increases over time.
- **Minimal development has occurred in the Mixed Use Residential area to date, however.** Although the Mixed Use Residential zone has been identified as a location in the city to accommodate future mixed-use projects, there has not been a substantial project in this area over the past 10 years. Only one single-family house and a church building have been developed, with no market-rate higher density projects constructed.
- **The Town Center zoning district includes less existing development, and more sites are available for new projects.** As opposed to the Mixed Use Residential district, the Town Center has received more growth over time, with a convenience store, memory care facility, and three multifamily residential projects. Aside from this development, however, opportunities for growth in this area are likely largely on lightly developed sites, as older development in this zone is relatively sparse.

Exhibit 43 Project Study Area and E Meridian Ave Corridor, Projects Developed, 2010–2019



Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; BERK, 2020.

Exhibit 44 Current Non-Residential Development in TC and MUR Districts

	Square Feet	
Property Type	**MUR**	**TC**
Auto Related	4,320	-
Bank	-	2,401
C-Store w/Gas	1,200	2,329
Education	3,120	-
Gen Warehouse 20,000 to 199,999 SF	68,916	-
Gen Warehouse up to 19,999 SF	6,425	2,590
Geriatric Services	-	16,880
Light Industrial	13,348	-
Medical	3,078	2,598
Office Class B	-	3,900
Office Class C	19,826	-
Religious Service	6,961	-
Retail Stand Alone	2,160	20,556
Snack Bar	-	94
Strip/Flex	8,166	9,260
TOTAL	**137,520**	**60,608**

Source: Pierce County Assessor Treasurer, 2020; BERK, 2020

Exhibit 45 Current Residential Development in the TC and MUR Districts

	Housing Units	
Property Type	**MUR**	**TC**
Single Family Residential	20	6
Duplex	2	-
Mobile or Manufactured Home	1	1
Apt Low Rise up to 19 Units	8	-
Apt Low Rise 20 to 99 Units	-	36
Apt Low Rise 100 Units Plus	-	628
TOTAL	**31**	**671**

Source: Pierce County Assessor Treasurer, 2020; BERK, 2020

Exhibit 46 Development Activity in TC and MUR Zones, 2010–present

Zoning	Parcel	Name	Use Description	Year Built	Housing Units	Non-Res SF
MUR	0420103042		Single Family	2011	1	-
MUR	0420161008	North Hill Adventist	Religious Service	2010	-	4,900
TC	0420094143	The Cottages at Edgewood	Geriatric Services	2014	-	16,880
TC	0420102013	Jacksons Food Stores	C-Store w/Gas	2012	-	2,329
TC	0420102111	The Arbors at Edgewood	Apt Low Rise 100 Units Plus	2016	254	-
TC	0420106034	Edgewood Heights	Apt Low Rise 100 Units Plus	2018	220	-
TC	0420106034	Edgewood Heights Apartments Phase II	Apt Low Rise 100 Units Plus	-	232	-
TC	3625000374	Simon's Mill Apartments	Apt Low Rise 100 Units Plus	2016	154	-
			TOTAL		**861**	**24,109**

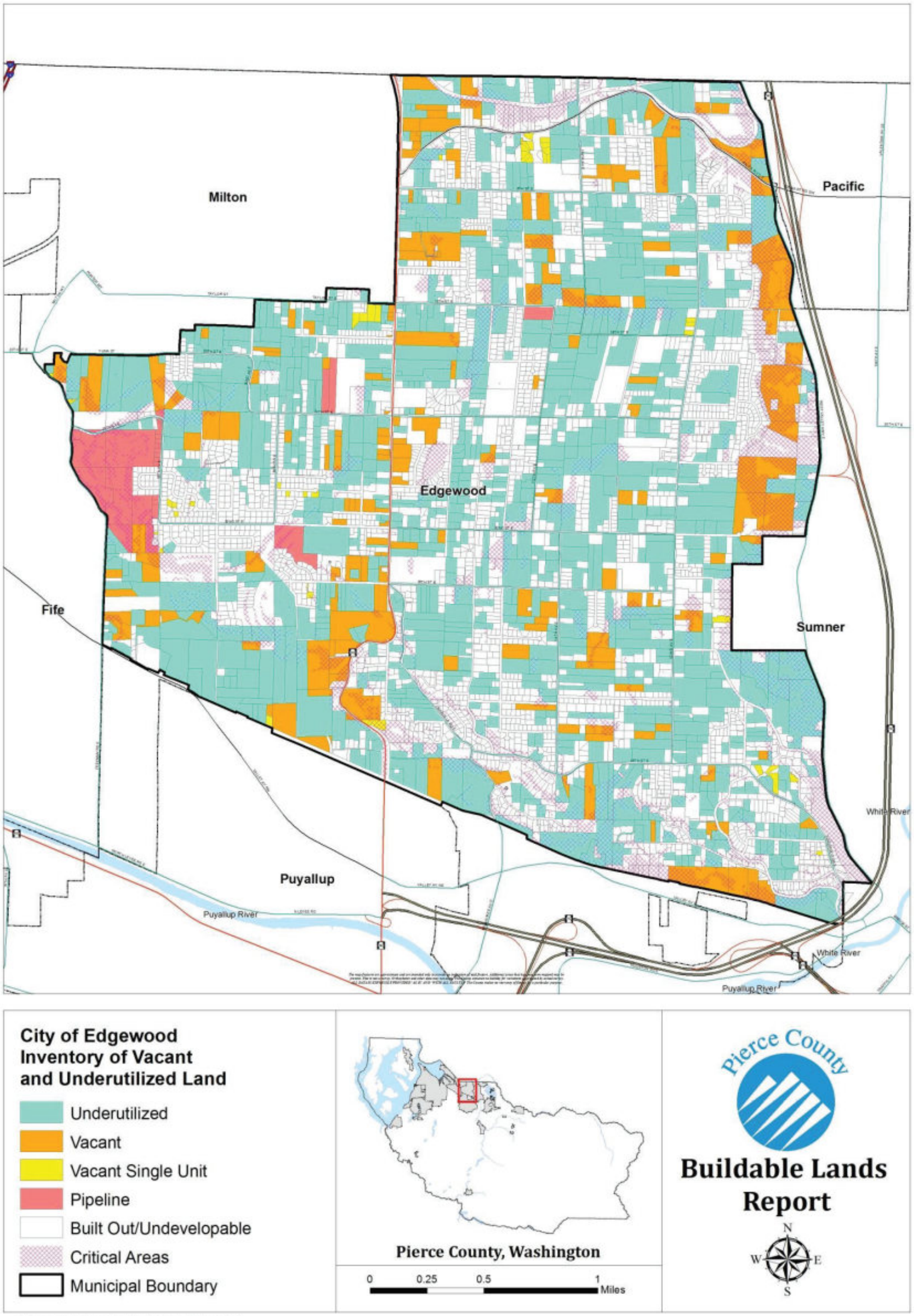
Future development potential

Exhibit 47 provides a map from the 2014 Buildable Lands report, showing the location of vacant and underutilized properties from the calculation of the current capacity of available land in Edgewood. From this map, it can be seen that there has been considerable development on available parcels identified as vacant in this map within the Town Center zoning district.

Several elements of previous reports are key in evaluating whether future development potential has been impacted by the large multifamily residential projects included in the Town Center:

- **Recent development does not exceed the land capacity devoted to housing in the 2014 Buildable Lands Report.** With respect to the Town Center, calculations from the 2014 Buildable Lands Report identify that as of 2010, approximately 15.2 acres of vacant lands and 43.4 acres of underutilized lands were located in the Town Center district, amounting to approximately 58.6 acres for development. Since 2010, projects have been sited on about 21.4 gross acres, with approximately 37.2 acres of land remaining. While most of this is available as land for redevelopment or infill versus vacant parcels, it can provide additional opportunities for new growth and development in this district. In the Report, 70% of this land was allocated to housing, while 30% was intended for new employment uses. However, even under this assumption, about 19.5 net acres remains in this district for new housing growth.
- **Alternative calculations drawn from the 2015 Comprehensive Plan also indicate that recent growth has not exceeded housing capacities.** The Comprehensive Plan includes alternate land capacity calculations based on the older 2007 Buildable Lands Report. For this assessment, about 70 acres were identified as developable, with a 70%/30% split between land devoted to housing and employment. In this case, a 25% market factor was used to adjust lands available for development, and a deduction of about 40% was used to consider roads, parks and other reductions to effective developable area. If the market factor is used to adjust the gross area available, this amounts to about 52.5 gross acres for overall development, and 36.7 acres available for housing. In both cases, there are still
- **Higher development densities have kept more developable land available for use in the Town Center district.** In the Town Center, new development has been achieved at higher densities than what was indicated in the 2014 Report. The assumptions provided with the Report indicated that the overall assumption was that development in the TC district would be at 24 housing units per adjusted net acre. Based on the adjustment factors used in this assessment, the three completed projects and one project in progress in this district provided new development at 32.0 housing units per gross acre, or about

Exhibit 47 2014 Edgewood Buildable Lands Map



Source: Pierce County, 2014

38.4 units per net acre. This represents a 60% increase in the effective density in this area, which can provide an opportunity to increase the overall capacity for development in this area. Comparable calculations with the 2015 Comprehensive Plan indicate that new development achieved 65 units per net acre, about 36% over this existing target.

Based on these calculations, the following conclusions can be reached:

- **Housing capacities for the Town Center district in previous studies have not been exceeded.** Assumed land capacities for housing incorporated into the 2014 Buildable Lands Report and the 2015 Comprehensive Plan have not been exceeded by recent growth. This is due in part to the higher than assumed aggregate densities in these projects. Although the lack of retail or office development in these projects deviates from the assumptions in previous calculations, this is consistent with a relatively low rate of employment growth in the city, and higher vacancy rates for retail development in the broader area.
- **There has been little growth in the Mixed Use Residential area, potentially due to the costs of redevelopment versus development of vacant parcels.** Given the higher amount of existing development and lower proportion of vacant parcels in the Mixed Use Residential area, it is likely that initial multifamily growth in the area has been gravitating towards other districts that would not require future land development. Although some larger vacant portions of parcels can still be found in the Town Center, it is likely that growth will slow down when remaining developable land requires redevelopment of a site.

Development Regulations Review

Overview

As part of a review of potential options for the City of Edgewood to encourage economic development in the Town Center and Mixed Use Residential areas, this report provides an overview of potential changes to Edgewood land use policies and regulations that could improve development feasibility and the attraction of businesses to the Town Center and Mixed Use Residential areas.

These potential changes include:

- A review of the general management of land uses, including the definitions of land uses and management of permitted and conditional uses (EMC 18.70)

- The setback requirements in the TC zoning district mandating that 30% of the frontage on an arterial to a 150-foot depth is allocated to commercial uses (Table 2, EMC 18.80.080D)
- The framework for FAR bonusing for public amenities (Table 3, EMC 18.80.080D)
- Restrictions on self-storage facilities
- Relaxations of the zoning code for craft production/manufacturing
- Provisions for live-work units

General management of land uses

Concurrent with the review of the Town Center (TC) and Mixed Use Residential (MUR) Districts, the City of Edgewood is evaluating potential revisions to zoning and land use regulations in the Edgewood Municipal Code. As part of this process, the City envisions that the current regulations of permitted land uses can be changed to streamline the process and provide consistency and clarity to the public and landowners.

One area of interest is with the definition of uses under the Code. The current system of land uses types and levels that is found in EMC 18.70 is a complex list that is difficult for users to parse and understand. It also appears to incorporate detailed regulation of the intensity of uses in definitions, without a clear rationale for this additional step outside of other regulation of built form elsewhere in the Code. These definitions are confusing and the level of detail does not appear to serve a genuine public purpose. Therefore, these land use definitions should be changed, with accompanying adjustments to the allowable uses by zone.

Regulating land uses within a municipal zoning code can be managed different from community to community, and there is no single consistent source for defining the land uses to be included. In many cases, these definitions can have multiple sources, and even develop incrementally over time as the code is amended. Communities working to develop an entirely new structure for their zoning code can rely on different possible sources for these definitions. These can include:

- **North American Industrial Classification System (NAICS) codes.** The federal Office of Management and Budget, in collaboration with its Canadian and Mexican counterparts, developed a coding system for classifying business establishments for statistics record-keeping and analysis purposes. These codes are typically grouped according to the general production processes used for certain types of goods and services, and present a hierarchical approach to clustering similar businesses. A high-level summary of these codes at a three-digit level is provided in the Appendix.

- **Washington State Department of Revenue / Pierce County Assessor Land Use Codes.** Under RCW 36.21.100, the Washington State Department of Revenue is required to prescribe use classes of real property for the purposes of property tax assessment reporting, which are provided under WAC 458-53-030. This list is presented as two-digit land use codes, which can be used as a basis for more detailed land use codes to be developed by individual counties for record-keeping. For Edgewood, the Pierce County Assessor-Treasurer has developed a four-digit system, incorporating a second level of detail to define land uses. The DOR and Pierce County systems are provided in the Appendix.
- **Definitions from other communities or model codes.** Although the zoning definitions found in other communities or model codes may not be dependent on a consistent system from a higher-level source, most systems are typically developed from common practice in the field. Many of these designations have had a basis in the needs for consistent planning regulation, as well as defense against legal challenges. Because of this, these can be more robust in managing land uses in a community than other types of land use classifications.

In practice, these systems all have advantages and disadvantages when applied to land use regulation. A hybrid approach relying on a combination of these three approaches, using the NAICS land uses as a base, is likely to be the most efficient approach.

These revisions to the definitions of land uses should consider the following:

- **Some land uses may be required to be regulated based on their impacts, not on the business NAICS codes.** NAICS definitions and associated codes may provide a definition for the function of a business in the economy, but their actual on-site activities may vary considerably. The most important example of this is with respect to office space: regular office functions are likely to be independent of the type of business, and should be regulated separately from the topic area of the business.
- **Accessory activities should also be regulated separately.** Onsite activities such as site display or storage or parking should be managed separately from the main activities. These regulations should be consistent across different site uses to ensure an even application of these requirements.
- **Sexually-oriented businesses and marijuana production, processing, and sales will require separate consideration under the zoning code.** There are specific uses that may not be directly comparable to NAICS designations, and require additional requirements and restrictions. These should be evaluated on a case-by-case basis.
- **Uses should be aggregated where possible to allow for some flexibility.** Providing detailed descriptions of land uses in regulation may reduce the applicability of these

constraints in other situations. Where possible, land uses should be aggregated and generalized to provide City staff with flexibility and discretion in land use regulation.

- **Crosswalks to existing systems for land use designation should be developed to provide guidance.** Although it may not be useful to regulate based on a direct translation of the NAICS framework, the City should maintain a crosswalk that relates NAICS codes to particular land use definitions to provide guidance in regulation. This can assist staff in making determinations about the requirements for a specific business in a district of interest.
- **Administrative and conditional use permits can be used to assure that local development is maintained to a high standard without the need to unilaterally exclude certain land uses.** The flexibility of this type of review can be supported further with a clear definition of guidelines for the review process made available to applicants.

Setback requirements for multifamily residential projects

Requirements in the current Edgewood Municipal Code mandate that residential single-use projects in the Town Center zone that are three acres or greater preserve a minimum of 30% of the area within 150 feet of the arterial right-of-way line as retail or office commercial uses (see EMC 18.80.080D, Table 2, note 3). These requirements are intended to ensure that sufficient land is maintained to provide for future commercial growth along the Meridian Corridor, with residential development provided further from the arterial right-of-way.

This requirement is challenging for several reasons:

- **Current development is largely avoiding these restrictions.** The development projects at The Arbors at Edgewood, Edgewood Heights, and Simon's Mill Apartments do not have significant setbacks along Meridian Ave E in accordance with these requirements, despite their largely residential focus.
- **Restricting this requirement to only a portion of the total frontage will likely lead to sporadic, unconnected development.** Providing only 30% of the total frontage on an arterial for current or future commercial development can maintain space in the Town Center district for commercial development. However, without clear guidance on where that 30% is located, these designated areas could be located sporadically along arterials, resulting in patches of potential commercial development that may not be well-integrated with the pedestrian networks in the area.
- **Development on areas reserved under these requirements may be focused on auto-oriented uses.** Retaining the areas within 150 feet of an arterial likely means that if these sites are used for new commercial development, they will likely include

auto-oriented uses. These uses may not integrate well with the rest of the neighborhood, especially if these sites are developed later without proper conceptual planning.

- **Removing a significant portion of a site from immediate residential development may reduce the feasibility of a project overall.** Although 150 feet does not extend across the entire width of the TC zones along arterials, it can still amount to a significant percentage of the total site. In these cases, losing higher-density residential development to required areas for commercial development can reduce the expected returns from a single-use residential project.

For these reasons, incorporating setback requirements to promote horizontal mixed use would appear to work against the notion of building a connected, walkable neighborhood with integrated retail and office uses. This requirement should be dropped to allow for the

FAR bonusing

One element of the Edgewood Municipal Code that appears to add significant complexity without a strong guiding concept is the provision for permitting greater height and density on a development site in exchange for certain provisions made by the developer. This list is included as Table 3 under EMC 18.80.080D, and has 15 individual items that include:

- Development of the parallel road network
- Addition of a public park or plaza
- Inclusion of a through block connection or alley enhancement
- Vertical mixed-use development
- Underground or structure at-grade parking
- Affordable housing
- Ground-floor pedestrian-oriented commercial development
- LEED Gold or Silver certification
- Multi-modal pathways
- Public meeting room
- Water features
- Public art

Fulfilling these requirements can provide a bonus to floor area ratio (FAR), with increases from 0.25 to 1.5 (dedication and construction of the parallel road network). For the TC zone, FAR can increase from 1 to 4, while FAR in the MUR zone can increase from 0.5 to 2. Increases beyond an FAR of 3 in the TC zone also provide an additional 10 feet of allowable building height.

This approach to receiving considerations from developers in exchange for increased development capacity should consider the following:

- **Some items on the list are critical to achieving the overall mixed-use concept for the neighborhood.** This list does provide incentives to realize major planning goals. The development of the parallel road network, green spaces, and multi-modal pathways as part of projects can be essential. These incentives can in fact be an very important approach to building out the neighborhood according to the overall concepts identified.
- **Other items tend to be minor, likely with limited public benefit in comparison to their value to developers.** Other bonuses present incentives for other types of benefits that may be relatively minor in relation to achieving the overall concept for the Town Center and broader Meridian Corridor. For example, incentives for LEED certification, water features, meeting rooms, and public art may provide some level of benefit to the community, but these considerations are generally secondary in achieving a walkable neighborhood concept.
- **Finally, some elements are likely to be adopted independently by developers when they support feasible development.** Characteristics such as mixed-use development, ground-floor retail, and underground / structure parking are likely to be explored in situations where these building formats make sense. In these cases, providing a benefit to FAR may encourage development types which are not necessarily well-suited to current market conditions.

Overall, a primary recommendation for this list is to remove extraneous items and focus on achieving the long-term urban form for the neighborhood. This section of the zoning code should be simplified to focus the intent on developing the walkability and connectivity of the Town Center and Mixed Use Residential zones. Directing incentives towards this goal and removing extraneous items can ensure that the benefits from increased development capacity are more specifically directed to achieve the long-term urban form concept for this area.

Self-storage facilities

Self-storage facilities present a challenge to cities. Although there is a rising need for personal storage, especially in urban areas where living spaces are smaller, mini-warehouse style storage facilities present a difficult use to incorporate into certain neighborhoods.

- **Challenges to urban form and character.** From a neighborhood development perspective, a self-storage facility does not typically support lively street frontage given its large potential footprint. Because of this, new mini-warehousing uses can negatively impact the aesthetics and feeling of neighborhood character, especially in areas with a mix of uses that rely on non-motorized traffic for customers.

- **Impacts to municipal finances.** The development of a self-storage facility does provide for an increase of improvement value and a corresponding increase in property taxes for a site. However, units rented for 30 days or longer are assumed to be leased real estate, and are not subject to sales taxes that would be received by the City. This reduces their fiscal sustainability with respect to municipal budgets.
- **Minimal employment benefits.** This type of development also provides relatively minimal yields of new employment for the size of proposed facilities. This can complicate efforts to achieve local employment targets with available land capacity.

Overall, these characteristics mean that locating self-storage facilities in areas that would potentially have more productive uses, such as in the Mixed Use Regional area, would have significant and negative effects to the city. Where possible, self-storage facilities should be excluded from areas where more productive commercial and mixed-use projects are expected in the long-term, or alternately, should be provided with specific development requirements to minimize their size and impacts on the neighborhood environment.

Craft production

Although typical zoning codes attempt to separate residential and retail uses away from other uses that may conflict due to noise, odor, or other types of nuisances, some communities have experimented with accommodating light manufacturing uses with minimal off-site impacts into neighborhoods. These uses, which typically include a related retail component to link the business with the neighborhood, can provide for onsite production of goods for sale.

The most visible examples of this type of use has been with the small-scale production of alcoholic beverages as part of micro-breweries, small wineries, and micro-distilleries. However, this can incorporate other types of uses related to production, including:

- Other food and beverage production, such as coffee roasteries, bakeries, or confectionaries
- Manufacturing of crafts, including jewelry-making, pottery, or glassblowing
- Limited artisanal production facilities for other consumer goods, such as small textile mills, woodworking shops, or metalworking shops
- Limited crop production, such as through indoor vertical farming

Technological changes have allowed these uses to operate with much less nuisance to surrounding properties, and design requirements and size or production limits can ensure that regular operations do not unduly impact neighbors. Visitors and patrons can also see the production of these goods in person, and some businesses provide educational courses and tours as well.

One successful example of this use in practice has been with the City of Tacoma. Under the Tacoma Municipal Code, "craft production" is defined as: "A commercial use that involves the production of arts, crafts, foods, beverages or other product with on-site production and assembly of goods primarily involving the use of hand tools and/or small-scale equipment." Examples referenced by the City of Tacoma specifically include: ceramic art, candle-making, custom jewelry manufacture, bakeries, and coffee roasting. (TMC 13.06.700B)

Additional zoning requirements mandate that it "must include a retail/eating/drinking/tasting component that occupies a minimum of 10% of usable space, fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level, and is open to the public" along with landscaping around storage areas and operation of activities within an enclosed buildings. (TMC 13.13.06.200)

Providing a craft production designation as part of the zoning code can provide several advantages to the Town Center area:

- **These provisions in the zoning code can provide flexibility for compatible businesses.** Flexibility with uses and activities within a zone can help to attract and retain businesses in the community. A craft production designation in the Code is aligned with the trend to permit micro-breweries within a zone. However, this allows for more flexible interpretations to ensure that similar types of light manufacturing can be included in an area under comparable requirements.
- **Craft production presents strong opportunities for promoting tourism.** Providing for small-scale manufacturing specifically oriented to retail production and on-site sales can present a potential draw for tourists and visitors to the community. Valued types of local production can present a wider draw, and can even provide a local reputation or brand, and anchor a broader cluster of related local offerings.
- **Policies promoting small-scale production can also support the growth and development of small businesses in the community.** Small businesses are often drawn to areas that allow craft manufacturing. Providing a retail component to the business can bring in the revenue to support initial efforts to scale up production, and size and production limitations are not a strong constraint to these businesses.

Live-work units

One potential option for accommodating broader options for employment in the city is with "live-work units". These housing formats combine both residential and commercial uses within the same dwelling. Many cities in Washington expressly permit this type of unit within different residential and commercial zones to promote small businesses and to encourage mixed use communities. This use is distinct from home occupations, which are frequently allowed in residential zones. Home occupations typically require that structures maintain a distinctly residential character and that commercial business operations do not allow for passer-by customers or multiple on-site employees. Live-work units do not incorporate these restrictions, although some zones will specify allowed commercial uses or size restrictions.

- **Seattle** began integrating live-work units into their zoning code in 2003. Live/Work units are categorized as non-residential uses and today are permitted within Commercial, Neighborhood Commercial, Residential Commercial, and Mixed Use zones. Additionally, Midrise and Highrise Residential zones allow live/work units with added restrictions on the type of commercial activities allowed. Permissible business types include: business support services, food processing and craft work, general sales and services, medical services, offices, or restaurants.
- **Tacoma** permits both live-/work and work-live units. The distinction between these two types is made by floor space: live-work units require residential use to comprise 50% or more of the floor space and work-live units require commercial use to comprise 50% or more of the floor space. In general, these units are restricted to 3,000 SF and are permitted in Commercial, Mixed Use, and Downtown zoning districts. The resident of the dwelling must be the business owner or a business employee. Business uses allowed for Tacoma units include: assembly, office/café/business, retail, and manufacturing. Marijuana businesses and hazardous or storage uses are not allowed.
- In **Sumner,** live-work units are incorporated into the municipal code for Planned Mixed-Use Development (PMUD) districts. PMUDs are permitted in Neighborhood Commercial, Central Business District, and General Commercial zones. Commercial districts also allow "accessory residential uses" where a single-family residence is incorporated as "an integral part of a commercial building for the exclusive use by the owner-operator of the business".

Incorporating these as part of local zoning in Edgewood, especially with respect to the Mixed Use Residential and Town Center uses, has several distinct advantages:

- **Live-work units can be strong alternatives to ground-floor retail/office uses in residential projects.** Many live-work units in residential projects are provided with street frontage, typically with ceiling heights typical of commercial street-level activities. This can provide flexible options for accommodating businesses, especially when the market for residential space is strong, but the local environment would not support standard retail uses.
- **Live-work units can provide support for home-based businesses.** As a community, Edgewood appears to have a significant number of home-based businesses and employees working remotely. Providing live-work spaces as an option for these workers can provide more flexible alternatives, and these units can even serve as incubator

spaces for certain types of businesses when dedicated commercial space would be too expensive.

- **Future market demand could potentially be accommodated through remodeling or reusing the space.** Live-work units on the ground floor of buildings can be designed for flexible uses, and potentially even future conversion to other types of space. In certain cases, it may be desirable to plan for these units to be converted to single-use residential or retail spaces to accommodate future needs.

Town Center Branding

What is Branding?

One modern trend in local economic development has been to cultivate and advertise the offerings of a community through a consistent theme or brand. These "destination branding" or "place-based branding" strategies are typically based on elements of a community's existing reputation and build a distinct image for publicity that can distinguish it from competing communities, both locally and over a wider area. Efforts such as these can be integrated with other types of advertising and outreach to attract new residents, businesses, and visitors, and enhance the draw of local businesses.

Branding efforts for a place often include several elements, both to communicate the concept for the community and support and maintain the assets of a place that are key to the brand. Branding campaigns may include:

- An overall vision, theme, or concept
- A tagline or slogan to express the concept
- Graphic design standards (e.g., fonts, color palette, logo)
- Signage for gateways, wayfinding, and information
- Neighborhood design guidelines or standards
- Public art and landmarks
- Targeted advertisements and business attraction efforts
- Community festivals and events
- Guidance for local decision-making to maintain and enhance the brand (e.g., does this keep Portland weird?)

It should be noted that efforts at community branding may not necessarily provide substantive results for the investment, however. A common criticism of municipal branding efforts is that the results can be generic, providing a message that is too general to be applied only to the place in question. Similarly, without the participation of stakeholders, these efforts are often seen as a top-down effort with little effect in the community. One statistic in 2012 from an Australian place-branding consultant suggested that about 86% of over 5,000 brands examined have failed within a year of launch, often abandoned due to a lack of return, low participation, or other issues (North, 2014). This statistic highlights that while a branding approach may be a useful strategy, it must be planned and coordinated effectively to be successful.

Example: Leavenworth, WA

Leavenworth became a Bavarian theme town in the 1960s in hopes of revitalizing the local economy, devastated after the Depression and loss of its railroad. After years of committed advocates garnering community support, Leavenworth finally worked to transform into a tourism-based theme town. The two main champions of the initiative purchased land in the downtown area for a remodel aligned with the new aesthetic. Other property owners followed suit, and the town facelift was completed using private funds and volunteer efforts.

This transformation included substantial investments of time and energy. Leavenworth introduced a series of festivals, redeveloped its downtown business district, and incorporated design codes to reinforce the town's selected character. The Leavenworth Design Review Board, established in 1970, upholds these aesthetic standards today.

Unusual restrictions reinforce the Bavarian theme. In determining whether the proposed placement, construction, change, addition, or alteration conforms to exterior design of the Old World Bavarian architectural theme, the design review board shall consider the compatibility of the proposed exterior design with the existing design review board approved Bavarian structures and designs in the commercial zone districts of the city and the city's urban growth area and may, in addition, consult the following publications which contain many examples of architecture, including some examples that are specific to the Old World Bavarian architectural theme (LMC 14.08.030)

All signs permitted within the commercial zoning districts of the city shall be compatible in design and color with the Old World Bavarian Alpine theme and with the buildings and uses with which they are associated. Signage shall include Baroque, Rococo, Classical, or Bavarian folk art graphics or elements (such as shape or ornamentation). Sign design and Baroque, Rococo, Classical, or Bavarian folk art graphics or elements shall conform with examples shown in the booklet of photographs entitled "Portfolio of Photographs of Old World Bavarian Architecture and Signs for the City of Leavenworth" referred to in LMC 14.08.100 or as approved by the design review board. (LMC 14.10.180)

Recommendations

The City of Edgewood should be open to explore the possibilities of branding in the future for the Town Center. As noted, this can provide an overall guiding theme for economic development activities and add a distinct sense of local character to promote the community. This can be important as Edgewood works to compete with other communities across the region to attract residents, businesses, and visitors.

The main challenge for Edgewood will be whether the Town Center is developed enough to have a distinctive identity to promote through a branding campaign. Although new residential projects have been completed in the corridor, building a brand may require attracting additional businesses and building other assets in the Town Center before a concept would be seen as unique and genuine.

If (or when) the City decides to support a branding strategy for the Town Center, there are several elements to consider in focusing this effort and improving its chances of success.

- **Initial development of a brand should be collaborative, bottom-up, and exploratory.** Although many cities and towns strive to build a local brand, the most difficult challenge is the buy-in from the community. As maintaining a local brand requires consistent effort across the entire community, a topdown effort from the City may not provide an authentic, shared message. To this end, this process should be led primarily by private business and community leaders with support from the City, and it should work to openly explore what the Town Center should be known for.
- **Brand images should be bold and capitalize on existing local opportunities.** As noted, many place-based brands fail in part because they do not create a distinct emotional connection for stakeholders or potential visitors. Successful brands typically adapt unique local assets and features in a powerful and positive way to highlight a community's strengths, and deliver a unique message that can be incorporated into outreach materials. These should highlight
- **Brand strategies should be incorporated into an ongoing campaign.** Integrating a brand into the identity of a place such as the Town Center will involve not only front-end tasks of developing a graphic style and marketing campaign, but ongoing activities to maintain and update the brand as needed. Regular events, targeted recruitment efforts, and integration of the brand into other decision-making about the Town Center will be necessary to ensure that the brand continues to be a success.

Stakeholder Interviews

As part of the research conducted for this project, we worked to contact developers to understand the issues involved with real estate development in the region and in Edgewood. Based on an interview conducted for this project and previous discussions with other developers in the area, the following points have been identified as relevant as part of the discussion on the Town Center and Mixed Use Residential areas.

- **Challenges with single-family residential development are driving multifamily projects.** The Pierce County Urban Growth Boundaries have been restricting the ability for new growth across the County from being accommodated in single-family homes. While many developers were holding onto land from before the last recession for development, many that are trying to acquire new land are facing escalating costs due to scarcity.
- **Generally, multifamily development in Pierce County overall is tending toward major corridors.** These locations provide services and capacity for volumes of traffic that are necessary to support these types of developments.
- **Large-scale office development is a challenging proposition throughout the region, except in key urban centers such as Seattle and Bellevue.** Residents are more likely to commute to get to work in Seattle or Bellevue rather than stay and work at a local office in their community.
- **Multifamily development as a new lifestyle choice.** There are a wide range of preferences for housing in the region, but tastes are changing. Multifamily projects with significant amenities are seen as an alternative choice now, especially for young professionals and older adults looking to downsize. Not all amenities will pencil out, but there is generally a trend towards the live-work-play type of concept.
- **The cost of development varies significantly based on a range of factors.** In terms of the local regulatory environments, both Sumner and Edgewood have more predictable processes and developer-friendly approaches, while Puyallup and Gig Harbor are seen as having more challenging regulatory conditions for development..
- **Attracting well-known national tenants for properties can be key for success.** Attracting national/multinational tenants to local retail commercial spaces can help to support a lower cap rate and higher value for these properties. Attracting these tenants can be critical when attracting interest in additional development of this type as part of a mixed-use center.

Pro-forma Analysis of Alternatives

Summary of approach

This section describes the findings associated with a pro forma analysis of new prototypical development in the Town Center and Mixed Use Residential areas of Edgewood. These models assume the following:

- In each case, the feasibility of a development on a four-acre site is evaluated for both the TC and MUR zones.
- Each project is assumed to achieve the maximum FAR for the site, and relies on surface and structure parking to accommodate parking requirements. FAR bonusing is assumed to be achieved through site improvements, but not including improvements to the parallel road network.
- Values for housing rents, commercial lease rates, and vacancies are drawn from the estimates for the local market provided in the previous section.
- Land prices are assumed to be based on the assessed value of sample properties from the area.
- Building costs are drawn from RSMeans, and assumed to be constant across all the scenarios conducted
- Capitalization and interest rates are based on values drawn in January 2020.

These projects are assumed to be managed for a 6-year hold period as rental properties and sold at the end of this period.

Conclusions

The analysis from this section indicates the following elements relative to the analyses conducted:

- **Recent growth does not exceed available building capacity.** Over the short term, available capacity in the Town Center and Mixed Use Residential areas retain capacity to support future growth. Based on earlier calculations from the 2014 Buildable Lands Report and the 2015 Comprehensive Plan, the development capacity available in the Town Center has not exceeded identified capacity for housing growth. Note, however, that this may be due to the presence of large vacant parcels available in the TC district; development in the MUR district has been minimal, likely due in part to existing development in that area.

- **Flexibility with the zoning code can help to facilitate new development.** The recommendations provided in this section highlight potential options to make the zoning code in Edgewood flexible and able to accommodate a wider range of possible uses. Incorporating a flexible use list and providing live-work units and spaces for craft production in particular can encourage smaller businesses to locate and grow within Edgewood.
- **Branding efforts can be worthwhile, if there is a clear understanding of the risks involved.** Incorporating branding into marketing and outreach efforts for the City can be a strong way to provide an overall theme to efforts to market the city to visitors, tourists, and potential new residents. These efforts should work to build on local resources in a unique and interesting way, and should be part of a community-led, bottom-up process if possible. Good planning for these efforts is essential, especially as there is the potential for failure if there is little buy-in or if the proposed brand is not a good fit.
- **Pro forma analyses highlight that development of horizontal mixed-use is a challenging proposition given that the footprint of single-story retail commercial space replaces multi-story residential buildings on a site, resulting in a decline in returns.** Accommodating office and retail into vertical mixed use projects provides better returns, but retail is somewhat challenged by high long-term vacancy rates. These models do not take into consideration the site configuration and access to Meridian Ave E, however, which appears to be the major limitation to accommodating retail uses in this location.
- **Pro forma analyses also identify that new development has been challenged by higher land costs associated with developed properties.** In experimenting with the role of land costs in the feasibility analysis, development in the MUR district was identified as infeasible in cases where prices would reflect existing development. This suggests that additional growth in the area may require increases in local rents or available land prices in other locations.

Recommendations for Action

Overview of Findings

Through plans and policies developed since incorporation, The City of Edgewood is working to develop a strong and resilient downtown at the Town Center, supported by a corridor of commercial development along Meridian Ave E. One of the primary challenges to this effort is that the community is strongly oriented to commuters that primarily access destinations by car, and the broader area contains several regional and super-regional centers that provide opportunities for regular shopping. While Meridian Ave E does provide some regional connectivity, these other centers are positioned to take advantage of a broader market area for growth.

Local conditions in the retail and office real estate markets also signal challenges with realizing this vision, at least according to short-term trends. Limited rates of retail commercial development over the past decade and high vacancy rates along the Meridian Ave E corridor suggest significant competition with the regional market. Future opportunities may need to take advantage of a different community-based model to achieve a healthy mixed-use commercial center.

To this end, one long-term strategy to guiding the Town Center would involve bringing a critical mass of potential customers for the desired mix of retail uses for a commercial node. Linking the Town Center with surrounding neighborhoods and encouraging higher-density residential growth would be effective in drawing in local patrons to the types of businesses typical of a mixed-use center. This would present an alternative vision that would distinguish Edgewood Town Center from other commercial nodes, and draw in surrounding residents to local businesses.

A final note: as of the development of this report, the full effects of the COVID-19 epidemic on regional and local economies are unclear. The short- and mid-term economic impacts will be very significant in a region strongly dependent on international trade, and local retail and service businesses will be challenged. Because of this, it is essential that Edgewood develop a consistent and realistic strategy to managing new commercial development during this recovery. Providing clear direction by shifting strategies away from competition with regional retail centers and towards needs for local business will be essential in developing a healthy and sustainable Town Center into the future.

Recommendations

The recommendations from this report are in three categories:

- Advice to Council regarding the interim zoning ordinance as it applies to the Town Center and Mixed Use Residential zones.
- Recommendations on strategies to promote the development of downtown Edgewood along the Meridian Ave E corridor as a mixed-use center.
- Specific strategic recommendations for the TC and MUR zones to promote long-term development of a mix of uses.

Interim Zoning Ordinance

From the information described in this report, **we recommend that the interim zoning ordinance be lifted, with no need for immediate changes** to address the lack of commercial space in new multifamily residential projects. The rationale for this includes the following considerations:

- **High commercial vacancy rates.** There have been high vacancy rates in the local commercial real estate market, which suggest that the addition of more commercial space in mixed-use projects is not immediately required. There may also be challenges to fill these spaces with tenants once developed
- **Lower feasibility of mixed-use projects.** Given high vacancy rates and concerns about demand, commercial spaces in mixed-use projects will typically reduce net revenue from a project when compared to projects that are include only residential uses.
- **Lower rates of commercial development.** Generally, the Meridian Ave E corridor has not experienced significant commercial growth over the past several years, with only about 13,000 sf of combined commercial space developed since 2010. Requirements to include considerations for commercial development into new projects will increase

the costs of these projects and reduce the amount of development, while doing little to achieve the goals of plans for the Town Center and Meridian Ave E corridor.

- **Challenges with mixed-use formats in an auto-dependent corridor.** Commercial spaces incorporated into mixed-use projects along Meridian Ave E will be largely dependent on traffic along this corridor for business. Present multimodal connections for pedestrians and other users are not sufficient to link Edgewood and Milton residents with businesses in a walkable, mixed-use format. However, effective integrating auto-dependent uses into the design of a walkable neighborhood is a challenge, especially with individual residential/mixed-use projects.

Overall, encouraging multifamily development in the study area can help to support the development of a mixed-use center in three ways:

- **Supporting downtown improvements.** Many of the improvements to support a complete downtown community, such as pedestrian infrastructure, a parallel street network, and high-quality public spaces, can be built as part of these projects.
- **Building local demand.** More residents in multifamily developments will be able to access local retail and services in the mixed-use center and provide a stronger customer base for local businesses.
- **Encouraging desired commercial formats.** The discontinuous commercial spaces included in mixed-use projects are not guaranteed to contribute to active street frontage, especially if these spaces are not supported by the local market and would be challenging to lease at this time. Encouraging development after local demand is established can build on a larger customer base and support more desirable commercial development for a mixed-use center.

Recommendations for TC/MUR zones

Finally, there are recommendations that can be applicable specifically to requirements in the TC and MUR zones to encourage desirable commercial development that will help achieve long-term community goals:

- **Encourage flexibility with commercial uses in the TC and MUR zones.** Expanding the ability for the City to regulate uses through conditional or administrative use permits (potentially paired with design guidelines for these zones) can give the flexibility for a wider range of appropriate businesses to locate in these zones while addressing significant local impacts posed by their activities.
- **Promote live/work options for local home businesses.** Flexible spaces for small businesses, including typical home-based businesses and start-up business, can be an effective strategy to promote local economic development opportunities. Live/work units

can also encourage additional business activity in locations that may have a largely residential focus to development over the short term.

- **Permit local craft manufacturing.** One potential way to encourage new business types in the TC and MUR zones would be to permit small-scale craft manufacturing with a retail component. These activities can include food and beverage production, such as breweries, distilleries, and bakeries, as well as other artisan-style manufacturing with limited off-site impacts such as woodworking, glassblowing, or furniture-making, with limited scale/production capacity. The retail component allows these uses to support an active street frontage and build a connection with the surrounding community.
- **Exclude self-storage facilities from MUR zones.** Although general demand for self-storage facilities has been increasing, these uses provide minimal street frontage activity, employ relatively few workers, and result in lower increases in improvement value and property taxes than other potential commercial uses. These uses should be excluded from the MUR areas where they are currently allowed, and encouraged to locate in commercial and industrial areas located away from the Meridian Ave E corridor.
- **Remove setback requirements for multifamily residential projects.** Setback requirements in the current Edgewood Municipal Code for residential single-use projects in the TC zone have not been successful in preserving these spaces for future development. In cases where they may be applied, the requirements also allow for site designs that can spread out commercial uses, and even encourage discontinuous commercial development that may not support a walkable mixed-use center. These requirements should be removed.
- **Reorganize requirements for FAR bonusing in the Code.** Current Edgewood land use regulations provide additional FAR for optional features, as defined in EMC 18.80.080D, Table 3. Removing unnecessary items in this list of features and providing a greater focus on those project additions linked with the physical concept of the corridor can help to implement the current plans for green space and transportation infrastructure for the Town Center and Meridian Ave E corridor.

Additional Strategies

In addition to specific recommendations, there are several general strategies that can support the growth of mixed-use commercial development in the study area:

- **Promote a long-term planning perspective that involves short-term residential development and multimodal improvements.** As noted with the recommendations about the interim development ordinance, more intensive residential development along the Meridian Ave E corridor can help to support greater local demand for these services into the future. This can also be promoted with a walkable/accessible urban environment (e.g., sidewalks, parallel streets, accommodations for bicycles, etc.) in the TC and MUR areas according to existing plans.

- **Provide for joint long-term planning with the City of Milton.** One challenge with ongoing planning for the Meridian Ave E corridor has been the split in jurisdiction between the Cities of Edgewood and Milton. Collaborating with Milton on ongoing efforts to build the overall corridor as a distinct destination and coordinating land use planning and branding for the area could help to support sustainable long-term growth for both cities.
- **Explore options for collaboration with larger developers.** Achieving high-quality multifamily residential, commercial, and mixed-use development can be assisted by larger developers, especially those that have had experience with integrated mixed-use projects and larger, coordinated developments.
- **Identify opportunities for local business collaboration and branding.** Supporting local economic growth will require ongoing efforts in business recruitment and retention. Beyond these efforts, however, the City should work to highlight clusters of existing businesses and promote new businesses that can help distinguish the character of the area. Themes such as the ethnic Russian character of the area can be included as an ongoing element of branding efforts to highlight downtown Edgewood.
- **Support long-term transit improvements.** Providing for more intensive and walkable residential development along Meridian Ave E and encouraging sustainable transportation solutions may require additional transit capacity, with stops linked to future development projects in the Town Center zone. This should involve consultations with Pierce Transit to Route 501 (Milton-Federal Way) and 402 (Meridian) to increase capacity, and integration of current and planned transit stops with plans for new development. This can also encourage more development to be allocated to the Meridian Corridor.

INTENTIONALLY BLANK

City Of Edgewood
Council Agenda Summary Sheet

Subject: Discussion - First Quarter Financial Review	**Agenda Item #:** 2.B **For Agenda of:** 4/7/2020 **Prepared by:** Dave Gray

Attachments (list):

1. 1 Q1 2020 Position Statement1
2. 2 Q12020 budget2actual revenue recap
3. 3 1ST QTR 2020 Revenue Detail
4. 4 1ST QTR 2020 Expense Detail

Approval of Materials:	
Dave Gray Dave Gray 4/3/2020 Daryl Eidinger 4/3/2020	**Expenditure Required:** N/A **Amount Budgeted:** N/A **Timeline:** SS 4/07/2020 RCM 4/14/2020

Summary Statement:
Finance will provide the first look of the City's First Quarter Financial Report workpapers at the Study Session. After Council review staff will either investigate unanswered questions for the April 21 Study Session or Council may request the Mayor prepare final Reports for Council Action on April 14th.

Item History:
This is a Council Approved quarterly reporting requirement as directed in the City of Edgewood Financial Policy. This process ensures Council has quarterly oversight to the prior three month actual revenue and expenditures and their impact on the Approved Budget. It is Council's opportunity to ask the Mayor to detail any aspect of financial activity allowing Council the ability to closely monitor that the operational and capital plans are on track and meeting fiscal expectations.

Recommended Action:
Provide the Mayor direction with regard to the First Quarter 2020 Financial Reports.

Fiscal Note/Consideration:
N/A

CITY OF EDGEWOOD
QUARTERLY FINANCIAL DISCLOSURE TO THE COUNCIL
FIRST QUARTER 2020 REVIEW OF FINANCIAL POSITION

General Statement of Financial Position:
The City has a strong Fund Balance position for all current expense funds for General Government operations, Street and Surface Water operations, Equipment Replacement needs and the ability to fund 2020 Budgeted Capital Expenditures. The current General Fund Cash Balance is in excess of 3 million without having received the 1st half property taxes of about 935,000. It appears the State has authorized a property tax deferral until July of this year. It is unclear if this will mean Counties and therefore Cities and Districts will not receive funding until that time, regardless the City General Fund cash reserves are significantly in excess of our cash use (almost triple) without the need to access our Strategic Reserve Fund. Sales tax revenue has continued its pattern of coming in higher than budget for the first quarter. We expect to see some sales tax revenue reduction in the second quarter.

Fees for Services are about 16 percent higher than budgeted. These have been unpredictable during normal times so we do not expect this to project forward to the end of the year. Community & Economic Development Director Darren Groth is not seeing a slowing of development submittals and feels the existing pipeline of projects, unless suspended or deferred beyond 2020 due to the Corona Virus. The City does not expect that to occur based upon ongoing development activity, as the City remains open for business and permits and plan review continue at a robust pace. Inspections are also continuing although some activity has slowed down due to many construction crews limitations under current Washington State restrictions on mobility. Virtual inspection is continuing for projects performed by homeowners or contractors performing critical residential maintenance (heating, plumbing, electrical or roofing.

Debt Service for the City Hall bond is fully funded for 20 via ongoing 20 Budgeted REET revenues banked in 2019. REET revenue for 2020 was not budgeted as a financial policy change, however REET revenue in the first quarter has been quite robust coming in at about $600,000. LID debt is funded by property owner assessments, none of which are in default. The LID reserve fund, required by the USDA loan covenants is overfunded and stands a bit over $700,000. Assessment payoffs continue to be received and the Mayor will bring forward more pay down requests as appropriate.

The Strategic Reserve Fund balance, which can only be expended via Council resolution, is slightly over $1,500,000 as of March 31 with a scheduled increase of $333,000 in 2020 for a total before year end of just over 1.8 million. Council authorized the repurchase of $800,000 worth of government backed securities in 2019. The purchases were made with staggered maturity dates to ensure fund availability beyond the General Fund free cash reserve. One previous bond for $250,000 matured and was liquidated in early 2020, with another bond called prior to maturity and liquidated for a second $250,000. This add a half million of cash liquidity to the Strategic Reserve Fund. The remaining bonds are earning various rates slightly above the 2 percent range and are not callable by the bond holders. The City has the ability to liquidate its bond investments at any time, however there may be a small cost if liquidated prior to maturity and at this time it is not forecast to be necessary. The Mayor does not expect to ask Council to authorize a reinvestment until late in the year, if financial conditions in the bond market rate of return improve.

As noted earlier, the City is continuing to operate all functions. Some are limited such as inspections. Plan review was behind when the City went to remote status and one inspector is spending most of his time with it. All our planning, permitting and inspection personnel are moving our SmartGov project for on-line submission forward at an accelerated pace. We believe by the time City Hall reopens to the public, our project will be close to complete and our on-line portal will be fully functional going forward.

Quarterly Reporting:

- Council has chosen to receive formalized financial position statements quarterly throughout the fiscal year. The Mayor will advise Council of any interim financial concern if/when they occur. Council and the Public have full access to any interim financial data including the City's month end closing documents, as well as any ongoing financial documents such as invoices paid or receipts received, all of which are public records and available by contacting staff. The goal is to provide total access of all financial documentation and tracking information at any point on any day, while streamlining the information into a formalized standardized quarterly update that gives Council and the Public a succinct picture of the City's financial health.
- Quarterly financial disclosure documents will be posted to the City Web site after review by Council in a Study session and review and distribution to the public in a Regular Council Meeting.
- The Mayor and/or the Council have the ability to modify the presentation format and/or the timing of the release of financial information at any time or on an ad hoc basis.

Budget Amendments:

Adjustments to the Budget, which are a normal governmental process, happen through a formalized Budget Amendment presented to Council by the Mayor, specifically amending budget line items, requiring approval of a Budget Amendment Ordinance

Fiscal 2020 ReCap as of March 31, 2020

Revenues:

	2020 Annual Budget	Budgeted Quarter-To-Date	Actual Year-To-Date	Budget vs. Actual $	Budget vs. Actual %
Taxes	$4,473,283	$1,118,321	$827,797	-$290,524	-26.0%
GF Shared Programs	$314,265	$78,566	$70,042	-$8,524	-10.8%
Investments	$99,849	$24,962	$42,531	$17,569	70.4%
Total Sustained Revenues	**$4,887,397**	$1,221,849	$940,370	**-$281,479**	**-23.0%**
Fines	$0	$0	$218,259	$218,259	N/A
Fees For Service	$1,517,430	$379,358	$440,850	$61,493	16.2%
Total One Time Revenues	**$1,517,430**	$379,358	$440,850	$61,493	16.2%
Street Revenues	$728,125	$182,031	$198,436	$16,405	9.0%
Sewer Revenues	$70,000	$13,935	$28,798	$14,863	106.7%
Surface Water Revenues	$1,670,680	$196,287	$40,928	-$155,359	-79.1%
Reet1	$0	$0	$289,003	$289,003	N/A
Reet2	$0	$0	$289,003	$289,003	N/A
Park Impact	$0	$0	$88,200	$88,200	N/A
Transportation Impact	$0	$0	$132,390	$132,390	N/A
RECAP:					
General Fund	**$6,404,827**	$1,601,207	$1,381,220	**-$219,987**	-13.7%
Public Works	**$2,468,805**	$392,254	$268,162	**-$124,092**	-31.6%
Capital	**$0**	$0	$798,596	**$798,596**	N/A

Expenses:

General Fund Overhead		$876,592	$572,412	-$304,180	-34.7%
Law Enforcement		$707,709	$1,374,710	$667,001	94.2%
Total Sustained Expenses		$1,584,301	$1,947,122	$362,821	22.9%
Fees For Service Overhead		$356,171	$90,803	-$265,368	-74.5%
Public Works & PW Capital		$554,262	$119,239	-$435,023	-78.5%
Capital		$0	$0	$0	#DIV/0!

Estimated Revenue Summary

City of Edgewood

2020 Budget to Actual Revenue

Account Number	Description	Budget 2019	Actual 2019	Budget 2020	Actual 2020
001-000-000-311-10-00-01	Property Tax	$1,796,735.00	$1,800,557.37	$1,871,134.00	$52,214.84
001-000-000-311-30-00-01	Sale of Tax Title Property	$0.00	$6.21	$6.00	$0.00
001-000-000-313-11-00-01	Sales & Use Tax	$1,022,873.00	$1,428,477.97	$1,272,331.00	$356,360.51
001-000-000-313-17-10-02	Local Parks - Sales/Use Tax	$106,838.00	$123,815.43	$9,144.00	$32,218.20
001-000-000-313-71-00-01	Local Criminal Justice	$150,000.00	$218,378.78	$150,000.00	$56,058.86
001-000-000-316-40-00-01	Utility Tax - Natural Gas	$153,184.00	$109,729.13	$121,172.00	$54,217.20
001-000-000-316-40-00-02	Utility Tax - Electricity	$509,068.00	$427,042.13	$456,064.00	$138,686.32
001-000-000-316-40-00-03	Utility Tax - Telephone	$431,200.00	$159,425.80	$179,127.00	$34,675.65
001-000-000-316-40-00-04	Utility Tax - Cable	$211,680.00	$213,273.62	$239,512.00	$53,710.58
001-000-000-316-40-00-05	Utility Tax - Garbage	$75,264.00	$98,089.68	$92,174.00	$28,088.40
001-000-000-316-40-00-07	Utility Tax - Water	$82,800.00	$87,029.01	$82,438.00	$21,565.90
001-000-000-317-00-00-01	Timber Excise Tax	$10.00	$22.25	$5.00	$0.00
001-000-000-317-20-00-01	Leasehold Excise Tax Revenue	$846.00	$248.35	$176.00	$0.00
	001-000-000-31 Total	**$4,540,498.00**	**$4,666,095.73**	**$4,473,283.00**	**$827,796.46**
001-000-000-321-60-00-04	Conditional Use Permit	$4,298.00	($1,373.00)	($2,060.00)	$0.00
001-000-000-321-60-00-05	Temporary Use Permit	$1,628.00	$305.00	$458.00	$0.00
001-000-000-321-60-00-06	Sign Permit	$53.00	$0.00	$0.00	$0.00
001-000-000-321-91-00-01	Cable Franchise Fees	$206,535.00	$179,594.70	$202,435.00	$44,758.97
001-000-000-321-99-00-01	Business Licensing	$41,855.00	$39,760.06	$42,755.00	$10,983.36
001-000-000-322-10-00-01	Building Permit	$728,437.00	$323,964.18	$322,019.00	$91,967.40
001-000-000-322-10-00-02	Mechanical Permit	$113,084.00	$49,477.25	$53,208.00	$11,240.00
001-000-000-322-10-00-03	Plumbing Permit	$157,568.00	$47,615.00	$50,198.00	$12,210.00
001-000-000-322-10-00-04	Conditional Use Permit	$0.00	$0.00	$0.00	$2,865.00
001-000-000-322-10-00-05	Temporary Use Permit	$0.00	$990.00	$1,028.00	$0.00
001-000-000-322-10-00-06	Other/Miscellaneous Permits	$0.00	$3,475.00	$5,213.00	$0.00
	001-000-000-32 Total	**$1,253,458.00**	**$643,808.19**	**$675,254.00**	**$174,024.73**
001-000-000-333-20-60-01	U.S. Dept. of Transp. Grant	$1,395.00	$0.00	$0.00	$0.00
001-000-000-336-00-98-01	City Assistance	$124,794.00	$101,036.05	$124,794.00	$22,418.48
001-000-000-336-06-21-01	Local Criminal Justice - Pop.	$2,883.00	$3,294.32	$3,531.00	$863.43

001-000-000-336-06-25-01	Criminal Justice-Contract Svs.	$17,793.00	$20,305.71	$17,793.00	$5,319.37
001-000-000-336-06-26-01	Criminal Justice-Special Prog.	$10,441.00	$11,852.50	$12,757.00	$3,099.13
001-000-000-336-06-41-01	Marijuana Enforcement	$8.00	$0.00	$8.00	$0.00
001-000-000-336-06-51-01	DUI Cities	$1,503.00	$1,531.31	$1,503.00	$373.62
001-000-000-336-06-94-01	Liquor Excise Tax	$49,481.00	$60,087.64	$62,531.00	$15,109.00
001-000-000-336-06-95-01	Liquor Board Profits	$84,256.00	$89,587.64	$91,348.00	$22,858.85
001-000-000-338-71-00-00	L & I Internship	$0.00	$0.00	$0.00	$0.00
	001-000-000-33 Total	**$292,554.00**	**$287,695.17**	**$314,265.00**	**$70,041.88**
001-000-000-341-81-00-02	Duplication Services	$16.00	$279.20	$79.00	$10.35
001-000-000-341-81-00-03	Publication Services	$13,500.00	$7,500.00	$6,750.00	$1,800.00
001-000-000-345-81-00-05	Final Short Plat	$4,305.00	$9,525.00	$8,090.00	$0.00
001-000-000-345-81-00-06	Preliminary Short Plat	$25,305.00	$16,870.00	$25,305.00	$4,820.00
001-000-000-345-81-00-07	Clearing and Grading	$2,002.00	$349.50	$2,002.00	$0.00
001-000-000-345-81-00-08	Preliminary Subdivision	$7,380.00	$4,520.00	$7,380.00	$0.00
001-000-000-345-81-00-09	Boundary Line Adjustment	$6,885.00	$1,530.00	$6,885.00	$765.00
001-000-000-345-81-00-10	Final Subdivision	$10,575.00	$9,400.00	$10,575.00	$4,700.00
001-000-000-345-81-00-11	Binding Site Plan - Admin.	$0.00	$0.00	$0.00	$0.00
001-000-000-345-83-00-01	Plan Review & Inspection Fees & Services	$390,777.00	$228,667.34	$390,777.00	$185,115.80
001-000-000-345-83-00-02	Planning Review Fee	$6,057.00	$5,703.30	$6,057.00	$0.00
001-000-000-345-83-00-03	Inspection Fee	$630.00	$505.00	$630.00	$140.00
001-000-000-345-83-00-04	Stormwater Inspection	$15,573.00	$10,217.79	$0.00	$3,600.00
001-000-000-345-83-00-05	Energy Code Review	$47,396.00	$14,455.00	$47,396.00	$12,806.50
001-000-000-345-83-00-06	Traffic Eng-Peer Review Fees	$20,588.00	$0.00	$20,588.00	$0.00
001-000-000-345-85-00-01	TIF Administrative Fees	$116,436.00	$26,310.15	$116,436.00	$6,619.50
001-000-000-345-85-00-02	Concurrency Fees	$19,571.00	$24,391.25	$19,571.00	$0.00
001-000-000-345-89-00-01	Other/Environmental Review Fees & Services	$73,332.00	$23,761.62	$73,332.00	$4,000.00
001-000-000-345-89-00-02	SW Engineering/Plan Review Fees	$25,890.00	$24,640.00	$0.00	$10,800.00
001-000-000-345-89-00-04	SEPA - Major	$26,805.00	$5,962.50	$26,805.00	$3,250.00
001-000-000-345-89-00-05	SEPA - Minor	$0.00	$2,650.00	$0.00	$0.00
001-000-000-345-89-00-07	Posting Sign Fee	$1,800.00	$1,560.00	$1,800.00	$360.00
001-000-000-345-89-00-08	SW Administrative Fee	$0.00	$200.00	$0.00	$0.00
001-000-000-345-89-00-09	Administrative Use Permit	$0.00	($780.00)	$0.00	$0.00
001-000-000-345-89-00-10	Design Standards Review	$3,075.00	$1,025.00	$3,075.00	$3,075.00
001-000-000-345-89-00-13	Pre-Dev. Conference	$21,758.00	$6,563.00	$21,758.00	$40.00
001-000-000-345-89-00-14	Comp Plan Amendment	$0.00	$6,210.00	($7,460.00)	$0.00

001-000-000-345-89-00-15	Right of Way Permit	$28,574.00	$46,739.60	$28,574.00	$6,983.20
001-000-000-345-89-00-17	Driveway Access Review Fee	$2,625.00	$4,000.00	$2,625.00	$750.00
001-000-000-345-89-00-18	Site Development	$15,510.00	$28,400.00	$15,510.00	$9,040.00
001-000-000-345-89-00-20	Traffic Engineering Fee	$0.00	$0.00	$0.00	$0.00
001-000-000-345-89-00-22	Admin Interpretation/Decision	$0.00	$0.00	$0.00	$1,300.00
001-000-000-345-89-00-25	Pre-Application - Minor	$0.00	$7,645.00	$0.00	$3,380.00
001-000-000-345-89-00-26	Billable Staff Time	$645.00	$3,450.00	$645.00	$2,585.00
001-000-000-345-89-00-28	Subdivision Community Meeting	$0.00	$320.00	$0.00	$0.00
001-000-000-345-89-00-31	Critical Areas Checklist	$743.00	$180.00	$743.00	$45.00
001-000-000-345-89-00-33	Site Development - Minor	$0.00	$845.00	$0.00	$0.00
001-000-000-345-89-00-34	Site Plan Review	$3,675.00	$2,874.10	$3,675.00	$700.00
001-000-000-345-89-00-35	Critical Areas Review	$68.00	$0.00	$68.00	$0.00
001-000-000-347-30-00-01	Edgemont Park Facility Fee	$2,505.00	$1,906.00	$2,505.00	$140.00
	001-000-000-34 Total	**$894,001.00**	**$528,375.35**	**$842,176.00**	**$266,825.35**
001-000-000-353-10-00-01	School Zone Camera Infractions	$0.00	$80,411.00	$0.00	$218,258.28
001-000-000-353-70-00-02	Administrative Compliance Fee	$0.00	$500.00	$0.00	$0.00
001-000-000-356-50-00-01	Restitution - Investigative Fund Assess	$185.00	$394.26	$514.00	$0.70
	001-000-000-35 Total	**$185.00**	**$81,305.26**	**$514.00**	**$218,258.98**
001-000-000-361-11-00-01	Interest Savings Account	$4,184.00	$6,672.51	$7,737.00	$451.58
001-000-000-361-11-00-02	Investment Pool Interest	$2,679.00	$4,335.34	$4,312.00	$301.79
001-000-000-361-11-00-40	Interest Income - Bonds	$0.00	$21,911.26	$15,386.00	$7,818.75
001-000-000-361-40-00-01	Other Interest	$1,276.00	$2,845.79	$2,813.00	$661.13
001-000-000-362-50-00-01	Facilities Rental - Long Term	$50,400.00	$50,400.00	$50,400.00	$12,600.00
001-000-000-369-10-00-01	Sale of Surplus Equipment	$0.00	$0.00	$0.00	$4,915.56
001-000-000-369-91-00-01	NSF Returned Check Fee	$60.00	$80.00	$0.00	$0.00
001-000-000-369-91-00-02	Reimbursement of City Expenses	$11,168.00	$23,277.87	$17,553.00	$15,282.42
001-000-000-369-91-00-03	Misc. Revenue	$369.00	$1,346.96	$1,648.00	$508.47
	001-000-000-36 Total	**$70,136.00**	**$110,869.73**	**$99,849.00**	**$42,539.70**
001-000-000-382-10-00-02	Deposits- Assignment of Funds	$0.00	$0.00	$0.00	$38,731.43
	001-000-000-38 Total	**$0.00**	**$0.00**	**$0.00**	**$38,731.43**
	Fund Total	**$7,050,832.00**	**$9,940,965.31**	**$6,405,341.00**	**$1,638,218.53**
005-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$1,017,140.06	$0.00	$0.00
	005-000-000-30 Total	**$0.00**	**$1,017,140.06**	**$0.00**	**$0.00**
005-000-000-361-11-00-02	Investment Pool Interest	$0.00	$0.00	$0.00	$0.00
005-000-000-361-11-00-40	Interest Income - Bonds	$10,931.00	$0.00	$10,931.00	$0.00

	005-000-000-36 Total	**$10,931.00**	**$0.00**	**$10,931.00**	**$0.00**
005-000-000-397-00-00-02	Transfer In - General Fund	$0.00	$333,333.00	$0.00	$0.00
	005-000-000-39 Total	**$0.00**	**$333,333.00**	**$0.00**	**$0.00**
	Fund Total	**$10,931.00**	**$1,350,473.06**	**$10,931.00**	**$0.00**
101-000-000-308-00-00-01	Beginning Fund Balance	$0.00	$25.00	$0.00	$0.00
101-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$328,636.27	$0.00	$0.00
	101-000-000-30 Total	**$0.00**	**$328,661.27**	**$0.00**	**$0.00**
101-000-000-317-60-00-01	Received from ETB - Veh LIcense Fees	$190,000.00	$193,812.30	$0.00	$17,661.60
	101-000-000-31 Total	**$190,000.00**	**$193,812.30**	**$0.00**	**$17,661.60**
101-000-000-322-40-00-02	Street Vacation	$9,433.00	$0.00	$10,125.00	$0.00
101-000-000-322-40-00-03	Street Use Permit	$0.00	$400.00	$0.00	$250.00
101-000-000-322-40-00-04	Right-of-Way Permit	$0.00	$0.00	$0.00	$0.00
	101-000-000-32 Total	**$9,433.00**	**$400.00**	**$10,125.00**	**$250.00**
101-000-000-334-01-80-01	WA State Military Dept. Asst.	$0.00	$0.00	$0.00	$250.00
101-000-000-336-00-71-01	Multimodal Transpo City	$10,998.00	$15,214.23	$11,000.00	$3,882.01
101-000-000-336-00-87-01	MV Fuel Tax-City Streets	$12,520.00	$30,399.20	$65,000.00	$21,360.06
101-000-000-336-00-87-02	MVFT Refund Cities	$209,287.00	$201,299.20	$160,000.00	$35,032.30
	101-000-000-33 Total	**$232,805.00**	**$246,912.63**	**$236,000.00**	**$60,524.37**
101-000-000-344-10-00-01	Road/Street Services (TBD Work)	$168.00	$0.00	$0.00	$0.00
101-000-000-344-10-00-03	Admin. Fee - Traffic Eng.	$221.00	$1,451.85	$2,000.00	$0.00
	101-000-000-34 Total	**$389.00**	**$1,451.85**	**$2,000.00**	**$0.00**
101-000-000-361-11-00-02	Investment Pool Interest	$0.00	$0.00	$0.00	$0.00
101-000-000-369-40-00-01	Judgements and Settlements	$3,024.00	$9,653.86	$0.00	$0.00
	101-000-000-36 Total	**$3,024.00**	**$9,653.86**	**$0.00**	**$0.00**
101-000-000-397-00-00-04	Oper. Trn. - MCR-REET2	$0.00	$0.00	$480,000.00	$0.00
	101-000-000-39 Total	**$0.00**	**$0.00**	**$480,000.00**	**$0.00**
	Fund Total	**$435,651.00**	**$780,891.91**	**$728,125.00**	**$78,435.97**
110-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$2,588,963.58	$0.00	$0.00
	110-000-000-30 Total	**$0.00**	**$2,588,963.58**	**$0.00**	**$0.00**
110-000-000-345-85-00-01	Park Impact Fee	$1,432,485.00	$355,404.00	$0.00	$88,200.00
	110-000-000-34 Total	**$1,432,485.00**	**$355,404.00**	**$0.00**	**$88,200.00**
110-000-000-361-11-00-02	Investment Pool Interest	$0.00	$0.00	$0.00	$0.00
	110-000-000-36 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$1,432,485.00**	**$2,944,367.58**	**$0.00**	**$88,200.00**
111-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$3,099,001.72	$0.00	$0.00

	111-000-000-30 Total	**$0.00**	**$3,099,001.72**	**$0.00**	**$0.00**
111-000-000-345-85-00-01	Traffic Mitigation Impact Fees	$2,335,347.00	$555,240.00	$0.00	$132,390.00
	111-000-000-34 Total	**$2,335,347.00**	**$555,240.00**	**$0.00**	**$132,390.00**
111-000-000-361-11-00-02	Investment Pool Interest	$0.00	$0.00	$0.00	$0.00
	111-000-000-36 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$2,335,347.00**	**$3,654,241.72**	**$0.00**	**$132,390.00**
130-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$219,360.58	$0.00	$0.00
	130-000-000-30 Total	**$0.00**	**$219,360.58**	**$0.00**	**$0.00**
130-000-000-318-34-00-01	Real Estate Excise Tax (REET1)	$491,113.00	$399,043.60	$0.00	$289,002.97
	130-000-000-31 Total	**$491,113.00**	**$399,043.60**	**$0.00**	**$289,002.97**
130-000-000-361-11-00-02	Investment Pool Interest	$0.00	$0.00	$0.00	$0.00
	130-000-000-36 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$491,113.00**	**$618,404.18**	**$0.00**	**$289,002.97**
132-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$274,431.42	$0.00	$0.00
	132-000-000-30 Total	**$0.00**	**$274,431.42**	**$0.00**	**$0.00**
132-000-000-318-34-00-01	Real Estate Excise Tax (REET 2)	$491,113.00	$399,043.05	$0.00	$289,002.76
	132-000-000-31 Total	**$491,113.00**	**$399,043.05**	**$0.00**	**$289,002.76**
132-000-000-361-11-00-02	Investment Pool Interest	$0.00	$0.00	$0.00	$0.00
	132-000-000-36 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$491,113.00**	**$673,474.47**	**$0.00**	**$289,002.76**
201-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$138,835.62	$0.00	$0.00
	201-000-000-30 Total	**$0.00**	**$138,835.62**	**$0.00**	**$0.00**
201-000-000-397-00-00-01	Oper. Trn. - General Fund	$119,938.00	$390,004.00	$125,000.00	$0.00
201-000-000-397-00-00-03	Transfer In - Sewer	$123.00	$123.00	$123.00	$0.00
201-000-000-397-00-00-04	Transfer In - Surface Water	$12,044.00	$12,044.00	$12,044.00	$0.00
201-000-000-397-00-00-07	Oper. Trn. - MCR-REET1	$359,895.00	$0.00	$270,000.00	$0.00
	201-000-000-39 Total	**$492,000.00**	**$402,171.00**	**$407,167.00**	**$0.00**
	Fund Total	**$492,000.00**	**$541,006.62**	**$407,167.00**	**$0.00**
202-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$1,250,903.76	$0.00	$0.00
	202-000-000-30 Total	**$0.00**	**$1,250,903.76**	**$0.00**	**$0.00**
202-000-000-345-83-00-01	Segregation Review	$0.00	$975.00	$0.00	$0.00
	202-000-000-34 Total	**$0.00**	**$975.00**	**$0.00**	**$0.00**
202-000-000-359-00-00-02	LID No. 1 Penalties Received	$56,796.00	$27,987.54	$30,000.00	$717.41
	202-000-000-35 Total	**$56,796.00**	**$27,987.54**	**$30,000.00**	**$717.41**
202-000-000-361-11-00-02	Investment Pool Interest	$0.00	$0.00	$0.00	$0.00
202-000-000-361-40-00-01	LID No. 1 Interest Received	$487,523.00	$466,439.86	$487,523.00	$2,594.97

202-000-000-368-10-00-01	LID #1 Principal Received	$676,401.00	$1,681,450.76	$676,401.00	$3,979.80
202-000-000-369-91-00-03	Misc. Revenue	$0.00	$0.00	$0.00	$0.00
	202-000-000-36 Total	**$1,163,924.00**	**$2,147,890.62**	**$1,163,924.00**	**$6,574.77**
202-000-000-397-00-00-01	Oper. Trn - Sewer Fund	$0.00	$0.00	$0.00	$0.00
	202-000-000-39 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$1,220,720.00**	**$3,427,756.92**	**$1,193,924.00**	**$7,292.18**
203-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$479,272.00	$0.00	$0.00
	203-000-000-30 Total	**$0.00**	**$479,272.00**	**$0.00**	**$0.00**
203-000-000-361-11-00-02	Investment Pool Interest	$0.00	$0.00	$0.00	$0.00
	203-000-000-36 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
203-000-000-397-00-00-01	Transfer In - Temp. LID Fund	$118,116.00	$118,116.00	$118,116.00	$0.00
	203-000-000-39 Total	**$118,116.00**	**$118,116.00**	**$118,116.00**	**$0.00**
	Fund Total	**$118,116.00**	**$597,388.00**	**$118,116.00**	**$0.00**
310-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$108,223.97	$0.00	$0.00
	310-000-000-30 Total	**$0.00**	**$108,223.97**	**$0.00**	**$0.00**
310-000-000-334-02-70-01	RCO Grant	$0.00	$19,383.72	$955,000.00	$13,700.44
	310-000-000-33 Total	**$0.00**	**$19,383.72**	**$955,000.00**	**$13,700.44**
310-000-000-361-11-00-02	Investment Pool Interest	$0.00	$0.00	$0.00	$0.00
	310-000-000-36 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
310-000-000-397-00-00-04	Oper. Trn. - PIF	$0.00	$0.00	$2,275,000.00	$0.00
	310-000-000-39 Total	**$0.00**	**$0.00**	**$2,275,000.00**	**$0.00**
	Fund Total	**$0.00**	**$127,607.69**	**$3,230,000.00**	**$13,700.44**
340-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$145,296.77	$0.00	$0.00
	340-000-000-30 Total	**$0.00**	**$145,296.77**	**$0.00**	**$0.00**
340-000-000-334-03-80-01	State TIB Grant	$500,000.00	$0.00	$910,000.00	$0.00
	340-000-000-33 Total	**$500,000.00**	**$0.00**	**$910,000.00**	**$0.00**
340-000-000-397-00-00-09	Oper. Trn. - TMIF	$0.00	$0.00	$640,000.00	$0.00
	340-000-000-39 Total	**$0.00**	**$0.00**	**$640,000.00**	**$0.00**
	Fund Total	**$500,000.00**	**$145,296.77**	**$1,550,000.00**	**$0.00**
341-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$250,000.00	$0.00	$0.00
	341-000-000-30 Total	**$0.00**	**$250,000.00**	**$0.00**	**$0.00**
	Fund Total	**$0.00**	**$250,000.00**	**$0.00**	**$0.00**
350-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$1,810.59	$0.00	$0.00
	350-000-000-30 Total	**$0.00**	**$1,810.59**	**$0.00**	**$0.00**
350-000-000-334-03-80-01	TIB Grant - 24th Street	$0.00	$6,824.69	$910,000.00	$31,776.61
	350-000-000-33 Total	**$0.00**	**$6,824.69**	**$910,000.00**	**$31,776.61**

350-000-000-381-10-00-01	Interfund Loan Received	$0.00	$0.00	$0.00	$0.00
	350-000-000-38 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$0.00**	**$8,635.28**	**$910,000.00**	**$31,776.61**
401-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$167,060.50	$0.00	$0.00
	401-000-000-30 Total	**$0.00**	**$167,060.50**	**$0.00**	**$0.00**
401-000-000-343-50-00-01	Sewer Revenue	$55,741.00	$68,405.63	$70,000.00	$28,798.13
401-000-000-343-50-00-03	Conveyance Development Charges	$0.00	$70,950.00	$0.00	$0.00
	401-000-000-34 Total	**$55,741.00**	**$139,355.63**	**$70,000.00**	**$28,798.13**
401-000-000-397-00-00-02	Oper Trns - Temp Sewer LID	$0.00	$0.00	$0.00	$0.00
	401-000-000-39 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$55,741.00**	**$306,416.13**	**$70,000.00**	**$28,798.13**
410-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$37,186.70	$0.00	$0.00
	410-000-000-30 Total	**$0.00**	**$37,186.70**	**$0.00**	**$0.00**
410-000-000-334-03-10-01	Dept of Ecology Grant Revenue	$25,000.00	$0.00	$25,000.00	$0.00
	410-000-000-33 Total	**$25,000.00**	**$0.00**	**$25,000.00**	**$0.00**
410-000-000-343-10-00-01	Surface Water Fees	$760,148.00	$1,155,301.19	$1,620,000.00	$40,927.74
410-000-000-345-89-00-01	SW Plan Reviews	$0.00	$0.00	$25,680.00	$0.00
	410-000-000-34 Total	**$760,148.00**	**$1,155,301.19**	**$1,645,680.00**	**$40,927.74**
410-000-000-361-11-00-02	Investment Pool Interest	$0.00	$0.00	$0.00	$0.00
410-000-000-369-91-00-03	Misc. Revenue	$0.00	$5,384.65	$0.00	$0.00
	410-000-000-36 Total	**$0.00**	**$5,384.65**	**$0.00**	**$0.00**
	Fund Total	**$785,148.00**	**$1,197,872.54**	**$1,670,680.00**	**$40,927.74**
501-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$96,881.94	$0.00	$0.00
	501-000-000-30 Total	**$0.00**	**$96,881.94**	**$0.00**	**$0.00**
501-000-000-361-11-00-02	Investment Pool Interest	$0.00	$0.00	$0.00	$0.00
501-000-000-362-00-00-01	Comcast PEG Fees	$19,661.00	$12,133.77	$19,661.00	$3,039.54
	501-000-000-36 Total	**$19,661.00**	**$12,133.77**	**$19,661.00**	**$3,039.54**
501-000-000-397-00-00-01	Oper. Trn. - In	$0.00	$0.00	$0.00	$0.00
	501-000-000-39 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$19,661.00**	**$109,015.71**	**$19,661.00**	**$3,039.54**
640-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$251,879.21	$0.00	$0.00
	640-000-000-30 Total	**$0.00**	**$251,879.21**	**$0.00**	**$0.00**
640-000-000-389-10-00-01	Assignment of Funds-Deposits in Lieu of Bond	$0.00	$360,356.82	$0.00	$0.00
	640-000-000-38 Total	**$0.00**	**$360,356.82**	**$0.00**	**$0.00**
	Fund Total	**$0.00**	**$612,236.03**	**$0.00**	**$0.00**

641-000-000-389-10-00-01	Deposits on Account	$0.00	$345,778.13	$0.00	$36,463.35
	641-000-000-38 Total	**$0.00**	**$345,778.13**	**$0.00**	**$36,463.35**
	Fund Total	**$0.00**	**$345,778.13**	**$0.00**	**$36,463.35**
642-000-000-308-10-00-01	Beginning Reserved Fund Balance	$0.00	$9,967.92	$0.00	$0.00
	642-000-000-30 Total	**$0.00**	**$9,967.92**	**$0.00**	**$0.00**
642-000-000-389-20-00-02	Retainage-Contractor	$0.00	$1,205.33	$0.00	$0.00
	642-000-000-38 Total	**$0.00**	**$1,205.33**	**$0.00**	**$0.00**
	Fund Total	**$0.00**	**$11,173.25**	**$0.00**	**$0.00**
650-000-000-389-10-00-09	Suspense	$0.00	$0.00	$0.00	$0.00
650-000-000-389-30-00-04	State Building Code Fee	$0.00	$3,491.75	$0.00	$549.00
650-000-000-389-30-00-05	Animal Licenses	$0.00	$3,378.00	$0.00	$525.00
650-000-000-389-30-00-06	Fire Plan Review	$0.00	$21,581.23	$0.00	$9,096.81
	650-000-000-38 Total	**$0.00**	**$28,450.98**	**$0.00**	**$10,170.81**
	Fund Total	**$0.00**	**$28,450.98**	**$0.00**	**$10,170.81**
	Grand Total	**$15,438,858.00**	**$27,671,452.28**	**$16,313,945.00**	**$2,687,419.03**

Estimated Expenditure Summary

001
005
101
110
111
130
132
201
202
203
310
340
341
350
401
410
501
640
642
650

City of Edgewood

2020 Budget to Actual Expenditures
First Quarter as of March 31, 2020

Account Number	Description	Budget 2019	Actual 2019	Budget 2020	Actual 2020
001-000-000-508-80-00-01	Unreserved Ending Fund Balance	$0.00	$0.00	$0.00	$0.00
	001-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
001-000-000-597-00-00-02	Oper. Trn. - Strategic Reserve	$0.00	$333,333.00	$0.00	$0.00
001-000-000-597-00-00-09	Oper. Trn. - Street Fund	$0.00	$0.00	$0.00	$0.00
001-000-000-597-00-00-10	Oper. Trn. - Civic Center	$0.00	$0.00	$0.00	$0.00
	001-000-000-59 Total	**$0.00**	**$333,333.00**	**$0.00**	**$0.00**
001-011-000-511-60-10-99	Allocated Labor	$44,100.00	$44,620.96	$63,000.00	$0.00
001-011-000-511-60-11-01	Salaries and Wages	$0.00	$0.00	$0.00	$0.00
001-011-000-511-60-20-99	Allocated Benefits	$738.00	$1,388.34	$1,012.00	$0.00
001-011-000-511-60-21-01	Medicare	$0.00	$0.00	$0.00	$0.00
001-011-000-511-60-31-01	Office & Operational Supplies	$0.00	$583.01	$890.00	$0.00
001-011-000-511-60-41-01	Professional Services	$2,000.00	$297.99	$119.00	$0.00
001-011-000-511-60-43-01	Travel/Training Costs	$4,000.00	$325.49	$428.00	($125.00)
001-011-000-511-60-43-02	Lodging Charges	$0.00	$0.00	$0.00	$0.00
001-011-000-511-60-43-04	Meals Expense	$0.00	$79.73	$122.00	$314.77
001-011-000-511-60-49-01	Memberships	$750.00	$0.00	$764.00	$0.00
001-011-000-511-60-49-03	Registration	$0.00	$0.00	$0.00	$0.00
001-011-000-511-60-49-04	Subscriptions	$0.00	$0.00	$0.00	$0.00
	001-011-000-51 Total	**$51,588.00**	**$47,295.52**	**$66,335.00**	**$189.77**
001-013-000-513-10-10-99	Allocated Labor	$223,071.00	$163,130.67	$211,642.00	$0.00
001-013-000-513-10-11-01	Salaries and Wages	$0.00	$0.00	$0.00	$0.00
001-013-000-513-10-20-99	Allocated Benefits	$75,085.00	$69,739.08	$59,469.00	$0.00
001-013-000-513-10-21-01	Medicare	$0.00	$0.00	$0.00	$0.00
001-013-000-513-10-30-99	Allocated Goods	$0.00	$6,173.30	$3,952.00	$0.00
001-013-000-513-10-31-01	Office & Operational Supplies	$0.00	$47.25	$72.00	$0.00
001-013-000-513-10-40-99	Allocated Services	$0.00	$34,871.42	$19,877.00	$0.00
001-013-000-513-10-43-01	Travel/Training Costs	$3,750.00	$3,677.21	$4,860.00	$1,410.00
001-013-000-513-10-43-02	Lodging Charges	$0.00	$0.00	$0.00	$0.00
001-013-000-513-10-43-03	Mileage Reimbursement	$0.00	$164.72	$0.00	$0.00
001-013-000-513-10-43-04	Meals Expense	$0.00	$1,122.13	$1,661.00	$78.35

001-013-000-513-10-43-05	Parking	$0.00	$0.00	$0.00	$0.00
001-013-000-513-10-49-01	Memberships	$500.00	$0.00	$509.00	$0.00
001-013-000-513-10-49-03	Registration	$0.00	$0.00	$0.00	$0.00
001-013-000-513-10-49-04	Subscriptions	$0.00	$0.00	$0.00	$0.00
	001-013-000-51 Total	**$302,406.00**	**$278,925.78**	**$302,042.00**	**$1,488.35**
001-014-000-511-30-41-02	Legal Publications	$0.00	$0.00	$0.00	$0.00
001-014-000-514-20-42-05	Bank & Bond Fees	$0.00	$0.00	$0.00	$0.00
001-014-000-514-20-43-01	Training & Travel Costs	$0.00	$0.00	$0.00	$0.00
001-014-000-514-20-43-02	Lodging Charges	$0.00	$0.00	$0.00	$0.00
001-014-000-514-20-43-03	Mileage Reimbursement	$0.00	$0.00	$0.00	$0.00
001-014-000-514-20-43-04	Meals Expense	$0.00	$0.00	$0.00	$0.00
001-014-000-514-20-49-01	Memberships	$0.00	$0.00	$0.00	$0.00
001-014-000-514-23-41-01	Accounting & Auditing Services	$0.00	$0.00	$0.00	$0.00
001-014-000-514-30-41-01	Professional Services	$0.00	$0.00	$0.00	$0.00
001-014-000-514-30-42-06	Website Services	$0.00	$0.00	$0.00	$0.00
001-014-000-514-30-43-01	Training & Travel Costs	$0.00	$0.00	$0.00	$0.00
001-014-000-514-30-44-01	Legal Publication	$0.00	$0.00	$0.00	$0.00
001-014-000-514-30-49-01	Memberships	$0.00	$0.00	$0.00	$0.00
001-014-000-514-90-51-01	Voter Registration	$0.00	$0.00	$0.00	$0.00
001-014-000-518-80-41-01	Contracted IT Services	$0.00	$0.00	$0.00	$0.00
001-014-000-518-80-41-02	Web Site Services	$0.00	$0.00	$0.00	$0.00
001-014-000-518-80-48-01	IT Repair & Maintenance	$0.00	$0.00	$0.00	$0.00
001-014-000-518-80-49-03	Computer Subscriptions	$0.00	$0.00	$0.00	$0.00
	001-014-000-51 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
001-014-000-594-14-64-03	Software - Computer	$0.00	$0.00	$0.00	$0.00
	001-014-000-59 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
001-015-000-515-41-41-01	Legal Services-External	$0.00	$0.00	$0.00	$0.00
001-015-000-515-41-41-14	Hearing Examiner Legal Fees	$0.00	$0.00	$0.00	$0.00
001-015-000-515-41-41-15	Code Enforcement Legal Fees	$0.00	$0.00	$0.00	$0.00
	001-015-000-51 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
001-018-000-512-50-51-01	Court Services	$0.00	$0.00	$0.00	$0.00
001-018-000-514-30-42-06	Website Services	$4,500.00	$2,280.00	$4,581.00	$2,280.00
001-018-000-518-10-21-05	PERS	$0.00	$0.00	$0.00	$0.00
001-018-000-518-10-21-08	Unemployment	$0.00	$0.00	$0.00	$58.28
001-018-000-518-10-43-03	Mileage Reimbursement	$0.00	$0.00	$0.00	$40.25
001-018-000-518-20-11-01	Salaries & Wages	$2,006,406.00	$1,917,533.38	$2,466,308.00	$635,404.47

001-018-000-518-20-21-01	Medicare	$29,093.00	$27,800.88	$35,761.00	$9,217.47
001-018-000-518-20-21-02	Social Security Replacement	$117,674.00	$113,397.27	$142,904.00	$35,043.56
001-018-000-518-20-21-05	PERS	$237,410.00	$224,862.63	$283,386.00	$69,734.23
001-018-000-518-20-21-07	Labor & Industries	$20,914.00	$13,206.82	$26,164.00	$3,581.36
001-018-000-518-20-21-08	Unemployment	$11,388.00	$11,363.30	$13,829.00	$4,289.61
001-018-000-518-20-21-10	Medical	$493,353.00	$411,435.72	$545,463.00	$115,180.63
001-018-000-518-20-31-01	Office & Operational Supplies	$15,000.00	$17,747.89	$16,970.00	$4,710.60
001-018-000-518-20-31-02	Computer Supplies	$0.00	$105.25	$0.00	$0.00
001-018-000-518-20-31-08	Wellness Supplies	$0.00	$652.75	$1,500.00	$97.00
001-018-000-518-20-31-13	Safety Equipment	$0.00	$538.50	$604.00	$0.00
001-018-000-518-20-35-01	Small Tools/Minor Equipment	$0.00	$126.00	$192.00	$584.36
001-018-000-518-20-35-02	Office Furniture	$40,000.00	$9,492.28	$40,720.00	$7,404.33
001-018-000-518-20-39-11	Teambuilding-Supplies	$0.00	$781.95	$0.00	$590.95
001-018-000-518-20-41-01	Professional Service	$0.00	$2,244.00	$2,136.00	$0.00
001-018-000-518-20-42-01	Telephone Charges	$0.00	$0.00	$0.00	$0.00
001-018-000-518-20-42-02	Postage	$7,000.00	$4,780.73	$7,000.00	$1,615.50
001-018-000-518-20-43-01	Travel/Training Costs	$0.00	$1,554.00	$2,355.00	$0.00
001-018-000-518-20-43-04	Employee Meals	$0.00	$945.94	$624.00	$681.29
001-018-000-518-20-45-03	Postage Meter Lease	$870.00	$853.92	$886.00	$213.48
001-018-000-518-20-45-06	Copier Lease	$0.00	$0.00	$0.00	$0.00
001-018-000-518-20-47-01	Electricity	$0.00	$0.00	$0.00	$0.00
001-018-000-518-20-47-02	Water	$0.00	$0.00	$0.00	$0.00
001-018-000-518-20-47-04	Sewer Charges	$0.00	$0.00	$0.00	$0.00
001-018-000-518-20-47-50	LID Interest Payment	$0.00	$0.00	$0.00	$0.00
001-018-000-518-20-47-60	LID Principal Payment	$0.00	$0.00	$0.00	$0.00
001-018-000-518-20-49-01	Memberships	$0.00	($171.00)	$0.00	$8,586.00
001-018-000-518-20-49-05	Printing & Binding-Magazine	$25,000.00	$15,991.22	$30,000.00	$10,551.95
001-018-000-518-20-49-07	Copying Charge	$0.00	$0.00	$0.00	($2.10)
001-018-000-518-20-49-11	City Employee Team Building	$5,000.00	$1,882.81	$5,000.00	$98.47
001-018-000-518-30-31-01	Office & Operational Supplies	$0.00	$6.53	$0.00	$0.00
001-018-000-518-30-32-01	Fuel	$17,000.00	$11,609.64	$17,306.00	$2,487.90
001-018-000-518-30-32-02	Supplies/Parts - Vehicles & Equipment	$0.00	$2,294.92	$1,637.00	$723.79
001-018-000-518-30-35-01	Small Tools/Minor Equip.	$1,000.00	$2,144.34	$2,909.00	$0.00
001-018-000-518-30-41-01	Professional Services	$20,000.00	$19,968.03	$10,760.00	$3,550.08
001-018-000-518-30-41-02	Professional Services-Uniforms	$0.00	$0.00	$10,000.00	$0.00

001-018-000-518-30-41-03	Surface Water Charge	$1,000.00	$790.84	$1,208.00	$0.00
001-018-000-518-30-42-01	Telecommunications Charges	$30,000.00	$27,193.94	$30,540.00	$8,950.25
001-018-000-518-30-42-03	Postage	$0.00	$0.00	$0.00	$0.00
001-018-000-518-30-45-06	Copier Lease	$11,649.00	$9,079.86	$11,859.00	$1,104.51
001-018-000-518-30-45-07	Operating Permits	$400.00	$177.46	$407.00	$134.10
001-018-000-518-30-46-01	Alarm Monitoring	$2,000.00	$740.13	$2,036.00	$1,470.46
001-018-000-518-30-47-01	Electricity	$51,000.00	$48,752.63	$51,918.00	$9,543.03
001-018-000-518-30-47-02	Water	$10,900.00	$9,095.85	$11,096.00	$878.79
001-018-000-518-30-47-04	Sewer Charges	$1,100.00	$1,215.37	$1,120.00	$125.13
001-018-000-518-30-48-03	Maintenance/Repairs - Buildings	$50,000.00	$36,160.93	$50,900.00	$1,341.02
001-018-000-518-30-48-04	Repairs to Facility	$0.00	$0.00	$0.00	$0.00
001-018-000-518-30-48-06	Maintenance/Repairs-Equipment	$8,900.00	$5,432.87	$9,060.00	$0.00
001-018-000-518-30-48-07	Maintenance & Repairs-Vehicles	$6,000.00	$13,024.50	$16,382.00	$3,366.98
001-018-000-518-30-51-03	Surface Water Charge	$0.00	$0.00	$0.00	$0.00
001-018-000-518-80-41-01	Contracted IT Services	$30,000.00	$34,082.16	$20,000.00	$7,598.05
001-018-000-518-85-31-03	Computer Hardware	$25,000.00	$19,782.50	$4,072.00	$2,248.98
001-018-000-518-85-48-02	Software Maintenance	$0.00	$0.00	$0.00	$4,767.38
001-018-000-518-85-48-03	Computer Maintenance-Permitting SW	$0.00	$0.00	$0.00	$0.00
001-018-000-518-85-49-03	Computer Subscriptions	$41,084.00	$68,006.95	$50,900.00	$20,859.67
001-018-000-518-85-64-02	New Computer Software	$0.00	$2,446.46	$0.00	$0.00
001-018-000-518-90-10-99	Allocated Labor	($2,016,405.00)	($1,917,533.38)	($2,466,308.00)	$0.00
001-018-000-518-90-20-99	Allocated Benefits	($912,333.00)	($802,066.62)	($1,047,508.00)	$0.00
001-018-000-518-90-30-99	Allocated Goods	($100,000.00)	($70,876.05)	($85,909.00)	$0.00
001-018-000-518-90-40-99	Allocated Services	($436,623.00)	($400,360.69)	($432,108.00)	$0.00
001-018-000-518-90-46-50	WCIA Insurance Premium	$95,200.00	$75,917.00	$80,119.00	$80,588.00
001-018-000-518-90-49-51	Puget Sound Clean Air Dues	$7,300.00	$7,655.00	$8,040.00	$8,040.00
001-018-000-518-90-49-52	Puget Sound Regional Council	$4,100.00	$3,870.00	$4,174.00	$387.55
001-018-000-518-90-49-53	AWC Dues	$7,500.00	$7,948.00	$8,091.00	$0.00
001-018-000-518-90-49-55	Pierce County Regional Council	$400.00	$387.55	$407.00	$0.00
001-018-000-518-90-49-57	Chamber Dues	$500.00	$500.00	$509.00	$0.00
	001-018-000-51 Total	**($29,720.00)**	**($3,147.04)**	**$0.00**	**$1,068,127.36**
001-018-000-525-60-51-01	Emergency Services	$0.00	$0.00	$0.00	$0.00
	001-018-000-52 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
001-018-000-554-30-51-01	Animal Control Services	$0.00	$0.00	$0.00	$0.00
	001-018-000-55 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**

001-018-000-591-18-79-01	LID NO. 1 Principal	$0.00	$0.00	$0.00	$0.00
001-018-000-592-18-82-01	LID NO. 1 Interest	$0.00	$0.00	$0.00	$0.00
001-018-000-594-18-64-02	Cap Exp-Computer Hardware	$0.00	$3,147.04	$0.00	$9,971.05
	001-018-000-59 Total	**$0.00**	**$3,147.04**	**$0.00**	**$9,971.05**
001-019-000-511-30-41-02	Legal Publications	$6,000.00	$10,268.13	$7,429.00	$802.72
001-019-000-512-50-41-01	Court Services-Contracted	$25,200.00	$18,000.00	$20,360.00	$0.00
001-019-000-514-20-10-99	Allocated Labor	$367,552.00	$0.00	$458,461.00	$0.00
001-019-000-514-20-20-99	Allocated Benefits	$163,419.00	$0.00	$193,128.00	$0.00
001-019-000-514-20-30-99	Allocated Goods	$20,600.00	$0.00	$16,838.00	$0.00
001-019-000-514-20-40-99	Allocated Services	$89,944.00	$0.00	$84,693.00	$0.00
001-019-000-514-20-42-05	Bank & Bond Fees	$600.00	$560.00	$611.00	$169.04
001-019-000-514-20-43-01	Travel & Training Costs	$6,475.00	$4,216.62	$14,200.00	$3,190.10
001-019-000-514-20-43-04	Meals Expense	$0.00	$236.35	$325.00	$0.00
001-019-000-514-20-49-01	Memberships & Subscriptions	$1,190.00	$2,271.91	$1,800.00	$525.00
001-019-000-514-23-41-01	State Auditor	$0.00	$15,709.42	$14,500.00	$0.00
001-019-000-514-40-41-01	Election Costs	$7,000.00	$6,672.00	$0.00	$0.00
001-019-000-514-90-41-01	Voter Registration	$25,000.00	$18,382.00	$28,069.00	$19,859.00
001-019-000-515-41-41-01	Legal Services-External	$20,000.00	$59,592.51	$93,630.00	$25,079.00
001-019-000-515-41-41-14	Hearing Examiner Legal Fees	$22,000.00	$2,369.55	$5,090.00	$0.00
001-019-000-518-20-47-50	LID No. 1 Interest	$26,100.00	$26,100.31	$0.00	$0.00
001-019-000-518-20-47-60	LID No. 1 Principal	$45,324.00	$614,125.20	$0.00	$0.00
001-019-000-518-80-48-01	IT Repair & Maintenance	$2,000.00	$1,099.00	$0.00	$0.00
001-019-000-518-85-49-03	Software Subscriptions-Clerk Chambers Systems	$25,000.00	$5,504.56	$13,910.00	$0.00
001-019-000-518-90-10-99	Allocated Labor	$0.00	$353,418.57	$0.00	$0.00
001-019-000-518-90-11-01	Salaries & Wages	$0.00	$0.00	$0.00	$0.00
001-019-000-518-90-20-99	Allocated Benefits	$0.00	$151,087.99	$0.00	$0.00
001-019-000-518-90-21-01	Benefits	$0.00	$0.00	$0.00	$0.00
001-019-000-518-90-30-99	Allocated Goods	$0.00	$13,374.31	$0.00	$0.00
001-019-000-518-90-40-99	Allocated Services	$0.00	$75,548.06	$0.00	$0.00
001-019-000-518-90-41-01	Gen'l Gov't-Professional Services	$7,600.00	$20,907.16	$93,337.00	$1,784.31
001-019-000-518-90-41-03	COE Permits to COE	$2,500.00	$0.00	$0.00	$0.00
	001-019-000-51 Total	**$863,504.00**	**$1,399,443.65**	**$1,046,381.00**	**$51,409.17**
001-019-000-525-60-31-01	Emergency Preparedness-Supplies	$0.00	$7,618.21	$30,000.00	$1,243.82
001-019-000-525-60-41-01	Emergency Services	$12,000.00	$9,341.50	$14,264.00	$0.00
	001-019-000-52 Total	**$12,000.00**	**$16,959.71**	**$44,264.00**	**$1,243.82**

001-019-000-554-30-41-01	Animal Control Services	$55,000.00	$36,816.48	$64,354.00	$20,225.88
	001-019-000-55 Total	**$55,000.00**	**$36,816.48**	**$64,354.00**	**$20,225.88**
001-019-000-594-18-63-01	Gen'l Govt-Cap Exp-City Campus Improvements	$0.00	$66,939.53	$310,000.00	$0.00
001-019-000-594-18-64-02	Cap Exp-Central Filing & Record Retention	$9,620.00	$0.00	$90,573.00	$0.00
001-019-000-594-18-64-03	Cap Exp-Computer Software	$2,000.00	$0.00	$59,500.00	$2,286.90
	001-019-000-59 Total	**$11,620.00**	**$66,939.53**	**$460,073.00**	**$2,286.90**
001-021-000-521-10-42-01	Intergov Chemical Dependency	$2,700.00	$3,102.92	$3,561.00	$750.08
001-021-000-521-10-43-01	Training/Travel Costs	$0.00	$50.00	$0.00	$0.00
001-021-000-521-10-49-01	Dues & Memberships	$750.00	$170.00	$260.00	$360.00
001-021-000-521-10-52-01	Intergov. Chemical Dependency	$0.00	$0.00	$0.00	$0.00
001-021-000-521-20-21-07	L&I Volunteers	$100.00	$0.00	$100.00	$0.00
001-021-000-521-20-31-01	Office & Operational Supplies	$1,200.00	$1,947.23	$3,000.00	$282.85
001-021-000-521-20-31-05	Supplies-Misc	$200.00	$5,496.60	$1,000.00	$34.40
001-021-000-521-20-31-11	Signs	$200.00	$0.00	$250.00	$0.00
001-021-000-521-20-35-01	Small Tools/Minor Equipment	$150.00	$1,321.31	$3,000.00	$0.00
001-021-000-521-20-35-02	Office Furniture	$0.00	$1,350.35	$0.00	$0.00
001-021-000-521-20-41-01	Police Services	$2,733,362.00	$2,713,999.63	$2,808,640.00	$702,159.99
001-021-000-521-20-41-02	Police Overtime	$65,000.00	$54,334.77	$95,000.00	$0.00
001-021-000-521-20-42-02	Postage	$0.00	$0.00	$0.00	$0.00
001-021-000-521-20-43-02	Lodging	$0.00	$0.00	$0.00	$0.00
001-021-000-521-20-43-04	Meals Expense	$0.00	$0.00	$0.00	$0.00
001-021-000-521-20-49-01	Memberships	$0.00	$0.00	$0.00	$0.00
001-021-000-521-20-49-03	Registration	$0.00	$0.00	$0.00	$0.00
001-021-000-521-20-51-01	Police Services	$0.00	$0.00	$0.00	$0.00
001-021-000-521-20-51-02	Police Overtime	$0.00	$0.00	$0.00	$0.00
001-021-000-521-30-31-01	Crime Prevention-Supplies	$0.00	$310.60	$2,500.00	$930.59
001-021-000-521-30-41-01	Crime Prevention-Professional Services	$200.00	$0.00	$500.00	$0.00
001-021-000-521-30-43-01	Travel & Training Costs	$0.00	$1,259.40	$0.00	$0.00
001-021-000-521-30-43-04	Meals Expense	$0.00	$126.46	$250.00	$0.00
001-021-000-521-40-43-01	Training/Travel Costs	$2,500.00	$15.99	$2,500.00	$0.00
001-021-000-521-50-48-03	Facilities-Maintenance/Repairs	$0.00	$147.27	$0.00	$2,115.58
001-021-000-521-70-35-01	Traffic Policing-Small Tools/Minor Equipment	$2,000.00	$0.00	$4,036.00	$0.00
001-021-000-521-70-41-11	Traffic Policing-Traffic Camera Contract	$0.00	$44,282.26	$0.00	$39,774.00

001-021-000-523-20-41-01	Professional Services-Electronic Monitoring	$0.00	$150.00	$250.00	$0.00
001-021-000-523-60-41-01	Jail Services	$22,472.00	$12,874.22	$22,500.00	$1,580.96
001-021-000-523-60-51-01	Jail Services	$0.00	$0.00	$0.00	$0.00
	001-021-000-52 Total	**$2,830,834.00**	**$2,840,939.01**	**$2,947,347.00**	**$747,988.45**
001-058-000-558-50-10-99	Allocated Labor	$649,980.00	$608,696.54	$780,021.00	$0.00
001-058-000-558-50-11-01	Salaries and Wages	$0.00	$0.00	$0.00	$0.00
001-058-000-558-50-11-02	Overtime Wages	$0.00	$0.00	$2,000.00	$0.00
001-058-000-558-50-20-99	Allocated Benefits	$311,642.00	$260,220.44	$348,330.00	$0.00
001-058-000-558-50-21-01	Medicare	$0.00	$0.00	$0.00	$0.00
001-058-000-558-50-30-99	Allocated Goods	$37,300.00	$23,034.72	$29,123.00	$0.00
001-058-000-558-50-31-01	Office & Operational Supplies	$0.00	$271.49	$8,000.00	$36.05
001-058-000-558-50-31-04	Office Publications	$0.00	$0.00	$0.00	$0.00
001-058-000-558-50-31-10	Outdoor Gear	$0.00	$615.95	$0.00	$364.31
001-058-000-558-50-35-01	Small Tools/Minor Equipment	$800.00	$0.00	$0.00	$0.00
001-058-000-558-50-40-99	Allocated Services	$162,860.00	$130,117.22	$146,485.00	$0.00
001-058-000-558-50-41-01	Professional Service	$10,000.00	$200.00	$1,000.00	$8,971.60
001-058-000-558-50-41-04	Contracted Labor	$40,000.00	$0.00	$40,720.00	$0.00
001-058-000-558-50-43-01	Training/Travel Costs	$18,000.00	$7,573.57	$18,324.00	$2,114.45
001-058-000-558-50-43-03	Mileage Reimbursement	$0.00	$625.46	$255.00	$0.00
001-058-000-558-50-43-04	Meals Expense	$0.00	$200.67	$239.00	$0.00
001-058-000-558-50-49-01	Memberships	$1,500.00	$917.80	$1,527.00	$420.00
001-058-000-558-50-49-03	Registration	$0.00	$0.00	$0.00	$0.00
001-058-000-558-50-49-04	Subscriptions	$0.00	$0.00	$0.00	$0.00
001-058-000-558-60-10-99	Allocated Labor	$237,051.00	$216,883.26	$345,429.00	$0.00
001-058-000-558-60-11-01	Salaries and Wages	$0.00	$0.00	$0.00	$0.00
001-058-000-558-60-11-02	Overtime Wages	$0.00	$0.00	$2,000.00	$0.00
001-058-000-558-60-20-99	Allocated Benefits	$117,055.00	$92,718.54	$146,161.00	$0.00
001-058-000-558-60-21-01	Medicare	$0.00	$0.00	$0.00	$0.00
001-058-000-558-60-30-99	Allocated Goods	$13,800.00	$8,207.45	$12,715.00	$0.00
001-058-000-558-60-31-01	Office & Operational Supplies	$1,200.00	$377.75	$260.00	$0.00
001-058-000-558-60-31-04	Office Publications	$1,000.00	$0.00	$0.00	$0.00
001-058-000-558-60-31-07	Maps	$3,000.00	$0.00	$0.00	$0.00
001-058-000-558-60-31-10	Outdoor Gear	$0.00	$436.57	$266.00	$0.54
001-058-000-558-60-31-11	Signs	$2,000.00	$950.91	$2,036.00	$0.00
001-058-000-558-60-35-01	Small Tools/Minor Equipment	$0.00	$164.99	$255.00	$0.00

001-058-000-558-60-40-99	Allocated Services	$60,254.00	$46,361.77	$63,952.00	$0.00
001-058-000-558-60-41-01	Reim.Engineering - Prof. Serv	$240,000.00	$35,071.31	$35,000.00	$3,368.97
001-058-000-558-60-41-03	Prof. Services (Non-reimbursable)	$35,000.00	$111,020.85	$35,000.00	$4,660.84
001-058-000-558-60-41-08	Legal Notices/Publications	$25,000.00	$4,908.15	$20,000.00	$274.35
001-058-000-558-60-41-10	Pierce County Recording Fees	$5,000.00	$907.00	$1,222.00	$105.50
001-058-000-558-60-41-19	Ortho Photos	$3,200.00	$0.00	$0.00	$0.00
001-058-000-558-60-41-21	Professional Serv-Local Store Mkt Plan	$50,000.00	$50,000.00	$50,000.00	$0.00
001-058-000-558-60-41-23	Professional Serv-GMA	$100,000.00	$0.00	$50,000.00	$0.00
001-058-000-558-60-43-01	Training/Travel Costs	$35,000.00	$6,882.66	$30,000.00	$1,253.96
001-058-000-558-60-43-02	Lodging Charges	$0.00	$0.00	$0.00	$0.00
001-058-000-558-60-43-03	Mileage Reimbursement	$0.00	$0.00	$0.00	$0.00
001-058-000-558-60-43-04	Meals Expense	$0.00	$46.29	$102.00	$0.00
001-058-000-558-60-49-01	Memberships	$4,000.00	$2,270.00	$4,000.00	$75.00
001-058-000-558-60-49-03	Registration	$0.00	$0.00	$0.00	$0.00
001-058-000-558-60-51-01	Pierce County Recording Fees	$0.00	$0.00	$0.00	$0.00
001-058-000-558-70-31-06	Economic Development Materials/ Supplies	$0.00	$0.00	$25,000.00	$0.00
001-058-000-558-70-41-01	Professional Services - Consultant	$0.00	$0.00	$0.00	($750.00)
001-058-000-558-70-41-02	Professional Services - Marketing Plan	$0.00	$4,000.00	$0.00	$6,000.00
001-058-000-558-70-41-26	Economic Development Services	$50,000.00	$15,032.50	$100,000.00	$9,457.50
	001-058-000-55 Total	**$2,214,642.00**	**$1,628,713.86**	**$2,299,422.00**	**$36,353.07**
001-058-000-597-50-00-99	Transfers-Central Services Allocation	$0.00	$0.00	$0.00	$0.00
001-058-000-597-60-00-99	Transfers-Central Services Allocation	$0.00	$0.00	$0.00	$0.00
	001-058-000-59 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
001-076-000-576-80-10-99	Allocated Labor	$106,525.00	$94,769.37	$143,304.00	$0.00
001-076-000-576-80-11-01	Salaries and Wages	$0.00	$0.00	$0.00	$0.00
001-076-000-576-80-11-02	Overtime Wages	$0.00	$0.00	$4,000.00	$0.00
001-076-000-576-80-20-99	Allocated Benefits	$51,958.00	$40,514.32	$72,600.00	$0.00
001-076-000-576-80-21-01	Medicare	$0.00	$0.00	$0.00	$0.00
001-076-000-576-80-30-99	Allocated Goods	$6,100.00	$3,586.33	$5,584.00	$0.00
001-076-000-576-80-31-01	Operational Supplies	$3,500.00	$2,208.85	$2,500.00	$1,033.50
001-076-000-576-80-31-02	Recreation Activities & Events	$6,000.00	$1,217.22	$15,000.00	$45.25
001-076-000-576-80-31-09	Chemicals	$500.00	$0.00	$500.00	$92.62
001-076-000-576-80-31-10	Outdoor Gear	$500.00	$0.00	$1,000.00	$0.00

001-076-000-576-80-31-11	Signs	$500.00	$0.00	$500.00	$0.00
001-076-000-576-80-32-01	Fuel	$0.00	$186.91	$1,000.00	$0.00
001-076-000-576-80-35-01	Small Tools/Minor Equipment	$1,500.00	$289.09	$1,500.00	$0.00
001-076-000-576-80-35-05	Park Equipment	$5,000.00	$1,629.25	$15,000.00	$51.78
001-076-000-576-80-40-99	Allocated Services	$26,634.00	$20,258.25	$28,087.00	$0.00
001-076-000-576-80-41-01	Professional Services	$2,500.00	$5,290.78	$5,000.00	$0.00
001-076-000-576-80-41-03	Surface Water Fee	$0.00	$2,710.90	$4,000.00	$0.00
001-076-000-576-80-41-10	Parks Maintenance	$300.00	$900.08	$0.00	$0.00
001-076-000-576-80-43-01	Travel/Training Costs	$2,000.00	$1,378.17	$750.00	$21.08
001-076-000-576-80-45-03	Operating Rentals	$10,000.00	$6,573.79	$5,000.00	$1,577.21
001-076-000-576-80-48-01	Equipment Repair & Maintenance	$0.00	$1,904.57	$5,000.00	$0.00
001-076-000-576-80-48-05	Maintenance-Tank Pumping	$10,000.00	$0.00	$10,000.00	$2,927.74
001-076-000-576-80-49-01	Memberships	$250.00	$595.88	$750.00	$0.00
001-076-000-576-80-49-03	Registration	$0.00	$0.00	$0.00	$0.00
001-076-000-576-80-51-03	Surface Water Fee	$0.00	$0.00	$0.00	$0.00
	001-076-000-57 Total	**$233,767.00**	**$184,013.76**	**$321,075.00**	**$5,749.18**
001-076-000-597-80-00-99	Transfers-Central Services Allocation	$0.00	$0.00	$0.00	$0.00
	001-076-000-59 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$6,545,641.00**	**$6,833,380.30**	**$7,551,293.00**	**$1,945,033.00**
005-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	005-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
101-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	101-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
101-000-000-542-30-31-01	Roadway-Operational Supplies	$5,000.00	$583.40	$5,000.00	$322.93
101-000-000-542-30-32-01	Roadway-Fuel	$0.00	$0.00	$0.00	$0.00
101-000-000-542-30-35-01	Roadway-Small Tools & Minor Equipment	$4,000.00	$174.99	$1,500.00	$172.31
101-000-000-542-30-41-01	Roadway-Professional Service	$0.00	$12,253.85	$0.00	$0.00
101-000-000-542-30-41-10	Roadway-Prof Svcs-Intergov Contract	$0.00	$0.00	$0.00	$0.00
101-000-000-542-30-48-03	Roadway-Maintenance/Cleaning	$1,500.00	$6,848.00	$0.00	$0.00
101-000-000-542-30-51-03	Surface Water Charge	$0.00	$0.00	$0.00	$0.00
101-000-000-542-38-41-02	Roadway-Road Maint (Intergov contract)	$450,000.00	$400,952.52	$500,000.00	$953.12
101-000-000-542-40-41-02	Drainage-Prof Svcs- Contractor	$0.00	$0.00	$15,000.00	$0.00

101-000-000-542-63-35-01	Street Lighting-Small Tools/Minor Equipment	$0.00	$0.00	$500.00	$0.00
101-000-000-542-64-31-01	Traffic Control Devices-Office & Operational Supplies	$0.00	$59.24	$0.00	$80.23
101-000-000-542-64-31-10	Traffic Control Devices-School Zone Flashers	$500.00	$105.99	$500.00	$95.83
101-000-000-542-64-31-11	Traffic Control Devices-Signs	$10,000.00	$2,352.00	$10,000.00	$0.00
101-000-000-542-64-41-02	Traffic Control Devices-Traffic Operations (Contract)	$35,000.00	$60,209.26	$75,000.00	$1,002.71
101-000-000-542-64-41-19	Traffic Control Devices-Guardrails	$25,000.00	$8,836.26	$25,000.00	$0.00
101-000-000-542-66-41-03	Snow & Ice Control-Prof Svcs	$25,000.00	$100,910.76	$100,000.00	$26,740.21
101-000-000-542-70-31-09	Roadside-Supplies- Chemicals	$1,000.00	$0.00	$1,000.00	$0.00
101-000-000-542-70-41-04	Roadside-ROW Veg Maint (Intergov)	$50,000.00	$68,511.92	$75,000.00	$283.03
101-000-000-542-70-45-03	Roadside-Operating Rentals	$0.00	$1,819.40	$1,000.00	$0.00
101-000-000-542-70-48-04	Roadside- ROW Veg Maint Contractor	$25,000.00	$30,264.16	$30,000.00	$7,990.82
101-000-000-542-90-10-99	Allocated Labor	$155,218.00	$162,006.92	$195,092.00	$0.00
101-000-000-542-90-11-01	Admin/Overhead-Salaries and Wages	$0.00	$0.00	$0.00	$0.00
101-000-000-542-90-11-02	Admin/Overhead-Overtime Wages	$0.00	$0.00	$4,000.00	$0.00
101-000-000-542-90-20-99	Allocated Benefits	$77,592.00	$69,258.67	$96,471.00	$0.00
101-000-000-542-90-21-01	Admin/Overhead-Medicare	$0.00	$0.00	$0.00	$0.00
101-000-000-542-90-30-99	Allocated Goods	$8,900.00	$6,130.78	$7,560.00	$0.00
101-000-000-542-90-31-01	Admin/Overhead-Office Supplies	$0.00	$0.00	$0.00	$0.00
101-000-000-542-90-31-10	Admin/Overhead-Outdoor Gear	$0.00	$355.93	$250.00	$0.00
101-000-000-542-90-35-01	Admin/Overhead-Small Tools & Minor Equipment	$0.00	$117.25	$500.00	$0.00
101-000-000-542-90-40-99	Allocated Services	$38,859.00	$34,631.20	$38,025.00	$0.00
101-000-000-542-90-42-01	Admin/Overhead-Telephone	$0.00	$0.00	$0.00	$0.00
101-000-000-542-90-43-01	Travel/Training Costs	$2,000.00	$1,847.73	$2,000.00	$306.08
101-000-000-542-90-43-03	Admin/Overhead-Mileage Reimbursement	$0.00	$1,079.67	$1,500.00	$115.29
101-000-000-542-90-43-04	Admin/Overhead-Meals Expense	$0.00	$83.00	$0.00	$0.00
101-000-000-542-90-49-01	Admin/Overhead-Memberships	$250.00	$257.00	$500.00	$300.00
101-000-000-542-90-49-09	Miscellaneous	$4,750.00	$110.00	$1,000.00	$120.00
101-000-000-544-40-41-01	Road/Street Ops-Planning-Prof Svcs	$0.00	$18,999.76	$0.00	$0.00
	101-000-000-54 Total	**$919,569.00**	**$988,759.66**	**$1,186,398.00**	**$38,482.56**

101-000-000-597-00-00-99	Transfers-Central Services Allocation	$0.00	$0.00	$0.00	$0.00
	101-000-000-59 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$919,569.00**	**$988,759.66**	**$1,186,398.00**	**$38,482.56**
110-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	110-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
111-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	111-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
111-000-000-597-00-00-01	Oper. Trn. - General Fund TIF Admin Fee	$0.00	$0.00	$0.00	$0.00
111-000-000-597-00-00-05	Transfer Out - Fund 341	$0.00	$0.00	$640,000.00	$0.00
	111-000-000-59 Total	**$0.00**	**$0.00**	**$640,000.00**	**$0.00**
	Fund Total	**$0.00**	**$0.00**	**$640,000.00**	**$0.00**
130-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	130-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
130-000-000-597-00-00-10	Oper Trans - Civic Center Bond	$0.00	$390,004.00	$0.00	$0.00
130-000-000-597-00-00-11	Oper Trans - GG Facilities	$0.00	$0.00	$0.00	$0.00
	130-000-000-59 Total	**$0.00**	**$390,004.00**	**$0.00**	**$0.00**
	Fund Total	**$0.00**	**$390,004.00**	**$0.00**	**$0.00**
132-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	132-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
132-000-000-597-00-00-03	Oper. Trn. - Street Fund	$0.00	$0.00	$0.00	$0.00
132-000-000-597-00-00-04	Transfer Out - Fund 341 Cap Roads	$0.00	$0.00	$0.00	$0.00
132-000-000-597-00-00-05	Trans Out - Sewer Fund	$0.00	$0.00	$0.00	$0.00
	132-000-000-59 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
201-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	201-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
201-000-000-591-18-71-01	Bond Repayment - Principal	$348,080.00	$320,070.51	$320,071.00	$0.00
201-000-000-592-18-83-01	Interest on Bonds	$54,058.00	$61,256.93	$61,218.00	$0.00
	201-000-000-59 Total	**$402,138.00**	**$381,327.44**	**$381,289.00**	**$0.00**
	Fund Total	**$402,138.00**	**$381,327.44**	**$381,289.00**	**$0.00**
202-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	202-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
202-000-000-535-10-41-01	Professional Services	$6,818.00	$5,064.16	$6,108.00	$1,315.70
	202-000-000-53 Total	**$6,818.00**	**$5,064.16**	**$6,108.00**	**$1,315.70**

202-000-000-591-35-71-01	USDA-RD GO Principal Payments	$78,957.00	$0.00	$0.00	$0.00
202-000-000-591-35-73-01	USDA-RD LID Principal Payments	$494,251.00	$598,145.39	$622,071.00	$0.00
202-000-000-591-35-78-02	Principal PWTF Loan Payment	$29,412.00	$29,411.77	$29,412.00	$0.00
202-000-000-592-35-83-02	Interest PWTF Loan Payment	$1,618.00	$1,470.59	$1,324.00	$0.00
202-000-000-592-35-83-03	USDA/RD Loan Interest Payment	$607,953.00	$403,095.61	$379,170.00	$0.00
202-000-000-597-00-00-02	Transfer Out - LID Bond Reserve	$0.00	$118,116.00	$0.00	$0.00
	202-000-000-59 Total	**$1,212,191.00**	**$1,150,239.36**	**$1,031,977.00**	**$0.00**
	Fund Total	**$1,219,009.00**	**$1,155,303.52**	**$1,038,085.00**	**$1,315.70**
203-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	203-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
310-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	310-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
310-000-000-594-76-41-03	Professional Svs.-Property	$250,000.00	$134,799.74	$3,100,000.00	$35,878.48
310-000-000-594-76-62-06	Park Equipment	$0.00	$0.00	$0.00	$0.00
310-000-000-594-76-63-01	Park Improvements	$25,000.00	$0.00	$75,000.00	$4,380.15
310-000-000-594-76-91-01	Permit Fees	$0.00	$0.00	$4,072.00	$8,865.00
	310-000-000-59 Total	**$275,000.00**	**$134,799.74**	**$3,179,072.00**	**$49,123.63**
	Fund Total	**$275,000.00**	**$134,799.74**	**$3,179,072.00**	**$49,123.63**
340-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	340-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
340-000-000-591-35-78-02	Principal PWTF Loan Payment	$0.00	$13,186.93	$13,187.00	$0.00
340-000-000-591-95-82-01	Interest PWTF Loan Payment	$0.00	$428.58	$400.00	$0.00
340-000-000-595-10-41-06	Public Works Facility Acquisition	$15,000.00	$31,720.03	$0.00	$2,977.69
340-000-000-595-10-63-01	Capital Improvements-Engineering	$50,000.00	$48,388.15	$0.00	$19,971.73
340-000-000-595-30-63-03	Improvements - Other	$480,000.00	$6,146.98	$0.00	$547.05
340-000-000-595-30-63-04	Edgewood Drive Improvements	$0.00	$0.00	$640,000.00	$0.00
340-000-000-595-63-63-01	Improvements-Street Lighting	$10,000.00	$45,721.11	$285,000.00	$0.00
340-000-000-595-64-63-01	Traffic Control Devices-Other Improvements	$20,000.00	$0.00	$0.00	$0.00
340-000-000-595-69-63-01	Pedestrian & Traffic Safety Improvements	$225,000.00	$0.00	$910,000.00	$0.00
	340-000-000-59 Total	**$800,000.00**	**$145,591.78**	**$1,848,587.00**	**$23,496.47**
	Fund Total	**$800,000.00**	**$145,591.78**	**$1,848,587.00**	**$23,496.47**
341-000-000-508-10-00-01	Ending Reserve Fund Balance	$0.00	$0.00	$0.00	$0.00
	341-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	Fund Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**

350-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	350-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
350-000-000-591-95-78-02	PWTF Principal	$13,187.00	$0.00	$0.00	$0.00
350-000-000-592-95-83-02	PWTF Interest	$450.00	$0.00	$0.00	$0.00
350-000-000-595-61-63-01	Pedestrian Projects	$0.00	$68,538.09	$910,000.00	$14,975.63
	350-000-000-59 Total	**$13,637.00**	**$68,538.09**	**$910,000.00**	**$14,975.63**
	Fund Total	**$13,637.00**	**$68,538.09**	**$910,000.00**	**$14,975.63**
401-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	401-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
401-000-000-535-10-41-01	Professional Services	$150,000.00	$0.00	$125,000.00	$0.00
401-000-000-535-10-41-51	State Taxes	$3,500.00	$0.00	$3,563.00	$2,634.98
	401-000-000-53 Total	**$153,500.00**	**$0.00**	**$128,563.00**	**$2,634.98**
401-000-000-594-35-61-01	Cap Improvements-Sewer Plan Update	$0.00	$14,895.77	$0.00	$336.01
401-000-000-594-35-63-05	Improvements - Northwood School Mitigation	$55,000.00	$0.00	$55,000.00	$0.00
401-000-000-597-00-00-02	Transfer Out - Civic Center Bond	$0.00	$123.00	$123.00	$0.00
	401-000-000-59 Total	**$55,000.00**	**$15,018.77**	**$55,123.00**	**$336.01**
	Fund Total	**$208,500.00**	**$15,018.77**	**$183,686.00**	**$2,970.99**
410-000-000-508-10-00-01	Ending Reserve Fund Balance	$0.00	$0.00	$0.00	$0.00
	410-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
410-000-000-531-00-10-99	Allocated Labor	$232,908.00	$274,007.09	$269,358.00	$0.00
410-000-000-531-00-20-99	Allocated Benefits	$114,841.00	$117,139.23	$130,337.00	$0.00
410-000-000-531-00-30-99	Allocated Goods	$13,300.00	$10,369.17	$10,137.00	$0.00
410-000-000-531-00-40-99	Allocated Services	$58,071.00	$58,572.77	$50,989.00	$0.00
410-000-000-531-38-11-01	Salaries and Wages	$0.00	$0.00	$0.00	$0.00
410-000-000-531-38-11-02	Overtime Wages	$0.00	$0.00	$4,000.00	$0.00
410-000-000-531-38-21-01	Medicare	$0.00	$0.00	$0.00	$0.00
410-000-000-531-38-31-01	Operational Supplies	$2,000.00	$3,198.07	$4,072.00	$637.02
410-000-000-531-38-31-09	Chemicals	$6,000.00	$0.00	$6,108.00	$0.00
410-000-000-531-38-31-10	Outdoor Gear	$1,000.00	$222.52	$1,018.00	$0.00
410-000-000-531-38-32-01	Fuel	$0.00	$232.87	$356.00	$0.00
410-000-000-531-38-35-05	Equipment - Surface Water	$2,000.00	$379.16	$2,036.00	$0.00
410-000-000-531-38-41-01	Professional Service	$50,000.00	$57,266.80	$40,720.00	$0.00
410-000-000-531-38-41-02	Prof. Service-Plan Update	$0.00	$0.00	$0.00	$0.00
410-000-000-531-38-41-03	Professional Service - SR161	$0.00	$0.00	$0.00	$0.00
410-000-000-531-38-41-04	Storm Drainage-Ponds Maint	$10,000.00	$0.00	$10,180.00	$0.00

410-000-000-531-38-41-06	Storm Drainage-ROW Veg Maint	$60,000.00	$109,237.77	$162,880.00	$0.00
410-000-000-531-38-41-07	Storm Drainage-Polution Control	$25,000.00	$6,499.59	$10,180.00	$0.00
410-000-000-531-38-41-10	Storm Drainage-Ditch Maint	$125,000.00	$240,550.17	$315,580.00	$43,501.76
410-000-000-531-38-41-12	Storm Drainage-Drain Maint	$100,000.00	$23,072.72	$22,396.00	$38,644.48
410-000-000-531-38-41-13	Storm Drainage-Structure Maint	$200,000.00	$204,787.87	$285,040.00	$11,743.53
410-000-000-531-38-41-20	Storm Drainage-NPDES Permit Fees-Intergov	$7,750.00	$4,088.79	$7,890.00	$4,486.86
410-000-000-531-38-43-01	Training/Travel Costs	$1,500.00	$1,551.74	$1,018.00	$676.08
410-000-000-531-38-43-02	Professional Licenses & Certification	$500.00	$174.00	$305.00	$0.00
410-000-000-531-38-43-03	Mileage Reimbursement	$0.00	$1,079.67	$1,222.00	$115.29
410-000-000-531-38-47-01	Dump Site Fees	$500.00	$0.00	$0.00	$0.00
410-000-000-531-38-48-01	Repair & Maintenance Costs	$1,000.00	$4,449.85	$7,126.00	$0.00
410-000-000-531-38-48-04	Equipment Repairs	$500.00	$0.00	$509.00	$0.00
410-000-000-531-38-49-01	Memberships	$500.00	$257.00	$509.00	$300.00
410-000-000-531-38-49-02	Non NPDES Permit Fees	$7,000.00	$5,204.00	$7,126.00	$0.00
410-000-000-531-38-49-09	Misc. Fees & Charges	$2,500.00	$2,247.58	$2,545.00	$380.55
410-000-000-531-38-51-01	Storm Drainage-Permit Fees-Intergov	$0.00	$0.00	$0.00	$4,486.86
410-000-000-531-38-51-02	Storm Drainage-NPDES Permit Fees-Intergov	$0.00	$0.00	$0.00	$0.00
	410-000-000-53 Total	**$1,021,870.00**	**$1,124,588.43**	**$1,353,637.00**	**$104,972.43**
410-000-000-594-31-61-01	Land	$0.00	$0.00	$0.00	$10.82
410-000-000-594-31-64-64	Infrastructure Spot Improvement	$0.00	$5,284.02	$515,000.00	$0.00
410-000-000-597-00-00-02	Transfer Out - Civic Center Bond	$12,044.00	$12,044.00	$12,261.00	$0.00
410-000-000-597-00-00-99	Transfers-Central Services Allocation	$0.00	$0.00	$0.00	$0.00
	410-000-000-59 Total	**$12,044.00**	**$17,328.02**	**$527,261.00**	**$10.82**
	Fund Total	**$1,033,914.00**	**$1,141,916.45**	**$1,880,898.00**	**$104,983.25**
501-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	501-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
501-000-000-594-18-65-02	Security, Communication Upgrades	$121,001.00	$18,205.13	$110,000.00	$1,244.93
501-000-000-594-18-65-03	City Equipment	$150,000.00	$83,860.76	$80,000.00	$9,887.24
	501-000-000-59 Total	**$271,001.00**	**$102,065.89**	**$190,000.00**	**$11,132.17**
	Fund Total	**$271,001.00**	**$102,065.89**	**$190,000.00**	**$11,132.17**
640-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	640-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**

640-000-000-589-10-00-01	Assignment of Funds-Deposits in Lieu of Bond	$0.00	$110,576.58	$0.00	$0.00
	640-000-000-58 Total	**$0.00**	**$110,576.58**	**$0.00**	**$0.00**
	Fund Total	**$0.00**	**$110,576.58**	**$0.00**	**$0.00**
642-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	642-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
642-000-000-589-20-00-02	Retainage-Contractor	$0.00	$9,847.42	$0.00	$0.00
	642-000-000-58 Total	**$0.00**	**$9,847.42**	**$0.00**	**$0.00**
	Fund Total	**$0.00**	**$9,847.42**	**$0.00**	**$0.00**
650-000-000-508-10-00-01	Ending Reserved Fund Balance	$0.00	$0.00	$0.00	$0.00
	650-000-000-50 Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**
650-000-000-589-10-00-04	State Bldg Code Fee	$0.00	$3,491.75	$0.00	$0.00
650-000-000-589-10-00-05	Animal Licenses	$0.00	$3,378.00	$0.00	$0.00
650-000-000-589-10-00-06	Fire Plan Review	$0.00	$21,581.23	$0.00	$0.00
650-000-000-589-10-00-09	Suspense	$0.00	$0.00	$0.00	$0.00
	650-000-000-58 Total	**$0.00**	**$28,450.98**	**$0.00**	**$0.00**
	Fund Total	**$0.00**	**$28,450.98**	**$0.00**	**$0.00**
	Grand Total	**$11,688,409.00**	**$11,505,580.62**	**$18,989,308.00**	**$2,191,513.40**

City Of Edgewood
Council Agenda Summary Sheet

Subject: Discussion - Transportation Improvement Plan 2021-2026 Update	**Agenda Item #:** **2.C** **For Agenda of:** **4/7/2020** **Prepared by: Jeremy Metzler**
Attachments (list): 1. DRAFT - 2021 TIP Budget Spreadsheet	
Approval of Materials: Jeremy Metzler Dave Gray 4/3/2020 Daryl Eidinger 4/3/2020	**Expenditure Required:** N/A **Amount Budgeted:** N/A **Timeline:** SS 4/07/2020 SS 4/21/2020 PH 4/28/2020 *Tentative* SS 5/05/2020 RCM 5/12/2020

Summary Statement:
The City is required to put together a Transportation Improvement Program (TIP), in accordance with RCW 35.77.010 and the Transportation Element of the City's adopted Comprehensive Plan. The TIP outlines the projects, their estimated costs, anticipated timelines for work, and the expected funding sources. These plans serve as the guiding documents for Staff to implement as resources are made available through City financial resources or other identified funding sources (i.e. TIB, WSDOT funding, other grants, loans, etc.).

The attached DRAFT plan represents Staff's initial recommendation as it pertains to project priorities, funding sources and timelines for implementation, as required under GMA. Staff relies on the City Council to help guide this planning in order to help it align with the Council's desires and the management of the City's financial resources. Staff is bringing this year's update forward earlier in the year to better coordinate with regional plan updates and grant funding opportunities.

Item History:
N/A

Recommended Action:
Hold a discussion and provide staff direction on the proposed annual update to the Transportation Improvement Plan.

Fiscal Note/Consideration:
As the Transportation Improvement Program (TIP) is a component of the annual budgeting process, the anticipated impacts to the City's budget and General Fund are outlined therein. TIPs are planning documents that express the Council's desires for future transportation improvements within the City. Local agency TIPs are also utilized by State and other planning agencies, for evaluating projects on a regional scale and consideration for outside funding resources. The TIP is not a final budget document; this is reserved for the actual budget that is adopted by the City Council towards the end of the City's fiscal year.

It is important to note that in order to maintain he projected level of TIF funding, the City must receive on average $626,500 per year for fiscal years 2020 through 2026. Total TIF receipts in 2019 were $555,240.

Transportation Improvement Program (TIP)

Years 2021-2026

TIP Project No.	Transportation Project	Prior Years (Actual)	2020 Estimate	2021	2022	2023	2024	2025	2026	Future Years	Total Project Cost	Comments
		Estimated Annual Project Expenditures										
1	Meridian Ave E / 32nd St E Intersection improvements	$ 60,000	$ 60,000	$ 530,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 650,000	Coordinate intersection needs and alternatives with WSDOT, then construct improvements. **(50% TIF Eligible)**
2	Meridian Ave E (SR-161) Preliminary Design	$ 30,000	$ 75,000	$ 75,000	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ 480,000	Complete access management study for the corridor, review parallel roads, cross section and intersection treatment needs (*including roundabout evaluation*). **(100% TIF Eligible)**
3	Emergency Road Repair *(Weather Related)*	N/A	$ 15,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	N/A	$ 165,000	**Annual Program -** Road failures associated with severe weather events, wear and tear from freeze/thaw events and other causes.
4	Edgewood Drive Safety Improvements	$ -	$ 335,000	$ -	$ -	**$ 150,000**	**$ 500,000**	**$ 2,300,000**	**$ 7,250,000**	$ -	**$ 10,535,000**	**2020:** Intersection repair at bottom of hill. **(84% TIB)** **2025:** Roadway widening, curb & gutter, stormwater system and pedestrian walkway. **(20% TIF Eligible)**
5	Chrisella Road East Safety Improvements	$ -	$ -	$ -	$ -	**$ 200,000**	**$ 135,000**	**$ 4,885,000**	$ -	$ -	**$ 5,220,000**	Improved markings, signage, lighting, sight distance, possible traffic calming measures; realign @ 36th St E & reinforce/repair slopes south of 48th St E **(20% TIF Eligible)**
6	Citywide Road Preservation Program	N/A	$ 270,000	$ 280,000	$ 290,000	$ 300,000	$ 310,000	$ 320,000	$ 330,000	N/A	$ 2,100,000	**Annual program** - Full width rubberized chipseal and/or 2" HMA grind and overlay. Minor crack sealing and digout repairs are included.
7	Interurban Trail Phase III, Connection Feasibility Study	$ -	$ -	$ -	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000	Develop approximately 1.05-mile corridor as a trail from 114th Avenue East to the City of Pacific.
8	Citywide Pedestrian Mobility and Safety Improvements *(Highest Priority)*	N/A	$ 1,075,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	N/A	$ 1,525,000	**Annual Program -** Walkways and/or trails with vegetated buffers for traffic safety, low level pedestrian lighting where appropriate, signs and pavement markings, as shown in the 2004 Pedestrian Study **(20% TIF Eligible)**
9	Citywide Traffic Safety Program	N/A	$ 20,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	N/A	$ 230,000	**Annual program -** Neighborhood Traffic Calming Projects, Safety Projects and reconstruction of ADA deficiencies.
10	Citywide Road Maintenance Program (Traffic)	N/A	$ 50,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	N/A	$ 500,000	**Annual program -** Repair and maintenance of City transportation infrastructure, including traffic operations, signing and markings
11	Meridian Parallel Road Network Construction - Various Segments	$ -	$ 100,000	$ 1,100,000	$ 1,100,000	$ 1,100,000	$ 1,100,000	$ -	$ -	$ -	$ 4,500,000	Construct high-priority parallel road segments, closing gaps and fixing access deficiencies. **(100% TIF Eligible)**
12	Meridian Ave E / Emerald Street Signal Improvements **(TIF NP-3)**	$ -	**$ 350,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 350,000**	Coordinate signal mast arm and detection design with WSDOT. **(100% TIF Eligible)**
13	36th Street E Walkway Extension Feas./Des./Build **(TIF S-2/N-9)**	$ -	$ -	$ 50,000	$ 450,000	$ -	$ -	$ -	$ -	$ -	$ 500,000	Study project scope and costs, design and construct extension of existing walkway to new park property.
	Annual Totals	**$ 90,000**	**$ 2,350,000**	**$ 2,245,000**	**$ 2,350,000**	**$ 2,035,000**	**$ 2,255,000**	**$ 7,715,000**	**$ 7,790,000**	**$ -**	**$ 26,830,000**	
				Proposed 6-Year Program Total:			**$ 24,390,000**					

		2020 Estimate	2021	2022	2023	2024	2025	2026	Future Years	Total Project Cost	Comments
TIB Funding:		$ 1,030,000	$ -	$ -	$ -	$ -	$ -	$ -		$ 1,030,000	**2020:** 24th/Meridian Sidewalks; Edgewood/Sumner Hts Dr
STP/CMAQ Funding (PSRC/PCRC):		$ -	$ -	$ -	**$ 302,750**	**$ 549,275**	**$ 6,215,025**	**$ 6,271,250**		**$ 13,338,300**	**Request for 2023/2024 due in 2020, 2025/2026 in 2022**
WSDOT Funding:		$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -	
Public Works Trust Fund Loan:		$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -	
Total Unidentified Grant Funds:		$ -	$ 315,000	$ 480,000	$ 145,000	$ 80,000	$ 90,000	$ 100,000		$ 1,210,000	
Total Anticipated Grant Funding:		**$ 1,030,000**	**$ 315,000**	**$ 480,000**	**$ 447,750**	**$ 629,275**	**$ 6,305,025**	**$ 6,371,250**		**$ 15,578,300**	
Total City Funds Needed:		**$ 1,320,000**	**$ 1,930,000**	**$ 1,870,000**	**$ 1,587,250**	**$ 1,625,725**	**$ 1,409,975**	**$ 1,418,750**		**$ 11,161,700**	
Traffic Impact Fees		$ 837,000	$ 1,455,000	$ 1,415,000	**$ 1,162,250**	**$ 1,200,725**	**$ 984,975**	**$ 993,750**		$ 8,048,700	
REET Funds		$ 483,000	$ 300,000	$ 280,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000		$ 2,063,000	
Surface Water Fund		$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -	
General Fund		$ -	$ 175,000	$ 175,000	$ 175,000	$ 175,000	$ 175,000	$ 175,000		$ 1,050,000	

Prepared by: Jeremy Metzler, P.E.

Date Prepared: 4/1/2020

City Of Edgewood
Council Agenda Summary Sheet

Subject: Discussion - Ordinance - Amendments to Dangerous Dogs Chapter	**Agenda Item #:** 2.D **For Agenda of:** 4/7/2020 **Prepared by:** Ann Marie Soto
Attachments (list): 1. ORD - Adopting Chapter 6.10 Dangerous Dogs - FINAL	
Approval of Materials: Ann Marie Soto Dave Gray 4/3/2020 Daryl Eidinger 4/3/2020	**Expenditure Required:** **Amount Budgeted:** **Timeline:** SS 4/4/2020 RCM 4/14/2020

Summary Statement:
In 2019, the City adopted Ordinance 19-0546 in an effort to address various issues related to dangerous and potentially dangerous dogs in the City of Edgewood. The ordinance was later repealed after the City encountered difficulties in administering the new code due to differences between the EMC and the codes of other METRO Animal Service consortium cities. METRO Animal Services provides animal control and shelter services within the City of Edgewood.

Over the past few months, City staff has worked closely with Sumner and Metro to draft a new code to address dangerous and potentially dangerous dog issues and to ensure consistent enforcement among the animal service consortium cities. The amendments and new enforcement forms have been approved by Sumner and Metro, and must now be adopted to ensure consistent and effective enforcement of dangerous and potentially dangerous dog matters for the protection of the animals and the public

Item History:

Recommended Action:
Hold a discussion to ask Council to add this item to the next regular Council meeting to adopt Ordinance No. ______________ adopting a new Chapter 6.10 of the Edgewood Municipal Code.

Fiscal Note/Consideration:

ORDINANCE NO. 20-xxxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, AMENDING EDGEWOOD MUNICIPAL CODE SECTION 6.01.010 AND ADOPTING A NEW CHAPTER 6.10 OF THE EDGEWOOD MUNICIPAL CODE RELATED TO DANGEROUS AND POTENTIALLY DANGEROUS DOGS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 30, 2010, the City of Edgewood entered into an interlocal agreement with the Cities of Sumner and Puyallup, for Metro Animal Services to provide animal control and shelter services within the City of Edgewood; and

WHEREAS, over the past few months, City staff worked on revisions to the dangerous and potentially dangerous dog code with Metro Animal Services and the other animal service consortium cities to ensure a consistent administration of such provision; and

WHEREAS, a final draft of this Ordinance was provided to the City of Sumner in accordance with the notice requirements outlined in the interlocal agreement for all code changes; and

WHEREAS, these amendments must be adopted as soon as possible to ensure consistent and effective enforcement of dangerous and potentially dangerous dog matters for the protection of the animals and the public; and

WHEREAS, the Edgewood City Council considered this draft Ordinance on April 7, 2020, in a study session;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. EMC Section 6.01.010, Amended**.** Section 6.01.010 of the Edgewood Municipal Code is hereby amended to read as follows:

6.01.010 Adoption.

Pursuant to RCW 35A.12.140, the city hereby adopts by reference the following chapters of the Sumner Municipal Code (SMC) related to the control, regulation and licensing of animals, inclusive of any future amendments thereto:

SMC Chapter 6.04, Animal Control;

SMC Chapter 6.08, Dog Feces Removal;

SMC Chapter 6.16, Exotic Animals.

Section 2. EMC Chapter 6.10, Adopted. A new Chapter 6.10 of the Edgewood Municipal Code entitled "Dangerous and Potentially Dangerous Dogs" is hereby adopted as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL ON THE ___ DAY OF ____________, 2020

____
Mayor Daryl Eidinger

ATTEST/AUTHENTICATED:

____
Rachel Pitzel, CMC
City Clerk

APPROVED AS TO FORM:

____
Ann Marie Soto, Interim City Attorney

Date of Publication:
Effective Date:

Exhibit A

Chapter 6.10
DANGEROUS AND POTENTIALLY DANGEROUS DOGS

Sections:

6.10.010 General provisions.

A. Definitions. In construing the provisions of this chapter, unless the context clearly requires otherwise, the definitions in EMC 6.01.020 shall apply. In addition, the following definitions shall apply to each reference to the following words or phrases:

1. “Dangerous dog” means any dog that: (1) inflicts severe injury on or kills a human being without provocation, or (2) inflicts severe injury on or kills an animal without provocation while the animal inflicting the injury is off the property where its owner resides, or (3) has been previously found to be potentially dangerous, the owner having received notice of such, and the animal again aggressively bites, attacks or endangers the safety of humans or other animals. Any dog which inflicts injury to a human or animal while trespassing on the property of another is the presumed provoker, unless such presumption is overcome by the preponderance of the evidence.

2. “Director” means the police chief of the city or the police chief’s designee.

3. District court” means the court designated by the city to handle appeals of dangerous dog and potentially dangerous dog declarations.

4. “Exhaustion of the appeal process” means that the owner has declined and/or failed to appeal the matter further or has exhausted all appeal options.

5. “Muzzle” means a muzzle made in a manner that will not cause injury to the animal or interfere with its vision or respiration but shall prevent it from biting any person or animal.

6. “Potentially dangerous dog” means any dog that without provocation: (1) bites a human, domestic animal, or livestock either on public or private property; or (2) chases or approaches a person upon the streets, sidewalks, or any public grounds or private property in a menacing fashion or apparent attitude of attack; or (3) any dog with a known propensity, tendency, or disposition to attack unprovoked or to cause injury or otherwise to threaten the safety of humans, domestic animals, or livestock on any public or private property.

7. “Premises” means the registered owner’s current address that has been inspected and approved by the animal control authority.

8. “Proper enclosure” means, while on the owner’s property, the animal shall be confined indoors or in a securely enclosed and locked pen or structure, suitable to prevent the entry of young children and designed to prevent the animal from escaping. Such pen or structure shall have a locking door with a padlock, secure sides, a concrete floor or, if the pen or structure has no bottom secured to the sides, then the sides must be embedded in the ground no less than one foot and a secure top attached to the sides, and shall also provide protection from the elements for the animal. The structure must comply with all applicable provisions of the local building and zoning codes.

9. “Warning sign” means a clearly visible and conspicuously displayed sign containing words and a symbol (to inform children or others incapable of reading) warning that there is a dangerous animal on the property.

Except where otherwise plainly declared or clearly apparent from the context, words used in this chapter shall be given their common and ordinary meaning.

B. Calculating Deadlines. If the deadline to comply with any requirement of this chapter falls on a day that the animal control authority is closed, the deadline shall be extended to the next day that the animal control authority is open to the public.

C. All notices, declarations, and final determinations required to be served on an owner shall be served in one of the following methods:

1. Certified mail, return receipt requested, and regular mail to owner's last known address; or

2. Personally; or

3. If the owner cannot be located after diligent attempts to serve the owner by one of the first two methods, by posting the declaration in a conspicuous place at the owner's last known address.

When service is accomplished by mail pursuant to subsection (C)(1) of this section, service shall be considered complete on the third day after the item is postmarked.

D. This chapter does not apply to dogs used by law enforcement officials for police work.

6.10.020 Declaring dog as potentially dangerous.

A. The animal control authority may find and declare a dog potentially dangerous if any animal control officer has probable cause to believe that the dog falls within the definitions set forth in this Chapter and the exclusions contained in this section do not apply.

1. The written finding must be based upon:

a. The written complaint of a citizen who is willing to testify that the dog has acted in a manner which causes it to fall within the definition of potentially dangerous dog; or

b. Dog bite reports filed with the animal control authority; or

c. Actions of the dog witnessed by any animal control officer or law enforcement officer; or

d. Other substantial evidence.

2. Exclusions. A dog may not be declared potentially dangerous if the animal control authority determines, by a preponderance of the evidence, that the threat, injury, or bite alleged to have been committed by the dog was sustained by a person who was at the time committing a willful trespass or other tort upon the premises occupied by the owner of the dog, or who was tormenting, abusing, or assaulting the animal, or who has been in the past observed or reported to have tormented, abused, or assaulted the dog, or who was committing or attempting to commit a crime.

B. Notice to Declare. If any animal control officer determines there is probable cause to declare a dog potentially dangerous, the animal control authority must provide the dog owner with notice that the dog will be declared potentially dangerous. Fifteen days after the notice is served, unless such notice is otherwise rescinded by the animal control authority or the director, the dog will be deemed potentially dangerous pursuant to this chapter.

1. Contents of Notice. The notice shall be in writing and shall include a description of the dog, the dog owner's name and address (if known), the statutory basis for the declaration, the reasons the animal control authority considers the dog potentially dangerous, a statement that the dog is subject to permitting and other restrictions required by this chapter, including a recitation of the restrictions and requirements in EMC 6.10.040 (permitting), 6.10.080 (confinement), and 6.10.090 (notification), an explanation of the owner's rights, the proper procedure for appealing the declaration, and the opportunity to meet with the director and give reasons or information as to why the dog should not be declared potentially dangerous. The meeting must be requested by the owner and must take place within 15 days of service of the notice. The director has authority to extend the 15-day deadline for the meeting under extenuating circumstances.

2. Restrictions. Upon service of the notice, the dog shall at all times be confined pursuant to EMC 6.10.080. Furthermore, the owner must comply with all requirements set forth in EMC 6.10.090.

3. Meeting. If, within 15 days after service of the notice, the owner requests a meeting with the director, the director shall notify the owner of the date, time, and location for such meeting. Within 15 days after the meeting, or on the date set for the meeting if the owner fails to attend, the Director will determine whether the owner has established good cause for the notice to be rescinded or modified and shall serve the owner with a written letter explaining the director's decision. The Director may use discretion in modifying the notice by imposing other conditions and timelines if supported by the evidence presented at the meeting. If the director rescinds the notice, the dog will not be deemed potentially dangerous and no further action is required by the owner.

4. Effect of Notice. On the sixteenth day following service of the notice to declare, or on the day following the Director's determination if a meeting is requested pursuant to subsection (B)(3) above, unless said notice is rescinded by the animal control authority or the director, the dog shall be deemed potentially dangerous.

6.10.030 Appealing the declaration of potentially dangerous dog.

If the owner wishes to appeal the declaration of potentially dangerous dog:

A. The owner shall submit a written notice of appeal to the district court together with the applicable fee charged by the city in which the dog resides or is kept for dangerous dog appeals, and shall serve a copy of the same upon the city and the animal control authority within 15 calendar days of the day the dog is deemed to be potentially dangerous pursuant to the notice to declare described in EMC 6.10.020(B).

B. On appeal before the district court, the burden shall be on the city to prove the declaration of potentially dangerous dog is supported by a preponderance of the evidence. The district court shall set a hearing on the appeal with notice to all parties of the date, time, and location of the hearing.

C. The district court shall have the authority to make the following determination on appeal:

1. Rescind the declaration of potentially dangerous dog;

2. Uphold the declaration of potentially dangerous dog; or

3. Condition the declaration of potentially dangerous dog for a period not to exceed 12 months, at which time the municipal court shall conduct a review hearing to determine if sufficient evidence supports maintaining the declaration of potentially dangerous dog. During any period of conditional declaration, the owner shall obtain a potentially dangerous dog permit and comply with all provisions set forth in EMC 6.10.040 (permitting), 6.10.080 (confinement), and 6.10.090 (notification). The owner is responsible for requesting a review hearing at the end of the conditional declaration period. The conditional declaration shall remain in effect until it is revised or rescinded by the district court.

D. If the owner wishes to appeal the district court's decision, the appeal must be filed with the clerk of the Pierce County superior court, and a copy of the appeal served upon the City and the animal control authority, within 15 calendar days of the date of the district court's written decision.

E. While any appeal is pending, the provisions of EMC 6.10.080 and 6.10.090 shall apply.

6.10.040 Permits for potentially dangerous dogs.

A. It is unlawful for an owner to have a potentially dangerous dog in the city without a current permit issued under this section. Within 15 calendar days following either: (1) the expiration of the appeal deadline, if no appeal is filed, or (2) service of a decision affirming the declaration on appeal after exhaustion of the appeal process, the owner of a potentially dangerous dog shall obtain a permit from the animal control authority .

B. Permit Submittals. The animal control authority may issue a permit to the owner of a potentially dangerous dog if the owner completes the following and pays the permit fee:

1. Provides proof that the dog has been microchipped (and microchip number is provided);

2. Provides a current, color, digital photograph (in electronic format) each of the front and the profile/side of the dog (minimum three inches by five inches in size) for identification purposes;

3. Provides proof of current rabies vaccination;

4. Provides proof of a policy of liability insurance, such as homeowner's insurance, issued by an insurer qualified under RCW Title 48 in the amount of at least $100,000, insuring the owner for any personal injuries or property damage inflicted by the potentially dangerous dog; and

5. Demonstrates the following to the animal control authority during an inspection of the premises:

    a. The dog is confined in a proper enclosure;

    b. There is a conspicuously posted and clearly visible warning sign;

    c. The dog is wearing a current license tag; and

    d. Possession of a muzzle for the dog. The muzzle must be available at the time of inspection.

The inspection by the animal control authority, and any reinspections that may be necessary, must be scheduled within 10 calendar days after the end of the 15-day appeal deadline, if no appeal is made, or service of a decision affirming the declaration on appeal after exhaustion of the appeal process, if an appeal is made. An owner who fails to pass inspection shall pay a $50.00 reinspection fee per occurrence. Reinspection must occur during the prescribed 10-calendar-day period.

C. Permit Renewal. The owner of a potentially dangerous dog shall renew the potentially dangerous dog permit annually and within 30 days of the expiration of the permit. To renew the permit, the owner must provide the following to the animal control authority:

1. Proof of current rabies vaccination;

2. A policy of liability insurance, such as homeowner's insurance, issued by an insurer qualified under RCW Title 48 in the amount of at least $100,000, insuring the owner for any personal injuries and property damage inflicted by the potentially dangerous dog; and

3. Payment of the renewal fee

D. With no less than 48 hours' notice, the animal control authority has the right to inspect the premises and ensure adherence to the requirements herein.

6.10.050 Declaring dog as dangerous.

A. The animal control authority may find and declare a dog dangerous if any animal control officer has probable cause to believe that the dog falls within the definitions set forth in this Chapter and the exclusions contained in this section do not apply. The written finding must be based upon:

1. The written complaint of a citizen who is willing to testify that the animal has acted in a manner which causes it to fall within the definition of dangerous dog; or

2. Dog bite reports filed with the animal control authority; or

3. Actions of the dog witnessed by any animal control officer or law enforcement officer; or

4. Other substantial evidence.

B. Exclusions. A dog shall not be declared dangerous if the animal control authority determines, by a preponderance of the evidence, that the threat, injury, or bite alleged to have been committed by the dog was sustained by a person who was at the time committing a willful trespass or other tort upon the premises occupied by the owner of the dog, or who was tormenting, abusing, or assaulting the dog, or who has been in the past observed or reported to have tormented, abused, or assaulted the dog, or who was committing or attempting to commit a crime.

C. Notice to Declare. If any animal control officer determines there is probable cause to declare a dog dangerous, the animal control authority must provide the dog owner with notice that the dog will be declared dangerous. Fifteen days after the notice is served, unless such notice is otherwise rescinded by the animal control authority or the director, the dog will be deemed dangerous pursuant to this chapter.

1. Contents of Notice. The notice shall be in writing and shall include a description of the dog, the dog owner's name and address (if known), the statutory basis for the declaration, the reasons the animal control authority considers the dog dangerous, a statement that the dog is subject to

permitting and other restrictions required by this chapter, including a recitation of the restrictions in EMC 6.10.070 (permitting), 6.10.080 (confinement), and 6.10.090 (notification), an explanation of the owner's rights, the proper procedure for appealing the declaration, and the opportunity to meet with the director and give reasons or information as to why the dog should not be declared dangerous. The meeting must be requested by the owner and must take place within 15 days of service of the notice. The director has authority to extend the 15-day deadline for the meeting under extenuating circumstances.

2. Restrictions. Upon service of the notice, the dog shall at all times be confined pursuant to EMC 6.10.080. Furthermore, the owner must comply with all requirements set forth in EMC 6.10.090.

3. Meeting. If, within 15 days after service of the notice, the owner requests a meeting with the director, the director shall notify the owner of the date, time, and location for such meeting. Within 15 days after the meeting, or on the date set for the meeting if the owner fails to attend, the director will determine whether the owner has established good cause for the notice to be rescinded or amended from dangerous to potentially dangerous, and shall serve the owner with a written letter explaining the director's decision. If the director rescinds the notice, the dog will not be deemed dangerous and no further action is required by the owner. The Director may use discretion in amending the notice by imposing other conditions and timelines if supported by the evidence presented at the meeting. If the director amends the notice to declare from dangerous to potentially dangerous, the same appeal period applies as if the notice to declare had not been amended.

4. Effect of Notice. On the sixteenth day following service of the notice to declare, or on the day following the Director's determination if a meeting is requested pursuant to subsection (C)(3) above, unless said notice is rescinded or amended by the animal control authority or the director, the dog shall be deemed dangerous.

6.10.060 Appealing the declaration of dangerous dog.

If the owner wishes to appeal the declaration of dangerous dog:

A. The owner shall submit a written notice of appeal to the district court together with the applicable fee charged by the city in which the dog resides or is kept for dangerous dog appeals, and shall serve a copy of the same upon the city and the animal control authority within 15 calendar days of the day the dog is deemed to be dangerous pursuant to the notice described in EMC 6.10.050(C).

B. On appeal before the district court, the burden shall be on the city to prove the declaration of dangerous dog is supported by a preponderance of the evidence. The district court shall set a hearing on the appeal with notice to all parties of the date, time, and location of the hearing.

C. The district court shall have the authority to make the following determination on appeal:

1. Rescind the declaration of dangerous dog;

2. Uphold the declaration of dangerous dog; or

3. Condition the declaration of dangerous dog for a period not to exceed 12 months, at which time the district court shall conduct a review hearing to determine if sufficient evidence supports maintaining the declaration of dangerous dog. During any period of conditional declaration, the owner shall obtain a dangerous dog permit and comply with all provisions set forth in EMC 6.10.070 (permitting), 6.10.080 (confinement), and 6.10.090 (notification). The owner is responsible for requesting a review hearing at the end of the conditional declaration period. The conditional declaration shall remain in effect until it is revised or rescinded by the municipal court.

D. If the owner wishes to appeal the district court's decision, the appeal must be filed with the clerk of the Pierce County superior court, and a copy of the appeal served upon the city and the animal control authority, within 15 calendar days of the date of the district court's written decision.

F. While any appeal is pending, the provisions of EMC 6.10.080 and 6.10.090 shall apply.

6.10.070 Permits for dangerous dogs.

A. It is unlawful for an owner to have a dangerous dog in the city without a current permit issued under this section. Within 15 calendar days following either (1) the expiration of the appeal deadline, if no appeal is filed, or (2) service of a decision affirming the declaration on appeal after exhaustion of the appeal process, the owner of a dangerous dog shall obtain a permit from the animal control authority.

B. Permit Submittals. The animal control authority may issue a permit to the owner of a dangerous dog if the owner completes the following and pays the permit fee:

1. Provides proof that the dog has been microchipped (and microchip number provided);

2. Provides a current, color, digital photograph (in electronic format) each of the front and the profile/side of the dog (minimum three inches by five inches in size) for identification purposes;

3. Provides proof of current rabies vaccination;

4. Provides proof of a policy of liability insurance (such as homeowner's insurance) issued by an insurer qualified under RCW Title 48 in the amount of at least $500,000, insuring the owner for any personal injuries and property damage inflicted by the dangerous animal;

5. Demonstrates the following to the animal control authority during an inspection of the premises:

a. The dog is confined in a proper enclosure;

b. There is a conspicuously posted and clearly visible warning sign;

c. The dog is wearing a current license tag; and

d. Possession of a muzzle for the dog. The muzzle must be available at the time of inspection.

The inspection by the animal control authority, and any reinspections, must be scheduled within 10 calendar days after the end of the 15-day appeal deadline, if no appeal is made, or service of a decision affirming the declaration on appeal after exhaustion of the appeal process, if an appeal is made. An owner who fails to pass inspection will be subject to a $50.00 reinspection fee per occurrence. Reinspection must occur during the prescribed 10-calendar-day period.

C. Permit Renewal. The owner of a dangerous dog shall renew the dangerous dog permit annually and no later than 30 days of the expiration of the permit. To renew the permit, the owner must provide the following to the animal control authority:

1. Proof of a current rabies vaccination;

2. A policy of liability insurance, such as homeowner's insurance, issued by an insurer qualified under RCW Title 48 in the amount of at least $500,000, insuring the owner for any potential injuries and property damage inflicted by the dangerous dog; and

3. Payment of the renewal fee.

D. With no less than 48 hours' notice, the animal control authority has the right to inspect the premises and ensure adherence to the requirements herein.

6.10.080 Confinement of potentially dangerous or dangerous dog.

Every dangerous or potentially dangerous dog must at all times be confined and controlled as follows:

A. On the premises in a proper enclosure;

B. In an area completely enclosed by a fence of sufficient height, substance, and condition to prevent the escape of the dog while under the direct, in person, supervision of a person 18 years or older who is capable of preventing the escape of the dog from the fenced area; or

C. If beyond the premises, then securely leashed and humanely muzzled while under the direct supervision of a person 18 years or older who is capable of controlling the dog, and any other restrictions deemed necessary by the animal control authority.

These restrictions apply while an appeal of the potentially dangerous dog declaration or dangerous dog declaration is pending.

6.10.090 Notification of status of potentially dangerous or dangerous dog.

A. The owner of a dog that has been declared potentially dangerous or dangerous dog shall immediately notify the animal control authority when such dog:

1. Is loose or unconfined; or
2. Has bitten or otherwise injured a human being or attacked another animal or livestock; or
3. Is sold or given away or dies; or
4. Is permanently relocated to another address; or
5. Is temporarily moved to another address for longer than 30 days.

B. At least 48 hours prior to a potentially dangerous or dangerous dog being sold, moved or given away, the owner shall provide the name, address, and telephone number of the new owner to the animal control authority. Prior to selling, moving, or giving the dog away, the owner shall also notify the new owner that the dog has been declared potentially dangerous or dangerous. The new owner shall comply with all of the requirements of this chapter.

These restrictions apply while an appeal of the potentially dangerous dog declaration or dangerous dog declaration is pending.

6.10.100 Relocating a potentially dangerous or dangerous dog from another jurisdiction.

It is unlawful to relocate for longer than 30 days a dog into the city that has been declared dangerous or potentially dangerous by any animal control authority, hearing examiner, municipality or court without providing 48 hours' notice to the animal control authority of the intent to bring the dog into the city. Prior to bringing the dog into the city, all conditions and provisions for permitting of such a dangerous or potentially dangerous dog must be met by the owner. Such dog shall be confined at all times pursuant to EMC 6.10.080.

6.10.110 Vacating a dangerous or potentially dangerous dog declaration.

Three years after a dog has been declared potentially dangerous or dangerous, the owner may request that the animal control authority vacate the declaration by serving such a request to the animal control authority. A vacancy shall not be considered unless the dog has been in compliance and has no violations of the restrictions and permitting requirements imposed as a result of the declaration for a minimum of three years. The animal control authority may vacate the declaration if it determines that the declaration is no longer appropriate as a result of a change in the dog's behavior due to age, health, training, and/or other factors. It is the owner's burden to provide information to the animal control authority in support of vacating the declaration. There shall be no appeal from the animal control authority's decision in response to a request to vacate a declaration.

6.10.120 Violations.

A. Criminal Penalties. It shall be unlawful for any person owning or harboring or having care of a potentially dangerous dog or dangerous dog to allow or permit such dog to be in violation of EMC 6.10.040(A) (permitting for potentially dangerous dogs), 6.10.070(A) (permitting for dangerous dogs), 6.10.080 (confinement), 6.10.090(B) (notification), and 6.10.100 (relocating). Any such person found to be in violation of these provisions shall, upon conviction thereof, be found guilty of a gross misdemeanor punishable by imprisonment in jail of no more than 364 days or by fine of not more than $5,000, or both.

In addition, and upon conviction, the court may order the seizure, impoundment, and/or forfeiture of any dog which is the subject of the criminal proceedings. Furthermore, any potentially dangerous or dangerous dog which attacks a human being, domestic animal, or livestock may be ordered destroyed when, in the court's judgment, such dog represents a continuing threat of serious harm to human beings or domestic animals. The court shall order any person convicted under this section to pay all costs of confinement, control, and/or destruction, including any necessary veterinary fees and the daily boarding fees.

B. Seizure, impoundment, and/or euthanasia is authorized pursuant to the procedures outlined in this section.

1. When the animal control authority determines that a dog is in violation of any provision of this chapter, the animal control authority is authorized to immediately seize and impound such dog. The animal control authority shall serve the dog's owner with a written notice of the impoundment stating the reason for the impoundment, that the owner is responsible for payment of costs to control, and that the dog will be destroyed in an expeditious and humane manner if the violations for which the dog was confiscated are not corrected within 15 days.

2. The animal control authority is authorized, but not required, to grant the owner an extension of time to correct the violation before destruction of the dog.

3. The owner shall pay all costs of confinement and control, including any necessary veterinary fees and the daily boarding fees before the dog may be redeemed by the owner.

4. The animal control authority will destroy the dog in an expeditious and humane manner if the animal control authority has provided notice to the dog's owner as required by this Section, and the dog's owner does not comply with the deadline for the correction of deficiencies. The dog's owner shall be responsible to pay all costs of confinement, boarding, control and/or destruction of the dog, including any necessary veterinary fees.

C. In addition to the provisions of subsection (B) of this section, while an appeal is pending, the animal control authority is authorized to immediately seize and impound the dog for the remainder of the appeal process when the animal control authority determines that the dog is in violation of EMC 6.10.080 (confinement) or that the dog has inflicted a bite upon another animal or person. The owner shall pay all costs of confinement and control, including any necessary veterinary fees and the daily boarding fee. All costs must be paid before the dog may be redeemed by the owner.

City Of Edgewood
Council Agenda Summary Sheet

Subject: Discussion - Website/Logo	**Agenda Item #:** **2.E** **For Agenda of:** **4/7/2020** **Prepared by:** **Matthew Ray**
Attachments (list): 1. Logo Color-Font Options	
Approval of Materials: Matthew Ray Dave Gray 4/3/2020 Daryl Eidinger 4/3/2020	**Expenditure Required:** N/A **Amount Budgeted:** N/A **Timeline:** ~~SS 3/03/2020~~ ~~SS 3/31/2020~~ SS 4/07/2020

Summary Statement:
The City will be launching a redesign of the City's Website this year. the first step in the design process is to decide on a color pallet, appropriate fonts and a web friendly logo. All of these put together dictate the them of the new site.

Item History:
On the last Study Session staff brought forth multiple logo's and the Council narrowed it down to one. Council Requested that staff bring back color variations for their consideration.

Recommended Action:
N/A

Fiscal Note/Consideration:
N/A

Color Options:

EDGEWOOD
Washington

EDGEWOOD
Washington

EDGEWOOD
Washington

EDGEWOOD
Washington

Font Options:

EDGEWOOD
Washington

EDGEWOOD
Washington

EDGEWOOD
Washington