



CITY OF EDGEWOOD PLANNING COMMISSION MEETING AGENDA

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

1. **Call to Order:**
 - a. Pledge of Allegiance
 - b. Attendance (*by presence, not roll call—unless hearing scheduled*)
 - i. Position 1: Carly Guillory
 - ii. Position 2: JoAnn Overfield, Chair
 - iii. Position 3: Tom Greene
 - iv. Position 4: Sarah Wagner
 - v. Position 5: Jason Ramirez
 - vi. Position 6: Allison Pincas, Vice-Chair
 - vii. Position 7: Karla Slate
2. **Consent Agenda:** *All matters listed under Item 2 are considered routine in nature and will be enacted by one motion. Individual discussion of these items is not planned. A member, however, may remove any item to discuss as an item for separate consideration under New Business.*
 - a. Agenda Approval or Modifications
 - b. Review Planning Commission meeting minutes from February 14, 2022
 - c. Review EDAB meeting minutes from February 7, 2022
 - d. Review of Development Review Report- February 2022
3. **Citizen Comment Period:** *This portion of the agenda is reserved for the public to comment on items not on the agenda. The Planning Commission may invite additional public comment on agenda items noted for discussion later in the meeting.*
4. **Public Hearings:** None
5. **Action Items:** None
6. **Discussion Items:**
 - a. **New Business**
 - i. Training Opportunity: Edgewood GIS Maps
 - ii. Parks, Recreation, Open Space, and Trails (PROST) Plan
 - iii. EMC Title 13: Surface Water Management and Site Development Code Updates
 - b. **Old Business**
 - i. Sewer Connection Requirements
 - ii. Town Center (TC)
 - iii. 2022 Work Plan
7. **Staff Comments**
8. **Commissioner Updates**
9. **Adjourn**

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



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING MINUTES

Monday, 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.



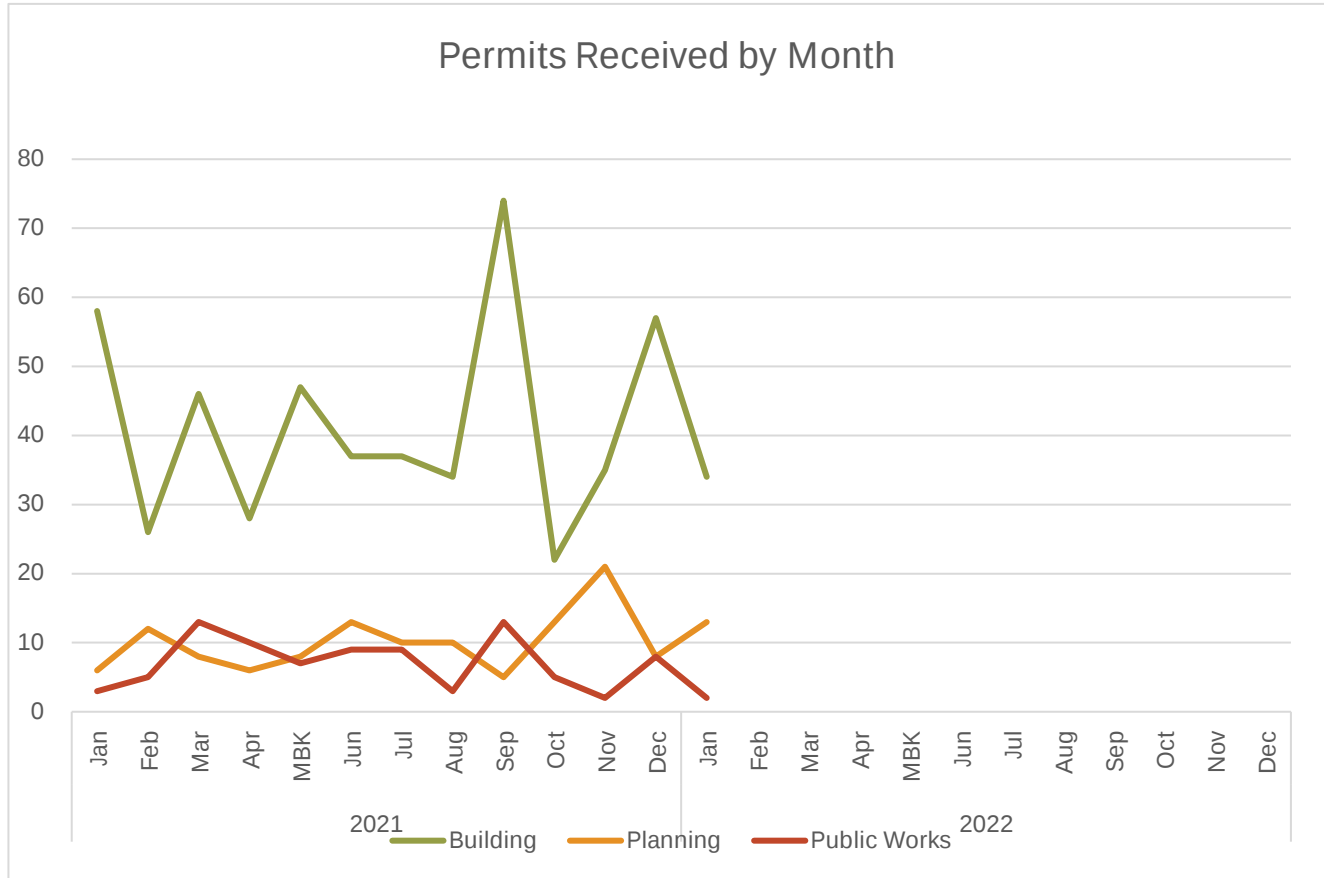
**CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING MINUTES**
Monday, February 7, 2022 at 6 p.m.
Meeting Held Virtually via Zoom: (<https://zoom.us/j/92275379112>)

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.

Jan 2022

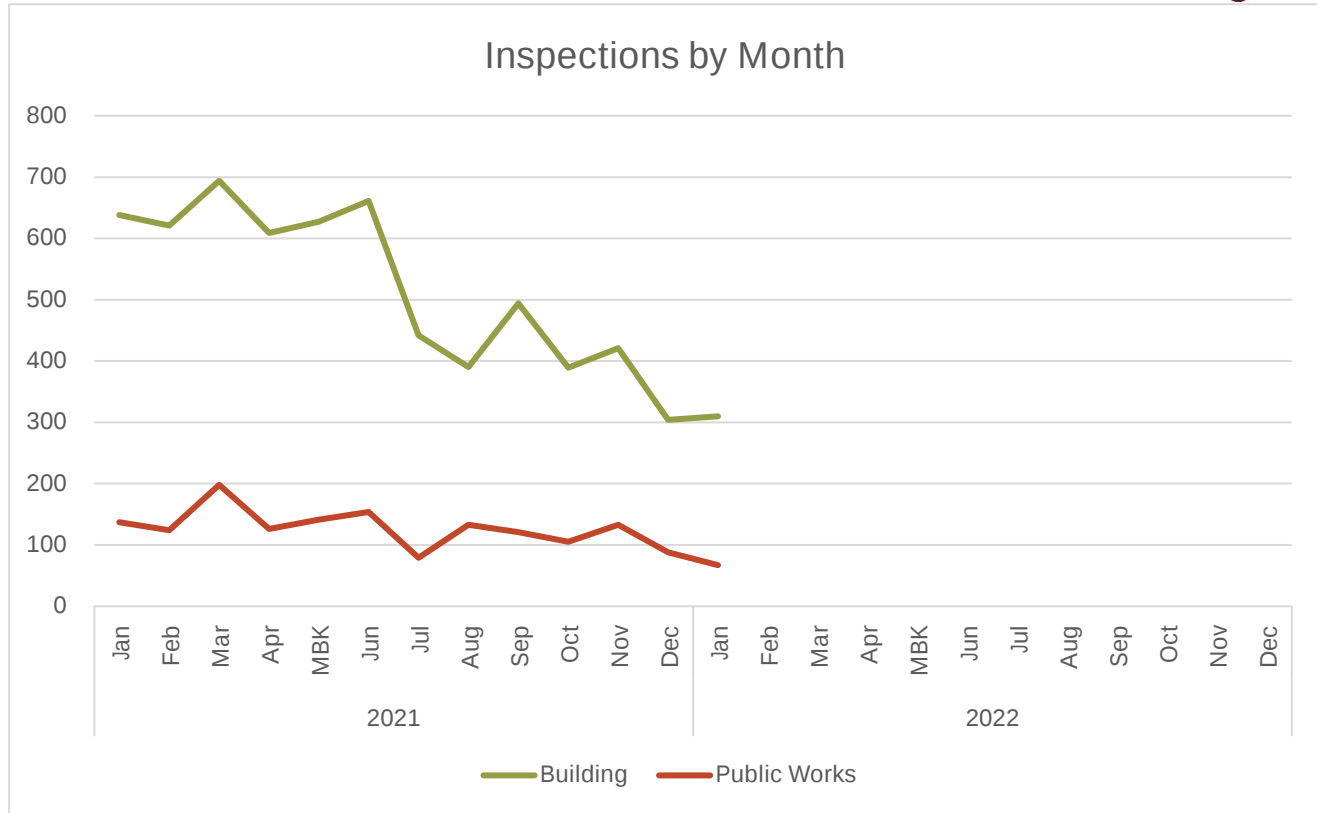
Monthly Development Report



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		137	
Jan 2021	638		137	
Average 2022	310		67	
Average 2021	524		128	
YTD 2022	6600		1606	
YTD 2021	638		137	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2022	Mar	694	Mar	198
Highest Month 2021	Mar	694	Mar	198

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

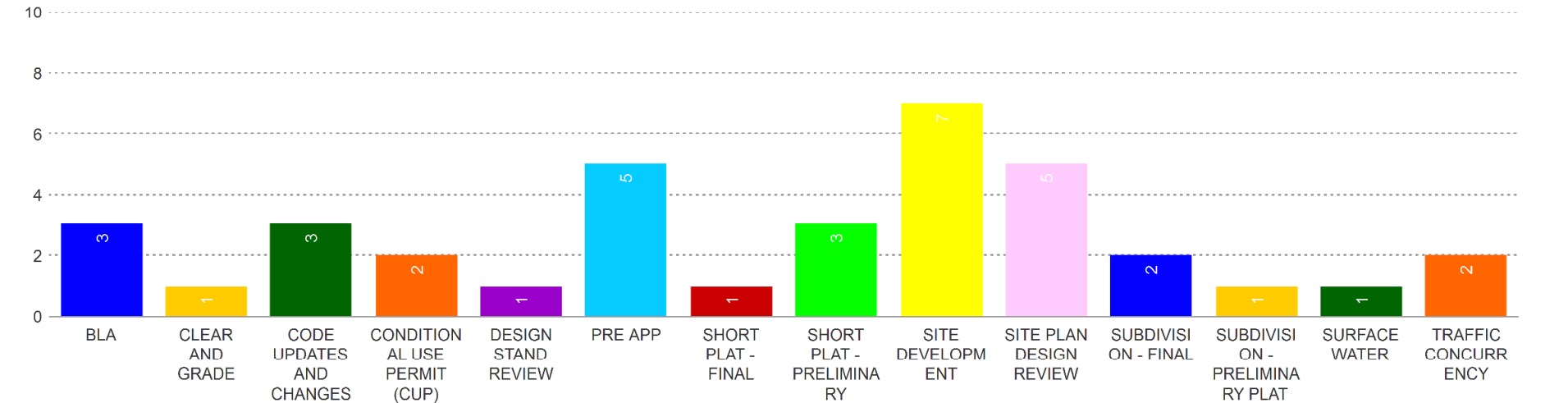
Pending Projects - Planning and Engineering Permits

37 Permits

Exported: 02/01/2022

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Permits by Type



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
PLANNING COMMISSION AGENDA ITEM

Date: March 14, 2022

Title: Training Opportunity: Edgewood GIS Map

Attachments: None

Submitted By: Silas Read, Associate Planner

Background:

The City of Edgewood has developed a robust geographic information system (GIS) map that is available on the [City's website here](#) and managed by Associate Planner Silas Read who regularly updates the map to ensure that information is accurate and current. These efforts result in a tremendous resource for city staff and the public because the GIS map hosts data layers that provide information on topics like:

- Current and historic Edgewood projects
- Permit portal
- Edgewood Municipal Code
- Potential critical areas
- Future land use designations
- Current zoning
- Outside agency links

Current Discussion:

This agenda item has been included to provide the Planning Commission with a training opportunity to learn more about Edgewood's GIS map from Associate Planner Silas Read.



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: March 14, 2022

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

Attachments: 1) Edgewood PROST Plan Report DRAFT

Submitted By: Jeremy Metzler, Public Works Director

Background Information:

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

Current Discussion:

Attached is a DRAFT version of the updated PROST plan, on which staff and SCJ are seeking the Planning Commission's feedback.

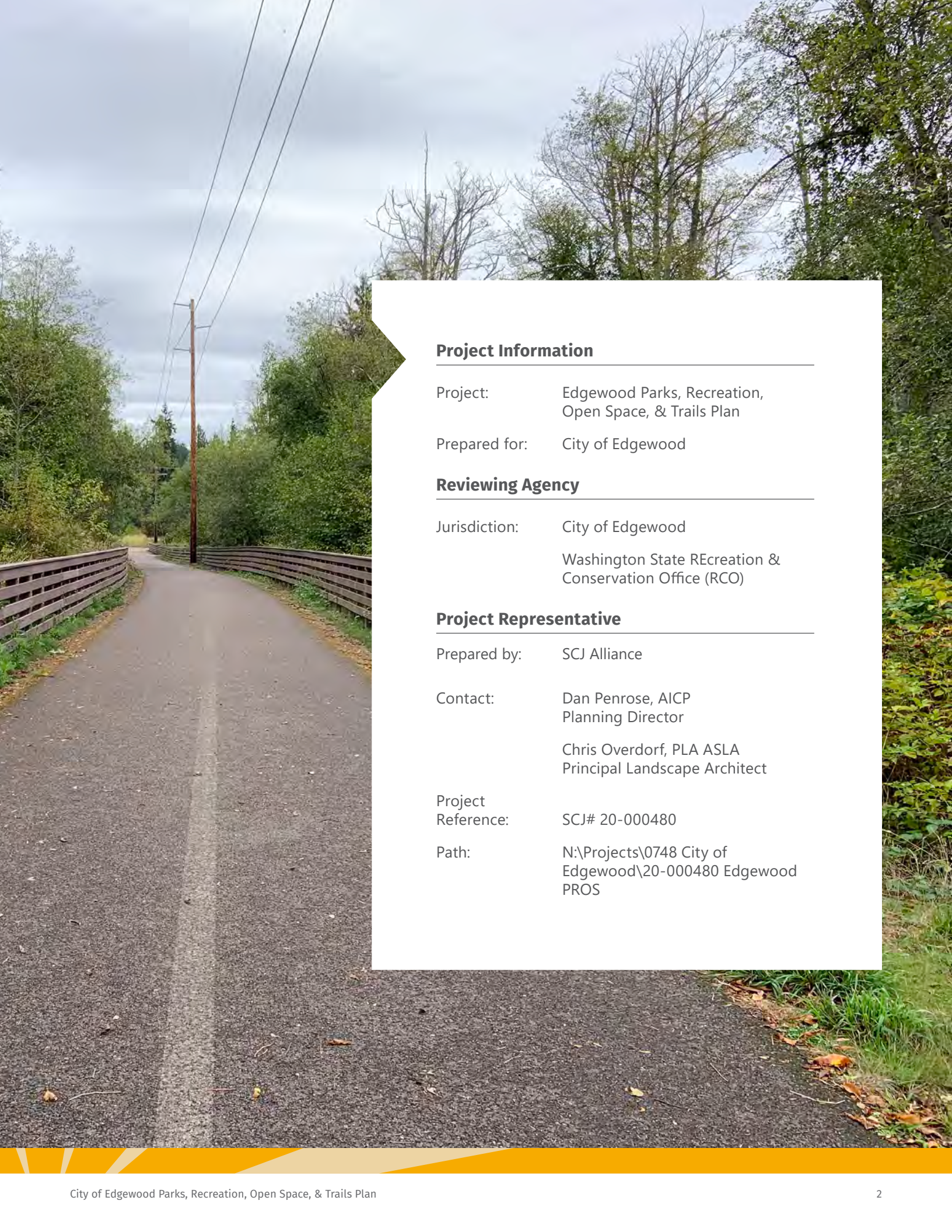


EDGEWOOD

Parks, Recreation, Open Space, & Trails Plan

March 2022





Project Information

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

Prepared for: City of Edgewood

Reviewing Agency

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

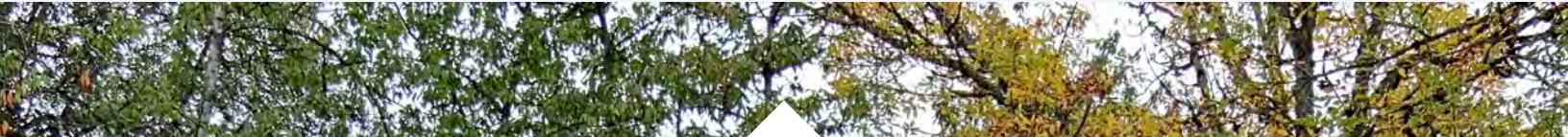
Project Representative

Prepared by: SCJ Alliance

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

Project
Reference: SCJ# 20-000480

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



KEY STAKEHOLDERS

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

ACKNOWLEDGMENTS

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



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OVERVIEW



Structure

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

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

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

2. Goals and Objectives

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

3. Inventory

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

4. Public Involvement

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

5. Demand & Needs Analysis

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

6. Capital Improvement Program

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

7. Approvals

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



GOALS & OBJECTIVES





Goal 1

Provide efficient and effective management of parks resources.

OBJECTIVE 1.1

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

OBJECTIVE 1.2

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

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

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

OBJECTIVE 1.3

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

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

OBJECTIVE 1.4

Continue to involve community organizations in parks improvement.

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

OBJECTIVE 1.5

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

Goal 2

Encourage public involvement in planning for park and recreation facilities.

OBJECTIVE 2.1

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

OBJECTIVE 2.2

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

OBJECTIVE 2.3

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

OBJECTIVE 2.4

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

Goal 3

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

OBJECTIVE 3.1

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

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

OBJECTIVE 3.2

Pursue the following short-term priorities for system development:

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

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

OBJECTIVE 3.3

Plan for the following long-term priorities:

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

OBJECTIVE 3.4

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

OBJECTIVE 3.5

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

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

Goal 4

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

OBJECTIVE 4.1

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

OBJECTIVE 4.2

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

OBJECTIVE 4.3

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

Goal 5

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

OBJECTIVE 5.1

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

OBJECTIVE 5.2

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

OBJECTIVE 5.3

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

OBJECTIVE 5.4

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

OBJECTIVE 5.5

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

OBJECTIVE 5.6

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

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

OBJECTIVE 5.7

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

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

Goal 6

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

OBJECTIVE 6.1

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

OBJECTIVE 6.2

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

OBJECTIVE 6.3

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

OBJECTIVE 6.4

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

OBJECTIVE 6.5

Enlist community organizations to perform trail improvement work.

OBJECTIVE 6.6

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

OBJECTIVE 6.7

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

OBJECTIVE 6.8

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

Goal 7

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

OBJECTIVE 7.1

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

OBJECTIVE 7.2

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

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

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

Goal 8

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

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

List of objectives:

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

INVENTORY & ASSESSMENT





Inventory & Assessment

PHYSICAL CONTEXT

The City of Edgewood is located in northern Pierce County and comprises a land area of 5,382 acres, or approximately 8.41 square miles. It is bordered by the cities of Sumner and Pacific to the east, the City of Puyallup and unincorporated Pierce County to the south, the cities of Milton and Fife to the west, and unincorporated King County to the north. The City's incorporated boundaries are coterminous with its Urban Growth Area (UGA), with no unincorporated UGA. In addition, parts of Edgewood are within the boundaries of the Puyallup Indian Reservation.

Land Use

Edgewood is a small-town community with a rural agricultural history and character. Historically, Edgewood was primarily an agricultural and wooded area. Since its incorporation in 1996, the City has become increasingly urban. As it grows, the City's vision is to retain its rural character.

The majority of the City is composed of residential land uses. Over 73% of residential units are single-family, but there are also multi-family developments and duplexes located throughout the City. Commercial, mixed-use,



and multi-family land uses are concentrated along Meridian Ave E in the west-central part of the City, and at the far western edge of the City. Public land uses, such as parks, schools, civic buildings, and utility facilities, are distributed throughout the City.

Environment

Edgewood's environment is comprised of both natural and built features. The relationships between the City's natural environment and development have profound impacts on the quality of life in Edgewood, and citizens

value Edgewood's plentiful natural features. Edgewood's natural environment includes stands of mature trees, steep slopes, ravines, topographic depressions (known as potholes), and several water features. Lake Chalet is located in west-central Edgewood. Four perennial creeks flow through the City: Jovita Creek, Surprise Lake Creek, Simons Creek, and Wapato Creek. Wetlands are found adjacent to these creeks and throughout the City.

Most of the City's land area is located on an upland plateau bordered by the steep walls of the Puyallup River valley to the south and the White River valley to the east. Elevations within the City begin at 20 feet above sea level and rise to approximately 500 feet. The highest elevations are found in the southeast corner of the City.

Climate

The City experiences a typical maritime climate of mild, wet winters and relatively cool, dry summers. The average precipitation rate for the area is 38.3 inches per year, with an average annual temperature of 50.8 degrees Fahrenheit. The annual precipitation occurs primarily in an eight-month period beginning in October and ending in May.

Demographics

Park users in Edgewood represent all segments of the community and include people of all ages and backgrounds. In general, children and families use parks with play equipment and picnic areas, members of sports leagues use parks with athletic fields, and nature enthusiasts and bicycling and walking enthusiasts use trails. There is also a community garden in Edgewood that is used by community members who enjoy

Source: Washington State Office of Financial Management (OFM)

horticulture. Community groups that utilize City parks facilities include Boy Scouts, Future Farmers of America (FFA), 4H, Edgewood Friends of the Parks, Fife Milton Edgewood (FME) Soccer Club, the Edgewood Athletic Association, and more.

Population

In 2021, Edgewood had a population of 13,110, according to the Washington State Office of Financial Management's (OFM) annual population estimates. Edgewood was the state's fifth-fastest growing city, with a population growth rate of 6.35% from 2020 to 2021. Table 1 illustrates Edgewood's population growth over the last decade.

Since its incorporation in 1996, the City has increased significantly in size, with much of this growth occurring within the past few years. Edgewood experienced only nominal population growth for the first two decades after its incorporation. Over the last five years (2017–2021), however, the City's population has increased by nearly 6% per year on average, with almost 2,500 new residents coming into the community over the same time period.

Age

Overall, Edgewood's population is slightly older than that of the county or the state. The median age in Edgewood is 41.7 years, compared to 36.1 for Pierce County and 37.7 for the state of Washington.

Percentages of population by age group are illustrated in Figure 1. This distribution highlights that Edgewood residents skew older, with a smaller relative proportion of children and younger adults (under 44 years of age).

2010–2021

Year	Population	% Increase from Previous Year
2010	9,387	--
2011	9,419	0.34%
2012	9,447	0.30%
2013	9,497	0.53%
2014	9,574	0.81%
2015	9,676	1.07%
2016	9,812	1.41%
2017	10,613	8.16%
2018	11,250	6.00%
2019	11,606	3.16%
2020	12,327	6.21%
2021	13,110	6.35%

Source: Washington State Office of Financial Management (OFM)

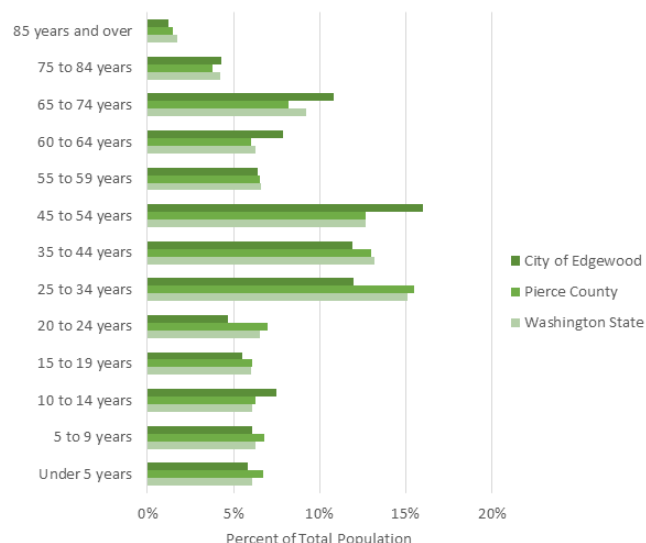
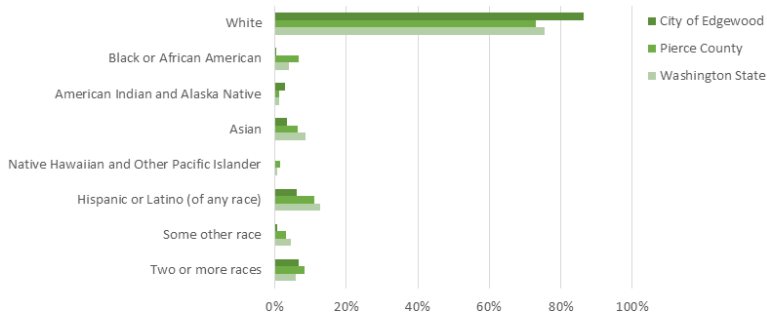


Table 1 Population Growth in Edgewood, 2010–2021

Race and Ethnicity

Figure 2 provides a general breakdown of race for Edgewood, as well as that of the county and state. The City's population is 86.4% white, compared to 72.9% for Pierce County and 75.4% for the state of Washington. Overall, Edgewood has the smallest proportion of people of color among the communities examined, although this proportion has been increasing over the past several years.



Income and Employment

Edgewood's population is generally wealthier than the surrounding communities, and significantly wealthier than the county and state averages. The median household income in Edgewood is \$100,110, compared to \$72,113 for Pierce County and \$73,775 for the state of Washington. The percentage of Edgewood's population living below the poverty level is 3.5%, compared to 10.4% for Pierce County and 10.8% for the state of Washington.

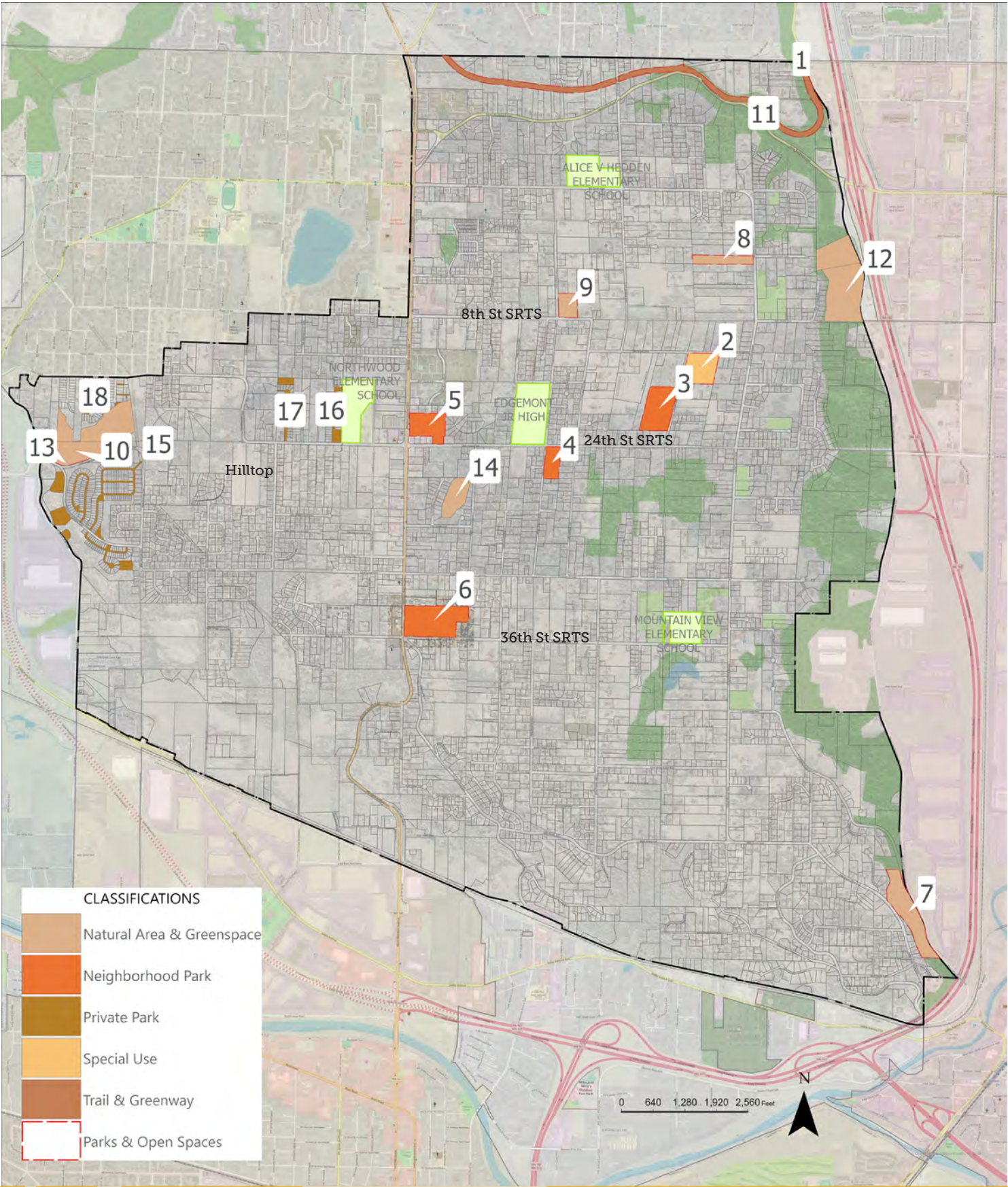
Additionally, a higher percentage of Edgewood's population is employed than those of the county and state. The employment rate in Edgewood is 65.2%, compared to 61.6% for Pierce County and 61.4% for the state of Washington.

Housing

The City's recent population growth is reflected in its housing occupancy rates. The City's housing occupancy rate is 95.9%, compared to 93.2% for Pierce County and 91.7% for the state of Washington. This indicates the City's population growth is likely outpacing that of its housing stock.

Additionally, the homeownership rate in Edgewood is 77.8%, compared to 63.1% for the state of Washington as a whole, indicating a relatively stable population. Recent development in the Meridian Corridor has focused on multifamily housing, which will likely both bring in a younger population and lower the homeownership rate over time.

Key Map



Inventory Matrix

			1	East Park 724 F St SE	2	South Park 301 L St SE	3	Lauzier Park 1600 13th Ave S	4	Reiman- Simmons House Museum 415 F St SW	5	Rotary Plaza Corner of D St SW & central Ave S	6	Memorial Park 119 F St SE	7	North Park 7 C St NE	8	O'Connell Park Corner of 3rd Ave NE & B St NE	9	Dog Park Corner of E St NE & 6th St NE
Size (acres)				14.2		2.4		20.5 + 29.8*		0.8		0.1		0.1		2.1		0.4		1.5
Status				Developed		Developed		Developed		Developed		Developed		Developed		Developed		Developed		Undeveloped
Classification				Community Park		Neighborhood Park		Community Park		Special Facility / Neighborhood Park		Special Facility		Special Facility		Neighborhood Park		Neighborhood Park		Nature / Passive Open Space
Assessment Grade				2.5		1.9		3.3		3.2		1.3		2.0		2.1		1.4		0.6
Inventory		Totals																		
Sports Fields																				
Baseball (Youth)	4					2		2												
Baseball (Adult)	1		1																	
Softball	2							2												
Soccer/Football/Lax	3							3												
Open Fields	6		1					1		2						1				1
Sports Courts																				
Basketball (Full)	2							1								1				
Basketball (Half)	5		3													2				
Tennis	4							4												
Pickleball	2							2												
General Ball Courts	1							1												
Play Equipment																				
Tot Lot	4		1					1		1						1				
Big Toys	8		2					1		1						2		2		
See Saw	1		1																	
Swings	3		2															1		
Merry-go-round	1		1																	
Misc / Specialty																				
Horseshoe Pits	1		1																	
Fitness Course	1							1												
BMX Course	1		1																	
Skatepark	1		1																	
Pool	1		1																	
Splash Pad	1		1																	
Water Feature	1										1									
Flag Poles	3												3							
Passive																				
Walking Paths	1		Yes					1												
Picnic Tables	34		16					8		6		1				1		2		
Benches	23							8		4		2		4		3		2		
BarBQ Grills	11		6					4								1				
Dog Waste Stations	5		3					2												
Trash/Recycle	17		5			1		4				1				4		2		
Structures																				
Rec/Community Center																				
Aquatics Center	1		1																	
Restrooms	6		3			1		1		1										
Picnic Shelters	10		5					4								1				
Misc Structure (Booths)	1					1														
Amphitheater	1							1												
Vegetation																				
Trees / Shade			Yes			Yes				Yes		Yes		Yes		Yes		Yes		
Ornamental / Gardens	1									1										
Signage / Wayfinding	21		3					2		4		3		6		2		1		
Parking	378		210			Street		100		52		Street		Street		Street		Street		16

Park Inventory Form

Site Assessment Methodology

Rating System:

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

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

Categories:

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

Notes

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

Park Information - Interurban Trail

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



Park Amenities – Interurban Trail

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

Park Assessment – Interurban Trail

OVERALL CONDITION

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

Structures

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

Play Fields/Courts

Amenity	Rating	Notes
N/A		

Trails and Tracks

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

Play Environments

Amenity	Rating	Notes
N/A		

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

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

Environmental

Amenity	Rating	Notes
N/A		

Parking & Access

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

Site Amenities

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

Signage/Wayfinding/Art

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

Miscellaneous

Amenity	Rating	Notes
N/A		

Park Information - City Hall Park

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



Park Amenities – City Hall Park

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

Park Assessment – City Hall Park

OVERALL CONDITION

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

Structures

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

Play Fields/Courts

Amenity	Rating	Notes
N/A		

Trails and Tracks

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

Play Environments

Amenity	Rating	Notes
N/A		

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

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

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

Environmental

Amenity	Rating	Notes
N/A		

Parking & Access

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

Site Amenities

Amenity	Rating	Notes
Trash Cans		

Signage/Wayfinding/Art

Amenity	Rating	Notes
Signage	3	Minimal signage observed.

Miscellaneous

Amenity	Rating	Notes
Flag Pole		

Park Information - Nelson Farm

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



Park Amenities – Nelson Farm

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

Park Assessment – Nelson Farm

OVERALL CONDITION

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

Structures

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

Play Fields/Courts

Amenity	Rating	Notes
N/A		

Trails and Tracks

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

Play Environments

Amenity	Rating	Notes
N/A		

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

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

Environmental

Amenity	Rating	Notes
N/A		

Parking & Access

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

Site Amenities

Amenity	Rating	Notes
N/A		

Signage/Wayfinding/Art

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

Miscellaneous

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

Park Information - Nelson Nature Park

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



Park Amenities – Nelson Nature Park

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

Park Assessment – Nelson Nature Park

OVERALL CONDITION

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

Structures

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

Play Fields/Courts

Amenity	Rating	Notes
N/A		

Trails and Tracks

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

Play Environments

Amenity	Rating	Notes
N/A		

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

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

Environmental

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

Parking & Access

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

Site Amenities

Amenity	Rating	Notes
Picnic Tables		
Benches		
Trash Cans		

Signage/Wayfinding/Art

Amenity	Rating	Notes
Signage		

Miscellaneous

Amenity	Rating	Notes
N/A		

Park Information - Edgemont Park

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



Park Amenities – Edgemont Park

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

Park Assessment – Edgemont Park

OVERALL CONDITION

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

Structures

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

Play Fields/Courts

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

Trails and Tracks

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

Play Environments

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

Specialty Recreation

Amenity	Rating	Notes
N/A		

Landscape/Open Space

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

Environmental

Amenity	Rating	Notes
N/A		

Parking & Access

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

Site Amenities

Amenity	Rating	Notes
Picnic Tables		
Benches		
BBQ Grills		
Trash Cans		

Signage/Wayfinding/Art

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

Miscellaneous

Amenity	Rating	Notes
N/A		

PUBLIC INVOLVEMENT

Capturing Community Quality of Life



Public Involvement Plan

INTRODUCTION

The successful implementation of Edgewood's parks system ultimately relied on listening to the needs, demands, and ideas the community had. Knowing that *the people who show up get to make the decisions*, it was imperative that a successful public involvement process be implemented.

The public engagement was strategically coordinated both projects under one process. The intention behind a coordinated outreach process was to minimize survey fatigue and because parks and trails are synonymous with each other. Two separate processes would have confused the residents with lines blurred where their comments and energy should best go. Both ultimately, the combination outreach captured a very consistent quality of life profile of the City. In its most simplified form, residents were asked two series of questions:

- 1) Describe how you feel about your community's parks and how do you get to them?
- 2) What are the specific improvements and ideas you have for each of your parks spaces and connections?

Due to Covid-19, all public engagement was held virtually utilizing custom-built online surveys and interactive map-based interfaces.

Needs Assessment Survey Summary

SURVEY DETAILS

To gather public feedback on the parks plan, an online survey created in Survey Gizmo was sent out to the public and was available for three weeks from July 29 through August 19, 2021. The survey was posted on Facebook, and boosts were used to advertise the survey within a ten-mile radius of Edgewood's center. The survey was also sent out to various groups in emails directly from the city. Additionally, links and QR codes were printed on flyers that were placed around town.

PARTICIPATION

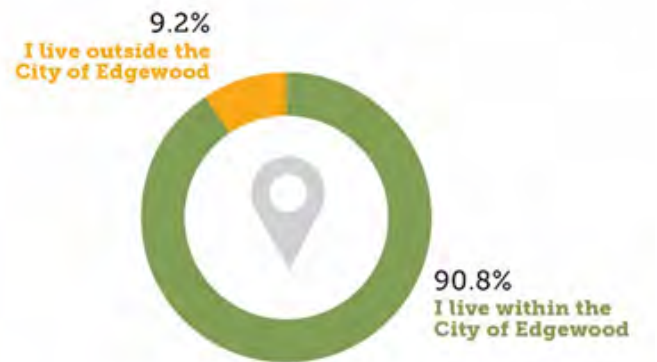
A total of 484 people took the first online survey, and about two-thirds of respondents answered every question.

DEMOGRAPHICS

Geographic location of respondents

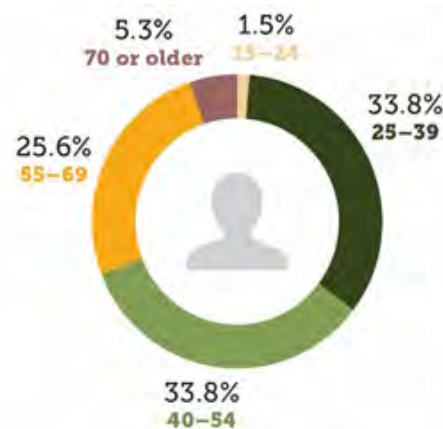
Respondents were asked whether they lived in the City of Edgewood, and where in the City they lived based on zip code. Approximately 91% of respondents lived in the City, with 9% living outside the City.

There are two zip codes within the City of Edgewood – 98371 and 98372. The 98371 zip code represents the west side of the city, while 98372 represents the east side, with the north-south split being roughly along the SR 161 corridor. Approximately 21% of respondents lived in the 98371 zip code (west of SR 161) and 73% lived in the 98372 zip code (east of SR 161). The other 6% of respondents declined to answer this question.



Age of respondents

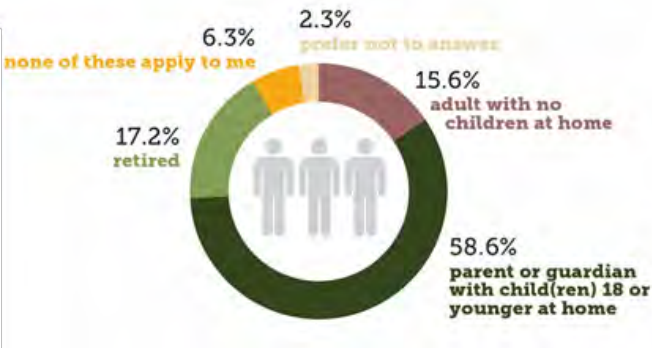
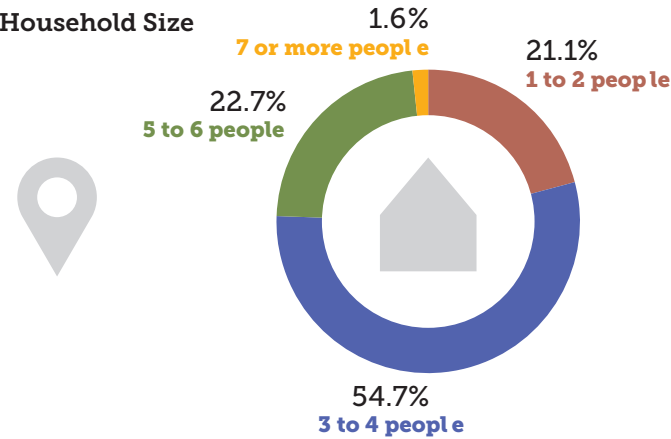
The survey also asked about respondents' age. A full two-thirds of respondents were aged 25 to 54 (33.8% each in the 25- to 39-year-old age group and in the 40- to 54-year-old age group). The smallest response rate was from respondents between the ages of 15 and 24.



Household information

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

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



PARK USE
Frequency of use

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

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

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

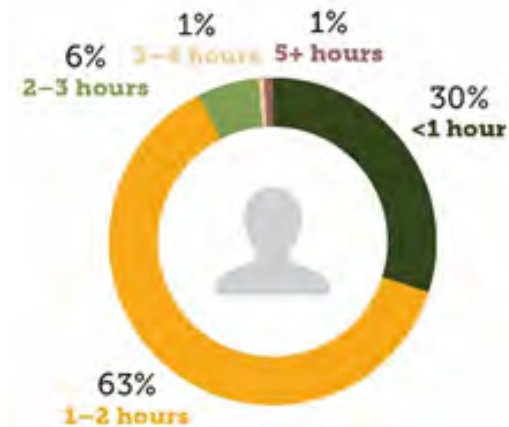
Nelson Farm Park is the least frequently visited of all the City’s parks and recreation facilities, with a full 40% of respondents indicating they never visit this park, and 23.3% stating they rarely visit. Only 20% of respondents visit this park at least monthly (12.0% monthly; 7.3% weekly; 0.7% daily).

Frequency



Duration of use

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



Time of year

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

Favorite Season to Visit



Least Favorite Season to Visit

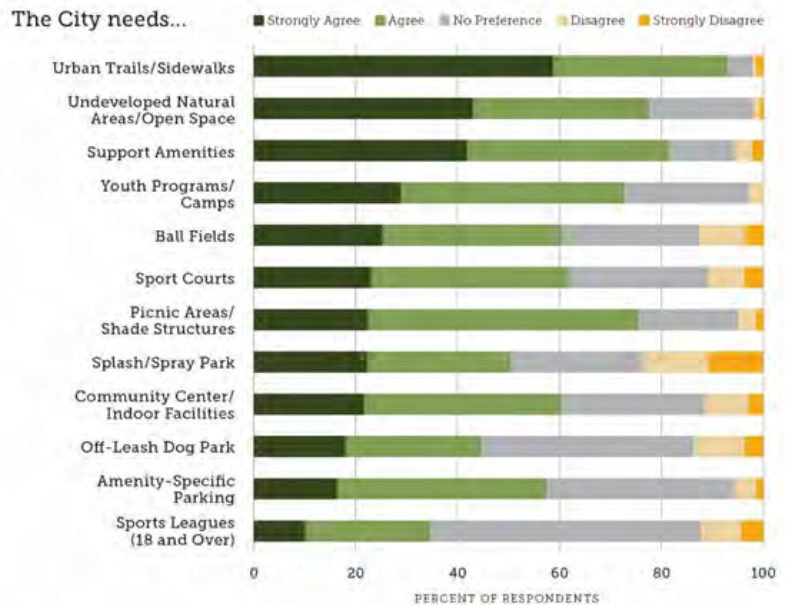


PARK SENTIMENT

Park needs

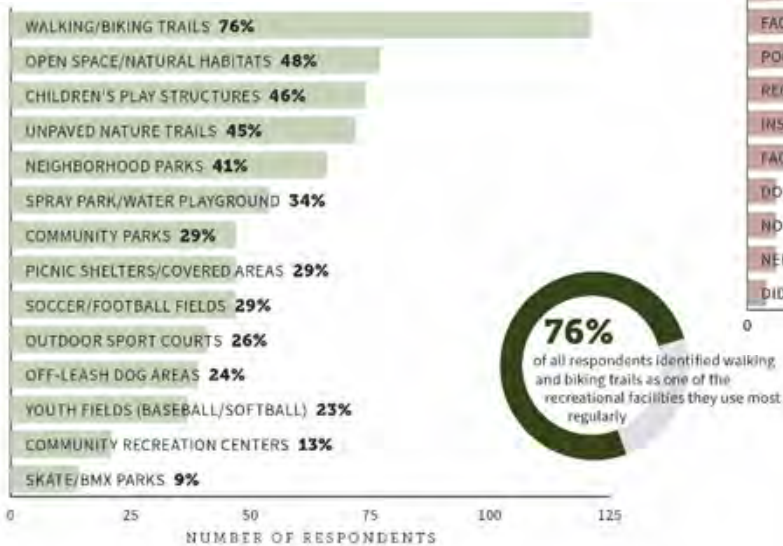
The survey asked what the respondents see as the greatest needs for Edgewood's parks. The results below show these needs within 12 general categories, as described below.

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



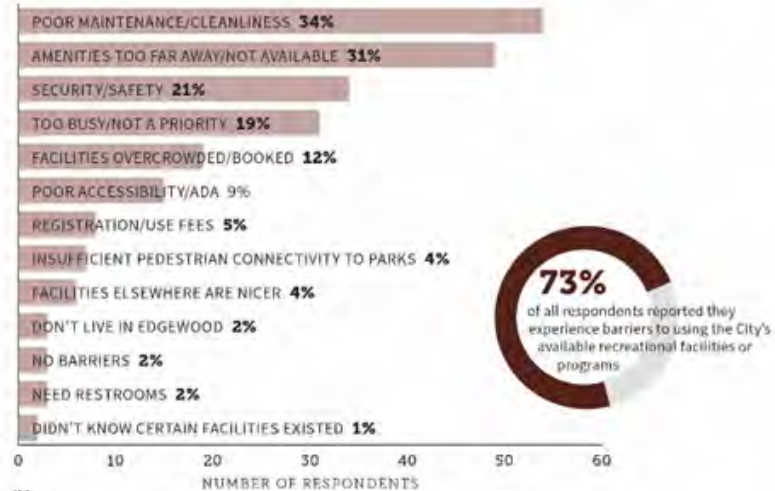
Most popular amenities

Survey participants were asked which recreational facilities/amenities they use most frequently. Walking and biking trails were identified as the most popular amenities, with 76% of all respondents identifying these as one of the recreational facilities they use most regularly. Other popular facility/amenity types included open space/natural habitats (48%), children's play structures (46%), unpaved nature trails (45%), and neighborhood parks (41%). Skate/BMX parks were identified as the least popular facility type, with only 9% of respondents selecting these as one of the facilities they use most often.



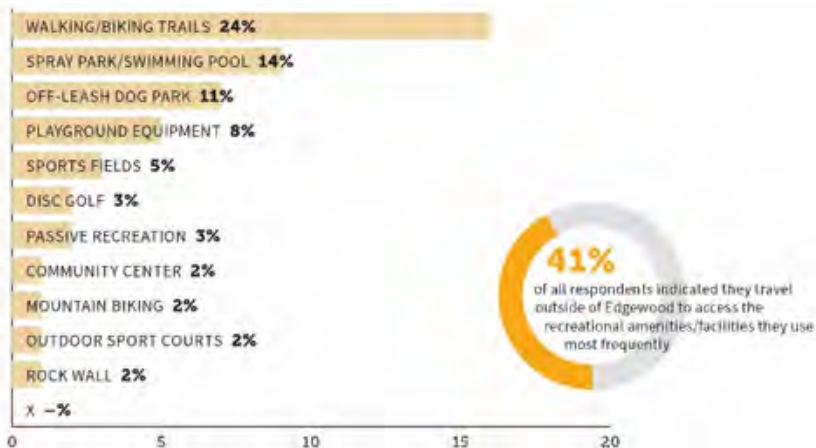
Barriers to park use

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



Facilities used outside Edgewood

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



SURVEY RESULTS SUMMARY

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

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

Mapping and Visioning Workshop

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

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

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

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



DEMAND & NEEDS ANALYSIS



A Community's Desired Quality of Life

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

WHAT ARE LEVELS OF SERVICE?

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

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

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

LOS EVALUATION METHODS

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

NATIONAL RECREATION GUIDELINES AS A QUANTITATIVE MEASURE

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

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

WASHINGTON STATE RECREATION GUIDELINES

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

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

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

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

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

SERVICE AREA

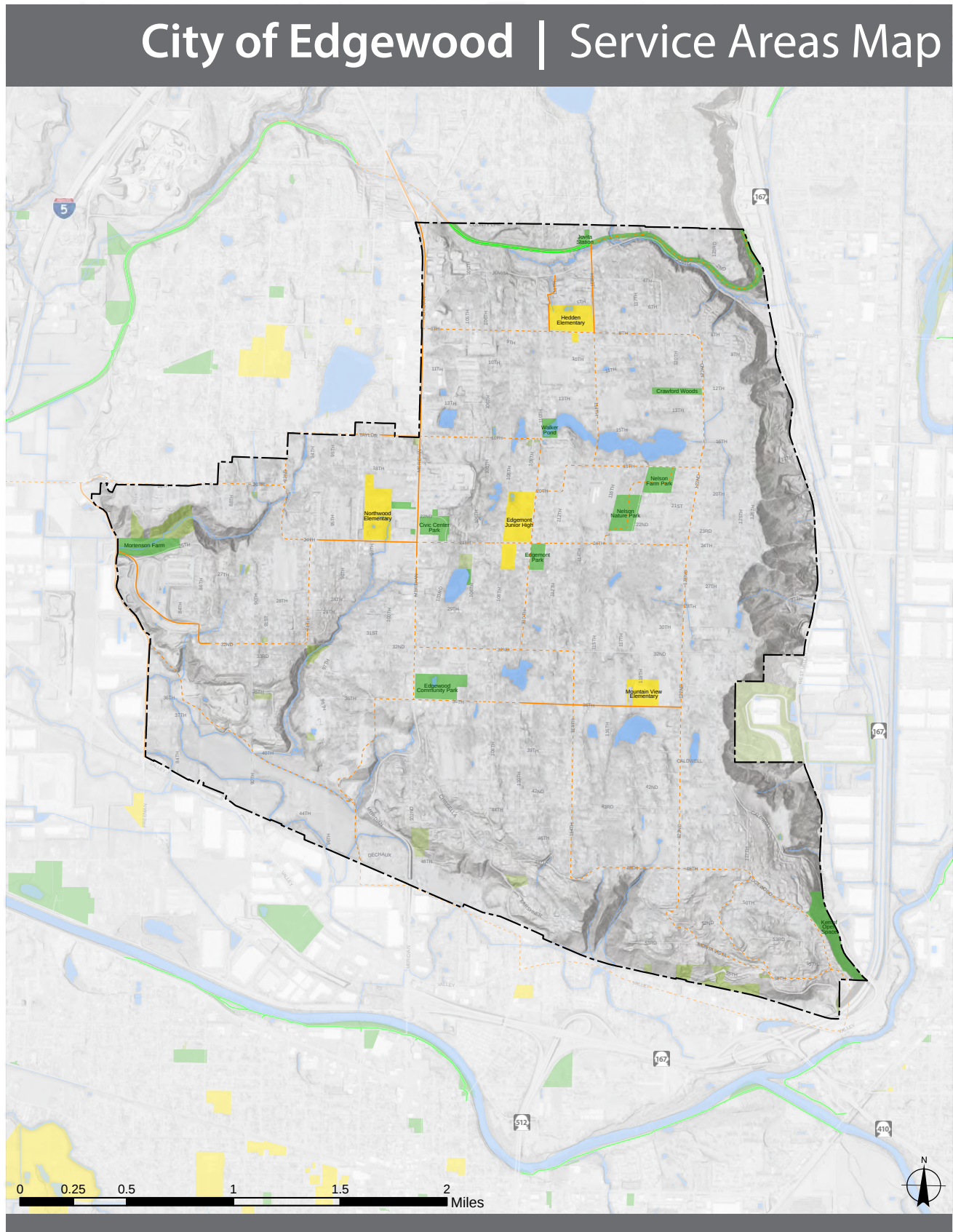
A little of half of all Edgewood residents live within one-half mile of a park, and all live within one mile of a community park. Since some of Edgewood’s parks are not fully developed, this doesn’t mean that residents have access to a diverse set of recreational opportunities within a ½ mile range of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

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

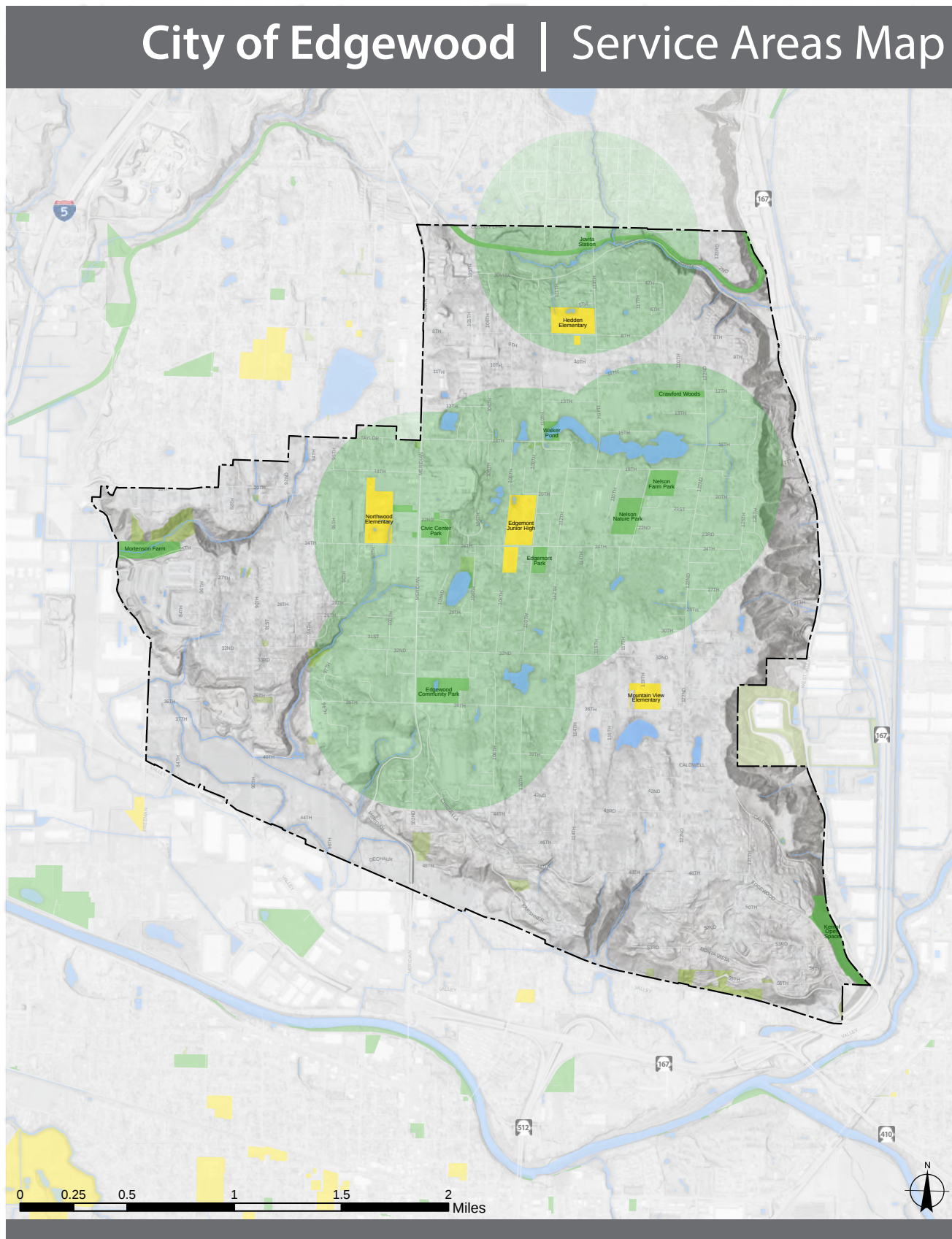
City of Edgewood | Service Areas Map



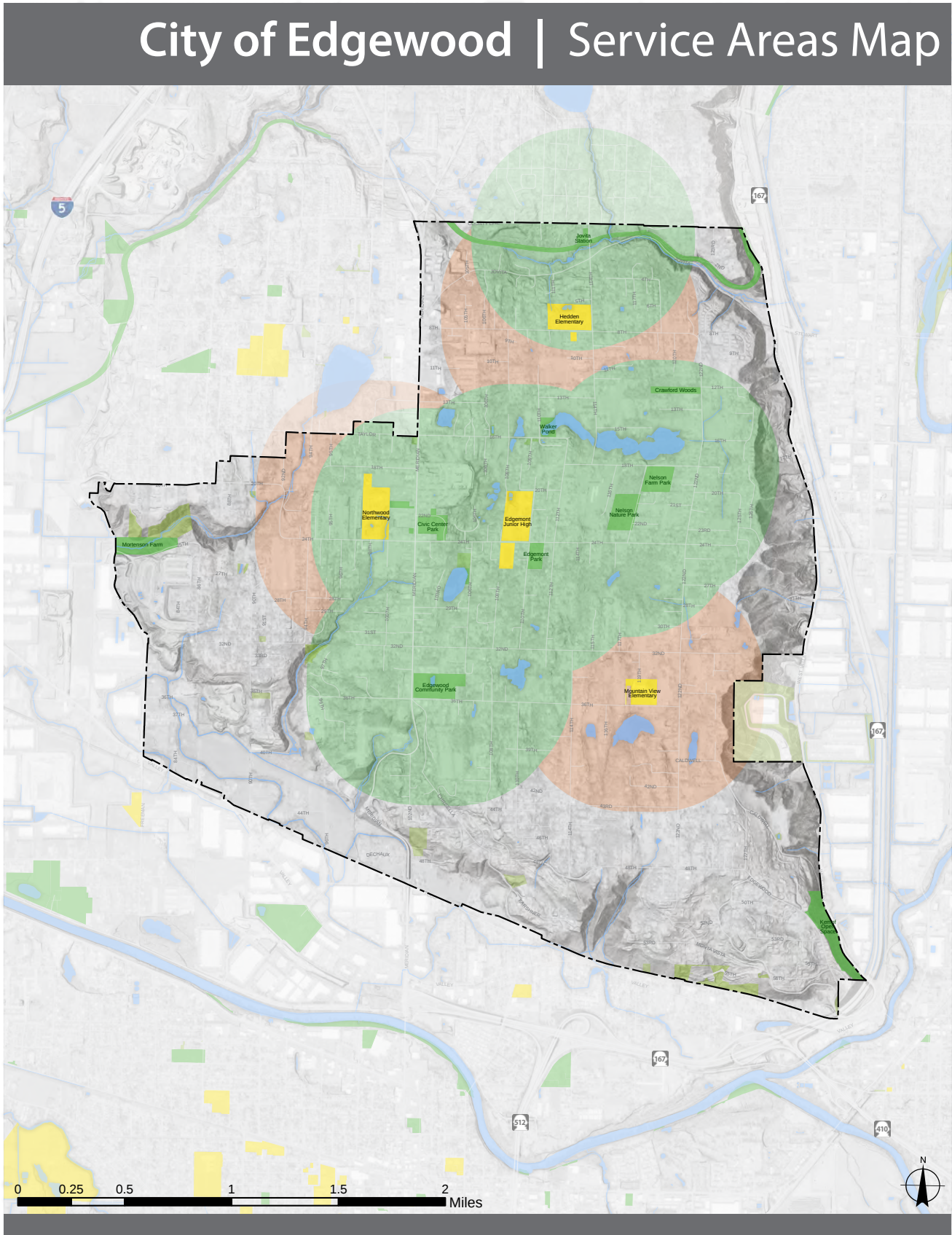
Non-Motorized Trails



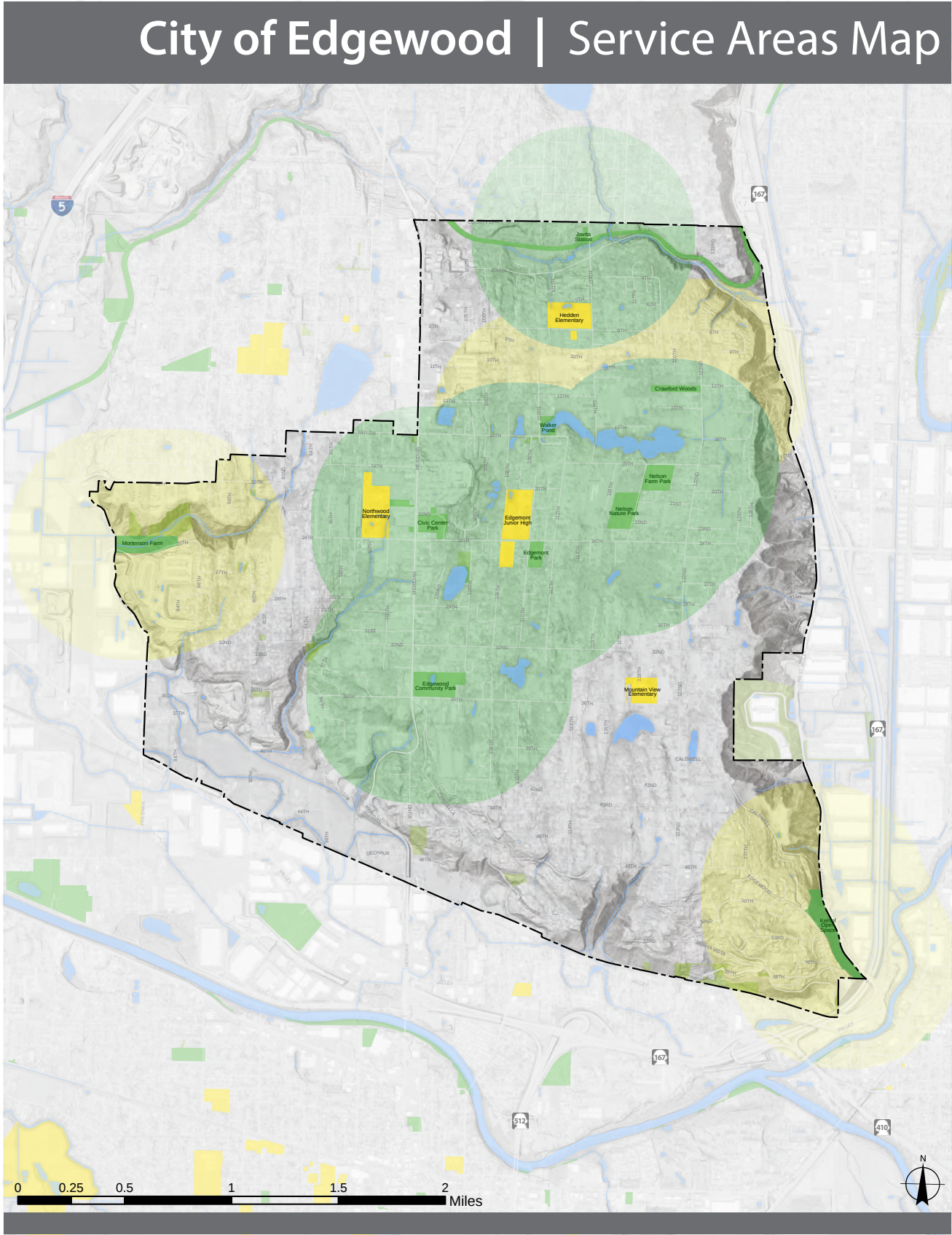
10-Minute Walk Sheds



10-Minute Walk Sheds w/ Schools



10-Minute Walk Sheds w/ Open Space



Desired Facilities and Amenities

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

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

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

SUPPORT AMENITIES

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

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

SPORTS FIELDS/COURTS

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

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

UNDEVELOPED NATURAL AREAS/OPEN SPACE

A total of 18 participants identified the need for

undeveloped natural areas/open space on the map. These included:

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

OTHER IDEAS OR OPPORTUNITIES

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

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

URBAN/PAVED TRAILS

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

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

NATURAL TRAILS/PATHWAYS

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

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

LOS EVALUATION METHODS

CAPITAL IMPROVEMENT PROGRAM



Capital Improvement Program

The following Parks Capital Improvement Plan (CIP) lists all park and facility projects considered for the next 6-years. The majority of these projects entail the acquisition and development of parks, renovating or repairing existing facilities, and expanding trail corridors.

The vision created in this PROST Plan Update is not just required by the Growth Management Act, but crucial to the quality of life of the residents City of Edgewood expect. The business of providing and managing the delivery of services the public expects from the City is equally critical. Annually, through the City's budgets, a significant amount is invested in staff, equipment and supplies to provide and maintain a safe and diverse outdoor recreation opportunities. The strategies and ties emphasized in this PROST plan focus on achieving Edgewood's strategic goals, particularly through furthering the City's Comprehensive Plan's ideals for healthy community, maintaining its rural charm, arts and cultural awareness, the natural environment, and most importantly – what the public says they want from their parks, recreation, open space, and trails system.

DEVELOPING THE RECOMMENDATIONS & PROJECT "WISHLIST"

Thus far, this PROST Plan update has discussed several local trends & issues, the demand and need of the public, and its impact on the city's park system and/or interlocal partners.

This section will present both long-term and short-term recommendations in narrative form organized by element type, then present in much more detail, ideas to be considered for both the 6-year and 20-year CIP list.

This PROST Plan update is built on several key recommendations that best and most cost-effectively address current issues, projected demand, funding flexibility, and public desire – all while taking into consideration all the available parks and recreation opportunities that are available within the city. In summary. These recommendations are summarized as:

- Create safe connections: Create safer more extensive options to access the existing parks & trail system
- Finish what you started: Interurban Trail, City Hall Park, 36th & Meridian
- Upgrade your unique intrinsic quality: Master plan and renovate the Nelson complexes
- Look ahead: Identify long-term acquisition opportunity in identified level of service gap area

IMPLEMENTATION SCHEDULE

This PROST plan is designed for a full six-year lifespan with the intent that it will guide improvements from 2022 through 2028, while providing a conceptual vision of additional aspirational improvements beyond. As stated earlier, this plan is not a strict "script" to guide any and all park & recreation improvements. Since funding may be diverted or not secured or public needs or political will may change, this plan is designed to a fluid and dynamic strategic guide for the city to base decisions around. Unforeseen opportunities may present themselves that are not covered in this plan which may create better service to the public.

The capital improvement projects listed are not, nor will they be prioritized over the next six years, although specific recommendations at the beginning of this section have initially been placed in either the 6-year or long-term 20-year CIP lists. However, for planning purposes, the timeline of targeted funding sources; the likely design and permitting time; and city staff project management capacity; each recommended improvement is scheduled with an anticipated year. Note that this is for planning purposes only and is not a commitment to implementation in a particular year. This plan should be a living document being constantly updated as conditions change.

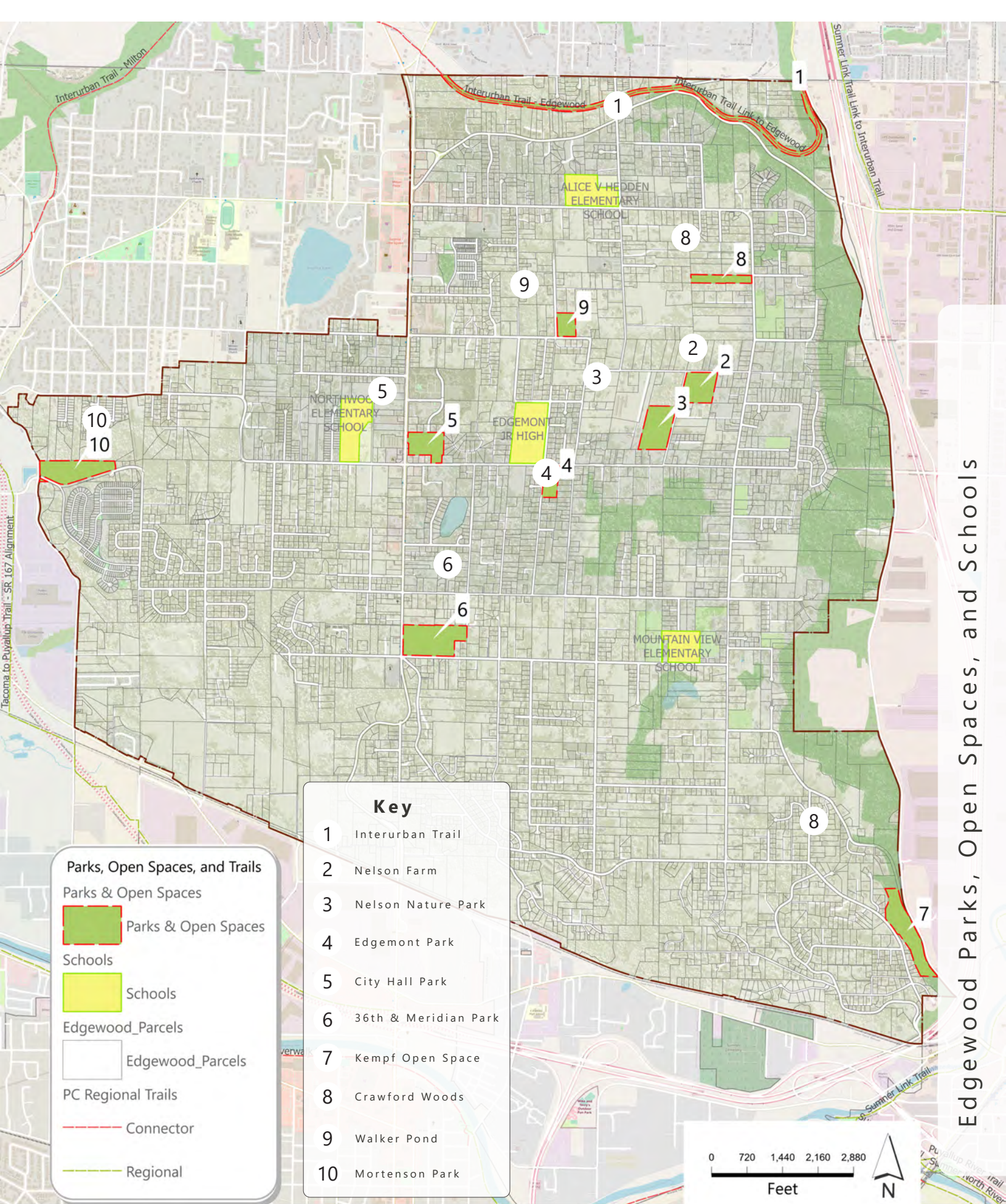
Beginning in early-to-mid 2027, a PROS plan update process should be officially undertaken to engage the residents, staff and committee members of the City of Edgewood in reviewing changing level of service needs, proposing new capital improvements, and renewing WA RCO eligibility for the next performance period.

To reinforce, the CIP project lists reflect the demand and needs of the public and have been vetted with both city staff, PRAB members, and City Council. Actual implementation over the next six years will be driven by available funding, success in grant funding availability as well as necessary maintenance and repair improvements.

ESTIMATE OF PROBABLE COST

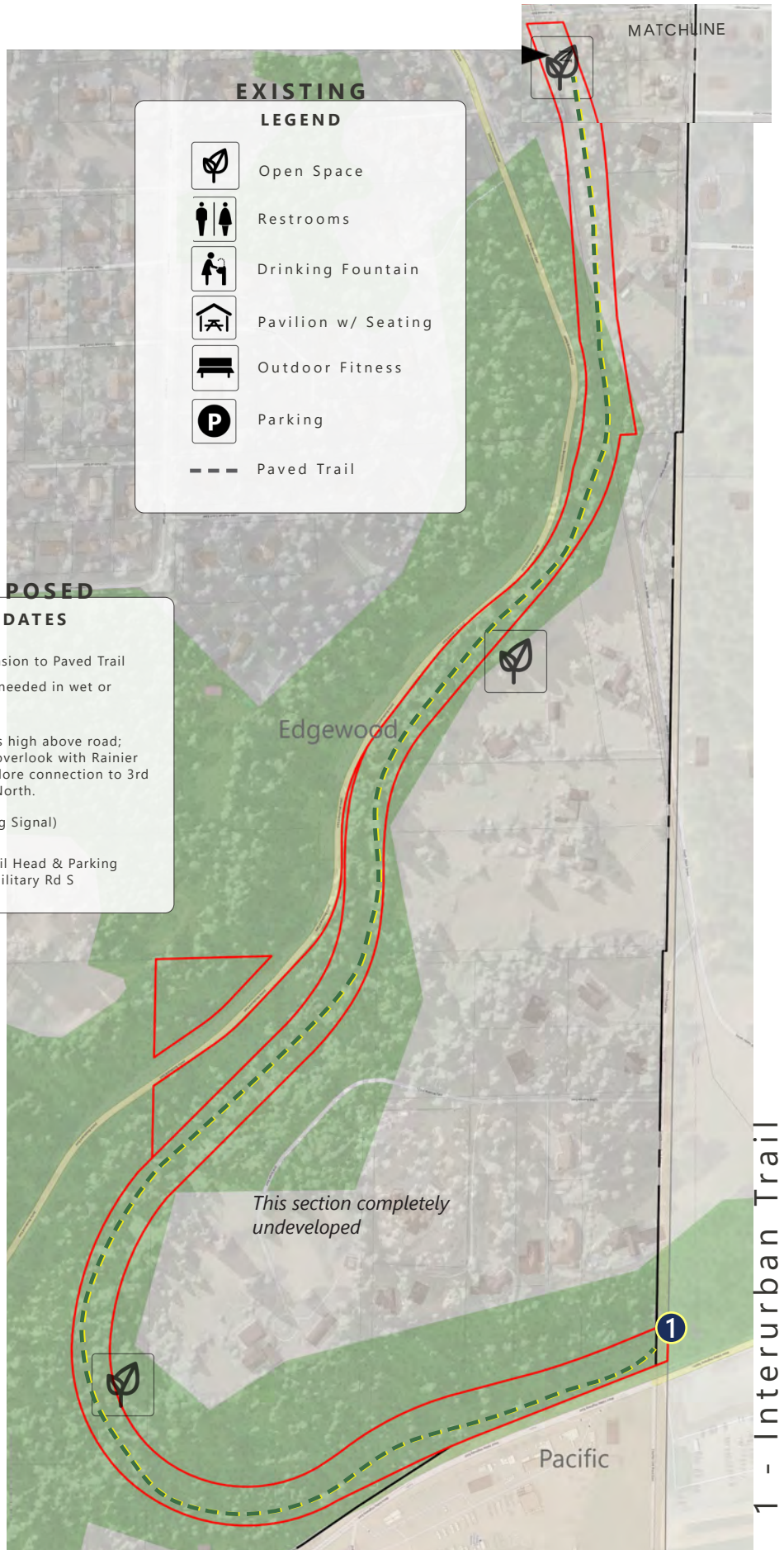
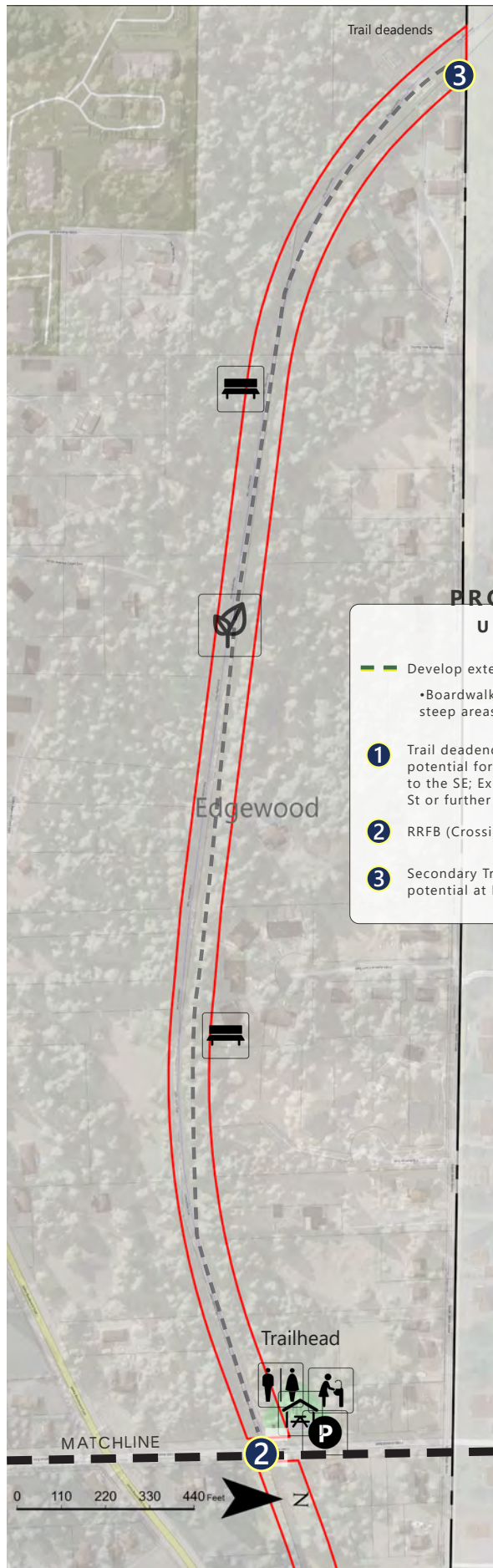
Included in this section is an estimate of the probable construction costs associated with the improvements recommended for each park or city-wide. Note that these estimates are preliminary for use in budgeting and scoping future design and construction projects, and are subject to change due to site conditions, final design, and market circumstances.

Each item in the estimate is keyed to the recommendations on the park plans in this section and includes: anticipated cost and secured or un-secured funding source availability.



CIP Matrix

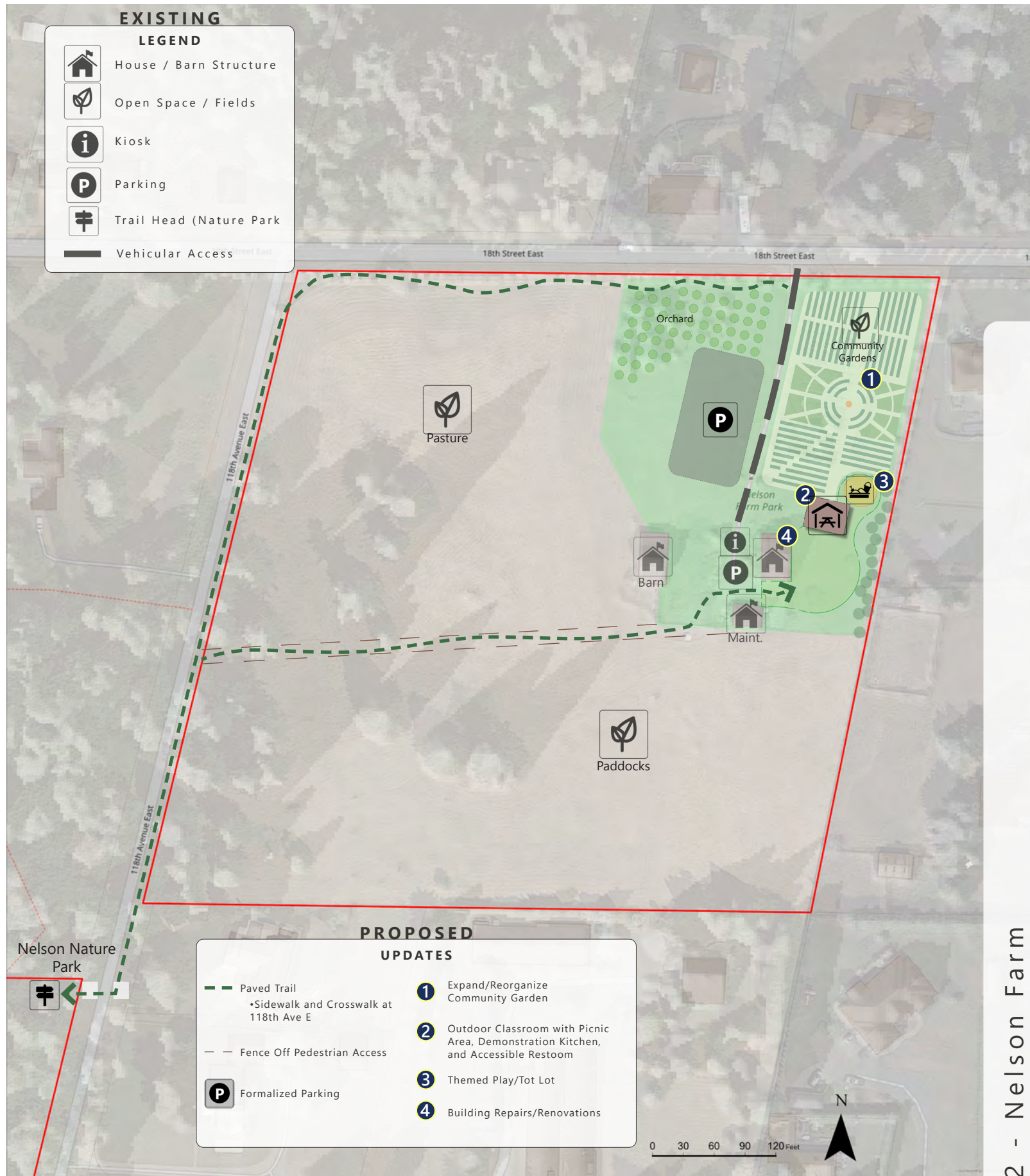
		M Secured Funding					Unsecured funding		
Key	Project Name		A	B	C	D	A	B	C
1	Interurban Trail								
	Phase III: topographic survey to enable design of the easiest most affordable portion of corridor, tunnel design, and geotech								
	Phase IV: Link to Stewart Road (King County)								
	Phase V: Link to 380th Street (Milton)								
2	Edgemont Park								
	Paved perimeter trail								
	Formalized soccer field (lights, goals, paint)								
	Resurfacing of the basketball court (stripes for 4square, hopscotch, pickleball posts)								
	Replace Play equipment								
3	Edgewood Community Park Phase II								
4	Edgewood Multi-Modal Loop: multi-modal 3.5 loop trail along Meridian corridor from 8th south to 24th, 24th to 122nd, 122nd north to 8th, and returning to Meridian along 8th								
5	Mortenson Farm Park								
	Nature trail (potential link from 92nd Ave/24th Street to Milton Interurban trail, SR167)								
	Safe Routes to Schools: extend safe routes to schools for three elementary schools.								
	8th St SRTS								
	24th St SRTS								
	36th st SRTS								
	Puyallup School District/Hilltop Community Field								
	Work with School District to update facilities	X							
	Resurfacing of the basketball court (stripes for 4square, hopscotch, pickleball posts)								
	Refresh baseball fields	X							



EXISTING

LEGEND

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



PROPOSED UPDATES

-  Paved Trail
 - Sidewalk and Crosswalk at 118th Ave E
-  Fence Off Pedestrian Access
-  Formalized Parking
-  Expand/Reorganize Community Garden
-  Outdoor Classroom with Picnic Area, Demonstration Kitchen, and Accessible Restroom
-  Themed Play/Tot Lot
-  Building Repairs/Renovations

0 30 60 90 120 Feet



EXISTING

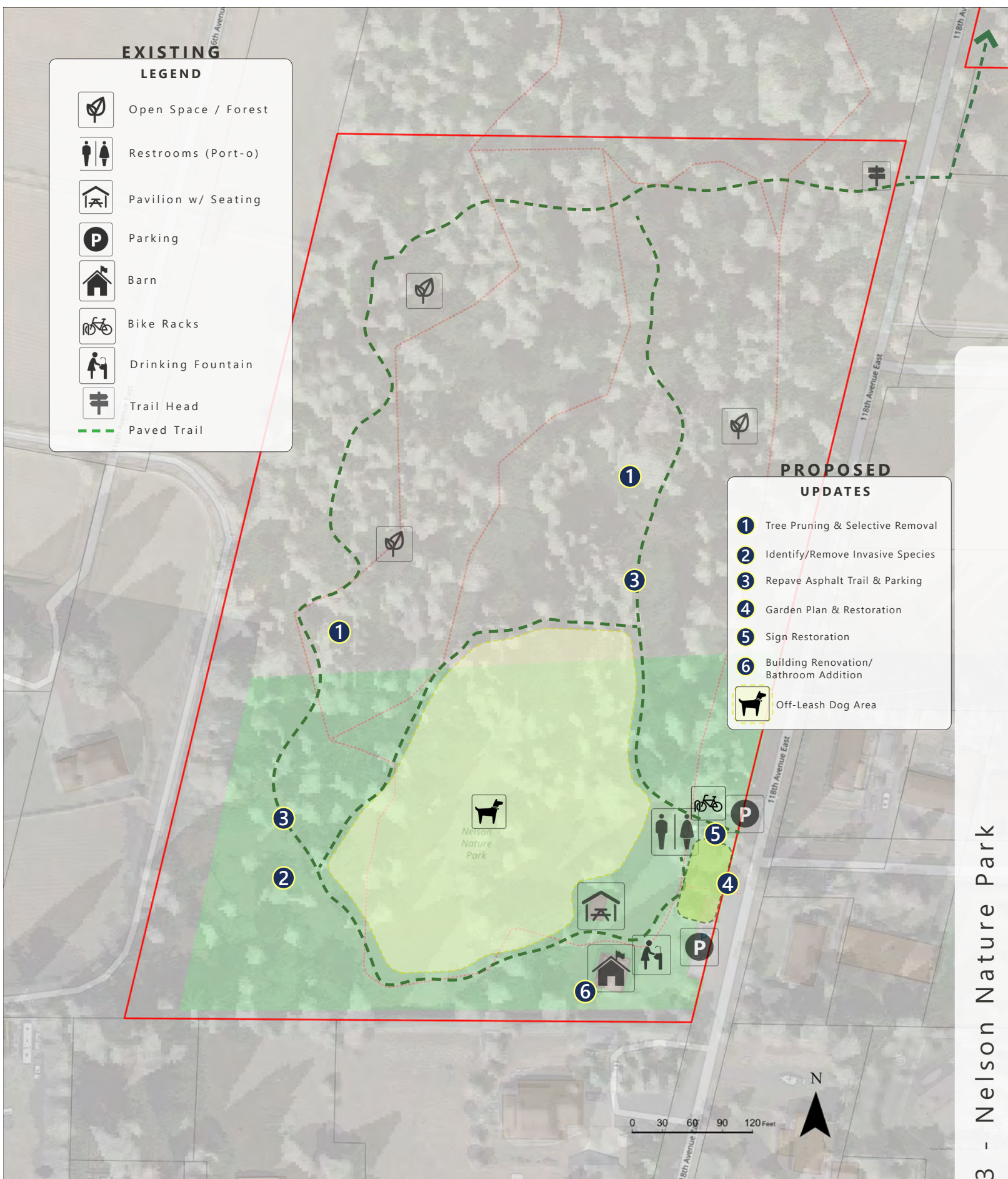
LEGEND

-  Open Space / Forest
-  Restrooms (Port-o)
-  Pavilion w/ Seating
-  Parking
-  Barn
-  Bike Racks
-  Drinking Fountain
-  Trail Head
-  Paved Trail

PROPOSED

UPDATES

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



EXISTING

LEGEND

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



PROPOSED UPDATES

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

0 20 40 60 80 Feet



LEGEND



Open Space



Restrooms



Drinking Fountain



City Hall / Barn



Parking



Amphitheater / Seating

Soft-Surface Trail

Paved / Sidewalk

Vehicular Access

24th Street East

24th Street East

24th Street East

Meridian Avenue East

Meridian Avenue East

22nd Street East

22nd Street East

22nd East Street

104th Avenue East

104th Avenue East

0 30 60 90 120 Feet





City of Edgewood, WA

APPROVALS



Council Resolution

Eventual City Resolution
of Adoption of this PROS Plan

RCO Self-Certification Form

Planning Eligibility Self-Certification Form		
Use this form to certify that the need for any grant projects have been developed through an appropriate planning process. Provide the completed form with the subject plans and adoption documentation to RCO via e-mail or other means of electronic access (i.e. Web link, Box.com, etc.).		
Organization Name: City of Edgewood		
Contact Name: Jeremy Metzler, P.E., Public Works Director		
Adoption Date of Submitted Documents:		
Seeking Eligibility for: ☒ Recreation Grants ☐ Conservation Grants ☐ Both		
Initial Each to Certify Completion	Plan Element Certification	Document and Page Number Location of Information
JM	1. Goals, objectives: The attached plan supports our project with broad statements of intent (goals) <i>and</i> measures that describe when these intents will be attained (objectives). Goals may include a higher level of service.	9
JM	2. Inventory: The plan includes a description of the service area's facilities, lands, programs, and their condition. <i>(This may be done in a quantitative format or in a qualitative/narrative format.)</i>	15
JM	3. Public involvement: The planning process gave the public ample opportunity to be involved in plan development and adoption.	41 (Also See Appendix C)
JM	4a. Demand and need analysis: In the plans: - An analysis defines priorities, as appropriate, for acquisition, development, preservation, enhancement, management, etc., and explains why these actions are needed. - The process used in developing the analysis assessed community desires for parks, recreation, open space, and/or habitat, as appropriate, in a manner appropriate for the service area (personal observation, informal talks, formal survey(s), workshops, etc.).	52
	4b. Level of Service assessment (optional): An assessment of the criterion appropriate to your community. Possibly establish a higher level of service as a plan goal (above).	55
JM	5. Capital Improvement Program: The plan includes a capital improvement/facility program that lists land acquisition, development, and renovation projects by year of anticipated implementation; include funding source. The program includes any capital project submitted to the Recreation and Conservation Funding Board for funding.	60
	6. Adoption: The plan and process has received formal governing body approval (<i>that is, city/county department head, district ranger, regional manager/supervisor, etc., as appropriate</i>). Attach signed resolution, letter, or other adoption instrument.	69

RCO Self-Certification Form

Certification Signature

I certify that this information is true and complete to the best of my knowledge.

Print/Type Name: Jeremy Metzler, P.E.

Signature (Hand Written or Digital): _____

Title: Public Works Director

Date: _____



Appendices/Attachments

Edgewood PROST Plan

March 1, 2022



Appendix A

Terms & Definitions

February 28, 2022

Appendix A

Terms & Definitions

Washington State Recreation & Conservation Office (RCO) has found that many terms commonly used in recreation planning do not have consistent definitions from one plan to another. RCO suggests, but does not require, the following definitions compiled from Washington Administrative Code, Department of Natural Resources, and Washington State Parks & Recreation Commission, and used in this PROS Plan Update include:

Access: The public's ability to physically use land or water.

Active recreation: Predominately human muscle powered recreational activities.

Camping: an overnight stay in a tent or other non-permanent structure.

Capital Improvement Program (CIP): A list or description of proposal capital projects.

Capital project: A project that results in redevelopment of an existing property, acquisition of new property, or a new built facility with a budget that excess \$10,000.00

Consumptive: Recreation that physically consumes resources; examples include berry picking, shellfish harvest, hunting, fishing.

Development: A development project is construction or work resulting in new elements, including but not limited to structures, facilities, and/or materials to enhance outdoor recreation resources.

Dispersed: Recreation that is scattered or spread across the landscape and not concentrated at a specific site. Examples include trail uses, camping, walking, cycling, and jogging.

Impact (low, medium, high): The effect that recreational uses have on resources including but not limited to soils, water, species, habitat, sites, and facilities.

Improve: Expanding an existing site or facility to serve more uses or more types of use.

Level of Service: Measure of the current status of a park and recreation system as a whole based on either quantitative or qualitative characteristics.

Maintain: To maintain existing areas and facilities through repairs and upkeep for the benefit of outdoor

recreationists.

Multiple-use: Use by more than one type of recreation on the same facility.

Non-consumptive: Resource recreation that depends on, but does not consume, resources; for example, photographing wildlife.

Park: Land or an area set aside for a special purpose, but particularly for leisure or recreation.

- **Totlot/Mini-Park/Pocket Park** – a small local park or civic space accessible to the general public without the capacity for large outdoor recreation activities like field sports and often associated with playground equipment for toddlers and young children.
- **Neighborhood Park** – a local-scale park with a service area of a reasonable walking distance, typically ½ mile, but up to 1 mile.
- **Community Park** – a community-scale park facility has a service area typically of 1-5 miles that includes the city limits of a town or city.
- **Regional Park** – a larger park facility intended to serve populations and uses from multiple jurisdictions.
- **State Park** – a park facility owned and managed by the State of Washington.
- **Marine Park** – a state or regional park facility intended to serve populations spanning multiple jurisdictions with primary access via watercraft .
- **Day-use Park** – any kind of park facility that does not allow overnight uses such as camping.
- **Seasonal Parks** – any kind of parks intended for use in specific seasons.

Passive: Activities usually conducted in place and requiring minimal physical exertion such as picnicking, watching a sports event, sun bathing, or relaxing.

Qualitative: an adjective relating to the quality of something interpreted by its intrinsic non-numerical characteristics other than some quantity or measured value.

Quantitative: relating to, measuring, or measured by the quantity of something obtained using a numerical measurement process.

Recreation: means those activities of a voluntary and leisure time Nature that aid in promoting entertainment, pleasure, play, relaxation, or instruction.

Renovate or renovation: The activities intended to improve an existing site or structure in order to increase its useful service life beyond original expectations or functions. This does not include maintenance activities to maintain the facility for its originally expected useful life.

Restoration: Bringing a site back to its historic function as part of a natural ecosystem or improving the ecological functionality of a site.

Shared use: Use by more than one type of recreation on the same facility.

Trail: According to the Washington State Trails Plan (RCO, 2013) "...a path, route, way, right-of-way, or corridor posted, signed, or designated as open for travel or passage by the general public but not normally designated as open for the transportation of commercial goods or services by motorized vehicles. A trail is a recreational facility that also can serve as a non-motorized route for transportation.



Appendix B

Standards & Guidelines

February 28, 2022

Appendix B

Standards & Guidelines

There are six basic park and greenspace facility types typically utilized by municipalities:

- Pocket Parks / Mini-Parks / Tot Lots
- Neighborhood Parks
- Community Parks
- Natural Areas & Greenspaces
- Trails, Bikeways & Paths
- Special Facilities

POCKET PARKS / MINI-PARKS / TOT LOTS

Pocket parks are very small and serve a limited radius (up to ¼-mile) from the site; they provide passive and play-oriented recreational opportunities. Examples of pocket parks can include a tot lot with play equipment such as a climber, slide or swings; a viewpoint; or waterfront access areas such as at street ends. A small urban plaza or civic recognition project may also be considered a pocket park. Parking is not provided at pocket parks, although lighting may be used for security and safety.

NEIGHBORHOOD PARKS

Neighborhood parks are generally considered the basic unit of traditional park systems. They are small park areas designed for unstructured play and limited active and passive recreation. They are generally 3-5 acres in size, depending on a variety of factors including neighborhood need, physical location and opportunity, and should meet a minimum size of 2 acre in size when possible.

Neighborhood parks are intended to serve residential areas within short walking distance (up to ½-mile radius) of the park and should be geographically distributed throughout the community. Access is mostly pedestrian, and park sites should be located so that persons living within the service area will not have to cross a major arterial street or other significant natural or man-made barrier, such as ravines and railroad tracks, to get to the site.

Additionally, these parks should be located along road frontages to improve visual access and community awareness of the sites.

Generally, developed neighborhood parks typically include amenities such as pedestrian paths, picnic tables, benches, play equipment, a multi-use open field for youth soccer and baseball, sport courts or multi-purpose paved areas, landscaping and irrigation. Restrooms are not provided due to high construction and maintenance costs. Parking is also not usually provided; however, on-street, ADA accessible parking stall(s) may be included.

Neighborhood park development may proceed in phases.

COMMUNITY PARKS

Community parks are larger sites developed for organized play, contain a wider array of facilities and, as a result, appeal to a more diverse group of users. Community parks are generally 20 to 50 acres in size, should meet a minimum size of 20 acres when possible and serve residents within a 1-mile radius of the site. In areas without neighborhood parks, community parks can also serve as local neighborhood parks. In general, community park facilities are designed for organized or intensive recreational activities and sports, although passive components such as pathways, picnic areas and natural areas are highly encouraged and complementary to active use facilities. Since community parks serve a larger area and offer more facilities than neighborhood parks, parking and restroom facilities are provided. Community parks may also incorporate community facilities, such as community centers, senior centers or aquatic facilities.

NATURAL AREAS & GREENSPACES

Natural Areas - Natural areas are those which are preserved to maintain the natural character of the site and are managed to protect valuable ecological systems, such as riparian corridors and wetlands, and to preserve native habitat and biodiversity. In managing for their ecological value, these natural areas may contain a diversity of native vegetation that provides fish and wildlife habitat and embodies the beauty and character of the local landscape. Low-impact activities, such as walking, nature observation, and fishing are allowed, where appropriate, and horseback riding is also permitted on certain sites.

Greenspaces - Greenspaces are passive-use open spaces and turf areas without developed amenities or structured functions.

TRAILS & BIKEWAYS

Trails are non-motorized transportation networks separated from roads. Trails can be developed to accommodate multiple uses or shared uses, such as pedestrians, in line skaters, bicyclists, and equestrians. Trail alignments aim to emphasize a strong relationship with the natural environment and may not provide the most direct route from a practical transportation viewpoint.

Bikeways are different than trails in that their principal focus is on safe and efficient non-motorized transportation. Bikeways serve distinctly different user groups than trail users. Typical bikeway user groups would include bicycle commuters, fitness enthusiasts and competitive athletes. Their emphasis is on speed, which can create conflicts with recreation-type trails and their respective user groups.

For shared-use trails, it is important that the alignment and cross sections be designed with flexibility to accommodate higher speeds, passing zones and greater widths. Surfaces will vary with intended use and environmental considerations. Additionally, parking, consistent signage (wayfinding, access, use hierarchy) and interpretive markers or panels should be provided as appropriate.

SPECIAL FACILITIES

Special facilities include single-purpose recreational areas such as skateparks and display gardens, along with community centers, aquatic centers and public plazas in or near the downtown core. Additionally, publicly-accessible sport fields and play areas of public schools are classified as special facilities; while they often serve as proxies to public parks, school sites have restricted daytime access and offer limited recreational use during non-school hours. No standards are proposed concerning special facilities, since facility size is a function of the specific use.



Appendix C

Public Involvement Summaries

February 28, 2022

10.1 Heading 3

SUBHEAD 1

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SUBHEAD 1

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10.2 Heading 4

Cori aut quam am, consed ut di volorero veliqui invec eresequi te verunt am, siti tem acid:

SUBHEAD 2

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

10.3 Heading 5

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

SUBHEAD 2

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SUBHEAD 1

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SUBHEAD 1

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

10.4 Heading 4

Cori aut quam am, consed ut di volorero veliqui invec eresequi te verunt am, siti tem acid:

SUBHEAD 2

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

10.5 Heading 5

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

SUBHEAD 2

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10.6 Heading 3

SUBHEAD 1

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

SUBHEAD 1

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

10.7 Heading 4

Cori aut quam am, consed ut di volorero veliqui invec eresequi te verunt am, siti tem acid:

SUBHEAD 2

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

10.8 Heading 5

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

SUBHEAD 2

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SUBHEAD 1

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SUBHEAD 1

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

10.9 Heading 4

Cori aut quam am, consed ut di volorero veliqui invec eresequi te verunt am, siti tem acid:

SUBHEAD 2

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

10.10Heading 5

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

SUBHEAD 2

Porpor aborem rerum que nit ut accus vit unto maximo blandam quatus, ullatem periae cori aut quam am, consed ut di volorero veliqui invec eresequi te verunt am, siti tem acid.



Appendix D

[Implementation Tools & Funding Support]

February 28, 2022

Appendix E

Implementation Tools & Funding Support

INTRODUCTION

There are a range of local funding tools that could be accessed for the benefit of growing, developing and maintaining a city's parks and recreation programs. The sources listed below represent likely potential sources, but some also may be dedicated for numerous other local purposes which limit applicability and usage. Therefore, discussions with city leadership are critical to assess the political landscape to modify or expand the use of existing city revenue sources in favor of park and recreation programs.

LOCAL FUNDING OPTIONS

Councilmanic Bonds

Councilmanic bonds may be sold by cities without public vote. The bonds, both principal and interest, are retired with payments from existing city revenue or new general tax revenue, such as additional sales tax or real estate excise tax. The state constitution has set a maximum debt limit for councilmanic bonds of 1-½% of the value of taxable property in the city.

General Obligation Bond

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.056>
For the purposes of funding capital projects, such as land acquisitions or facility construction, cities and counties have the authority to borrow money by selling bonds. Voter-approved general obligation bonds may be sold only after receiving a 60 percent majority vote at a general or special election. If approved, an excess property tax is levied each year for the life of the bond to pay both principal and interest. The state constitution (Article VIII, Section 6) limits total debt to 5% of the total assessed value of property in the jurisdiction.

Excess Levy

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.052>
Washington law allows cities and counties, along with other specified junior taxing districts, to levy property taxes in excess of limitations imposed by statute when authorized by the voters. Levy approval requires 60 percent majority vote at a general or special election.

Regular Property Tax - Lid Lift

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.55.050>
Cities are authorized to impose ad valorem taxes

upon real and personal property. A city's maximum levy rate for general purposes is \$3.375 per \$1,000 of assessed valuation. Limitations on annual increases in tax collections, coupled with changes in property value, causes levy rates to rise or fall; however, in no case may they rise above statutory limits. Once the rate is established each year, it may not be raised without the approval of a majority of the voters. Receiving voter approval is known as a lid lift. A lid lift may be permanent, or may be for a specific purpose and time period.

Sales Tax

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.14>
Washington law authorizes the governing bodies of cities and counties to impose sales and use taxes at a rate set by the statute to help "carry out essential county and municipal purposes." The authority is divided into two parts. Cities may impose by resolution or ordinance a sales and use tax at a rate of ½% on any taxable event within their jurisdictions. Cities may also impose an additional sales tax at a rate up to ½% on any taxable event within the city. In this case, the statute provides an electoral process for repealing the tax or altering the rate.

Impact Fees

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.02.050>
Impact fees are charges placed on new development as a condition of development approval to help pay for various public facilities the need for which is directly created by that new growth and development. Counties, cities, and towns may impose impact fees on residential and commercial "development activity" to help pay for certain public facility improvements, including parks, open space and recreation facilities. Funds received must be spent on approved capital projects within 10 years of collection.

Real Estate Excise Tax

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.46.010>
Washington law authorizes the governing bodies of counties and cities to impose excise taxes on the sale of real property within limits set by the statute. This authority may be divided into three parts relevant to park systems.

A city or county may impose a real estate excise tax (REET 1) on the sale of all real property in the city or unincorporated parts of the county, respectively, at a rate not to exceed ¼% of the selling price, to fund "local capital improvements," including parks, playgrounds, swimming pools, water systems, bridges, sewers, etc. Also, the funds must be used "primarily for financing capital projects specified in a capital facilities plan element of a comprehensive plan."

A city or county may impose a real estate excise tax on the sale of all real property in the city or unincorporated parts of the county, respectively, at a rate not to exceed ½%, in lieu of a ½% sales tax option authorized under state law. These funds are not restricted to capital projects. The statute provides for a repeal mechanism.

A city or county – in counties that are required to prepare comprehensive plans under the new Growth Management Act – are authorized to impose an additional real estate excise tax (REET 2) on all real property sales in the city or unincorporated parts of the county, respectively, at a rate not to exceed ¼%. These funds must be used “solely for financing capital projects specified in a capital facilities plan element of a comprehensive plan.”

The City share of the real estate excise tax is two one-quarter percent amounts (0.5%) that are restricted for capital projects per RCW 82.46. Revenues collected by this tax are deposited in a special capital improvement fund according to KMC 5.18.040. Since REET collections are directly tied to the frequency and valuation of real estate transactions, this funding source is widely variable with local real estate conditions. REET 1 funds capital projects for parks.

Real Estate Excise Tax - Local Conservation Areas

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.46.070>
Boards of County Commissioners may impose, with majority voter approval, an excise tax on each sale of real property in the county at a rate not to exceed 1% of the selling price for the purpose of acquiring and maintaining conservation areas. The authorizing legislation defines conservation areas as “land and water that has environmental, agricultural, aesthetic, cultural, scientific, historic, scenic, or low-intensity recreational value for existing and future generations...” These areas include “open spaces, wetlands, marshes, aquifer recharge areas, shoreline areas, natural areas, and other lands and waters that are important to preserve flora and fauna.”

Conservation Futures Tax (Pierce County)

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34>
The Conservation Futures Tax (CFT) is provided for in Chapter 84.34 of the Revised Code of Washington. Pierce County imposes a Conservation Futures levy at a rate of \$0.0625 per \$1,000 assessed value for the purpose of acquiring open space lands, including green spaces, greenbelts, wildlife habitat and trail rights-of-way proposed for preservation for public use by either the county or the cities within the county.

General open space criteria are listed in PCC Section 26.12.025 and are similar to the public benefit rating system identified in the Current Use Taxation program

operated by Pierce County. Funds are allocated annually, and cities within the county, citizen groups and citizens may apply for funds through the county’s process. The CFT program provides grants to cities to support open space priorities in local plans and requires a 100% match from other sources.

FEDERAL & STATE GRANTS AND CONSERVATION PROGRAMS

EPA Environmental Education Grants (EPA)

<http://www.epa.gov/education/environmental-education-grants>

In past years, the Environmental Protection Agency (EPA) has sought grant proposals from eligible applicants to support environmental education projects that promote environmental awareness and stewardship and help provide people with the skills to take responsible actions to protect the environment. Although currently not appropriated, this program may become available in future years.

BUILD Grants (USDOT) - Use to be TIGER grants

<https://www.transportation.gov/tiger>

Eligible projects for TIGER Discretionary Grants are capital projects that include, but are not limited to: (1) Highway, bridge, or other road projects eligible under Title 23, United States Code; (2) public transportation projects eligible under chapter 53 of Title 49, United States Code; (3) passenger and freight rail transportation projects; (4) port infrastructure investments (including inland port infrastructure and land ports of entry); and (5) intermodal projects.

Rivers, Trails and Conservation Assistance Program (NPS)

<http://www.nps.gov/ncrc/programs/rtca/>

The Rivers, Trails and Conservation Assistance Program, also known as the Rivers & Trails Program or RTCA, is a technical assistance resource for communities administered by the National Park Service and federal government agencies so they can conserve rivers, preserve open space and develop trails and greenways. The RTCA program implements the natural resource conservation and outdoor recreation mission of NPS in communities across America.

Community Block Development Grants (US HUD & Commerce)

https://www.hud.gov/program_offices/comm_planning/communitydevelopment/programs

These funds are intended to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and

moderate income persons.

Pierce County administers CDBG funds on behalf of the Pierce County CDBG Consortium. The Consortium is established under interlocal cooperation agreements between the County and 34 cities and towns and has a Joint Recommendations Committee to advise Pierce County on CDBG funding and program guidelines decisions.

North American Wetlands Conservation Act Grants Program (USFW)

<https://www.fws.gov/birds/grants/north-american-wetland-conservation-act/how-to-apply-for-a-nawca-grant.php>

The North American Wetlands Conservation Act of 1989 provides matching grants to organizations and individuals who have developed partnerships to carry out wetland conservation projects in the United States, Canada, and Mexico for the benefit of wetlands-associated migratory birds and other wildlife. Two competitive grants programs exist (Standard and a Small Grants Program) and require that grant requests be matched by partner contributions at no less than a 1-to-1 ratio. Funds from U.S. Federal sources may contribute toward a project, but are not eligible as match.

The Standard Grants Program supports projects in Canada, the United States, and Mexico that involve long-term protection, restoration, and/or enhancement of wetlands and associated uplands habitats.

The Small Grants Program operates only in the United States; it supports the same type of projects and adheres to the same selection criteria and administrative guidelines as the U.S. Standard Grants Program. However, project activities are usually smaller in scope and involve fewer project dollars. Grant requests may not exceed \$75,000, and funding priority is given to grantees or partners new to the Act's Grants Program.

Wetlands Reserve Program (NRCS)

Natural Resources Conservation Service (NRCS)

www.nrcs.usda.gov/PROGRAMS/wrp/

The WRP provides landowners the opportunity to preserve, enhance and restore wetlands and associated uplands. The program is voluntary and provides three enrollment options: permanent easements, 30-year easements, and 10-year restoration cost-share agreements. In all cases, landowners retain the underlying ownership in the property and management responsibility. Land uses may be allowed that are compatible with the program goal of protecting and restoring the wetlands and associated uplands. The

NRCS manages the program and may provide technical assistance.

Recreation and Conservation Office Grant Programs RCO

<https://rco.wa.gov/grants/>

The Recreation and Conservation Office was created in 1964 as part of the Marine Recreation Land Act. The RCO grants money to state and local agencies, generally on a matching basis, to acquire, develop, and enhance wildlife habitat and outdoor recreation properties. Some money is also distributed for planning grants. RCO grant programs utilize funds from various sources. Historically, these have included the Federal Land and Water Conservation Fund, state bonds, Initiative 215 monies (derived from unreclaimed marine fuel taxes), off-road vehicle funds, Youth Athletic Facilities Account and the Washington Wildlife and Recreation Program.

Aquatic Lands Enhancement Account (ALEA)

This program, managed through the RCO, provides matching grants to state and local agencies to protect and enhance salmon habitat and to provide public access and recreation opportunities on aquatic lands. In 1998, DNR refocused the ALEA program to emphasize salmon habitat preservation and enhancement. However, the program is still open to traditional water access proposals. Any project must be located on navigable portions of waterways. ALEA funds are derived from the leasing of state-owned aquatic lands and from the sale of harvest rights for shellfish and other aquatic resources.

Brian Abbott Fish Barrier Removal Board (BAFBRB)

Funding to correct barriers to fish passage.

Boating Facilities Program (BFP)

<https://rco.wa.gov/grant/boating-facilities-program/>
Funding to buy, develop, and renovate facilities for motorized boats

Boating Infrastructure Grant Program (BIG)

Funding to develop or renovate facilities targeting recreational boats and larger

Washington Wildlife and Recreation Program (WWRP)

The RCO is a state office that allocates funds to local and state agencies for the acquisition and development of wildlife habitat and outdoor recreation properties. Funding sources managed by the RCO include the Washington Wildlife and Recreation Program. The WWRP is divided into Habitat Conservation and Outdoor Recreation Accounts; these are further divided into several project categories. Cities, counties and other local sponsors may apply for funding in urban wildlife habitat, local parks, trails and water access

categories. Funds for local agencies are awarded on a matching basis. Grant applications are evaluated once each year, and the State Legislature must authorize funding for the WWRP project lists.

Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) provides grants to buy land and develop public outdoor facilities, including parks, trails and wildlife lands. Grant recipients must provide at least 50% matching funds in either cash or in-kind contributions. Grant program revenue is from a portion of Federal revenue derived from sale or lease of off-shore oil and gas resources.

National Recreational Trails Program

The National Recreational Trails Program (N RTP) provides funds to maintain trails and facilities that provide a backcountry experience for a range of activities including hiking, mountain biking, horseback riding, motorcycling, and snowmobiling. Eligible projects include the maintenance and re-routing of recreational trails, development of trail-side and trail-head facilities, and operation of environmental education and trail safety programs. A local match of 20% is required. This program is funded through Federal gasoline taxes attributed to recreational non-highway uses.

Youth Athletic Facilities (YAF) Program

The YAF provides grants to develop, equip, maintain, and improve youth and community athletic facilities. Cities, counties, and qualified non-profit organizations may apply for funding, and grant recipients must provide at least 50% matching funds in either cash or in-kind contributions.

Puget Sound Acquisition and Restoration Fund

Grants are awarded by the Salmon Recovery Funding Board for acquisition or restoration of lands directly correlating to salmon habitat protection or recovery. Projects must demonstrate a direct benefit to fish habitat. There is no match requirement for design-only projects; acquisition and restoration projects require a 15% match. The funding source includes the sale of state general obligation bonds, the federal Pacific Coastal Salmon Recovery Fund and the state Puget Sound Acquisition and Restoration Fund.

STP/CMAQ Regional Competition – Puget Sound Regional Council

<http://psrc.org/transportation/tip/selection/>
Surface Transportation Program (STP) funds are considered the most “flexible” funding source provided through the federal Safe, Accountable, Flexible, Efficient, Transportation Equity Act (SAFETEA-LU). Many types of projects are eligible, including transit, carpool/vanpool, bicycle/pedestrian, safety, traffic monitoring/

management, and planning projects, along with the more traditional road and bridge projects. The purpose of the Congestion Mitigation Air Quality (CMAQ) program is to fund transportation projects or programs that will contribute to attainment or maintenance of the national ambient air quality standards for ozone, carbon monoxide and particulate matter. The two goals of improving air quality and relieving congestion were strengthened under SAFETEA-LU by a new provision establishing priority consideration for cost-effective emission reduction and congestion mitigation activities when using CMAQ funding. The PSRC serves as the countywide board in the allocation of some federal transportation grant funds to projects within Pierce County, through the Puget Sound Regional Council.

OTHER METHODS & FUNDING SOURCES

MetropolitanPark District

<http://apps.leg.wa.gov/RCW/default.aspx?cite=35.61>
Metropolitan park districts may be formed for the purposes of management, control, improvement, maintenance and acquisition of parks, parkways and boulevards. In addition to acquiring and managing their own lands, metropolitan districts may accept and manage park and recreation lands and equipment turned over by any city within the district or by the county. Formation of a metropolitan park district may be initiated in cities of five thousand population or more by city council ordinance, or by petition, and requires majority approval by voters for creation.

Park & Recreation District

<http://apps.leg.wa.gov/RCW/default.aspx?cite=36.69>
Park and recreation districts may be formed for the purposes of providing leisure-time activities and recreation facilities and must be initiated by petition of at least 15% percent of the registered voters within the proposed district. Upon completion of the petition process and review by county commissioners, a proposition for district formation and election of five district commissioners is submitted to the voters of the proposed district at the next general election. Once formed, park and recreation districts retain the authority to propose a regular property tax levy, annual excess property tax levies and general obligation bonds. All three require 60% percent voter approval and 40% percent voter turnout. With voter approval, the district may levy a regular property tax not to exceed sixty cents per thousand dollars of assessed value for up to six consecutive years.

Business Sponsorships / Donations

Business sponsorships for programs may be available throughout the year. In-kind contributions are often

received, including food, door prizes and equipment/material.

Interagency or Inter-Local (ILA) Agreements

State law provides for interagency cooperative efforts between units of government. Joint acquisition, development and/or use of park and open space facilities may be provided between Parks, Public Works and utility providers.

Private Grants, Donations & Gifts

Many trusts and private foundations provide funding for park, recreation and open space projects. Grants from these sources are typically allocated through a competitive application process and vary dramatically in size based on the financial resources and funding criteria of the organization. Philanthropic giving is another source of project funding. Efforts in this area may involve cash gifts and include donations through other mechanisms such as wills or insurance policies. Community fundraising efforts can also support park, recreation or open space facilities and projects.

ACQUISITION TOOLS & METHODS

DIRECT PURCHASE METHODS

Market Value Purchase

Through a written purchase and sale agreement, the city purchases land at the present market value based on an independent appraisal. Timing, payment of real estate taxes and other contingencies are negotiable.

Partial Value Purchase (or Bargain Sale)

In a bargain sale, the landowner agrees to sell for less than the property's fair market value. A landowner's decision to proceed with a bargain sale is unique and personal; landowners with a strong sense of civic pride, long community history or concerns about capital gains are possible candidates for this approach. In addition to cash proceeds upon closing, the landowner may be entitled to a charitable income tax deduction based on the difference between the land's fair market value and its sale price.

Life Estates & Bequest

In the event a landowner wishes to remain on the property for a long period of time or until death, several variations on a sale agreement exist. In a life estate agreement, the landowner may continue to live on the land by donating a remainder interest and retaining a "reserved life estate." Specifically, the landowner donates or sells the property to the city, but reserves the right for the seller or any other named person to continue to live on and use the property. When the owner or other specified person dies or releases his/

her life interest, full title and control over the property will be transferred to the city. By donating a remainder interest, the landowner may be eligible for a tax deduction when the gift is made. In a bequest, the landowner designates in a will or trust document that the property is to be transferred to the city upon death. While a life estate offers the city some degree of title control during the life of the landowner, a bequest does not. Unless the intent to bequest is disclosed to and known by the city in advance, no guarantees exist with regard to the condition of the property upon transfer or to any liabilities that may exist.

Gift Deed

When a landowner wishes to bequeath their property to a public or private entity upon their death, they can record a gift deed with the county assessors office to insure their stated desire to transfer their property to the targeted beneficiary as part of their estate. The recording of the gift deed usually involves the tacit agreement of the receiving party.

Option to Purchase Agreement

This is a binding contract between a landowner and the city that would only apply according to the conditions of the option and limits the seller's power to revoke an offer. Once in place and signed, the Option Agreement may be triggered at a future, specified date or upon the completion of designated conditions. Option Agreements can be made for any time duration and can include all of the language pertinent to closing a property sale.

Right of First Refusal

In this agreement, the landowner grants the city the first chance to purchase the property once the landowner wishes to sell. The agreement does not establish the sale price for the property, and the landowner is free to refuse to sell it for the price offered by the city. This is the weakest form of agreement between an owner and a prospective buyer.

Conservation and/or Access Easements

Through a conservation easement, a landowner voluntarily agrees to sell or donate certain rights associated with his or her property (often the right to subdivide or develop), and a private organization or public agency agrees to hold the right to enforce the landowner's promise not to exercise those rights. In essence, the rights are forfeited and no longer exist. This is a legal agreement between the landowner and the city that permanently limits uses of the land in order to conserve a portion of the property for public use or protection. The landowner still owns the property, but the use of the land is restricted. Conservation easements may result in an income tax deduction and reduced property taxes and estate taxes. Typically, this

approach is used to provide trail corridors where only a small portion of the land is needed or for the strategic protection of natural resources and habitat. Through a written purchase and sale agreement, the city purchases land at the present market value based on an independent appraisal. Timing, payment of real estate taxes and other contingencies are negotiable.

Park or Open Space Dedication Requirements

Local governments have the option to require developers to dedicate land for parks under the State Subdivision Law (Ch. 58.17 RCW) and the State Environmental Policy Act (SEPA) (Ch. 43.21C RCW). Under the subdivision law developers can be required to provide the parks/recreation improvements or pay a fee in lieu of the dedicated land and its improvements. Under the SEPA requirements, land dedication may occur as part of mitigation for a proposed development's impact.

LANDOWNER INCENTIVE MEASURES

Density Bonuses

Density bonuses are a planning tool used to encourage a variety of public land use objectives, usually in urban areas. They offer the incentive of being able to develop at densities beyond current regulations in one area, in return for concessions in another. Density bonuses are applied to a single parcel or development. An example is allowing developers of multi-family units to build at higher densities if they provide a certain number of low-income units or public open space. For density bonuses to work, market forces must support densities at a higher level than current regulations.

Transfer of Development Rights

The transfer of development rights (TDR) is an incentive-based planning tool that allows land owners to trade the right to develop property to its fullest extent in one area for the right to develop beyond existing regulations in another area. Local governments may establish the specific areas in which development may be limited or restricted and the areas in which development beyond regulation may be allowed. Usually, but not always, the "sending" and "receiving" property are under common ownership. Some programs allow for different ownership, which, in effect, establishes a market for development rights to be bought and sold.

IRC 1031 Exchange

If the landowner owns business or investment property, an IRC Section 1031 Exchange can facilitate the exchange of like-kind property solely for business or investment purposes. No capital gain or loss is recognized under Internal Revenue Code Section 1031 (see www.irc.gov for more details). This option may be a

useful tool in negotiations with an owner of investment property, especially if the tax savings offset to the owner can translate to a sale price discount for the City.

Current (Open Space) Use Taxation Programs

Property owners whose current lands are in open space, agricultural, and/or timber uses may have that land valued at their current use rather than their "highest and best" use assessment. This differential assessed value, allowed under the Washington Open Space Taxation Act (Ch.84.34 RCW) helps to preserve private properties as open space, farm or timber lands. If land is converted to other non-open space uses, the land owner is required to pay the difference between the current use annual taxes and highest/best taxes for the previous seven years. When properties are sold to a local government or conservation organization for land conservation/preservation purposes, the required payment of seven years worth of differential tax rates is waived. The amount of this tax liability can be part of the negotiated land acquisition from private to public or quasi-public conservation purposes.

OTHER LAND PROTECTION OPTIONS

Land Trusts & Conservancies

Land trusts are private non-profit organizations that acquire and protect special open spaces and are traditionally not associated with any government agency. Forterra (formerly called the Cascade Land Conservancy) is the regional land trust serving the region, and their efforts have led to the conservation of more than 234,000 acres of forests, farms, shorelines, parks and natural areas in the region (www.forterra.org). Other national organizations with local representation include the Nature Conservancy, Trust for Public Land and the Wetlands Conservancy.

Regulatory Measures

A variety of regulatory measures are available to local agencies and jurisdictions. Available programs and regulations include: Critical Areas Ordinance, University Place; State Environmental Policy Act (SEPA); Shorelines Management Program; and Hydraulic Code, Washington State Department of Fisheries and Department of Wildlife.

Public/Private Utility Corridors

Utility corridors can be managed to maximize protection or enhancement of open space lands. Utilities maintain corridors for provision of services such as electricity, gas, oil, and rail travel. Some utility companies have cooperated with local governments for development of public programs such as parks and trails within utility corridors.



SCJ ALLIANCE
CONSULTING SERVICES





CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: March 14, 2022

Title: Stormwater Manual Code Updates

Attachments: 1) EMC Title 13 draft code amendments

Submitted By: Jeremy Metzler, Public Works Director
Joe Blaine, Engineering Technician

Background Information:

Any project that requires a building or grading permit must provide a stormwater management design that meets the requirements of the Pierce County Stormwater Management and Site Development Manual (PCM). The intent of the PCM:

- Establish criteria for review and analysis of developments,
- Manage stormwater to minimize contact with contaminants,
- Mitigate the impacts of increased runoff due to urbanization,
- Manage runoff from developed property and property being developed,
- Make low impact development (LID) the preferred method of stormwater management.

Considering that every community is unique, cities may adopt their own modifications to stormwater management design regulations found in the PCM. Edgewood's modifications to the PCM are contained in EMC 13.05.170. Currently, these modifications are based on the PCM adopted in 2016. However, the PCM was recently updated in July 2021. This agenda item introduces proposed code changes to EMC Title 13 that will ensure the City's modifications are compatible with the updated PCM.

Relevant Definitions:

Low Impact Development (LID): A stormwater management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation, and transpiration by emphasizing conservation, use of onsite natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

LID Best Management Practices (BMPs): In contrast to conventional BMPs that typically collect and convey runoff to one location on the site, LID BMPs manage stormwater in small-scale, dispersed facilities located as close to the source of the runoff as possible. LID BMPs include, but are not limited to: bioretention, rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.

Current Discussion:

City staff has reviewed the updated PCM and found that there is a need to make some minor "housekeeping" textual changes to EMC Title 13, primarily EMC 13.05.170. The proposed code changes outlined in attachment 1 of this staff report remove redundant or irrelevant modifications. Besides the "housekeeping" textual changes, it is also worth noting that staff has reviewed the code to ensure that the following issues are supported in the City code.

- Maintain more strict downstream analysis requirements than the PCM
- Maintain lower flow control threshold than the PCM
- Propose more strict limitations on the use of low-impact development (LID) in Edgewood, based on staff's observations over last 5 years that LID has demonstrated adverse downstream impacts

Staff Recommendation:

These code changes have been prioritized by staff because the City needs to adopt updated regulations by June 30, 2022 to comply with the WA State Department of Ecology's Municipal Stormwater Permit. To this end, staff recommends that the Planning Commission hold a discussion on this topic at the March 14, 2022 meeting. Following this discussion, staff recommends holding a public hearing and taking action on the proposed code changes at the April 11, 2022 meeting.

Chapter 13.05

STORMWATER MANUAL – SITE DEVELOPMENT REGULATIONS

13.05.160 ~~December 2015 Edition~~ July 2021, Pierce County Stormwater Management and Site Development Manual adopted.

The city adopts by reference the ~~December 2015~~ July 2021 Edition, Pierce County Stormwater Management and Site Development Manual as modified herein.

13.05.170 Modifications to the PCM.

The city hereby amends the PCM as follows:

Replace any reference to “County” or “Pierce County” in the PCM with “City” or “City of Edgewood”. Replace any reference to “Planning and Land Services (PALS)” in the PCM with “Community Development Department”. Replace any reference to “PCC Title [18E](#)” with “EMC Title 14”. Any other references to “Pierce County Code” shall remain unchanged, unless otherwise noted herein.

~~As stated in PCM Volume I, Section 2.3, all projects shall meet the following minimum requirements, regardless of size and even if exempt from permit application submittal:~~

- ~~• Minimum Requirement #2: Construction Stormwater Pollution Prevention (SWPP);~~
- ~~• Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls; and~~
- ~~• Minimum Requirement #5: Onsite Stormwater Management.~~

~~Projects exempt from the requirements of the 2015 PCM are identified in Volume I Chapter 2.2 and Pierce County Code (PCC) 17A. Such exemptions are briefly summarized below. See the PCM and PCC 17A for further details.~~

- ~~• Emergency projects which if not performed immediately would substantially endanger public safety or property. Upon resolution of the emergency, the property owner must either restore the site to its original condition or comply with the requirements of this Title, EMC Title [18](#), and PCC 17A within 60 days;~~
- ~~• Pavement maintenance practices (no road prism expansion);~~
- ~~• Commercial agricultural practices, on lands defined in RCW [84.34.020\(2\)](#) for production, except for activities in sensitive and/or critical areas commencing since June 1998, conversion of timberland to agriculture, or construction of impervious surfaces;~~

~~• Projects covered under the State of Washington Model Toxics Control Act (MTCA) or the Federal Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA);~~

~~• Forest practices regulated under the Forest Practices Act (Chapter 76.09 RCW) that do not convert timberland to other uses;~~

~~• Underground and/or overhead utility projects (PCC 17A.10.070 C.1.g, 17A.10.070 C.4) that create less than 500 square feet of impervious surface and are constructed in accordance with the Manual on Accommodating Utilities in Pierce County Rights of Way.~~

Volume 1 Chapter 1.3 How to Use this Volume – Replace Item 3 with the following:

Chapter 3 to determine what submittal requirements apply. Submittal forms can be obtained from the City of Edgewood’s website: www.cityofedgewood.org.

Volume 1 Chapter 1.4.2 Protection and Establishment of Natural Buffer Areas – Replace the first paragraph with the following:

Natural buffer areas may be required to protect drainage courses from erosion and pollutants. Natural buffer areas are required adjacent to all wetlands, per the city’s requirements, as documented in the Edgewood critical areas atlas maps and required by the Critical Areas Ordinance, EMC Title [14](#). Where development is proposed near buffer zones that have been established by the city or near an environmentally sensitive area, obtain the city’s regulations regarding buffer zones.

Volume 1 Chapter 1.7 Relationship of this Manual to Federal, State, and Local Regulatory Requirements – Replace the second and third paragraphs with the following:

The City of Edgewood website has information on the city’s permitting process, including online permit information: www.cityofedgewood.org.

Permit information can also be obtained by calling the general information line at (253) 952-3299, or visiting City Hall at 2224 104th Ave. E. in Edgewood.

Volume 1 Chapter 1.7.1 The Manual’s Role as Technical Guidance and Requirements

– Replace the code reference under “Penalties and Enforcement” with EMC [13.05.100](#).

Replace the code reference under “Appeals” with EMC [13.05.090](#).

Volume 1 Chapter 1.7.2 More Stringent Measures – Delete the second paragraph.

Volume 1 Chapter 1.7.3 Presumptive Versus Demonstrative Approaches to Protecting Water Quality – Replace the phone number at the end of the section with (253) 952-3299.

Volume 1 Chapter 1.7.4 – Replace this section with the following:

Phase II – NPDES and State Waste Discharge Stormwater Permits for Municipalities

Certain municipalities and other entities are subject to permitting under the U.S. Environmental Protection Agency (U.S. EPA) Phase II Stormwater Regulations ([40](#) CFR Parts [122](#), [123](#)). In western Washington, Ecology has issued joint NPDES and state waste

discharge permits to regulate the discharges of stormwater from the municipal separate storm sewer systems operated by small cities, including Edgewood.

The Phase II NPDES Municipal Stormwater Permit was reissued on August 1, 2012 (and subsequently modified on January 16, 2015) and is available on the Ecology website: <http://www.ecy.wa.gov/programs/wq/stormwater/municipal/phaseIIwww/wvphiipermmit.html>.

As stated in PCM Volume I, Section 2.3, all projects shall meet the following minimum requirements, regardless of size and even if exempt from permit application submittal:

- Minimum Requirement #2: Construction Stormwater Pollution Prevention (SWPP);
- Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls; and
- Minimum Requirement #5: Onsite Stormwater Management.

Projects exempt from the requirements of the 2015 PCM are identified in Volume I Chapter 2.2 and Pierce County Code (PCC) 17A. Such exemptions are briefly summarized below. See the PCM and PCC 17A for further details.

- Emergency projects which if not performed immediately would substantially endanger public safety or property. Upon resolution of the emergency, the property owner must either restore the site to its original condition or comply with the requirements of this Title, EMC Title 18, and PCC 17A within 60 days;
- Pavement maintenance practices (no road prism expansion);
- Commercial agricultural practices, on lands defined in RCW 84.34.020(2) for production, except for activities in sensitive and/or critical areas commencing since June 1998, conversion of timberland to agriculture, or construction of impervious surfaces;
- Projects covered under the State of Washington Model Toxics Control Act (MTCA) or the Federal Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA);
- Forest practices regulated under the Forest Practices Act (Chapter 76.09 RCW) that do not convert timberland to other uses.
- Underground and/or overhead utility projects (PCC 17A.10.070 C.1.g, 17A.10.070 C.4) that create less than 500 square feet of impervious surface and are constructed in accordance with the Manual on Accommodating Utilities in Pierce County Rights-of-Way.

Volume 1 Chapter 2.3.1 New Development

There are no amendments to the New Development thresholds.

Volume 1 Chapter 2.3.2 Redevelopment

There are no amendments to the Redevelopment thresholds.

Volume 1 Chapter 2.4.1

~~Minimum Requirement #1 Preparation of Stormwater Site Plans.~~

~~There are no amendments to Minimum Requirement #1.~~

Volume 1 Chapter 2.4.2

Minimum Requirement #2 Construction Stormwater Pollution Prevention (SWPP).

On page 2-8, add the following paragraph under the third paragraph of Chapter 2.4.2:

Per EMC Title 14.90.040(B)(5), the removal and disturbance of vegetation, clearing or grading in Landslide Hazard Management Areas shall be limited to the area of the approved development and shall not be allowed during the wet season (November 1st through May 1st), unless adequate provisions for wet season erosion have been addressed in the geotechnical report and approved by the department.

Volume 1 Chapter 2.4.3

~~Minimum Requirement #3 Source Control of Pollutants.~~

~~There are no amendments to Minimum Requirement #3.~~

Volume 1 Chapter 2.4.4

~~Minimum Requirement #4 Preservation of Natural Drainage Systems and Outfalls.~~

~~There are no amendments to Minimum Requirement #4.~~

Volume 1 Chapter 2.4.5

Minimum Requirement #5 On-site Stormwater Management

On page 2-~~10~~11, add the following paragraphs under the first paragraph of Chapter 2.4.5:

To verify whether or not downstream drainage courses and facilities are adequate (Minimum Requirement #4), all project sites proposing 2,000 square feet or more of new and/or replaced impervious surface area with any discharge (including overflow) must perform a downstream analysis consistent with Chapter 3.3.4 (page 3-21, "Drainage Report Section 9", beginning at the second paragraph), from the project site to the applicable receiving water body (pothole, lake, or stream) as depicted in the city's Surface Water Management Plan, but in no case any more than one-half mile downstream of the site.

The engineer must field inspect all existing stormwater drainage systems and determine if the capacity is adequate to handle existing flows, flows generated by the proposed project, and any overflows. Project sites tributary to a pothole, even if more than one-half mile from the project site, will also require a zero-rise analysis of said pothole, meeting the requirements of EMC [14.80.050](#)(E). Adequacy will be evaluated based on conveyance capacity during the 50-year peak flow, known flooding problems, erosion damage or potential, amount of freeboard in channels and pipes, and storage potential within the system. If the

conveyance is deemed inadequate, the engineer must either improve the system or restrict flows leaving the project to compensate.

In lieu of this downstream analysis, the engineer may either:

1. Demonstrate the undetained / unmitigated 100-year peak flow rate under developed conditions (i.e. overflow) will not be greater than the modeled 100-year peak flow rate under existing conditions, or
2. Retain 100% of stormwater runoff within the project site (following the methods prescribed in the PCM), apply a 20% safety factor to the modeled stormwater retention volume(s), and no surface water will be allowed to leave the site (including overflow).

On page 2-10, add the following to the second paragraph after “flow control exempt per Section 2.4.7 of this chapter”: (including those project sites that infiltrate 100% of stormwater onsite)

On page 2-10~~11~~, replace the ~~third paragraph~~second paragraph with the following:

In addition, projects subject to the city's Development and Design Standards (per EMC [18.90](#) and [18.95](#)) should review Volume VI in conjunction with Minimum Requirements #5, #6, and #7. Some of the requirements of EMC [18.90](#) and [18.95](#) may partially or fully achieve the requirements of Minimum Requirements #5, #6, and #7. Projects using infiltration for stormwater management may be subject to groundwater flow testing and flow pattern identification as part of the mitigation requirements where infiltration may cause new or exacerbate existing down-gradient flooding, erosion or landslide problems.

In lieu of this downstream analysis, the engineer may either:

1. Demonstrate the undetained / unmitigated 100-year peak flow rate under developed conditions (i.e. overflow) will not be greater than the modeled 100-year peak flow rate under existing conditions, or
2. Retain 100% of stormwater runoff within the project site (following the methods prescribed in the PCM), apply a 20% safety factor to the modeled stormwater retention volume(s), and no surface water will be allowed to leave the site (including overflow).

On page 2-11~~12~~, replace the ~~second paragraph text~~ and Table 2.1 ~~(and associated note)~~ with the following:

Projects triggering Minimum Requirements #1 through #10 shall either:

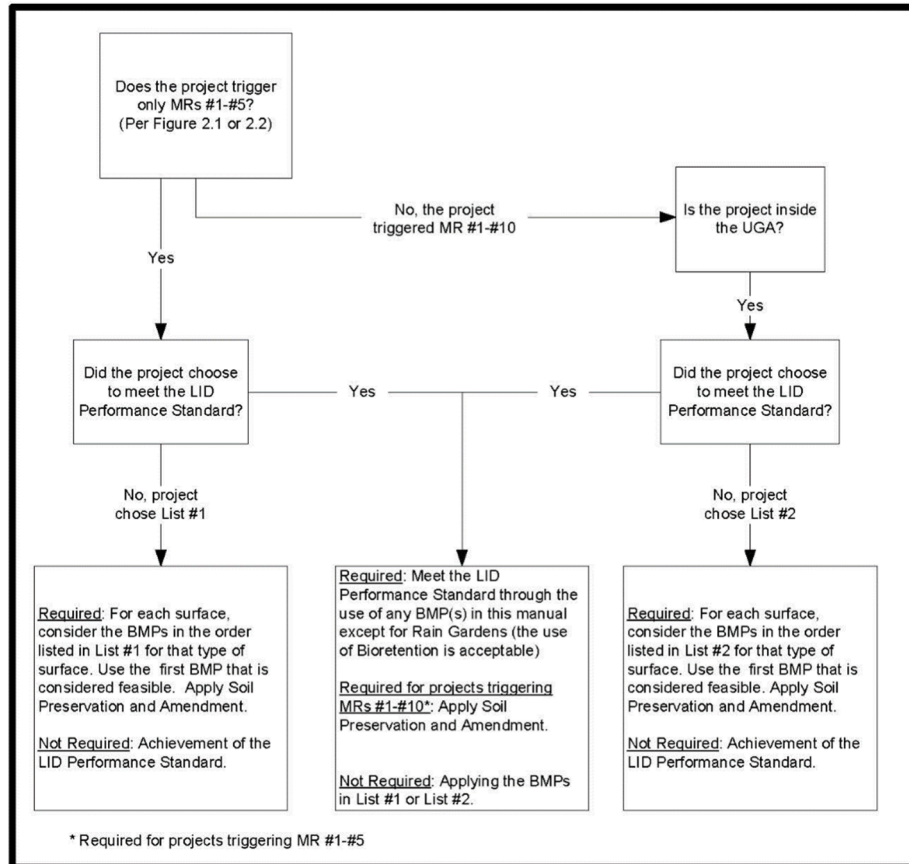
- a. Use onsite stormwater management BMPs from List #2 for all surfaces within each type of surface in List #2; or
- b. Demonstrate compliance with the LID Performance Standard and implement the soil preservation and amendment BMP described in Volume III, Section 3.1. Projects selecting this option cannot use rain gardens. They may choose to use bioretention areas as described in Volume III, Section 3.4 to achieve the LID Performance Standard.

On page 2-14, replace the second bullet under “Competing Needs” with:

Where an LID requirement has been found to be in conflict with special design criteria found in EMC Title 18, the existing codes may supersede or reduce the LID requirement.

On page 2-4513, replace Figure 2.3 with the following:

Figure 2.3 Flow Chart for Determining Minimum Requirement #5 Requirements.



On page 2--16, replace the second bullet under “Competing Needs” with:

Where an LID requirement has been found to be in conflict with special design criteria found in EMC Title 18, the existing codes may supersede or reduce the LID requirement.

Volume 1 Chapter 2.4.6

Minimum Requirement #6 Runoff Treatment

On page 2-47-19, add the following before the first paragraph under “Supplemental Guidelines”:

For new agricultural activities allowed under EMC [14.60.040\(D\)](#) in aquifer recharge and wellhead protection areas, Integrated Pest Management (IPM) practices and fertilizer use Best Management Practices (BMPs) shall be used as described by the Washington State University Extension Service. See Appendix IV-B for an example IPM program.

Volume 1 Chapter 2.4.7

Minimum Requirement #7 Flow Control

There are no flow control-exempt receiving waters in the City of Edgewood. Delete the following:

- On page 2-~~18~~19, first paragraph, last sentence, delete everything after “into a fresh waterbody” (appears on page 2-20).
- On page 2-~~18~~19, delete the bullet points after the first paragraph, the second paragraph, and the bullet points following the second paragraph (which continue onto page 2-~~19~~20).

On page 2-~~19~~21, replace the second paragraph under “Thresholds” with the following:

If any of the following conditions are met / exceeded, the standard flow control requirement for western Washington must be achieved:

On page 2-~~19~~21, amend the first bulleted paragraph under Thresholds to read:

- Projects in which the total of effective impervious surfaces is 5,000 square feet or more in a threshold discharge area.

On page 2-~~20~~21, replace the first paragraph under “Discharge Requirements” with the following:

It is the City’s policy that stormwater be infiltrated whenever possible. Infiltration facilities shall be designed in accordance with summary standards provided for the applicant’s convenience by the City, or in accordance with the PCM and associated reference documents. Projects using infiltration for stormwater management may be subject to groundwater flow testing and flow pattern identification as part of the mitigation requirements where infiltration may cause new or exacerbate existing down-gradient flooding, erosion or landslide problems.

The allowable release rates from a project are dependent upon the ultimate destination for the stormwater. All projects not directly attributable to one of the four categories defined below shall use Category A for determining the allowable discharge rates.

On page 2-~~20~~21, replace first sentence under “Category A” with: “Any naturally occurring waterbody not defined as a closed depression, publicly owned regional retention and/or detention facility, or privately constructed regional retention and/or detention facility.” Under “Requirements”, delete the last word in the first paragraph, “unless”, and the following two bullet points.

In summary, all project sites shall consider forested conditions for the predeveloped scenario.

On page 2-~~21~~23, under “Category B”, “Requirements”, first bullet point, replace both instances of the phrase “(existing)” after “predeveloped” with “(forested)”. Also, after the phrase “must also be added to the final design storage volume”, add the following:

without increasing the depth of the proposed facility. A zero-rise analysis shall also be performed on the closed depression, meeting the requirements of EMC [14.80.050](#)(E).

WWHM, MGSFlood, or other DOE-approved continuous runoff model shall be used in lieu of HEC-RAS for the zero-rise analysis.

On page 2-~~23~~25, under "Category D", "Requirements", second bullet point, replace "Director of Pierce County Public Works" with "City of Edgewood Public Works Department", and replace "Pierce County Surface Water Management" with "the City of Edgewood Surface Water Program Manager".

Volume 1 Chapter 2.4.8

Minimum Requirement #8 Wetlands Protection

On page 2-~~26~~28, under "Supplemental Guidelines", first paragraph, replace "Pierce County Critical Areas Ordinance 18E" with "EMC Title 14".

Volume 1 Chapter 2.4.9

~~Minimum Requirement #9 Operations and Maintenance~~

~~There are no amendments to Minimum Requirement #9.~~

Volume 1 Chapter 2.4.10

~~Minimum Requirement #10 Financial Liability~~

~~There are no amendments to Minimum Requirement #10.~~

Volume 1 Chapter 3.2.6 Abbreviated Plan – Site Development Drawings

On page 3-7, bullet point ~~4~~12, replace "PCC title [18J](#)" with "EMC Title 18".

On page 3-8, under "Advanced Plan Requirements", replace "PCC Title [17A](#), Soil Engineering – Stability" in the last paragraph with "EMC Title 14".

Volume 1 Chapter 3.2.9 Abbreviated Plan – Establishment of Maintenance Covenant

On page 3-9, replace the first sentence of the second paragraph with the following:

The recorded maintenance covenant must be created on a city-approved form, obtainable from the Surface Water Program Manager.

Volume 1 Chapter 3.3.4 Drainage Control Plan – Drainage Report

On page 3-~~20~~21, replace "Drainage Report Section 7 – Floodplain Analysis" with the following:

If the project is within a potential flood hazard area as defined in EMC Title [14](#) and indicated on the City of Edgewood's Critical Areas Map, show the 100-year flood hazard area on the plans. If the flood hazard area has not been established (or the city determines that it is in error), the city may require the applicant to establish and map the 100-year flood hazard area for the proposed project per EMC [14.80](#), to be submitted with the Drainage Report. For closed depressions, the analysis will be for the 100-year flood considering existing land cover

conditions. For streams and other water bodies with surface outlets, the analysis will be for the 100-year flood for build out at maximum density allowed by current zoning. If the project is determined to be in the flood hazard area, additional studies per EMC [14.80](#) may be required. WWHM, MGSFlood, or another DOE-approved continuous runoff model shall be used in lieu of HEC-RAS for the zero-rise analysis. The project engineer shall contact the city Surface Water Program Manager regarding the appropriate computer program(s) for backwater analysis.

On page 3-~~24~~²², replace the second through fourth paragraphs under “Drainage Report Section 9 – Facility Sizing and Downstream analysis” with the following:

A downstream analysis is required from the project site to the applicable receiving water body (pothole, lake, or stream) as depicted in the city’s Surface Water Management Plan. The engineer must field inspect all existing stormwater drainage systems and determine if the capacity is adequate to handle existing flows, flows generated by the proposed project, and any overflows. Adequacy will be evaluated based on conveyance capacity during the 100-year peak flow, known flooding problems, erosion damage or potential, amount of freeboard in channels and pipes, and storage potential within the system.

Project sites tributary to a closed depression / pothole will also require a zero-rise analysis meeting the requirements of EMC [14.80.050](#)(E). WWHM, MGSFlood, or another DOE-approved continuous runoff model shall be used in lieu of HEC-RAS for the zero-rise analysis.

If a capacity problem or stream bank erosion problem is encountered, the release rate from the project will be restricted accordingly or the applicant may correct the problem. Drainage data (available at the city) may be used to assist the engineer in determining the capacity of existing systems. Historic comprehensive storm drainage maps are also available to aid in understanding development patterns and changed conditions. For naturally occurring drainage systems, drainage ditches, or undeveloped drainage courses, the engineer must take into account the hydraulic capacity of the existing drainage course and environmental considerations such as erosion, siltation, and increased water velocities or water depths.

A copy of any storm drainage maps generated from available GIS coverage, updated with current drainage features, and showing the flow route of the onsite water for the downstream conveyance flow path must be included in the storm drainage calculations. USGS maps (minimum scale of 1:2400) may be utilized when city maps are not available.

On page 3-24, Table 3.2, replace “Pierce County PALS” with “City of Edgewood”, remove the “Shoreline Permit” row, and remove “or Fish and Wildlife Permit” from the last cell.

Volume 1 Chapter 3.3.7 Drainage Control Plan – Establishment of Maintenance Covenant

On page 3-~~28~~²⁹, replace the first paragraph with the following:

A maintenance covenant is required for each site/lot that contains stormwater management BMPs that will be maintained by a private entity such as an individual, corporation, or homeowner’s association. The maintenance covenant must be created on a city-approved form (obtainable from the Edgewood Community Development Department), and any attachments shall meet the recording requirements of the Pierce County Auditor. The

covenant shall be recorded at the Pierce County Auditor's office at the expense of the applicant, and shall be tied to the parcel numbers that the project is built on. All covenants must be recorded prior to final construction approval for the proposed project.

Volume 1 Appendix I-B

See Chapter [14.40](#) EMC for wetland protection, buffer and mitigation requirements. The requirements of EMC [14.40](#) shall take precedence over Appendix I-B.

Volume 1 Glossary

Areas of Special Flood Hazard: Replace "PCC 18E" with "EMC 14.80".

County, the: Replace title with "City, the" and definition as follows:

The jurisdictional boundaries of the City of Edgewood, and the Mayor or authorized representative.

Critical Areas: Replace "PCC Title [18E](#) – Development Regulations – Critical Areas" with "EMC Title 14".

Environmentally Sensitive Area (Sensitive Area): Replace with "See EMC Title [14](#)."

Large Lot: Deleted / Not Applicable

One Lot Subdivision: Deleted / Not Applicable

Short Plat or Short Subdivision: Replace with "As defined in EMC Title [16](#)."

Subdivision: Replace with "As defined in EMC Title [16](#)."

Wetlands: Replace with "As defined in EMC Title [14](#)."

Volume 2 Chapter 2.2.1 Narrative

On page 2-4~~5~~, delete the second paragraph under "Certified Erosion Control Lead".

On page 2-5~~7~~, under "Financial/Ownership Responsibilities", replace "PCC Title [17A](#).20" with "EMC 16.06.050".

Volume 2 Chapter 2.3.1 Step 1 – Data Collection

On page 2-8~~10~~, under the "Evaluate Zoning" bullet, replace with the following:

Determine if the site zoning per EMC Title [18](#) requires a full / comprehensive LID development or if the applicant chooses to apply a full / comprehensive LID development. If pursuing comprehensive LID, see Volume VI for additional requirements and guidelines.

Volume 2 Chapter 2.3.3 Step 3 – Construction SWPPP Development and Implementation

On page 2-12, under Element #2: Establish Construction Access", bullet six, replace "County Industrial Pretreatment Program at (253) 798-3013" with "applicable purveyor – see the City of Edgewood for more information."

On page 2-2022, under the ~~third~~ Fifth bullet, replace "County Industrial Pretreatment Program at (253) 798-3013" with "applicable purveyor – see the City of Edgewood for more information (continued on page 2-23)."

On page 2-2224 and continued on page 25, under the first bullet, replace "County Industrial Pretreatment Program at (253) 798-3013" with "applicable purveyor – see the City of Edgewood for more information."

Volume 2 Chapter 3.1 Source Control BMPs

On page 3-1112, under "~~Design and Installation Specifications~~conditions of use", ~~second~~ third bullet, replace "County Industrial Pretreatment Program at (253) 798-3013" with "applicable purveyor – see the City of Edgewood for more information."

~~Volume 2 Chapter 3.2 Runoff Conveyance and Treatment BMPs~~

On page 3-139, under "Sanitary Sewer Disposal", replace "County Industrial Pretreatment Program at (253) 798-3013" with "applicable purveyor – see the City of Edgewood for more information." There are no amendments required Runoff Conveyance and Treatment BMPs.

Volume 3 Chapter 2 Hydrologic Analysis and Design Standards On page 2-1, fourth paragraph, replace the last sentence with: Additional information on general LID site design and requirements of the city's Development and Design Standards (per EMC [18.90](#) and [18.95](#)) are provided in Volume VI.

Volume 3 Chapter 2.5.2 Infiltration Facilities for Flow Control – Procedures

On page 2-4617, under "Construct the Facility and Conduct Performance Testing:", replace with the following:

To demonstrate that the facility performs as designed, the constructed facility must be tested and monitored per the Verification of Performance requirements in Section 2.5.3, and documented as part of the facility's as-built records.

Volume 3 Chapter 2.5.3 General Criteria for Infiltration Basins and Trenches

On page 2-18, under "100-year Overflow Conveyance", add the following:

To verify the capacity of the overflow conveyance, a downstream analysis shall be prepared per Volume I, Chapter 2.4.5 of this manual (as modified herein). In lieu of this downstream analysis, the engineer may demonstrate 100% retention of stormwater runoff within the project site (following the methods prescribed in the PCM), apply a 20% safety factor to the modeled stormwater retention volume(s), and no surface water will be allowed to leave the site (including bypass and overflow).

On page 2-19, bullet point #~~56~~, replace "PCC Title [18E.80](#)" with "EMC Title 14".

On page 2-20, under “Infiltration Near Steep Slopes or Landslide Hazard Areas”, replace “PCC Title [18E.80](#)” with “EMC Title 14”.

Volume 3 Chapter 3.2.1 General Dispersion Facility Design Criteria

On page 3-8, replace the first bullet point with the following:

Runoff from dispersion facilities shall not be allowed for stormwater discharges up-slope from Landslide or Erosion Hazard Areas. If the natural discharge location of the site is toward a Landslide or Erosion Hazard Area, stormwater shall be conveyed down the slope in a pipe as required by Chapters [14.90](#) and [14.110](#) EMC. If the natural discharge location of the site is away from the Landslide or Erosion Hazard Area, a piped storm system shall be used to convey stormwater away from the hazard area. Stormwater management facilities for the site shall be implemented in accordance with the requirements of Chapter [13.05](#) EMC and PCM as supplemented herein.

On page 3-8, add the following to the end of Section 3.2.1:

To preserve the vegetative flowpath area on the project site from alteration, the dispersion system and flowpath length shall be documented on a site plan, to be recorded on the property title. The site plan shall include the following requirements:

1. Maintenance of vegetation in the flowpath area shall be in accordance with BMP T5.13 (or otherwise approved design).
2. Splashblocks or gravel-filled trenches shall not be covered or removed but shall be maintained in accordance with the approved design.
3. If the flowpath area, splashblocks, or gravel-filled trenches are disturbed, additional stormwater management facilities shall be designed and constructed in accordance with the PCM or City’s most current adopted stormwater manual.

Volume 3 Chapter 3.5.6 Paving Surface Design Criteria

On page 3-~~56~~[62](#), replace “PCC Title [18E.80](#)” with “EMC Title 14”.

Volume 3 Chapter 3.9.5 Perforated Stub-Out Connections

On page 3-~~84~~[91](#), replace “PCC Title [18E.80](#)” with “EMC Title 14”.

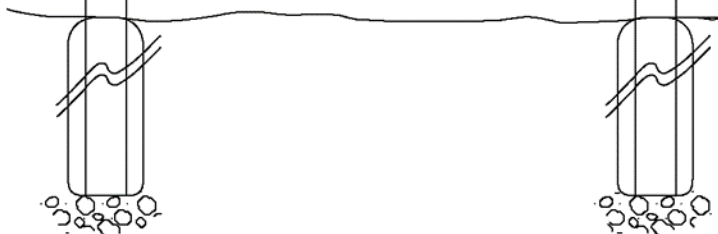
Volume 3 Chapter 3.10.2 Vegetated Roofs – Applications and Limitations

On page 3-~~87~~[94](#), replace “PCC Title [17C](#) – Construction and Infrastructure Regulations – Building and Fire Codes” with “EMC Title 15.05”.

Volume 3 Chapter 3.12.1 Detention Ponds

~~On page 3-106, replace “Stormwater Sign Sample Specifications” with the following:~~

On page 3-109, under “Signage” replace paragraph with the following: “



Size: 48 i

Material: 0.125-gauge aluminum

Face: Non-reflective vinyl or 3 coats outdoor enamel (sprayed).

Colors: White background. Black letters.

Type face: Arial. Title: 3 inch; Sub-Title: 1 1/2

Distance from Edge: $\frac{1}{4}$ inch; all text $1\frac{3}{4}$ inch from border.

Installation: Secure to chain link fence if available. Otherwise install on

Top of sign no higher than 42 inches from ground surface.

Placement: Face sign in direction of primary visual or physical access. Do not block any access road. Do not

[illegible]

On page 1-7, replace the third paragraph with the following:

If you have questions, please contact the City of Edgewood Surface Water Program Manager at (253) 952-3299. They can provide assistance over the phone and also at your business site.

Volume 4 Chapter 1.8 Some Important Requirements to Note

On page 1-7, replace "Pierce County Surface Water Management at (253) 798-2725" with "the City of Edgewood Surface Water Program Manager at (253) 952-3299", and replace "Pierce County Planning ~~and Land Services and Public Works (PALSPW)~~ at (253) 798-7200" with "City of Edgewood at (253) 952-3299."

Volume 4 Chapter 2 Worksheet for Commercial and Industrial Activities

On page 2-1, replace "County Industrial Pretreatment Program at (253) 798-3013" with "applicable purveyor – see the City of Edgewood for more information", and replace "Pierce County Surface Water Management at (253) 798-2725" with "the City of Edgewood Surface Water Program Manager at (253) 952-3299".



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: March 14, 2022

Title: Sewer Connection Requirements

Attachments: 1) FCS Group Issue Paper: Edgewood Sewer Extension Program
2) DRAFT Sanitary Sewer Collection System Map

Submitted By: Jeremy Metzler, Public Works Director

Background Information:

All development within the City of Edgewood must provide an adequate sanitary waste disposal method. There are two methods to achieve compliance with this standard: 1) public sanitary sewer connection, or 2) a private on-site septic system (OSS). This agenda item is included to determine if any policy or code changes should be pursued related to sanitary waste disposal methods, specifically regarding the on-going use of on-site sewer systems and precluding development at urban densities.

February and March 2021 discussion topics:

- City's existing sewer network
- Private community and individual on-site septic systems
- WA State Growth Management Act (GMA) requirements for utilities, density, and critical areas.
- City-wide sewer plan update (Gray and Osborne Consulting Engineers)

April 2021 recommendation:

As the City's General Sewer Plan is updated, the Planning Commission voted 6-0 to recommend that the City should incorporate the following six (6) topics into the review process.

1. City's Comprehensive Plan goals and policies
2. WA State Growth Management Act (GMA) requirements ([WAC 365-196-300](#))
3. City's Local Improvement District (LID) geographic restrictions
4. Compatibility between current zoning boundaries and sewer service boundaries
5. Community on-site septic system allowance and long-term feasibility
6. Sewer system extension requirements for new development

September 2021 discussion:

Part of this updated plan will address the economic impacts associated with public sewer service expansion, and an Issue Paper by FCS Group was presented to the Planning Commission. The paper acknowledges three challenges that the City will face when expanding sewer service: treatment, timing, and funding. The paper also provides three "key tools" to face the challenges: planning, development regulations, and funding sponsorship.

Current Discussion:

Gray and Osborne, Inc. are continuing work on the City's General Sewer Plan update, now expecting a complete draft in the next couple months. Staff is bringing the attached DRAFT Collection System Map tonight to demonstrate how the planning effort is considering the six points identified in the Planning Commission's April 2021 recommendation (above), requiring a significant level of effort to plan comprehensively / city-wide. Staff welcomes any questions or feedback the Planning Commission may have on this draft document, for further consideration by the consultant as they complete their draft plan update.

It is also noteworthy to mention staff is working to amend the current Phase 1 Service Area Boundary to include the Wolf Point Subdivision, tentatively bringing something to the City Council for consideration in April. This project was originally approved for community septic system, but the developer discovered their original plan was no longer viable during site development phase and requested connection to a municipal sanitary sewer.

ISSUE PAPER

EDGEWOOD SEWER EXTENSION PROGRAM

CITY OF EDGEWOOD – AUGUST 2021

ISSUE

The City of Edgewood largely lacks public sewer service except in the commercial spine along Meridian Avenue East, where a sewer collection system was constructed in 2009-2011, funded by a local improvement district (LID). Since then, the City has faced pressure to accommodate residential development to the west and east of the sewered area, as well as potential industrial land to the south.

The key issue discussed in this paper is how best to extend sewer lines in advance of further development, to support an orderly development process. Many properties have already been developed with individual or community septic systems, so a sewer extension program would need a septic conversion component.

Our understanding is that the City's goal is eventually to have a fully sewered community. In other words, we assume that if the City wants low density (or any other level of density) in a given area, the way to achieve that is through the zoning code, not by limiting sewer extension.

In pursuing the goal of public sewer service, the City faces three interlocking challenges: *treatment*, *timing*, and *funding*. To address these challenges, the City has three key tools: *planning*, *development regulations*, and *funding sponsorship*.

MAJOR CHALLENGES

The Treatment Challenge

This challenge is to identify the eventual destination of the sewage flows for each area of the City. The City of Edgewood does not have a wastewater treatment plant. However, there are several adjacent sewer agencies who do have treatment plants or disposal rights to a treatment plant.

- The Lakehaven Water and Sewer District currently receives flows through a transmission line to the north. Lakehaven may not have enough available capacity to serve much more of the City.
- The City of Fife currently receives flows from the western edge of Edgewood. The Fife sewer system discharges into the Tacoma Central treatment plant, which currently has ample capacity.
- Pierce County operates a sewer system to the north and west, also flowing toward the Tacoma Central plant. It currently receives flows from a few properties in the City.
- To the east of Edgewood, the cities of Algona and Pacific have collection systems flowing to the King County wastewater system. The City of Sumner has a treatment plant with limited capacity.
- The City of Puyallup is to the south of Edgewood. Gray & Osborne reports that the Puyallup plant might have enough capacity to serve Edgewood sewer customers.

The destination of sewage flows affects the design of the collection system, including the location of lift stations, so the treatment question must be addressed first.

The Timing Challenge

The timing of a sewer extension program in relation to private development is critical. If the goal is a fully sewerer community, then the City is engaged in a race between new development and the extension of sewer lines, and each new septic system is a step backward. The purpose of both the City's capital investments and its development policies must be to minimize the number of new septic systems.

Both sewer construction and septic system construction are very costly—often \$15,000-\$25,000 per property for the initial installation. The difference between them is that sewer lines are best built in large batches, whereas septic systems are typically built either for individual houses or as part of a relatively small community system. In the aggregate, public sewer systems are more economically efficient; not only do they allow greater density in the immediate development, but they also provide connectivity to adjacent developments. They also provide a higher level of environmental protection.

New development is the stage in which the interests of the individual property owner are most closely in alignment with the interests of the larger community. When homeowners are building or buying a house, they are already borrowing money and making decisions about what they can afford. New development is also the stage in which if someone spends \$20,000 per lot investing in public sewer, they can avoid spending \$20,000 per lot on a septic system. For developers creating a subdivision, installing sewer lines allows more housing units to be built on a given tract of land, which increases developer profits and decreases the unit cost of sewer construction.

However, in order for sewer lines to be useful to a particular development, there needs to be a trunk line within range of the development at the time it is built. If there is nothing to connect to, and a community septic system or a series of individual septic systems is built at the time a group of houses is developed, then the City has lost the race at that location, because future funding of a septic conversion program is so much harder than initial funding of sewer extensions. Property owners logically do not want to make a large capital investment twice. Furthermore, septic systems fail one-by-one, not in batches. Any given property owner will be reluctant to support an LID or other shared funding mechanism for an entire neighborhood when he thinks his own septic system is working fine, even if his neighbor's system has begun to fail. If the neighbor gets a permit to replace his septic system, then the cycle is repeated. Unlike some other kinds of problems, this one does not naturally get better over time—it perpetuates itself.

The Funding Challenge

This challenge consists of figuring out how to pay for a sewer extension program.

In describing the funding challenge, it is important to distinguish between *financing* and the ultimate *cost responsibility*. *Financing* consists of the borrowing mechanism through which a large up-front cost is spread over time. *Cost responsibility* is the question of who is ultimately responsible to pay off the debt, as well as pay for any seed capital that might be needed.

In addressing the funding challenge, the financing is the easy part. The hard part of infrastructure funding is the ultimate cost responsibility. If someone talks about "State loans" as a funding source, they are merely referring to financing—nice, but revenue is still required to pay back the loan. If they talk about "State grants," that is an actual shift in cost responsibility—a much more significant factor in the feasibility of a project.

For most sewer utilities, there are three logical sources of cost responsibility: *property owners* (including developers), *ratepayers*, and *outside parties* (such as the State) with a policy interest. In this case, the City's role is similar to that of an outside party (outside of the sewer ratepayers, that is), with a policy interest in orderly land development and environmental protection.

In developing a sewer system, the greatest share of initial costs and risks usually falls to whichever party with sufficient resources wants it most—whoever is motivated to take the initiative. Normally, the initiative for a sewer extension program comes from either developers or the existing sewer utility. Edgewood is unusual in that the City-owned sewer system is relatively small, with only limited ability to serve as the “broad shoulders” that carry the weight of initial costs. At the same time, the challenge is too big to be solved by developers alone—there is such a large unsewered area, and the distance between developable land and existing sewer lines is so great that extending sewer lines in a timely way will require public investment and the organizing influence of the City. For these reasons, the City might be motivated to take the initiative, including the possibility of relying on property taxes to carry some of the initial load of seed capital and planning costs.

KEY TOOLS

We have discussed three types of challenges: treatment, timing, and funding. To address these three challenges, the City has three key tools: *planning*, *development regulations*, and *funding sponsorship*. Following is a discussion of each of these tools. They are all needed in this case.

Planning

Gray & Osborne (G&O) is currently preparing a Sewer Comprehensive Plan for the City, and a major part of the planning process is identifying the most logical treatment partners for each area of the City. Following the G&O analysis, the City will need to negotiate up-to-date interlocal agreements with the intended providers of treatment for the City's wastewater flows.

The system planning process is also identifying a logical group of trunk lines that would put sewer connectivity within range of future development projects. The plan will include an estimate of the cost of these trunk lines.

Development Regulations

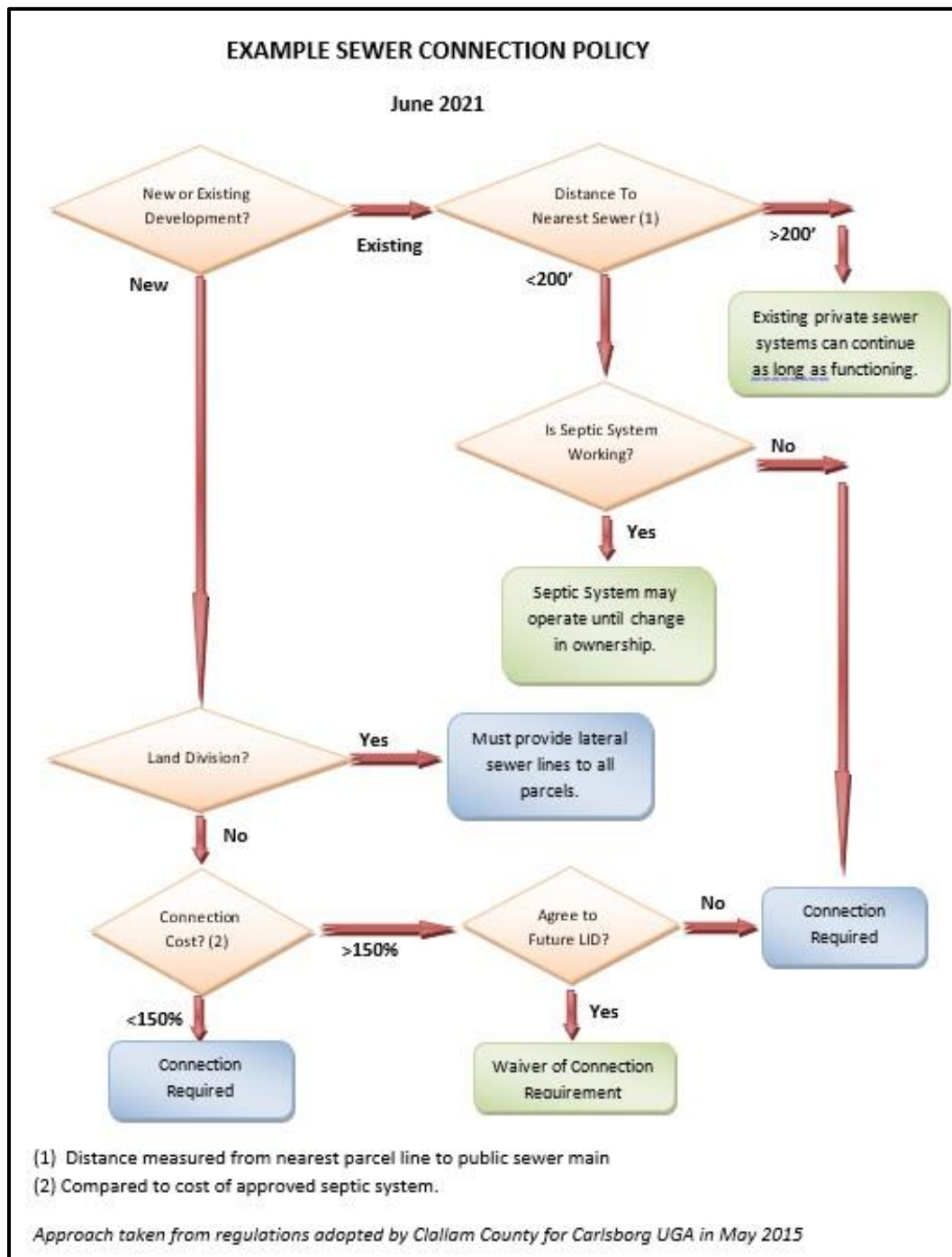
In designing a sewer extension program, the primary purpose of the development regulations is to minimize the construction of new septic systems and limit barriers to future sewer connections.

Our suggestions for development regulations are drawn mainly from the example of Clallam County, which adopted development regulations in support of connections to a new sewer system in the Carlsborg Urban Growth Area (UGA) in 2015. In the Clallam County ordinance, properties with septic systems are required to connect to available sewer not only if the septic system is failing but also when the property is sold. The County considered but ultimately decided against a 15-year deadline for properties to connect after sewer availability.

For new development, sewer lines must be extended if the new development is within range of an existing sewer line. The concept of “within range” needs to be defined in the regulations. Rather than specify a certain number of feet, Clallam County defined “within range” in relation to cost: developers are required to extend the sewer line in the Carlsborg UGA unless doing so would exceed 150% of the cost of installing approved septic systems. Even in those cases, property owners must sign their consent to a future LID before they are permitted to install a septic system.

Figure 1 illustrates the Clallam County development regulations accompanying the establishment of the Carlsborg sewer system in 2015.

Figure 1. Example Development Regulations to Support Sewer Extension



For the City of Edgewood, another requirement could be used in addition to those described above. In order for new septic systems to be permitted, a developer could be required to either install dry sewer lines to City standards or design a community septic system with sewer mains (built to City standards) that can be incorporated into an eventual collection system. These provisions could

increase the cost of new development in the short term, but their purpose is to minimize the later cost of connecting to the public sewer system. The underlying goals are (1) for new septic systems to be the exception rather than the norm, and (2) where septic systems are necessary, to reduce the barriers to later connection of those properties to the City collection system.

Possible Components of a Sewer Connection Policy

Following are some regulatory concepts that the City might want to consider incorporating into its development code as part of a sewer extension program.

- For existing structures with septic systems:
 - » If sewer service is available (i.e., a sewer pipe is within 200 feet of the nearest point of the property line), connection to sewer is required within six weeks of failure of the septic system, and replacements or major repairs to septic systems (defined as repairs costing more than \$500) are prohibited.
 - » If sewer service is available, connection to sewer is required at the time there is a change in property ownership. This requirement is to be recorded on the deed after sewer becomes available to the property.
- For undeveloped lots where land division is not needed:
 - » No new septic systems are allowed unless these conditions are met:
 - Sewer extension cost is over 150% of the cost of approved septic systems.
 - The owner signs consent to formation of an LID if one is proposed to extend sewer service. Consent is recorded with the deed.
 - The owner signs consent to connect within two years of when sewer is available. If an LID has not been formed and a Local Facilities Charge (LFC) is in place, the LFC is to be paid upon connection. This obligation is recorded with the deed.
 - Either dry sewer lines are built to City standards, or a community septic system is designed with sewer mains (built to City standards) to be incorporated into an eventual collection system.
- For tracts where land division is needed:
 - » Developers are required to extend sewer or (if the distance required is such that extension would be economically infeasible) build dry lines to City specifications.
 - » If dry lines are built, new septic systems can be approved, if the owner of properties where septic systems are installed signs a consent to connect within two years of sewer availability, and consent if the City forms an LID, with both types of consent to be recorded with the deed.
- Applicable connection charges:
 - » Property owners who connect to City sewers must pay applicable system development charges.
 - » If the City establishes an LFC, newly connecting properties will be charged the LFC unless their local sewer lines were constructed by a developer or funded through an LID assessment.
 - » Latecomer fees may be required pursuant to developer reimbursement agreements.

Funding Sponsorship

The third key tool for the City is funding sponsorship. If the City takes the initiative, then the City accepts the responsibility to seek grants, undertake the planning and feasibility studies, communicate with affected property owners, organize LIDs or design other funding tools, and provide “seed capital”—the money that might be needed to fill in funding gaps, initiate an investment, or supply the local match for grants. A sewer extension program is a *program*—it requires organizational energy, time from City leaders, the acceptance of risk, and dollars.

Following is a description of the four main types of costs for a sewer extension program, along with comments about typical cost responsibility and potential funding tools for each type of cost. The four main types of costs are *major facilities*, *local sewer lines*, *private plumbing costs*, and *planning and administrative costs*.

Major Facilities

This is the capital cost of treatment capacity, as well as the lift stations and transmission lines needed to convey wastewater to the treatment plants. In most utilities, property owners pay a proportionate share of these costs through a system development charge (SDC) or its equivalent. However, the ultimate cost responsibility for major facilities—the burden of paying for whatever is not covered by SDCs—usually falls to the ratepayers of the utility that owns the assets. In this case, there might be one SDC for the Edgewood collection system and a separate treatment SDC imposed by Lakehaven or Tacoma Public Utilities or the City of Puyallup.

Within Edgewood, the primary need is not new treatment capacity but up-front investment in major trunk lines to convey flows to a point of discharge into another sewer system, from which the flows would be conveyed to a wastewater treatment plant. If a network of trunk lines can be built within range of individual neighborhoods and undeveloped tracts, then subsequent construction of local sewer lines can allow both new construction and existing development to be connected to a sewer.

Depending on the interlocal agreement, the City could face financial responsibility for the expansion of downstream transmission or treatment facilities. However, given the small size of the City sewer utility, it would be very much in the City’s interest for the downstream agency to make the initial investments in its capacity, then allow the City’s capital contribution to be incorporated into the treatment SDC, so that the cost can be passed on to individual properties as they are connected.

Sewer Rate Revenues

Expansion of the sewer system would benefit the existing Edgewood sewer utility due to increased economies of scale, so sewer rate revenue can be considered an appropriate source of revenue for any part of the capital or operating costs of a sewer extension program, including the construction of trunk lines. The main disadvantage is that the Edgewood sewer utility is relatively small and poorly capitalized in relation to the magnitude of the costs. For that reason, the City might want to rely on sewer rate revenue for part but not all of the cost responsibility for the initial investment.

General Obligation Bonds

Because of the City’s interest in sewer extension for the purpose of community development, General Obligation (G.O.) bonds might be considered a suitable funding tool. A limited tax general obligation (L.T.G.O.) bond can be approved by the City Council without a public vote. An L.T.G.O. bond pledges the City’s full faith and credit within existing property tax authority, so the debt service

would compete against other General Fund needs. An unlimited tax general obligation (U.T.G.O.) bond would authorize a new levy to be added to the property tax bill, but it has stringent approval requirements. A U.T.G.O. bond requires approval of at least 60% of the voters, where the total number of people voting is at least 40% of the number of votes cast in the last state general election.

There are statutory limits on G.O. indebtedness as a percentage of assessed value. For cities they are 1.5% of assessed value for L.T.G.O. debt. If the borrowing is for a city-owned sewer system, the U.T.G.O. statutory debt limit is 5% of assessed value.

In addition to the approval requirements, a disadvantage of a G.O. bond is that it would not differentiate those who pay based on their level of benefit. With a proactive sewer extension program, some properties might receive sewer service relatively soon—for example, within 3-5 years after bond approval. Other properties might be located in areas so hard to reach that sewer service might be many years away. Still other properties—the commercial properties along Meridian Avenue East—already have sewer service because the property owners paid an LID assessment. The benefit to those commercial properties from a citywide sewer extension program would be indirect, through the business generated by growing residential development. So some properties would receive a direct benefit in the near term, other properties would receive a direct benefit many years away, while other properties would receive only an indirect benefit. With a G.O. bond, the beneficiaries cannot be differentiated. Instead, all properties in the City would pay the debt service in proportion to their assessed value, not in proportion to their benefit from this project.

On the other hand, a broader base means a lower rate. If the proposed impact on the property tax rate is relatively low, it is possible that a G.O. bond could attract support because of the critical value of a sewer system to Edgewood’s overall community development. At the very least, a G.O. bond should not be dismissed as a potential funding tool for a portion of the cost of a sewer extension program.

Tax Increment Financing

A more targeted property tax tool was just authorized by the State legislature: tax increment financing (TIF). It was enacted through ESHB 1189 and signed by Governor Inslee on May 10, 2021. TIF is new to Washington but well established in other states such as Oregon or California. It rests on the premise that public investment can accelerate private development, which leads to growth in property taxes, which can be used to pay the debt service on the public investment.

The first step in the TIF process is to perform a feasibility study and define the relevant geographic area, the “increment area.” The adopting ordinance must specify the public improvements to be completed within the increment area and make certain other findings. Once the increment area is created, the growth in tax revenue attributable to growth in assessed value in the area is then segregated from the regular property tax revenue for a period of time. That stream of dedicated property tax revenue can be used to fund capital improvements directly, or to pay debt service on tax increment-backed revenue bonds. Tax increment-backed revenue bonds would be considered non-recourse debt, so they would not count against the City’s statutory G.O. indebtedness limit.

Under the new Washington statute, the City can have no more than two tax increment areas, and the two areas cannot overlap. At the time of formation, their combined assessed value must be less than \$200 million and 20% of the total City assessed value. The segregation of property tax revenue would end after 25 years or until all bonds are retired. At that point the assessed value of the TIF area would be added to the regular assessed value of the City and other taxing jurisdictions. The list of potential public improvements is broad, but they all must be identified in the enacting ordinance.

Once the increment area is formed, the City cannot expand the boundaries or add new types of public improvements—except to ensure that the original approved improvements can be carried out.

The new tax statute seems tailor-made for the type of situation faced by Edgewood, where there is a small existing sewer utility and a large infrastructure need that could leverage developer investment. TIF would allow property tax investment to be focused on the particular areas benefitting the most from a sewer collection system.

In addition to the limit on the size of the area, TIF has a disadvantage: timing. Experience in other states has shown that it takes a few years for assessed value growth in the defined area to generate enough incremental tax revenue to sell a meaningful amount of bonds.

If G.O. bonds, TIF revenue, and rate revenue were to be part of a combined funding strategy, the G.O. bonds should be used for the “early action” part of the sewer extension program, which could jumpstart assessed value growth in the increment area and growth in the number of sewer customers. Rate revenue from the sewer utility could perhaps be used for planning and administration costs. After a few years of growth in incremental assessed value and sewer rate revenue, the cost of building future trunk lines and initiating the construction of local sewer lines could come from TIF (inside the increment areas) or sewer rate revenue (outside the increment areas).

Local Sewer Lines

Local sewer lines are the pipes in the street that serve a particular property, along with manholes and cleanouts. This type of cost can be considered either a property owner responsibility or a utility responsibility. Some utilities opt to use rate funding for sewer line extensions that provide critical connectivity or improve overall collection system capacity, in which case the cost may be included in the cost basis for the SDC. Local sewer line construction can be included in a G.O. bond package or a list of public improvements for tax increment financing, particularly in the interest of connectivity.

In the western United States, the initial construction of sewer line extensions is usually considered to be primarily a property owner responsibility.

Developer-Funded Infrastructure and Latecomer Fees

Developers are often required to extend local sewer lines as part of the subdivision process. If a developer is required to extend sewer lines past properties owned by someone else, the City may enter into a developer reimbursement agreement, through which any intervening properties connecting to the sewer line within fifteen years would be subject to a “latecomer fee” (a pro rata share of the extension cost). If that happens, the City would collect the latecomer fee from the intervening property owner and remit the money to the developer who built the extension.

Besides direct developer funding, local sewer line costs may also be fully or partially recovered through a Local Improvement District (LID) or local facilities charge (LFC), particularly as part of a septic conversion program.

Local Improvement District

Organizing an LID is administratively time-consuming, and it is subject to potential rejection by the property owners—a protest by property owners responsible for at least 60% of the cost will stop LID formation. However, if an LID is successfully formed, then it is binding upon all property owners in the defined improvement area, and 100% of the costs are recovered. That gives the City more certainty in advance of construction.

Local Facilities Charge

An LFC is similar to a latecomer fee, except that the required payment upon connection would reimburse public investment rather than a developer investment. LFCs are most likely to be used in septic conversion programs rather than new development. Unlike LID assessments, LFCs do not assure reimbursement within a given time frame. Because they are only payable upon connection, there is risk that property owners may not connect until a future year when their septic systems fail. LFCs sometimes have an “incentive rate” to encourage connection within one or two years, but even if the incentive works, it leaves part of the cost unrecovered.

Although LFCs provide partial reimbursement over an uncertain time frame, they can be useful if there is another funding source able to pay the initial construction cost and accept the ultimate cost responsibility. By reimbursing capital investment, LFCs allow more capital investment to be made in the future. Also, by insisting that benefitting property owners pay for at least part of the cost of local sewer lines, LFCs are a step towards equity—a recognition that newly connecting properties are responsible for the same types of costs as other properties where the sewer lines were paid for by developers or LIDs.

For most sewer utilities, where the sewer extension program is backed by rate revenue, the utility assumes the risk and receives the eventual reimbursement from the LFCs. For Edgewood, a question would arise: if the initial investment were to come from G.O. bonds or TIF revenue bonds, can an LFC still be used to reimburse those funding sources? If the City goes down the path toward G.O. bonds or TIF bonds, it should consult its attorneys over that question. Our own expectation is that LFCs might at least be able to reimburse a TIF fund, thus allowing further capital improvements to be made within the 25-year life of the increment area. It is less clear that such a reimbursement could be done with a G.O. debt service fund.

To strengthen LFC collection, cities can require connection after sewer is available, though this legal ability is constrained by the political and economic realities of imposing a large cost on someone who is not buying or developing a piece of property. The most common connection requirement is to simply forbid replacement of a septic system if a sewer line is within a specified distance of the nearest point of the property line. (The most common distance is 200 feet, though some jurisdictions have a 300-foot or 500-foot distance.) With this approach, a property owner could continue to use the septic system as long as it is legally compliant.

If the City wants to strengthen the connection requirement even more, it can require connection upon sale or transfer of the property, and/or it could set a time limit on the ability to delay connection. For example, a time limit on connection could be 15-20 years after sewer availability or 25 years after installation of the septic system, whichever is less. If a time limit is used, it should allow amortization of the cost of the existing septic system over some reasonable number of years. A deadline would make it easier for a property owner to compare the cost of connecting now versus connecting later. If they connect now, they would pay the incentive LFC and begin paying monthly sewer bills. If they connect later, they would pay an unsubsidized LFC, and both the LFC and the private plumbing costs would be subject to cost escalation over time.

The design of an LFC can also take into account financial hardship of the property owner. For instance, low-income property owners can be allowed to defer payment of the LFC until sale or transfer of the home, even if they opt to connect and begin paying the monthly sewer bills.

Private Plumbing Costs

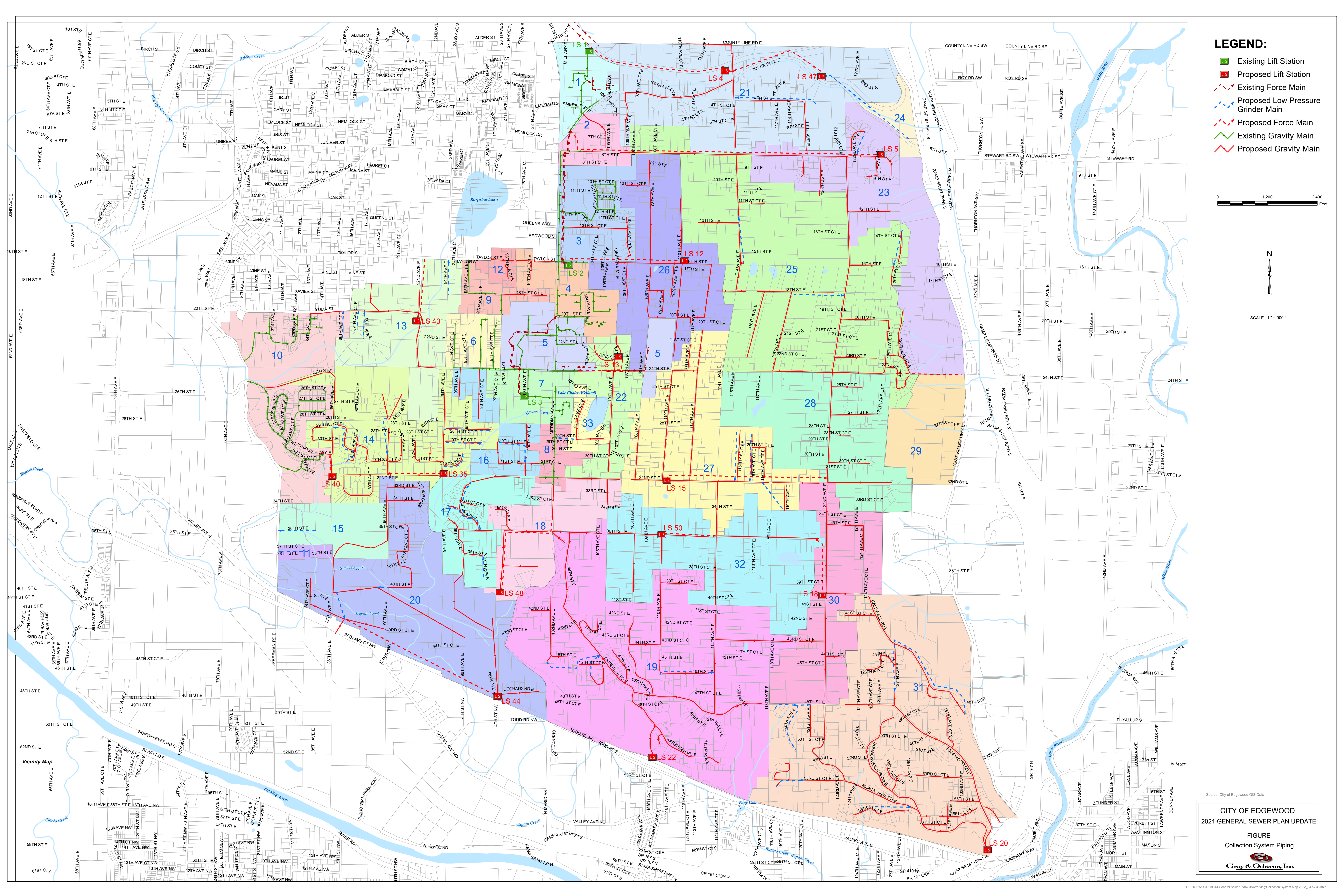
This is the capital cost of constructing the lateral on private property and decommissioning the septic system. These costs are usually paid only by the property owner, though there are examples of utilities covering these costs, particularly in hardship cases, sometimes with grant money.

Planning and Administrative Costs

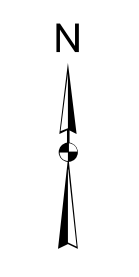
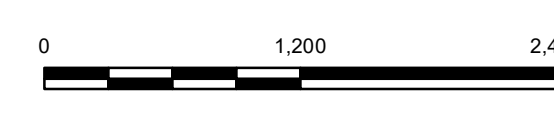
This is the cost of planning the sewer extension program, communicating with property owners, and managing any payment program such as LID assessments or LFC collection. LIDs often include an option to pay the assessment over time, and LFCs can be structured in a similar way. If that option is provided, it requires administrative effort. This is an operating cost, not a capital cost. An LID assessment may include the cost of administering the assessment roll, but in general, administrative and planning costs are typically assumed by the utility or sponsoring agency.

SUMMARY

1. The lack of a sewer system is a significant impediment to the City's ability to manage its development in an orderly way. A sewer extension program can address this problem.
2. An early step in establishing a sewer extension program is to determine where the flows should be discharged and negotiate up-to-date intergovernmental agreements with the adjacent wastewater agencies with available treatment plant capacity. The comprehensive sewer planning now underway by Gray & Osborne should provide guidance for the treatment flows, along with the location and costs of major trunk lines and lift stations.
3. If the City's goal is eventually to have a fully sewerred community, the timing of sewer construction in relation to new development is a critical variable. To the degree that sewers are constructed in advance of development, much of the investment in sewer lines can come from private developers. However, to the degree that sewers are constructed after properties are developed with septic systems, then funding sewer extensions becomes much more difficult, and it may take longer—decades longer—to achieve a fully sewerred community.
4. If the City establishes a sewer extension program, development regulations should be adopted to support the goal of a fully sewerred community. New septic systems should be allowed only when the cost of a developer-funded sewer extension would be prohibitive, and any approved septic systems should come with conditions that minimize barriers to future sewer connection.
5. Sewer infrastructure is very costly, so the City will probably need to pursue a variety of funding tools. These funding tools may include private investment (which may include developer reimbursement agreements and latecomer fees), state and/or federal grants, General Fund dollars, General Obligation bonds, tax increment financing revenue bonds, system development charges, local improvement district assessments, and local facilities charges.
6. A sewer extension program would require organizational energy, time from City leaders, the acceptance of risk, and dollars. If the City takes the initiative to undertake such a program, it should expect to be engaged in this effort for many years, with many ups and downs but making gradual progress over time.



- LEGEND:**
- Existing Lift Station
 - Proposed Lift Station
 - Existing Force Main
 - Proposed Low Pressure Grinder Main
 - Proposed Force Main
 - Existing Gravity Main
 - Proposed Gravity Main



SCALE 1" = 900'

Source: City of Edgewood GIS Data

CITY OF EDGEWOOD
2021 GENERAL SEWER PLAN UPDATE

FIGURE
Collection System Piping

Gray & Osborne, Inc.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: March 14, 2022

Title: Town Center (TC)

Attachments: None

Submitted By: Evan Hietpas, Associate Planner

Background Information:

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

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

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

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

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

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

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

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

Background Information: (continued)

February 14, 2022: Summary of the January 27, 2022, Community Workshop provided.

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

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

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

Current Discussion:

As the draft Subarea Plan is being created in preparation for the May 19, 2022 Community Workshop, City staff is facilitating on-going public involvement processes, including:

- Online public survey
- Edgewood Community Magazine article in Spring 2022 edition
- City of Milton Planning Commission presentation on March 9, 2022
- Mountain View Community Center- Senior Lunch in April or May
- Pierce County Library promotional opportunity (flyers at Edgewood-Milton branch)



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: March 14, 2022

Title: 2022 Work Plan

Attachments: 1) 2022 Future Agenda Calendar

Submitted By: Evan Hietpas, Associate Planner

Discussion:

On January 10, 2022, the Planning Commission set a proposed 2022 Work Plan. On February 22, 2022, the City Council formally approved the proposed 2022 Work Plan, outlined below.

2022 Work Plan Items:

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

Objectives:

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

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

Edgewood Planning Commision 2021 Future Agenda Calendar- March 2022

Work Plan Items	2021			2022								
	11-Oct	8-Nov	13-Dec	10-Jan	14-Feb	14-Mar	11-Apr	9-May	13-Jun	11-Jul	8-Aug	12-Sep
Town Center	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion
Development & Public Works Standards	None	None	None	None	None	None	None	Discussion	Discussion	PH and Action	None	None
Sewer Connection Requirements	None	None	None	None	None	Discussion	Discussion	Discussion	Action	None	None	None
Tree Preservation	None	None	None	None	None	None	None	None	None	None	Discussion	Discussion
Various Code Updates	Discussion 1. Wireless Ordinance 2. School Impact Fees	None	Discussion 1. Wireless Ordinance 2. Noise Ordinance 3. GIS Map Code Updates	PH and Action 1. Wireless Ordinance 2. Noise Ordinance 3. GIS Map Code Updates	PH and Action 1. Wireless Ordinance	Discussion 1. Title 13 Code Updates	PH and Action 1. Title 13 Code Updates	None	None	None	None	None
2024 City Comprehensive Plan Update	None	None	None	None	None	None	None	None	None	None	Discussion	Discussion
Training Opportunities & Guest Speakers	None	None	None	None	Discussion	Discussion 1. GIS Map	None	Discussion	Discussion	None	None	Discussion
Review Planning Commission Handbook	None	None	None	None	None	None	Discussion	Discussion	None	None	None	None
2022 Work Plan	Discussion	Discussion	Discussion	Action	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion
Miscellaneous Updates	None	None	None	None	Discussion 1. PROST Plan	Discussion 1. PROST Plan	None	None	None	None	None	None
Agenda Formation	October	November	December	January	February	March	April	May	June	July	July	July
Public Hearing (PH)	None	None	None	1. Wireless Ordinance 2. Noise Ordinance 3. GIS Map Code Updates	1. Wireless Ordinance	None	1. Title 13 Code Updates	None	None	1. Dev. & PW Standards	None	None
Action	None	None	None	1. Wireless Ordinance 2. Noise Ordinance 3. GIS Map Code Updates 4. 2022 Work Plan	1. Wireless Ordinance	None	1. Title 13 Code Updates	None	1. Sewer Connection Reqs.	1. Dev. & PW Standards	None	None
Discussion	1. Town Center 2. Street Light Standards 3. Small Cell Wireless 4. School Impact Fees 5. 2021 Work Plan 6. 2022 Work Plan	1. Town Center 2. Street Light Standards 3 City Comp. Plan Amend. 4. 2022 Work Plan 5. 2021 Work Plan	1. Town Center 2. Wireless Ordinance 3. Noise Ordinance 4. GIS Map Code Updates 5. City Comp. Plan Amend. 6. 2022 Work Plan 7. 2021 Work Plan	1. Town Center	1. Town Center 2. PROST Plan 3. Training Opportunities 4. 2022 Work Plan	1. Town Center 2. Sewer Connection Reqs. 3. Title 13 Code Updates 4. Training Opportunity: GIS 5. 2022 Work Plan 6. PROST Plan	1. Town Center 2. Sewer Connection Reqs. 3. Review PC Handbook 4. 2022 Work Plan	1. Town Center 2. Dev. & PW Standards 3. Sewer Connection Reqs. 4. Training Opportunity 5. Review PC Handbook 6. 2022 Work Plan	1. Town Center 2. Dev. & PW Standards 3. Training Opportunity 4. 2022 Work Plan	1. Town Center 2. Review PC Handbook 3. 2022 Work Plan	1. Town Center 2. Tree Preservation 3. 2024 Comp. Plan 4. 2022 Work Plan	1. Town Center 2. Tree Preservation 3. 2024 Comp. Plan 4. Training Opportunity 5. 2022 Work Plan

This calendar is for planning purposes only. Please check with staff should you have any questions.