



**CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING AGENDA**

Monday, March 7, 2022, 6:00 p.m. • Virtual Zoom Meeting*
Meeting Link: (<https://zoom.us/j/92275379112>)

1. Call to Order

- a. Attendance *(by presence, not roll call)*
 - i. Position 1: Colleen Wise
 - ii. Position 2: Andrew Wiesenfeld, Chair
 - iii. Position 3: Lora Butterfield
 - iv. Position 4: Deanna Clark
 - v. Position 5: Angel Swanson, Vice Chair
 - vi. Position 6: Vacant
 - vii. Position 7: Jason Neil

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

- a. Agenda Approval or Modifications
- b. Approval of Meeting Minutes for February 7, 2022
- c. Review of Planning Commission Meeting Minutes for January
- d. Review of January Development Review Reports
(Morgan Dörner, Senior Planner will provide a brief presentation for notable projects within the development reports)

3. Citizen Comment Period: *Reserved for the public to comment on items not on the agenda. The Board may invite additional public comment on agenda items noted for discussion later in the meeting.*

4. Old Business

- a. EDAB Training – The New Economy and Implications for Community Planning (approx. 30 minutes)
- b. Town Center

5. New Business

- a. 2022 Work Plan Prioritization
- b. Planning Commission Collaboration Plan

6. Staff Comments

7. Board Member Comments/Updates

- a. Board member recruitment

8. Adjourn



**CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING MINUTES**

Monday, February 7, 2022 at 6 p.m.

Meeting Held Virtually via Zoom: (<https://zoom.us/j/92275379112>)

1. **CALL TO ORDER:** Chair Wiesenfeld called the meeting to order at 6:10 p.m.
 - A. **Members Present:** Chair Wiesenfeld; Wise; Butterfield; Clark
 - B. **Commissioners Absent:** Neil; Swanson; Position 6 (Vacant)
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Emily Arteche, Planning Manager
Morgan Dorner, Senior Planner
 - D. **Others Present:** Councilmember Buckley; Councilmember Tomya
2. **CONSENT AGENDA:**
 - A. **Agenda Approval**
 - B. **Approval of Meeting Minutes for January 3, 2022**
 - C. **Review of December Development Review Reports**
 - i. Wiesenfeld moved to approve, as presented.
 - ii. The Board voted 4-0 to approve the Consent Agenda.
3. **CITIZEN COMMENT PERIOD:**
 - A. None
4. **OLD BUSINESS**
 - A. EDAB Training Video (approx. 30 minutes)
 - i. Chair Wiesenfeld introduced this item and provided a brief background of the trainings EDAB has taken so far. Members decided to proceed with the agenda and then play the training video at the end of the meeting.
 - ii. Morgan Dorner provided a brief introduction of the training video for “A Short Course on Local Planning: Legal Primer on Planning and Development in Washington State” from Department of Commerce.
 - iii. A quorum was lost at 6:16 PM when Chair Wiesenfeld lost connection. A quorum was achieved at 6:17 PM when Chair Wiesenfeld rejoined the meeting.
 - iv. The second half of the training video was played 6:17–6:39 PM and a brief recap discussion followed.
 - B. Town Center
 - i. Morgan Dorner provided a brief background and update regarding the Town Center Subarea Plan, then presented the new webpage for it on the City’s website, found online here <https://www.cityofedgewood.org/317/Town-Center-Subarea-Plan> .
 - ii. Darren Groth provided a status update and brief background of the Town Center Subarea Plan Community Workshop that was held virtually on January 27, 2022. Darren Groth encouraged EDAB to attend and to share the workshop with the public.
 - iii. Discussion ensued regarding outreach efforts by the City.

- C. Edgewood Business Map
 - i. Morgan Dorner provided a brief background and update regarding a City of Edgewood Businesses Map and using it as a tool for EDAB discussion and making it available on the City's website.
 - ii. Colleen asked about adding it to the website and why it hasn't been added yet. Morgan Dorner responded with informing the board of the administrative work (disclaimers and functions for requests by businesses to be added or removed) of adding it to the website.
- D. 2021 & 2022 Work Plan
 - i. Chair Wiesenfeld introduced this item and provided a brief background of the changes to the proposed 2022 Work Plan. Additional explanation of the process and timeline for these work plans was provided.
 - ii. Morgan Dorner provided direction for the process of voting on the proposed 2022 Work Plan in this meeting to provide to Council for their approval at the February 15, 2022 Joint Meeting with City Council, Boards, and Commissions.
 - iii. Discussion about the proposed changes ensued.
 - iv. EDAB voted for approval 4-0 (2 absent, 1 vacant) for the proposed 2022 Work Plan to go to the Council Joint-Meeting.
- 6. New Business:
 - A. 2022 EDAB Meeting Calendar
 - i. Chair Wiesenfeld introduced this item and provided a brief background.
 - ii. Butterfield proposed to cancel the September meeting on August 29th.
 - iii. Darren Groth discussed reopening plan for the "meeting locations" section for the reopening plan to have hybrid meetings at City Hall and Zoom in April.
 - iv. EDAB voted for approval 4-0 (2 absent, 1 vacant)
 - v. Morgan Dorner asked the board about making meeting notifications easier through calendar invites. The board agreed that this would be better. After the meeting, staff sent out an email with a calendar invite attachment.
- 7. **STAFF COMMENTS:**
 - A. February 15, 2022 Joint Meeting with City Council, Boards, and Commissions
- 8. **BOARD COMMENTS:**
 - A. Wise asked about past development actions that have affected commercial in Edgewood along Meridian and future commercial development projections/planning along Meridian. Darren Groth responded regarding past actions and current conditions that have affected commercial.
 - B. Darren responded by elaborating on opportunities for commercial right now along Meridian and current development outlook along Meridian. Town Center is more for pedestrian-friendly mixed-use commercial, and the Commercial District has more auto-oriented commercial uses.
 - C. Chair Wiesenfeld asked about how this is related to Retail Strategies' work.
 - D. Darren Groth responded with clarification about what Retail Strategies' is doing, a brief update on their process, and an explanation of the discretion needed with their recruiting work.
- 9. **BOARD MEMBER UPDATES:**
 - A. None
- 10. **ADJOURN:** Chair Wiesenfeld adjourned the meeting at 7:20 p.m.



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING MINUTES

Monday, February 14, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

1. **CALL TO ORDER:** Vice-Chair Pincas called meeting to order at 6:03 PM
 - A. **Commissioners Present:** Guillory; Wagner; Pincas; Ramirez
 - B. **Commissioners Absent:** Overfield; Greene; Slate
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Jeremy Metzler, Public Works Director
Emily Arteché, Planning Manager
Morgan Dorner, Senior Planner
Evan Hietpas, Associate Planner
 - D. **Others Present:** Chris Overdorf (SCJ Alliance)
Councilmember Day
Councilmember Tomy
2. **CONSENT AGENDA:** Wagner motioned to APPROVE with one modification to the order of the discussion items, moving the PROST Plan Update before the Town Center (TC); Ramirez seconded. Commission voted 4-0 to approve the Consent Agenda, as modified.
3. **CITIZEN COMMENTS:** None
4. **PUBLIC HEARINGS:**
 - A. Wireless Ordinance
 - i. Vice-Chair Pincas announced that the public hearing has been open since the January 10, 2022, Planning Commission meeting.
 - ii. Arteché briefed the Commission and public on the proposed amendments to the Edgewood Municipal Code.
 - iii. Kim Allen, representing Wireless Policy Group (1420 NW Gilman Blvd Ste #9030 Issaquah, WA 98027) provided public comment on behalf of Verizon.
 - iv. Meridee Pabst, representing Wireless Policy Group (1420 NW Gilman Blvd Ste #9030 Issaquah, WA 98027) provided public comment on behalf of AT&T. Pabst also submitted a written public comment on February 14, 2022, and was shown to the Commission.
 - v. Vice-Chair Pincas closed the Public Hearing at 6:57.
5. **ACTION ITEMS:**
 - A. Wireless Ordinance
 - i. Commission and staff discussed the public comments received.
 - ii. Vice-Chair Pincas requested a motion to approve the EMC amendments presented in the staff report and attachment submitted by Arteché, while also including one additional change to address the scrivener's error outlined in the written public comment.
 - iii. Wagner moved to approve; Ramirez seconded. Commission voted 4-0 to approve the amendments as detailed in Pincas' request.



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING MINUTES

Monday, February 14, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

6. DISCUSSION ITEMS:

A. Old Business:

- i. Parks, Recreation, Open Space, and Trails (PROST) Plan Update
 - Metzler and Overdorf provided a summary of Edgewood's PROST Plan update.
- ii. Town Center (TC)
 - Hietpas provided an update on the Town Center Subarea Plan, focusing on public outreach efforts and the first community workshop held on Thursday January 27th.
 - Discussion ensued.
- iii. Training Opportunities
 - Hietpas outlined six training topics that could be scheduled in 2022.
 - Discussion ensued.
- iv. 2022 Work Plan
 - Hietpas reminded the Commission about the Joint City Council on February 15th.

7. STAFF COMMENTS: None

8. COMMISSIONER COMMENTS: None

9. ADJOURN: Vice-Chair Pincas adjourned meeting at 7:42 PM.

Pending Projects - Planning and Engineering Permits

37 Permits

Exported: 02/01/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
21-1407	SMITH AND SONS GC BLA	2027 106TH AVE E	420102116	PLANNING	BLA	WAITING ON REVISIONS	09/04/2021	01/27/2022
21-1646	MICKELSON BLA	2804 90TH AVE E	420093089	PLANNING	BLA	INCOMPLETE	12/30/2021	01/03/2022
22-1021	TED MATTHEWS	XXX 125TH AVENUE CT E	9800000110	PLANNING	BLA	APPLICATION	01/22/2022	01/25/2022
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	3926 90TH AVE E	420163076	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	01/26/2022
CODE UPDATES AND CHANGES								
21-1574	ENVIRONMENTAL NOISE ORDINANCE	2224 104th Ave E		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/30/2021	01/31/2022
21-1583	WIRELESS ORDINANCE	2224 104th Ave E		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	12/02/2021	01/31/2022
21-1584	GIS MAP CODE UPDATES	2224 104th Ave E		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	12/02/2021	01/31/2022
CONDITIONAL USE PERMIT (CUP)								
21-1275	VIEW POINTE RV CUP	10315 12TH STREET CT E	420037059	PLANNING	CONDITIONAL USE PERMIT (CUP)	WAITING ON REVISIONS	06/15/2021	01/20/2022
22-1038	pinto tire shop	1009 MERIDIAN AVE E	420033140	PLANNING	CONDITIONAL USE PERMIT (CUP)	APPLICATION	01/28/2022	01/29/2022
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	420091134	PLANNING	DESIGN STAND REVIEW	WAITING ON REVISIONS	07/13/2020	01/14/2022
PRE APP								
22-1004	7-ELEVEN FUEL STATION PRE-APPLICATION	817 MERIDIAN AVE E	6575000010	PLANNING	PRE APP	UNDER REVIEW	01/10/2022	01/31/2022
22-1011	PSD PORTABLE PRE-APPLICATION	2110 110TH AVE E	420102037	PLANNING	PRE APP	INCOMPLETE	01/14/2022	01/26/2022
22-1014	STARBUCKS PRE-APPLICATION	XXX MERIDIAN AV E	420103086	PLANNING	PRE APP	APPLICATION	01/18/2022	01/31/2022
22-1029	Talas 53rd St Ct E	11721 53RD STREET CT E	420221704	PLANNING	PRE APP	APPLICATION	01/25/2022	01/25/2022
22-1036	pinto tire and auto care	1009 MERIDIAN AVE E	420033140	PLANNING	PRE APP	APPLICATION	01/27/2022	01/28/2022
SHORT PLAT - FINAL								
21-1613	TEBALDI SHORT PLAT FINAL PLAT	4625 126TH AVE E	6755000240	PLANNING	SHORT PLAT - FINAL	INCOMPLETE	01/10/2022	01/28/2022
SHORT PLAT - PRELIMINARY								
20-1533	CONNOLLY SHORT PLAT PRELIMINARY SHORT PLAT	1711 122ND AV E	420112155	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	10/26/2020	01/24/2022
21-1558	Jenna Acres Alteration	1419 114TH AVE E	420034061	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	01/11/2022	01/18/2022
22-1026	Easement revision	4433 128TH AVE E	6027710020	PLANNING	SHORT PLAT - PRELIMINARY	APPLICATION	01/25/2022	01/25/2022
SITE DEVELOPMENT								
17-1527	NORTHWOOD ESTATES WEST PHASE II SITE DEVELOPMENT	9609 24TH ST E	420091136	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	12/05/2017	11/15/2021
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	420096012	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/16/2019	11/23/2021
20-1236	JENNA ACRES SHORT PLAT SITE DEVELOPMENT	1419 114TH AV E	420034061	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/20/2020	01/10/2022

Pending Projects - Planning and Engineering Permits

37 Permits

Exported: 02/01/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091134	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/30/2020	10/18/2021
20-1657	MICKELSON SUBDIVISION SITE DEVELOPMENT	2804 90TH AV E	420093089	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	12/22/2020	03/12/2021
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	01/31/2022
21-1560	BREYER SHORT PLAT SITE DEVELOPMENT	2110 TO 2114 95TH AVENUE CT E	420095023	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/22/2021	01/19/2022
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	01/26/2022
21-1320	VIBE SALON SITE PLAN REVIEW	10124 18TH STREET CT E	3630000090	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	07/12/2021	01/31/2022
21-1348	TAPPS APARTMENTS SITE PLAN REVIEW	XXX 29TH ST E	3625000372	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	07/29/2021	01/26/2022
21-1497	EDGEWOOD HEIGHTS PHASE II SUB-PHASE SITE PLAN REVISION (5212)	1909 104TH AVE E	420106035	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	10/20/2021	01/25/2022
22-1042	1315 Meridian accessible route revision	1315 TO 1327 MERIDIAN AVE E	7420000013	PLANNING	SITE PLAN DESIGN REVIEW	APPLICATION	01/31/2022	01/31/2022
SUBDIVISION - FINAL								
21-1624	PHILLIPS RIDGE SUBDIVISION FINAL PLAT	XXX 86TH AVENUE CT E	420081040	PLANNING	SUBDIVISION - FINAL	WAITING ON REVISIONS	12/20/2021	01/26/2022
22-1017	Barth Estates	3624 96TH AVE E	420161087	PLANNING	SUBDIVISION - FINAL	APPLICATION	01/20/2022	01/25/2022
SUBDIVISION - PRELIMINARY PLAT								
21-1282	WINDMILL PARK TOWNHOMES SUBDIVISION PRELIMINARY PLAT	3117 MERIDIAN AVE E	420103072	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	06/17/2021	01/31/2022
SURFACE WATER								
21-1328	MANZA SIMPLE PAVING PERMIT	1019 114TH AVE E	420038030	ENGINEERING	SURFACE WATER	WAITING ON REVISIONS	07/19/2021	12/27/2021
TRAFFIC CONCURRENCY								
21-1192	BRIDGE POINT TRAFFIC CONCURRENCY	XXX 98TH AV E	420164096	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	04/29/2021	06/02/2021
21-1214	NWP MERIDIAN TRAFFIC CONCURRENCY	3117 MERIDIAN AV E	420103072	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	05/11/2021	07/20/2021

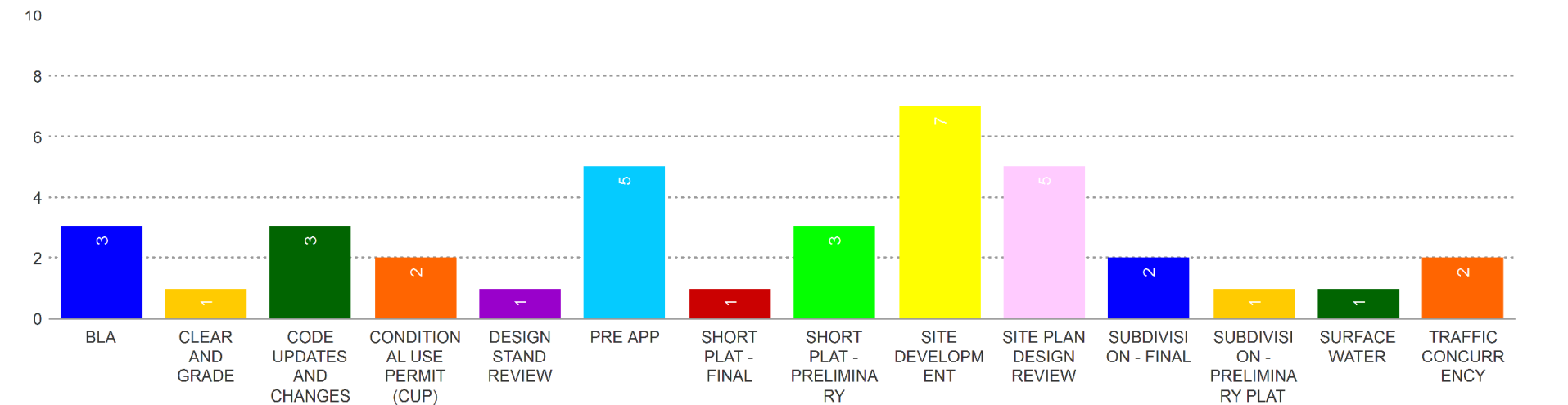
Pending Projects - Planning and Engineering Permits

37 Permits

Exported: 02/01/2022

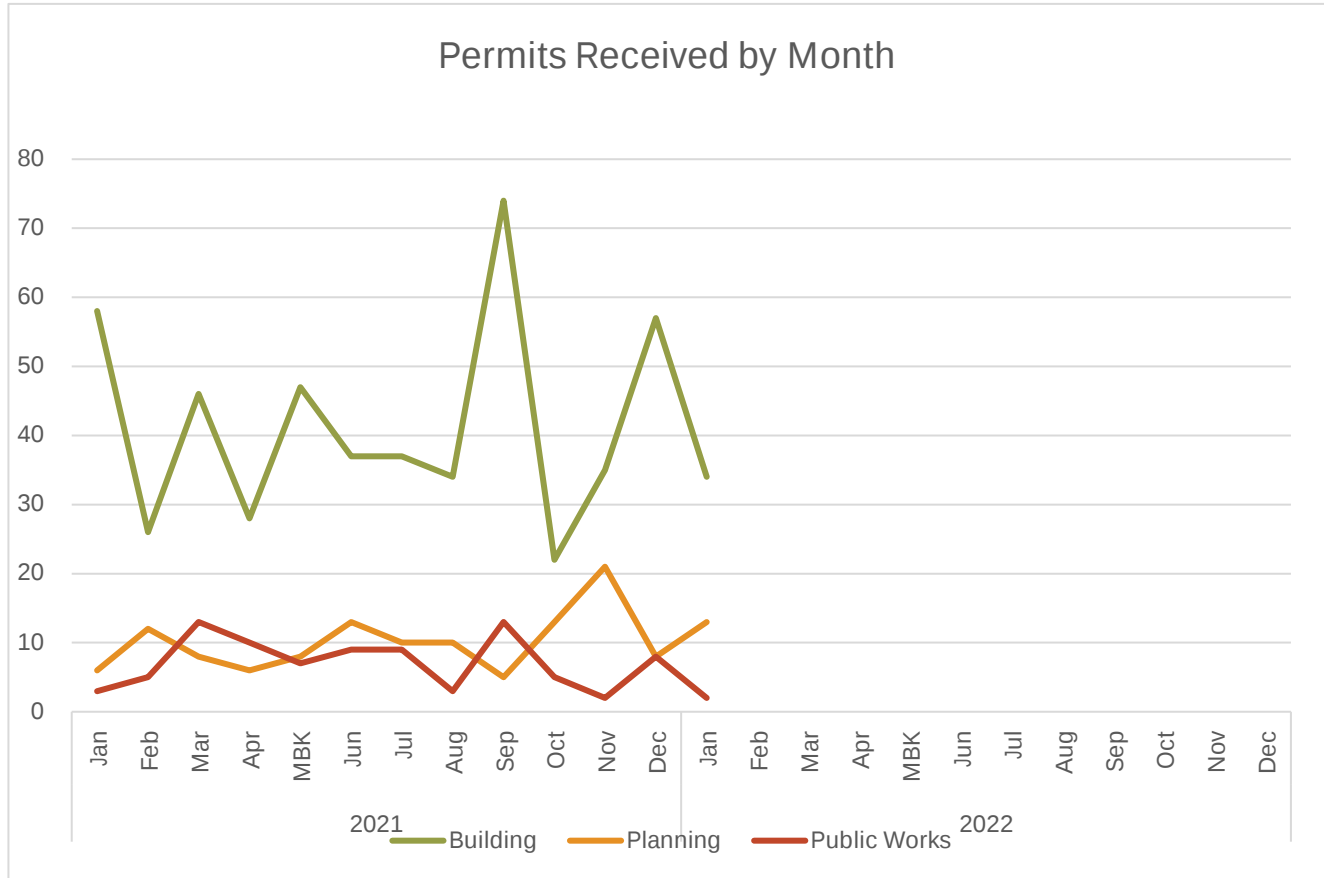
Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
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Permits by Type



Jan 2022

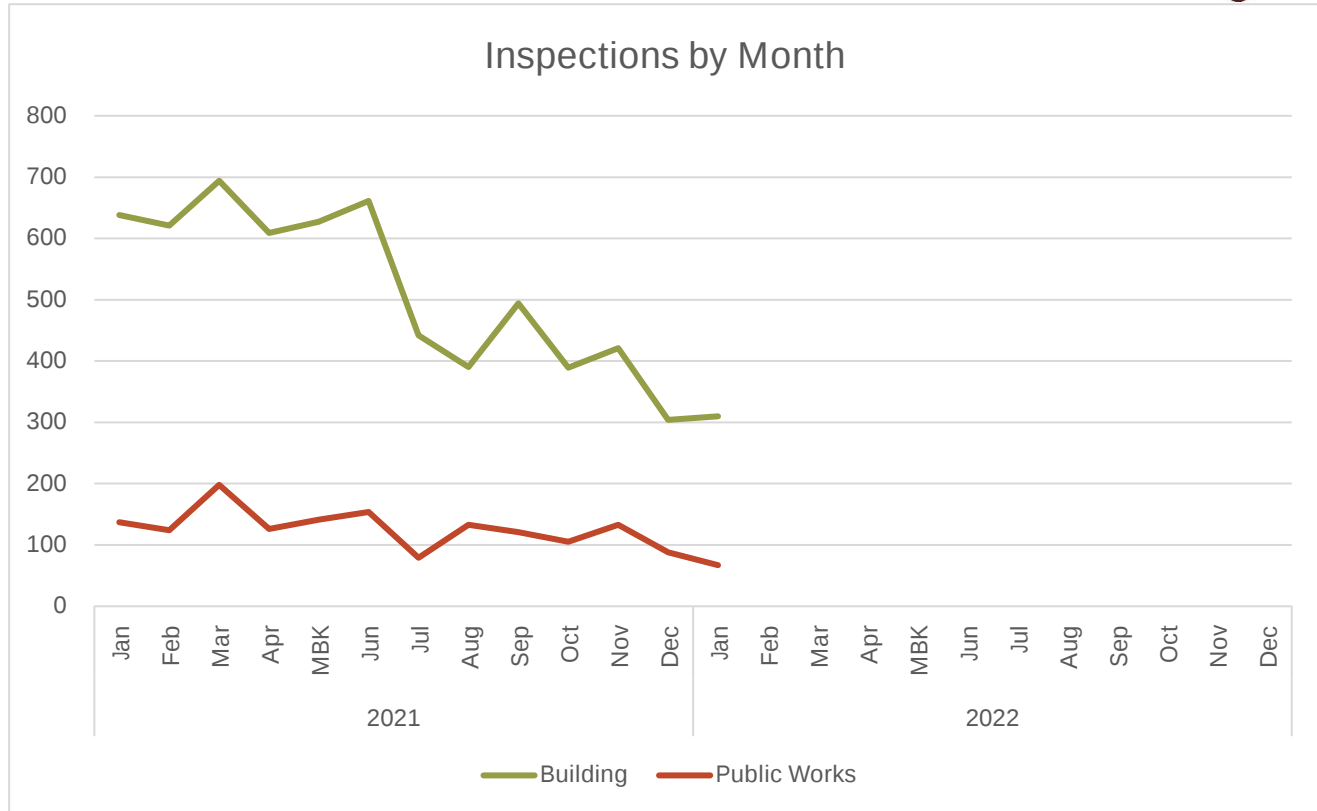
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Jan 2022	34	28	13	4	2	4
Jan 2021	58	43	6	5	3	5
Average 2022	34	28	13	4	2	4
Average 2021	58	43	6	5	3	5
YTD 2022	34	28	13	4	2	4
YTD 2021	58	43	6	5	3	5
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2022	Jan	34	Jan	13	Jan	2
Highest Month 2021	Sep	74	Nov	21	Mar	13

Jan 2022

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Jan 2022	638	310	137	67
Jan 2021	638		137	
Average 2022		310		67
Average 2021	524	638	128	137
YTD 2022	660	310	160	67
YTD 2021	638		137	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2022	Mar	Jan 310	Mar	Jan 67
Highest Month 2021	Mar	694	Mar	198

Plat Construction Tracking Report- January 2022

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2021	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPLICATION		APPLICATION				
	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021					
2020	HUNTINGTON SHORT PLAT	9605 18TH STCT E	3	APPROVED	2/8/2021	FINALED	APPROVED	3	1	33%
	CONNOLY SHORT PLAT	1711 122ND AV E	3	APPLICATION						
	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A	APPLICATION			
	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED	2/1/2021					
	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED	2/1/2021	FINALED	APPROVED	2	1	50%
	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	12/29/2020	ISSUED	APPLICATION			
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED	2	1	50%
	SMITH SHORT PLAT	2506 117TH AV E	2	APPROVED	10/5/2021					
2019	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	1/14/2020	N/A	APPROVED	2	1	50%
	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	5/5/2020	FINALED	APPROVED	6		
	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	9/14/2020	APPLICATION				
	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED	9/27/2019					
	WAGNER SHORT PLAT	11226 18TH ST E	3	APPROVED	10/23/2019	ISSUED	APPLICATION			
	RAMSAUR SHORT PLAT	9505 24TH ST E	4	APPROVED	6/21/2019	N/A	APPROVED	4	1	25%
	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	APPLICATION	APPROVED	2	1	50%
2018	BARTH SUBDIVISION	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED	APPLICATION		0	
	T GARRETT SHORT PLAT	10412 36TH ST E	2	APPROVED	3/1/2019	FINALED	APPROVED	2	1	50%
	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED	12/29/2020					
	HEART & SOUL SHORT PLAT	9725 18TH STCT E	4	APPROVED	12/26/2018	FINALED	APPROVED	4	3	75%
	MICKELSON SUBDIVISION	2804 90TH AV E	10	APPROVED	8/25/2020	APPLICATION				
	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	6/22/2018	FINALED	APPROVED	4	1	25%
	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	1/10/2019	APPLICATION				
	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	ISSUED	APPROVED	6	2	33%
2017	CIRILIUM (RESERVE AT HILLCREST) SUBDIVISION	12311 31ST ST E	18	APPROVED	8/15/2018	FINALED	APPROVED	18	12	67%
	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
	GAGNON SHORT PLAT	2620 110TH AV E	2	APPROVED	11/17/2017	FINALED	APPROVED	2	1	50%
2016	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	6/6/2017	ISSUED	APPROVED	15	0	
	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	1/11/2017	FINALED	APPROVED	55	17	31%
	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2	8224 20TH ST E	67	APPROVED	12/14/2017	FINALED	APPROVED	67	63	94%
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPROVED	3	1	33%
	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	9623 24TH ST E	41	APPROVED	10/24/2017	APPLICATION				
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	4	21%
	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED	7/5/2017					
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	38	28	73%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	5	83%
	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	9/29/2016	ISSUED	APPROVED	14		
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
	MAPLE GROVE SUBDIVISION	2613 87TH AVE CT E	8	APPROVED	9/13/2016	FINALED	APPROVED	8	8	100%
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	2	22%
2014	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	7/15/2014	FINALED	APPROVED	6	3	50%
2013	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	9/4/2014	FINALED	APPROVED	284	271	95%



**CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM**

Date: March 7, 2022

Title: EDAB Training

Attachments: None (see link below)

Submitted By: Morgan Dorner, Senior Planner

Discussion:

EDAB members have been taking [WA Department of Commerce Short Courses](#) which include the following staff recommended trainings: “Local Planning 1-4” and “Economic Development 1-4”. These trainings on Economic Development and Planning in Washington are for the benefit of EDAB members and will provide a knowledge base as we move forward with the Town Center Subarea Plan and develop an Economic Development Element for the City’s next Comprehensive Plan Update in 2024.

At the February meeting, the second half of a Legal Primer on Planning and Economic Development was played. This March meeting, EDAB will be taking the last course in the Economic Development training series (about 20-30 minutes):

[A Short Course on Local Planning: The New Economy and Implications for Community Planning](#)

Next month’s meeting will not consist of an EDAB training session, but the next meetings may cover the next Department of Commerce Short Course series: “Local Planning 1-4”. EDAB can discuss frequency and trainings at this March meeting.

Please note, as we move through this educational training series, feel free to share any trainings or resources that staff might add to the training plan for EDAB members.



CITY OF EDGEWOOD STAFF REPORT EDAB AGENDA ITEM

Date: March 7, 2022

Title: Town Center

Attachments: None

Submitted By: Morgan Dorner, Senior Planner

Introduction:

Town Center is defined as the “Heart of Edgewood” in the City’s Comprehensive Plan and is intended to be the densest area of the city. Mixed-use development is encouraged, meaning that commercial and residential development should be built together. Town Center seeks to promote development that will serve the entire community.

Background:

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

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

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

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

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

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

November 8, 2021: Planning Commission and staff held discussion on historic TC planning efforts and the proposed Town Center Subarea Planning schedule, focusing on the public involvement process.

December: Staff published the [Town Center Subarea Plan Webpage](#)

January 3, 2022: Discussion on TC Subarea Plan webpage and Thursday January 27th Subarea Plan Virtual Community Workshop.

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

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

January 27, 2022:

Subarea Plan Virtual Community Workshop – The workshop was the first in a series of three (3). The goal of the workshop was to inform and promote. Informed the public about what and where Town Center is and promoted the importance of the Subarea Plan. The workshop gave people an opportunity to stay involved in the city's efforts in 2022. City staff and AHBL representatives led a recorded presentation that is posted on the [Town Center webpage](#).

February 28, 2022:

Town Center Subarea Plan Survey: The survey is available from Monday February 28th until Monday March 28th. The results will be presented at the May 19, 2022 workshop. Please visit the [Town Center Subarea Plan](#) to find out more.

Discussion:

Town Center Subarea Plan Survey

Survey response has been outstanding, receiving over 300 responses in the first 24 hours. The survey was posted online, in social media, and Edgewood's publications. Preliminary survey results may be shared in this meeting, but a full survey report will be provided once the survey period has ended.

Staff encourage EDAB members to participate by taking the survey and spreading the word with the Edgewood community and businesses.

Additional Engagement Efforts

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

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



**CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM**

Date: March 7, 2022

Title: 2022 Work Plan Prioritization

Attachments: 2022 Work Plan

Submitted By: Morgan Dorner, Senior Planner

Discussion:

On February 15, 2022, City Council Joint Study Session approved of the 2022 Work Plan for EDAB.

EDAB should discuss the prioritization of the 2022 Work Plan and provide guidance to staff for planning/scheduling the work plan into EDAB's meetings this year. Staff will provide input about items that may rely on other actions schedule this year.



CITY OF EDGEWOOD ECONOMIC DEVELOPMENT ADVISORY BOARD 2022 WORK PLAN

2022 Work Plan Items

1. Edgewood Marketplace

- a. Finalize recruitment
- b. Create directory
- c. Develop a governing structure
- d. Partner with PRAB and/or Friends of the Park regarding 2022 event

2. Town Center

- a. Provide input for the Town Center Subarea Plan to Planning Commission and City Council.

3. Create, distribute, and analyze a restaurant or other preferred business survey

- a. Optional methods of distribution include: Survey Monkey, publishing in the local paper; copies at Chamber of Commerce; a new webpage on the City's website; or a separate website or landing page.
- b. Seek [anecdotal] information to give to a targeted restaurant or eatery, e.g., "Our recent survey showed that 72% of the respondents wanted XYZ Café in Edgewood."
- c. End result may be a press release or new marketing materials.

4. Develop a SWOT Analysis

- a. Schedule economic development workshops, at least two
 - i. 1st workshop – ask for input from stakeholders**
 - ii. 2nd workshop, at least a month later so the analyses can be completed – present the findings.**
- b. Use SWOT Analysis to develop strategic plan, and SWOT findings to be used in business attraction.
- c. Edgewood Business Map on City website for residents to find local businesses.

5. Serve as Business Retention Ambassadors

- a. Visit existing businesses and conduct a survey or see if they will provide testimonials, i.e., what is it like doing business in Edgewood.
- b. Determine if they are looking to expand – if so, can you find another place for them in Edgewood?
- c. If they may be looking to leave – find out why and see what can be done to keep them in Edgewood.

6. Promote Diversity, Equity, and Inclusion in recommendations to City Council

7. Collaborate with the Planning Commission

8. Increase Public Engagement Efforts



**CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM**

Date: March 7, 2022

Title: Planning Commission Collaboration

Attachments: None

Submitted By: Chair Wiesenfeld

Discussion:

Chair Wiesenfeld asked if EDAB could discuss at this meeting collaboration with the Planning Commission, and how EDAB members would like to participate with the commission. Staff will provide input as necessary and explain how future opportunities for collaboration.

Recommendation:

Discuss any ideas and suggestions for collaborating with the Planning Commission and/or other boards.