



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

Monday, April 4, 2022, 6:00 p.m. • Hybrid Meeting held at City Hall Council Chambers, 2224 104th Avenue East, Edgewood, WA 98372 and Virtually via Zoom Meeting Link: <https://zoom.us/j/92275379112>

1. Call to Order

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

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

- a. Agenda Approval or Modifications
- b. Approval of Meeting Minutes for March 7, 2022
- c. Review of Planning Commission Meeting Minutes for March
- d. Review of March Development Review Reports

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

4. Old Business

- a. Town Center
- b. Planning Commission Collaboration Plan
- c. 2022 Work Plan Prioritization
- d. EDAB Training

5. New Business

- a. None

6. Staff Comments

- a. Town Center Outreach Efforts
 - i. Puyallup Rotary
 - ii. Investors Forum anticipated for January 2023
- b. Retail Strategies Update
- c. Resources for EDAB Members

7. Board Member Comments/Updates

- a. Board member recruitment

8. Adjourn



CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING MINUTES
Monday, March 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 6:01 p.m.
 - A. **Members Present:** Wise; Wiesenfeld; Butterfield; Clark; and Swanson
 - B. **Commissioners Absent:** Neil; Position 6 (Vacant)
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Emily Arteche, Planning Manager
Morgan Dorner, Senior Planner
 - D. **Others Present:** Councilmember Tomy
2. **CONSENT AGENDA:**
 - A. **Agenda Approval**
 - B. **Approval of Meeting Minutes for February 7, 2021**
 - C. **Review of January Development Review Reports & Current Planning Presentation**
 - i. Wiesenfeld moved to approve, as presented.
 - ii. The Board voted 5-0 to approve the Consent Agenda.
 - iii. Morgan Dorner, Senior Planner provided a Current Planning Presentation of recent development projects, projects under review, and speculative development. Discussion ensued regarding questions some of the projects and how it relates to economic development.
3. **CITIZEN COMMENT PERIOD:**
 - A. Citizen comment from Jason Ramirez related to home-based businesses and advertising. In addition, the City use of the BERK report to assess allowed uses in certain zoning districts. Chair Wiesenfeld responded and Darren Groth provided some clarification. Butterfield asked for clarification regarding home-based businesses and what process they go through with the City and asked about providing businesses with a 'Welcome Packet'. Darren Groth responded provided clarification for the City processes. Wise responded regarding potential use of the Edgewood Business Map. Morgan Dorner responded about that being a possibility.
 - B. Councilmember Tomy comment regarding community events in Edgewood (Edgewood Community Park Opening and Mt. View Community Center Reading Night)
4. **OLD BUSINESS**
 - A. EDAB Training
 - i. "The New Economy and Implications for Community Planning" from Department of Commerce was scheduled for this meeting, however due to the time, members decided to proceed with the agenda and watch the training on their own outside of the meeting.
 - ii. Morgan Dorner asked EDAB members to provide clarification on how future trainings should be conducted. Members generally agreed that trainings should be taken outside of meetings.
 - B. Town Center
 - i. Morgan Dorner provided a brief background and update regarding the Town Center Subarea Plan, then presented the new webpage for it on the City's website, found online here <https://www.cityofedgewood.org/317/Town-Center-Subarea-Plan>.

- ii. Darren Groth provided a status update and brief background of the Town Center Subarea Plan Community Workshop to be held virtually on Thursday January 27, 2022. Darren Groth encouraged EDAB to attend and to share the workshop with the public.
 - iii. Discussion ensued regarding outreach efforts by the City and how EDAB members could help with that.
- C. 2021 & 2022 Work Plan
 - i. Chair Wiesenfeld introduced this item and provided a brief background. Additional explanation of the process and timeline for these work plans was provided.
 - ii. Chair Wiesenfeld proposed to remove “Business [garden] tour” from the work plan, Butterfield agreed. Darren Groth responded stating that we could revise the 2022 work plan to remove this item.
 - iii. Emily Arteche proposed adding to the 2022 Work Plan, an “Economic Development” element to the City’s Comprehensive Plan. Each member agreed that this would be a good addition to the work plan.
 - iv. Discussion ensued.
- 6. **NEW BUSINESS:**
 - A. 2022 Work Plan Prioritization
 - i. Chair Wiesenfeld introduced this item and provided a brief background. Discussion ensued. Morgan Dorner provided additional explanation of the process and timeline for these work plans. EDAB decided to Prioritize Town Center and Planning Commission Collaboration. Discussion regarding other items will be discussed at the next meeting.
 - B. Planning Commission Collaboration Plan
 - i. EDAB decided to move this item to the next meeting.
- 7. **STAFF COMMENTS:**
 - A. Morgan Dorner commented regarding resources for economic development.
- 8. **BOARD COMMENTS:**
 - A. Butterfield asked for clarification about in person meetings. Darren clarified that a hybrid meeting would be expected to start for the Boards & Commissions in April.
 - B. Butterfield, Wise, and Chair Wiesenfeld commented about residential vs. commercial development along Meridian. Discussion about EDAB’s mission and purpose ensued.
 - C. Wise asked for clarification regarding growth targets. Darren providing clarification regarding target numbers for dwelling units and employment.
 - D. Chair Wiesenfeld asked Board members to reach out to the community regarding the EDAB Position 6 vacancy.
- 9. **BOARD MEMBER UPDATES:**
 - A. None
- 10. **ADJOURN:** Chair Wiesenfeld adjourned the meeting at 7:32 p.m.



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING MINUTES

Monday, March 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 6:01 PM
 - A. **Commissioners Present:** Guillory; Greene (7:09); Wagner; Pincas; Ramirez; Slate
 - B. **Commissioners Absent:** Overfield
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Jeremy Metzler, Public Works Director
Emily Arteche, Planning Manager
Silas Read, Associate Planner
Evan Hietpas, Associate Planner
Joe Blaine, Engineering Technician
 - D. **Others Present:** Chris Overdorf (SCJ Alliance for PROST Plan Update item)
Councilmember Day
Councilmember Tomy
2. **CONSENT AGENDA:** Slate motioned to APPROVE as presented, Wagner seconded. Commission voted 5-0 to approve the Consent Agenda, as presented.
3. **CITIZEN COMMENTS:** None
4. **PUBLIC HEARINGS:** None
5. **ACTION ITEMS:** None
6. **DISCUSSION ITEMS:**
 - A. **New Business:**
 - i. Training Opportunity: Edgewood's GIS Map
 - Read led a presentation.
 - Discussion ensued.
 - ii. Parks, Recreation, Open Space, and Trails (PROST) Plan Update
 - Metzler and Overdorf provided a summary of Edgewood's PROST Plan update and requested input from Commissioners.
 - Discussion ensued.
 - iii. Stormwater Manual Code Updates
 - Metzler and Blaine summarized the proposed code updates.
 - Discussion ensued.
 - Planning Commission will hold a public hearing on the proposed code updates on April 11, 2022.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

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

Meeting Held Virtually via Zoom

B. Old Business:

i. Sewer Connection Requirements

- Metzler provided an update on the City-wide sewer plan update process.
- Discussion ensued.

ii. Town Center (TC)

- Hietpas provided an update on the Town Center Subarea Plan, focusing on his presentation to the Milton Planning Commission meeting on Wednesday March 9th and the public survey that is open from February 28th - March 31st.
- Discussion ensued.

iii. 2022 Work Plan

- No discussion held on the 2022 Work Plan.

7. STAFF COMMENTS:

- A.** Groth announced the Town Hall meeting that will be held on Tuesday March 29, 2022.

8. COMMISSIONER COMMENTS: None

9. ADJOURN: Vice-Chair Pincas adjourned meeting at 7:31 PM.

Pending Projects - Planning and Engineering Permits

36 Permits

Exported: 03/02/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
21-1646	MICKELSON BLA	2804 90TH AVE E	420093089	PLANNING	BLA	INCOMPLETE	12/30/2021	02/25/2022
22-1021	MATTHEWS BLA	XXX 125TH AVENUE CT E	9800000110	PLANNING	BLA	UNDER REVIEW	01/22/2022	03/01/2022
22-1057	BENNETT BLA	5423 MONTA VISTA DR E	420235006	PLANNING	BLA	INCOMPLETE	02/04/2022	02/09/2022
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	02/08/2022
22-1094	128TH AVE E Clearing	XXX 128TH AVE E	4495400891	ENGINEERING	CLEAR AND GRADE	APPLICATION	02/25/2022	02/25/2022
CODE UPDATES AND CHANGES								
21-1574	ENVIRONMENTAL NOISE ORDINANCE	2224 104th Ave E		PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/30/2021	02/18/2022
21-1583	WIRELESS ORDINANCE	2224 104th Ave E		PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	12/02/2021	02/18/2022
22-1064	Town Center Subarea Plan	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	02/09/2022	02/25/2022
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	02/09/2022
22-1038	PINTO TIRE AND AUTO CARE CUP	1009 MERIDIAN AVE E	420033140	PLANNING	CONDITIONAL USE PERMIT (CUP)	INCOMPLETE	01/28/2022	02/07/2022
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	02/14/2022
PRE APP								
22-1011	PSD PORTABLE PRE-APPLICATION	2110 110TH AVE E	420102037	PLANNING	PRE APP	UNDER REVIEW	01/14/2022	02/25/2022
22-1014	STARBUCKS PRE-APPLICATION	XXX MERIDIAN AV E	420103086	PLANNING	PRE APP	UNDER REVIEW	01/18/2022	02/16/2022
22-1036	PINTO TIRE AND AUTO PRE-APPLICATION	1009 MERIDIAN AVE E	420033140	PLANNING	PRE APP	INCOMPLETE	01/27/2022	02/28/2022
22-1044	EDGEWOOD POINTE SHORT PLAT PRE-APPLICATION	5210 113TH AVENUE CT E	420221702	PLANNING	PRE APP	APPLICATION	02/02/2022	02/24/2022
22-1061	JJ PLUMBING PRE-APPLICATION	12620 JOVITA BLVD E	420021022	PLANNING	PRE APP	UNDER REVIEW	02/07/2022	03/01/2022
RIGHT OF WAY - ALT								
22-002	ALT ROW 22-002	VARIOUS		PUBLIC WORKS	RIGHT OF WAY - ALT	UNDER REVIEW	02/02/2022	02/09/2022
SHORT PLAT - FINAL								
21-1613	TEBALDI SHORT PLAT FINAL PLAT	4625 126TH AVE E	6755000240	PLANNING	SHORT PLAT - FINAL	UNDER REVIEW	01/10/2022	02/28/2022
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 SHORT PLAT ALTERATION	1419 114TH AVE E	420034061	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	01/11/2022	02/08/2022
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	02/22/2022
20-1236	JENNA ACRES SHORT PLAT SITE DEVELOPMENT	1419 114TH AV E	420034061	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/20/2020	02/22/2022

Pending Projects - Planning and Engineering Permits

36 Permits

Exported: 03/02/2022

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	02/24/2022
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	02/09/2022
21-1348	TAPPS APARTMENTS SITE PLAN REVIEW	XXX 29TH ST E	3625000372	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/29/2021	02/22/2022
21-1497	EDGEWOOD HEIGHTS PHASE II SUB-PHASE SITE PLAN REVISION (5212)	1909 104TH AVE E	420106035	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	10/20/2021	02/22/2022
22-1042	1315 MERIDIAN ACCESSIBLE ROUTE REVISION SITE PLAN REVIEW	1315 TO 1327 MERIDIAN AVE E	7420000013	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	01/31/2022	02/08/2022
SUBDIVISION - FINAL								
21-1624	PHILLIPS RIDGE SUBDIVISION FINAL PLAT	XXX 86TH AVENUE CT E	420081040	PLANNING	SUBDIVISION - FINAL	UNDER REVIEW	12/20/2021	02/25/2022
22-1017	BARTH ESTATES SUBDIVISION FINAL PLAT	3624 96TH AVE E	420161087	PLANNING	SUBDIVISION - FINAL	INCOMPLETE	01/20/2022	02/16/2022
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	02/08/2022
22-1026	ESTATES ON CALDWELL PLAT ALTERATION (21-1051)	4433 128TH AVE E	6027710020	PLANNING	SUBDIVISION - PRELIMINARY PLAT	INCOMPLETE	01/25/2022	03/01/2022
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

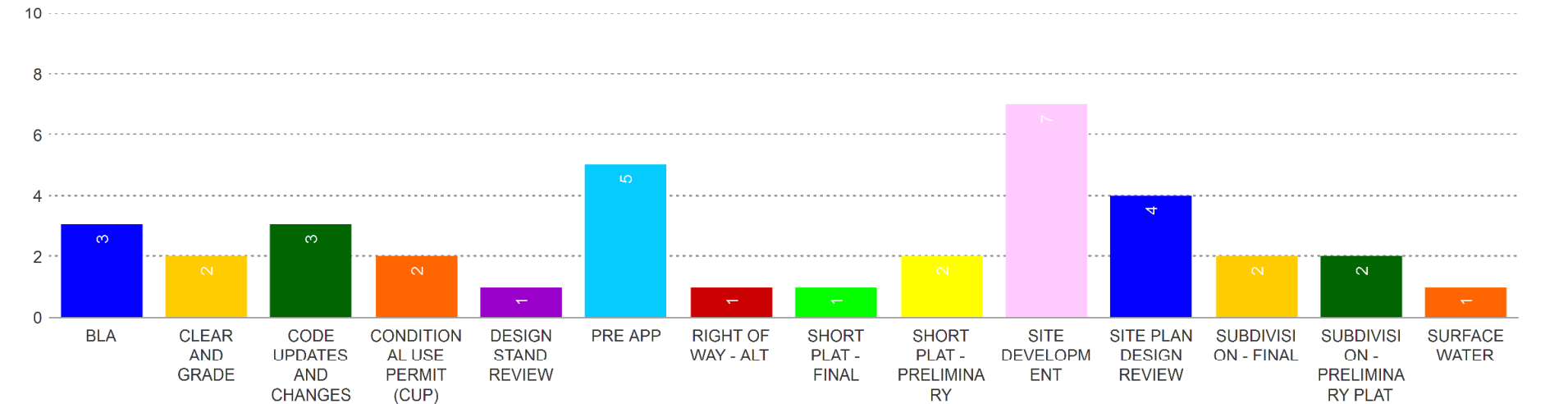
Pending Projects - Planning and Engineering Permits

36 Permits

Exported: 03/02/2022

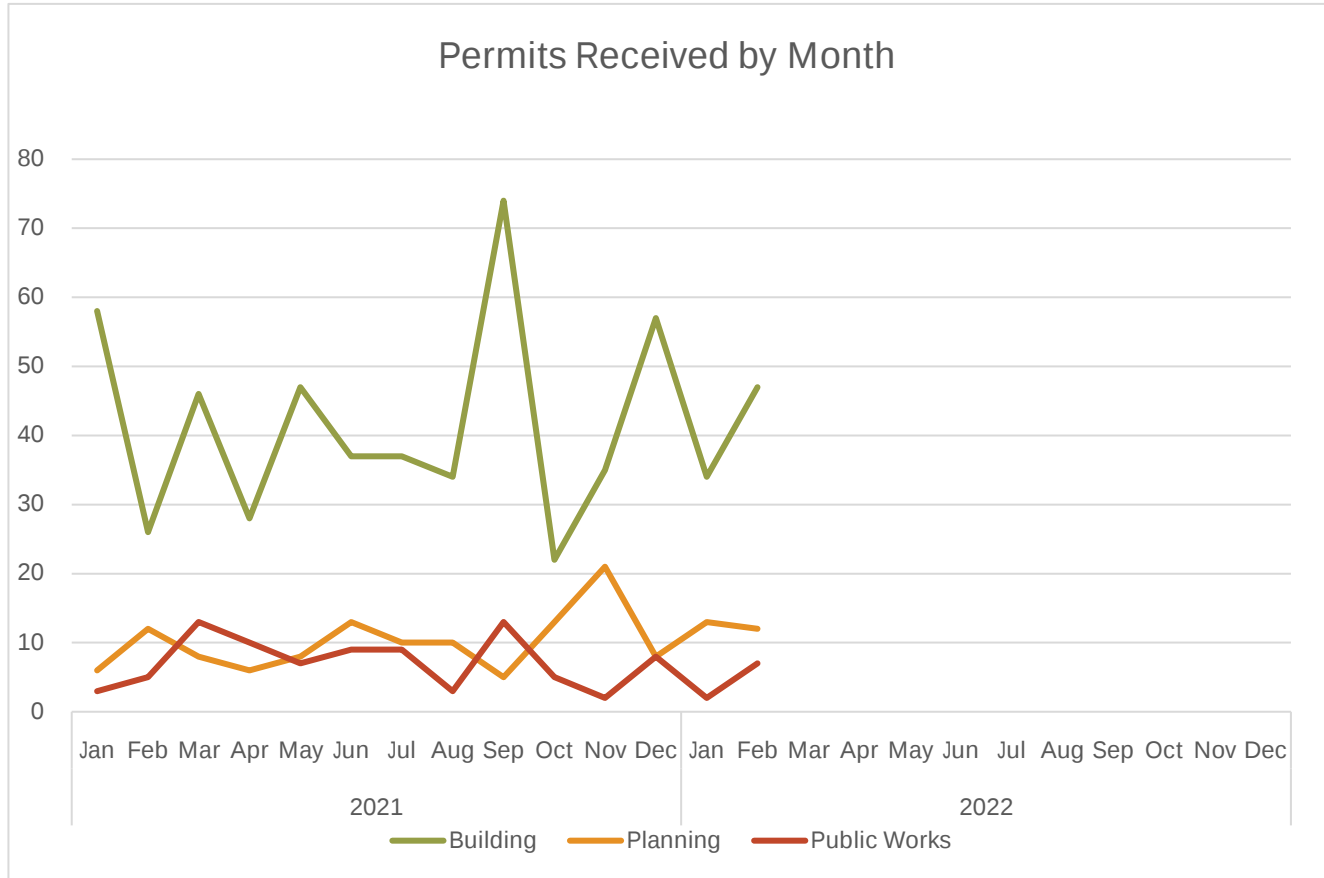
Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
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Permits by Type



Feb 2022

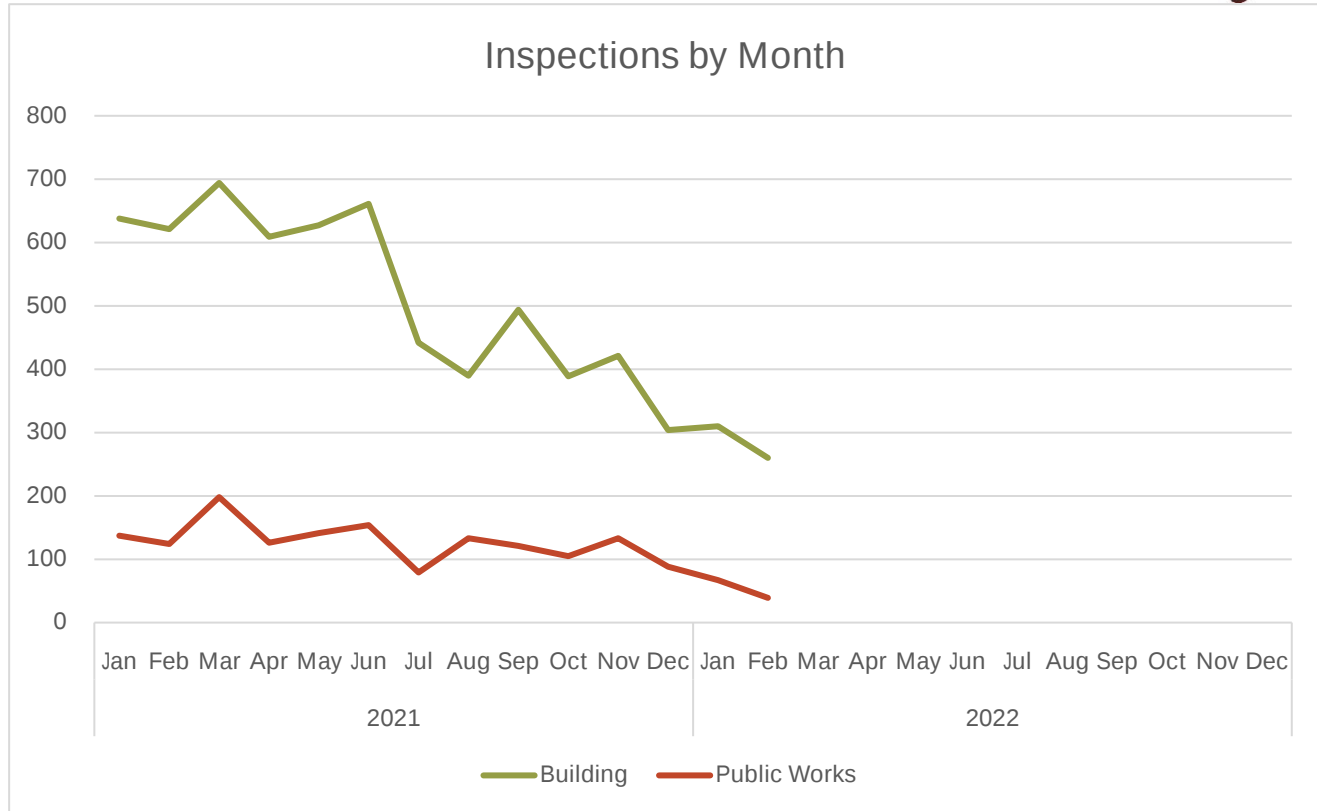
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Feb 2022	47	20	12	8	7	6
Feb 2021	26	42	12	10	5	4
Average 2022	41	24	13	6	5	5
Average 2021	42	43	9	8	4	5
YTD 2022	81	48	25	12	9	10
YTD 2021	84	85	18	15	8	9
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2022	Feb	47	Jan	13	Feb	7
Highest Month 2021	Sep	74	Nov	21	Mar	13

Feb 2022

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Feb 2022	260		39	
Feb 2021	621		124	
Average 2022	285		53	
Average 2021	524		128	
YTD 2022	570		106	
YTD 2021	1259		261	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2022	Jan	310	Jan	67
Highest Month 2021	Mar	694	Mar	198

Plat Construction Tracking Report- February 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%
2019	SMITH SHORT PLAT	2506 117TH AV E	2	APPROVED	10/5/2021					
	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%
2018	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	ISSUED	APPROVED	2	1	50%
	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%
	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				
2017	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	ISSUED	APPROVED	6	2	33%
	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				
2016	GAGNON SHORT PLAT	2620 110TH AV E	2	APPROVED	11/17/2017	FINALED	APPROVED	2	1	50%
	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				
2015	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	5	26%
	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED	7/5/2017					
	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		
2014	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
2013	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	272	96%



CITY OF EDGEWOOD STAFF REPORT EDAB AGENDA ITEM

Date: April 4, 2022

Title: Town Center

Attachments: None

Submitted By: Morgan Dorner, Senior Planner

Introduction:

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

Background:

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

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

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

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

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

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

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

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

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

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

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

January 27, 2022:

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

February 28, 2022:

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

Discussion:

Town Center Subarea Plan Survey

Survey response has been outstanding, receiving over 600 responses. The survey was posted online, in social media, and Edgewood's publications. A full survey report is being prepared and will be provided once it is complete.

Additional Engagement Efforts

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

- Puyallup Rotary
- Edgewood Community Magazine article in the 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)
- Second workshop in third week of May
- More to come!



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

Date: April 4, 2022

Title: Planning Commission Collaboration

Attachments: None

Submitted By: Morgan Dörner

Discussion:

EDAB wanted to discuss collaboration with the Planning Commission. Staff will provide input as necessary and explain how future opportunities for collaboration may be possible.

Recommendation:

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



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

Date: April 4, 2022

Title: 2022 Work Plan Prioritization

Attachments: 2022 Work Plan

Submitted By: Morgan Dorner, Senior Planner

Discussion:

On February 15, 2022, City Council Joint Study Session approved of the 2022 Work Plan for EDAB. At the last EDAB meeting, members decided to prioritize Town Center and Planning Commission Collaboration and look at other items at the next meeting.

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



CITY OF EDGEWOOD ECONOMIC DEVELOPMENT ADVISORY BOARD 2022 WORK PLAN

2022 Work Plan Items

1. Edgewood Marketplace

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

2. Town Center

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

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

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

4. Develop a SWOT Analysis

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

5. Serve as Business Retention Ambassadors

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

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

7. Collaborate with the Planning Commission

8. Increase Public Engagement Efforts



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

Date: April 4, 2022

Title: EDAB Training

Attachments: None (Discussion Only)

Submitted By: Morgan Dorner, Senior Planner

Discussion:

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

At the March meeting EDAB decided to watch the video individually outside of the meeting. It was the last course in the Economic Development training series (about 20-30 minutes):

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

This month’s discussion does not consist of an EDAB training session but is a recap and reflection of the Department of Commerce Short Course series. EDAB can discuss frequency and trainings at this April meeting.

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