



CITY OF EDGEWOOD PLANNING COMMISSION MEETING AGENDA

Monday, August 8, 2022 – 6 p.m.

Hybrid meeting held via Zoom (Meeting ID: 970 6596 9184) and at
Edgewood City Hall: 2224 104th Ave E. Edgewood WA, 98372

1. Call to Order:

- a. Pledge of Allegiance
- b. Planning Commission 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 Special Joint Meeting minutes from July 11, 2022
- c. Review of Development Review Report for July 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 Hearing: None

5. Action Items: None

6. Discussion Items:

- a. Sewer Connection Requirements
- b. Land Use Table
- c. Town Center
- d. Development Review Process
- e. 2022 Work Plan

7. Staff Comments

8. Commissioner Comments

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, July 11, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

- 1. CALL TO ORDER:**

Chair Overfield called Planning Commission meeting to order at 6:03 PM.
Chair Wiesenfeld called EDAB meeting to order at 6:03PM.

 - A. Commissioners Present:** Guillory; Overfield; Greene; Ramirez; Pincas
 - B. Commissioners Absent:** Slate; Wagner
 - C. Boardmembers Present:** Andrew, Jason Neil, Colleen, Pearce
 - D. Boardmembers Absent:** Swanson; Butterfield; Clark
 - E. Staff Members Present:** Darren Groth, CED Director
Emily Arteche, Planning Manager
Evan Hietpas, Associate Planner
Jeremy Metzler, Public Works Director
Dave Gray, Assistant City Administrator/ Finance Director
 - F. Others Present:** Mayor Eidinger
Councilmember Tomy
Councilmember Buckley
- 2. PLANNING COMMISSION CONSENT AGENDA:**

Chair Overfield requested a motion to approve the consent agenda. Pincas motioned to approve, Guillory seconded. Commission voted 5-0 to approve.
- 3. EDAB CONSENT AGENDA:**

Chair Wiesenfeld requested a motion to approve the consent agenda. Wise motioned to approve, Pearce seconded. EDAB voted 4-0 to approve.
- 4. CITIZEN COMMENTS:**

Carly Lenoir | 501 121st Ave Ct E. Edgewood, WA | Provided comments in support of kennel land uses in single family zones. Referenced letters of support written by previous clients that were distributed to the Planning Commission in June.

Tina Vasen | 803 124th Ave E. Edgewood, WA | Submitted written comment to City staff prior to the meeting supporting kennel land uses in Edgewood.
- 5. PUBLIC HEARINGS:**

None
- 6. ACTION ITEMS:**

None



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING MINUTES

Monday, July 11, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

7. PLANNING COMMISSION DISCUSSION ITEMS:

A. General Sewer Plan Update

- i. Metzler opened the agenda item and led the Commission through six (6) key topics.
- ii. Commission discussed all topics and requested further discussion on one policy question:
“Should new individual OSS’s be allowed in subdivisions (full and/or short)?”

B. 2022 Work Plan

- i. No discussion held on item.

8. JOINT DISCUSSION ITEMS:

A. EDAB and Planning Commission Coordination

- i. Chair Wiesenfeld opened the item for joint discussion.
- ii. Commissioners and Boardmembers discussed future collaboration opportunities.
- iii. A few considerations to improve coordination were established:
 - Hold special joint meetings on an as-needed basis:
 1. January as Work Plans are established to identify joint items
 2. Utilize months with cancelled regular meetings due to City-observed holidays (4th of July, New Year’s Day, etc.)
 - Focus on City Comprehensive Plan update in 2023 and 2024.

B. Town Center

- i. Hietpas opened the item by outlining the Planning Commission’s recommendation from April 2021, specifically the

Chair Wiesenfeld requested a motion to adjourn the EDAB meeting, as Boardmember Neil announced that he needed to leave and the EDAB would no longer have a quorum. Wise motioned to adjourn, Pearce seconded. Boardmembers voted 4-0 to adjourn.

Chair Overfield suspended the rules of order to allow the remaining three (3) EDAB members to participate in the discussion items with the Planning Commission.

- ii. Commissioners and Boardmembers discussed areas to focus their on-going efforts on related to establishing Town Center as “the heart of Edgewood”. Key topics included:
 - Public outreach (property owners, investors, business owners, citizens, etc.)
 - Identify business community needs (vacant land, available space, permitting, etc.)
 - Town Center branding and marketing
 - Customer service and transparency
 - Coordination with consultants (Retail Strategies, Buxton, etc.)

C. ISCS Conference

- i. Dorner, Hietpas, Groth, and Gray shared their experience at the [ICSC Las Vegas 2022 Conference](#) that they attended in May.

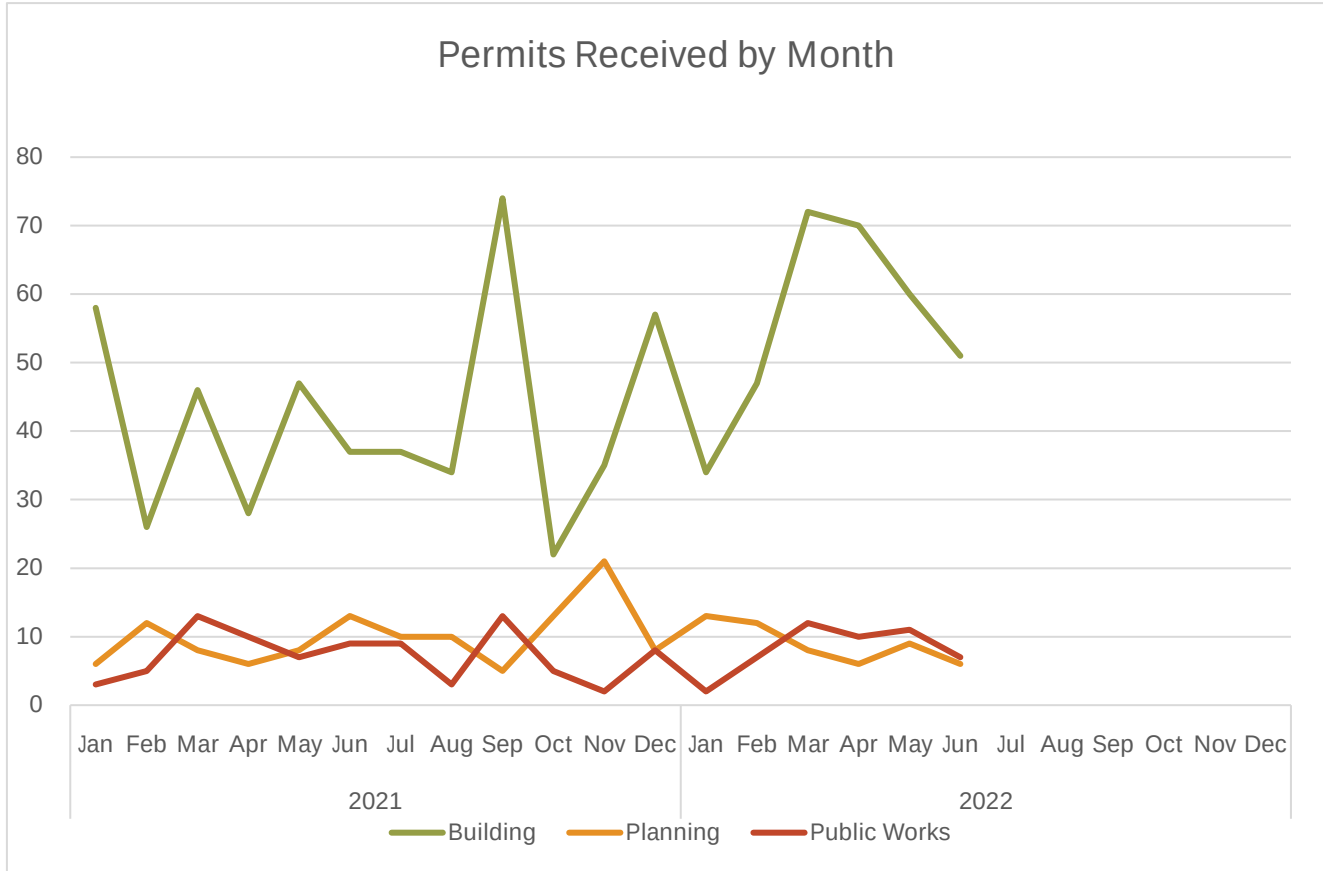
9. STAFF COMMENTS: None

10. COMMISSIONER COMMENTS: None

11. ADJOURN: Chair Overfield adjourned Planning Commission meeting at 7:47 PM.

Jun 2022

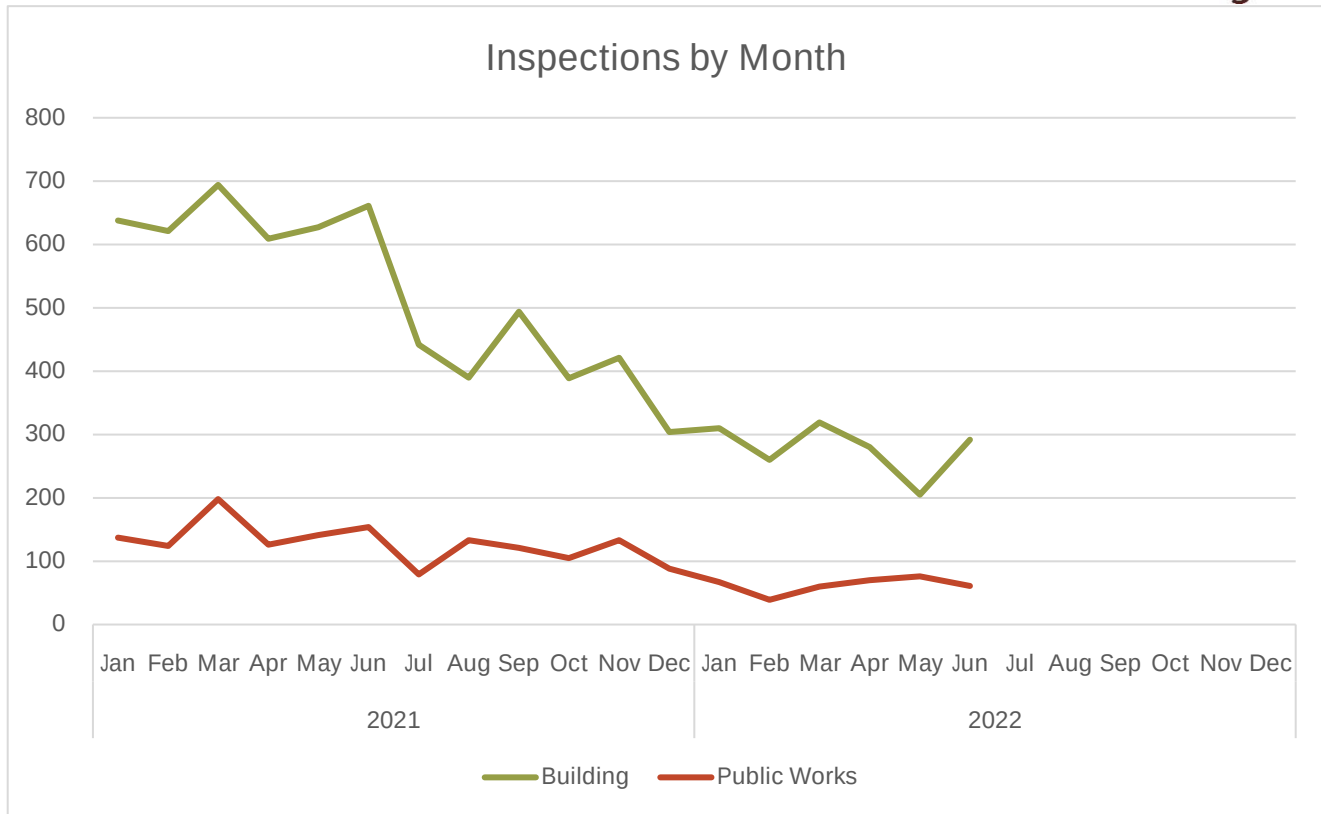
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Jun 2022	51	36	6	6	7	4
Jun 2021	37	27	13	10	9	11
Average 2022	56	30	9	4	8	6
Average 2021	40	40	9	8	8	8
YTD 2022	334	179	54	24	49	35
YTD 2021	242	241	53	45	47	46
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2022	Mar	72	Jan	13	Mar	12
Highest Month 2021	Sep	74	Nov	21	Mar	13

Jun 2022

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Jun 2022	292		61	
Jun 2021	661		154	
Average 2022	278		62	
Average 2021	524		128	
YTD 2022	1666		373	
YTD 2021	3850		880	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2022	Mar	319	May	76
Highest Month 2021	Mar	694	Mar	198

Pending Projects - Planning and Engineering Permits

35 Permits

Exported: 07/01/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
21-1646	MICKELSON BLA	2804 90TH AVE E	420093089	PLANNING	BLA	WAITING ON REVISIONS	12/30/2021	06/28/2022
22-1128	DHALIWAL TC LANDING BOUNDARY LINE ADJUSTMENT	1914 MERIDIAN AVE E	420091134	PLANNING	BLA	UNDER REVIEW	03/22/2022	07/01/2022
22-1309	URBACK BOUNDARY LINE ADJUSTMENT	12417 12TH ST E	420027021	PLANNING	BLA	UNDER REVIEW	06/03/2022	06/29/2022
22-1343	VIEW POINTE BLA	10315 12TH STREET CT E	420037059	PLANNING	BLA	INCOMPLETE	06/27/2022	06/27/2022
22-1352	Bennett BLA	5423 MONTA VISTA DR E	420235006	PLANNING	BLA	APPLICATION	06/30/2022	06/30/2022
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
22-1101	DEROSS CLEAR AND GRADE	1105 108TH AVE E	420037014	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	03/24/2022	06/22/2022
22-1262	10811 8TH S E LLC CLEAR AND GRADE	10811 8TH ST E	6023170010	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	05/11/2022	06/07/2022
22-1301	HAWKINS CLEAR AND GRADE	11122 45TH ST E	420158073	ENGINEERING	CLEAR AND GRADE	UNDER REVIEW	05/31/2022	06/30/2022
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
22-1064	TOWN CENTER SUBAREA PLAN	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	02/09/2022	04/26/2022
22-001CODE	IMPACT FEE EXEMPTIONS CODE UPDATE (LOW-INCOME HOUSING)	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	03/28/2022	06/21/2022
22-002CODE	PARKS RECREATION OPEN SPACE AND TRAILS (PROST) PLAN UPDATE	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	04/20/2022	06/15/2022
22-003CODE	FIREWORKS REGULATIONS CODE AMENDMENT	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	04/26/2022	06/14/2022
22-004CODE	2021 CITY INITIATED COMPREHENSIVE PLAN AMENDMENT	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	04/26/2022	06/28/2022
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	06/28/2022
POST REVISION - ENG								
19-1413 PR1	WOLF POINTE SITE DEVELOPMENT POST REVISION	9810 36TH ST E	420165030	ENGINEERING	POST REVISION - ENG	WAITING ON REVISIONS	03/10/2022	05/26/2022
PRE APP								
22-1269	2513 MERIDIAN APTS PRE-APPLICATION	2513 Meridian Ave E	420103027	PLANNING	PRE APP	UNDER REVIEW	05/13/2022	06/10/2022
SHORT PLAT - FINAL								
21-1613	TEBALDI SHORT PLAT FINAL PLAT	4625 126TH AVE E	6755000240	PLANNING	SHORT PLAT - FINAL	WAITING ON REVISIONS	01/10/2022	05/31/2022
SITE DEVELOPMENT								
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	06/15/2022

Pending Projects - Planning and Engineering Permits

35 Permits

Exported: 07/01/2022

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
22-1218	TAPPS APARTMENT SITE DEVELOPMENT	XXX 29TH ST E	3625000372	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	04/22/2022	06/06/2022
22-1350	Sandu Residence	3822 108TH AVE E	420152028	ENGINEERING	SITE DEVELOPMENT	APPLICATION	06/30/2022	06/30/2022
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	05/26/2022
22-1310	DEMCHUK GAS INSTALL SITE PLAN DESIGN REVIEW	10704 16TH ST E	420102002	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	06/06/2022	06/27/2022
STREET USE								
22-031	DUNCAN STREET USE	113 MERIDIAN AVE E	420032021	PUBLIC WORKS	STREET USE	UNDER REVIEW	06/09/2022	06/22/2022
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	06/14/2022
22-1026	ESTATES ON CALDWELL PLAT ALTERATION (21-1051)	4433 128TH AVE E	6027710020	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	01/25/2022	06/22/2022
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
22-1348	MILLS PAVING	12328 25TH ST E	420113113	ENGINEERING	SURFACE WATER	UNDER REVIEW	06/29/2022	06/30/2022
22-1347	BERG STORMWATER CONTROL	1921 92ND AVE E	420096059	ENGINEERING	SURFACE WATER	REVIEW PENDING PAYMENT	06/29/2022	07/01/2022
TUP								
22-1181	BARTH ESTATES LOT 2 SALES OFFICE TUP	3606 95th Ave E	420161087	PLANNING	TUP	WAITING ON REVISIONS	04/07/2022	06/27/2022

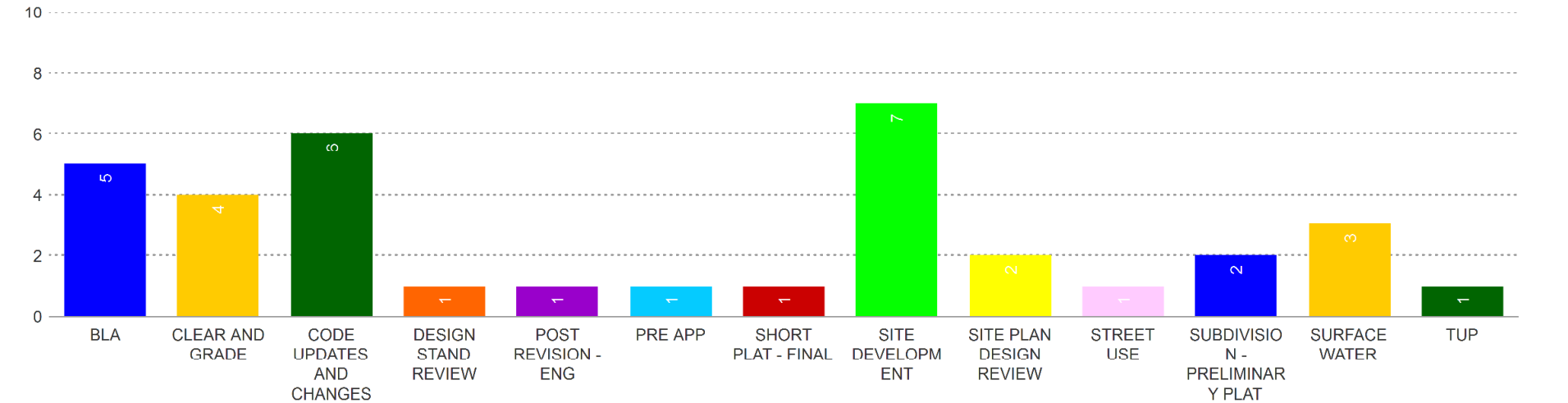
Pending Projects - Planning and Engineering Permits

35 Permits

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



Plat Construction Tracking Report- June 2022

Preliminary Plat						Site Development	Final Plat		Buildout		
Submitted		Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2021	1	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPLICATION		APPLICATION				
	2	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021					
2020	2	HUNTINGTON SHORT PLAT	9605 18TH STCT E	3	APPROVED	2/8/2021	FINALED	APPROVED	3	1	33%
	3	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A	APPLICATION			
	4	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED	2/1/2021					
	4	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED	2/1/2021	FINALED	APPROVED	2	1	50%
	5	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	12/29/2020	ISSUED	APPROVED	14		
	5	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED	2	1	50%
2019	6	SMITH SHORT PLAT	2506 117TH AV E	2	APPROVED	10/5/2021	ISSUED				
	6	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	1/14/2020	N/A	APPROVED	2	1	50%
	7	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	5/5/2020	FINALED	APPROVED	6		
	7	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	9/14/2020	APPLICATION				
	8	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED	9/27/2019					
	8	WAGNER SHORT PLAT	11226 18TH ST E	3	APPROVED	10/23/2019	ISSUED	APPROVED	3	3	33%
2018	9	RAMSAUR SHORT PLAT	9505 24TH ST E	4	APPROVED	6/21/2019	N/A	APPROVED	4	1	25%
	10	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	ISSUED	APPROVED	2	1	50%
	10	BARTH SUBDIVISION	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED	APPROVED	35	0	
	11	T GARRETT SHORT PLAT	10412 36TH ST E	2	APPROVED	3/1/2019	FINALED	APPROVED	2	1	50%
	12	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED	12/29/2020					
	12	HEART & SOUL SHORT PLAT	9725 18TH STCT E	4	APPROVED	12/26/2018	FINALED	APPROVED	4	3	75%
2017	13	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	6/22/2018	FINALED	APPROVED	4	1	25%
	14	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	1/10/2019	APPLICATION				
	14	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	ISSUED	APPROVED	6	2	33%
	15	CIRILIUM (RESERVE AT HILLCREST) SUBDIVISION	12311 31ST ST E	18	APPROVED	8/15/2018	FINALED	APPROVED	18	14	77%
	16	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
	17	GAGNON SHORT PLAT	2620 110TH AV E	2	APPROVED	11/17/2017	FINALED	APPROVED	2	1	50%
2016	17	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	6/6/2017	ISSUED	APPROVED	15	0	
	18	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	1/11/2017	FINALED	APPROVED	55	17	31%
	18	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2	8224 20TH ST E	67	APPROVED	12/14/2017	FINALED	APPROVED	67	63	94%
	20	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPROVED	3	1	33%
	21	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	9623 24TH ST E	41	APPROVED	10/24/2017	ISSUED				
	22	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	5	26%
2015	22	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED	7/5/2017					
	23	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	38	30	78%
	24	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	5	83%
	26	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	9/29/2016	ISSUED	APPROVED	14	4	28%
	27	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
	28	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	3	33%
2014	30	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	7/15/2014	FINALED	APPROVED	6	3	50%
2013	30	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	9/4/2014	FINALED	APPROVED	284	279	98%



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: August 8, 2022

Title: Sewer Connection Requirements

Attachments: 1) DRAFT Figures from the GSP Update

Submitted By: Jeremy Metzler, Public Works Director

Background Information:

All development within the City of Edgewood must provide for adequate sanitary waste disposal. There are typically 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 guide any policy or code changes that should be pursued related to sanitary waste disposal methods, specifically regarding the on-going use of on-site sewer systems as those can have the effect of 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.

March 14, 2022 Discussion:

Staff shared a DRAFT Collection System Map 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.

June 13, 2022 Discussion:

Following the consultant's completion of a full draft of the updated General Sewer Plan (GSP), staff sought the Commission's input on the following three topics:

1. Under what condition(s) should an existing structure be required to connect to a new sanitary sewer?
2. How far away from sanitary sewer must an existing structure be to allow an OSS to be repaired?
3. How should the City focus / prioritize its resources when constructing the sanitary sewer network?

Current Discussion:

The Planning Commission is preparing to give formal policy direction to City staff regarding the draft GSP and municipal code updates on the six (6) policy topics listed below, as requested by staff to help in developing the capital improvement program contained therein. To be clear, any policy direction provided by the Planning Commission at this time is still subject to further public review and input before any potential action by the Council later this year. The Planning Commission discussed these six (6) policy topics at their July 11, 2022, meeting and requested one additional meeting to focus on item #5: ***Should new individual OSS's be allowed in subdivisions (full and/or short)?*** Following tonight's discussion, the Planning Commission may provide their formal recommendation to City Council at their September 12, 2022, meeting on these topics.

Staff Recommendation:

With regard to the following policy topics, staff has presented the following recommendations:

1. If a new sewer is installed adjacent to an existing structure served by an OSS, when should the existing structure be required to connect to the new sewer?

Recommendation: Dependent on who constructs the new sewer

If built by a private developer: The existing structure shall connect to the new sewer either:

- a) prior to any permit approval that would increase use of the OSS beyond its approved capacity,
- b) prior to permit approval for any reclassification of use (*ex., from residential to non-residential*),
- c) if the OSS requires a substantive repair as will be defined in EMC Chapter 11 (*i.e., drainfield replacement or additional effluent treatment*), or
- d) if the OSS is failing as defined by the Tacoma-Pierce County Health Department (TPCHD).

If built by the City: The existing structure shall connect to the new sewer immediately upon availability.

2. If an OSS fails for an existing structure on property non-adjacent to an existing sewer, how far away from the sewer must the subject property be to allow repair of the OSS?

Recommendation: 300 feet (*consistent with Pierce County Code 13.04.030(B)(2) and TPCHD standards*)

3. With the understanding that the City is not likely to fully fund construction of the entire sanitary sewer network, where should the City focus its resources?

Recommendation: Following order of priority for City-constructed sewers-

- a. Areas where road conditions warrant repair and/or replacement
- b. Areas where other capital improvements are planned or warranted
- c. Existing neighborhoods with aging OSS's
- d. Other developable areas

4. Should new Community Septic Systems be allowed?

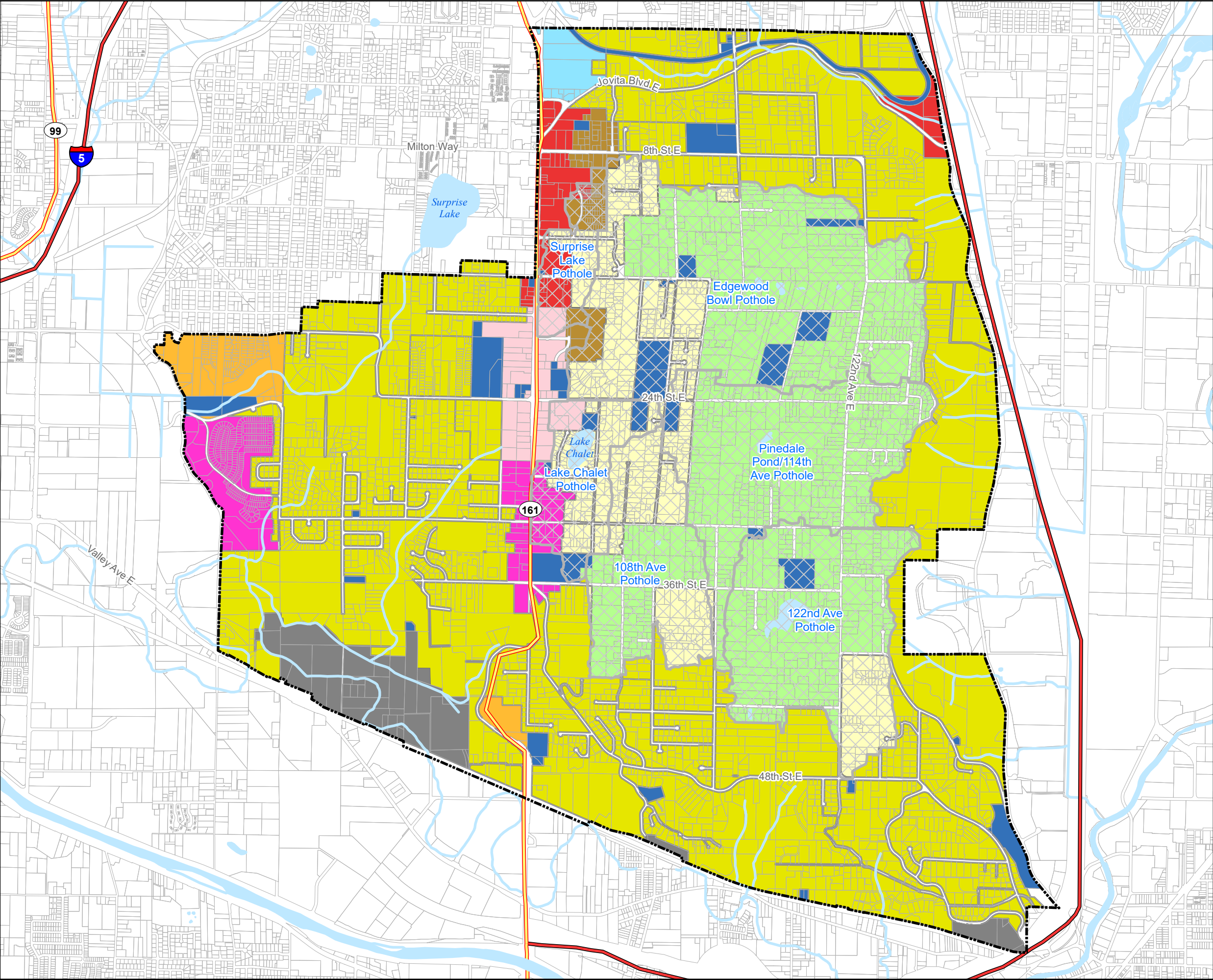
Recommendation: No – the sanitary sewer system shall be extended by the developer to serve the proposed development, in a manner consistent with the GSP.

5. Should new individual OSS's be allowed in subdivisions (full and/or short)?

Recommendation: No – the sanitary sewer system shall be extended by the developer to serve the proposed development, in a manner consistent with the GSP.

6. Should new individual OSS's be allowed on existing lots of record?

Recommendation: Yes –only if the existing lot is more than 300 feet from the nearest sanitary sewer, a new OSS would be permissible following TPCHD regulations.



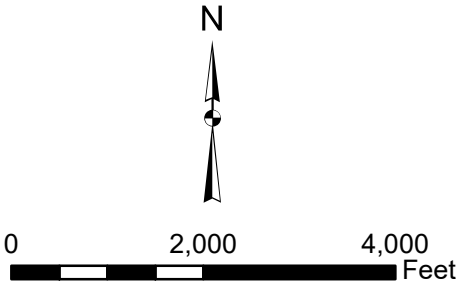
Legend

-  Pothole Basins
-  Edgewood City Limits
-  Parcels

Zoning

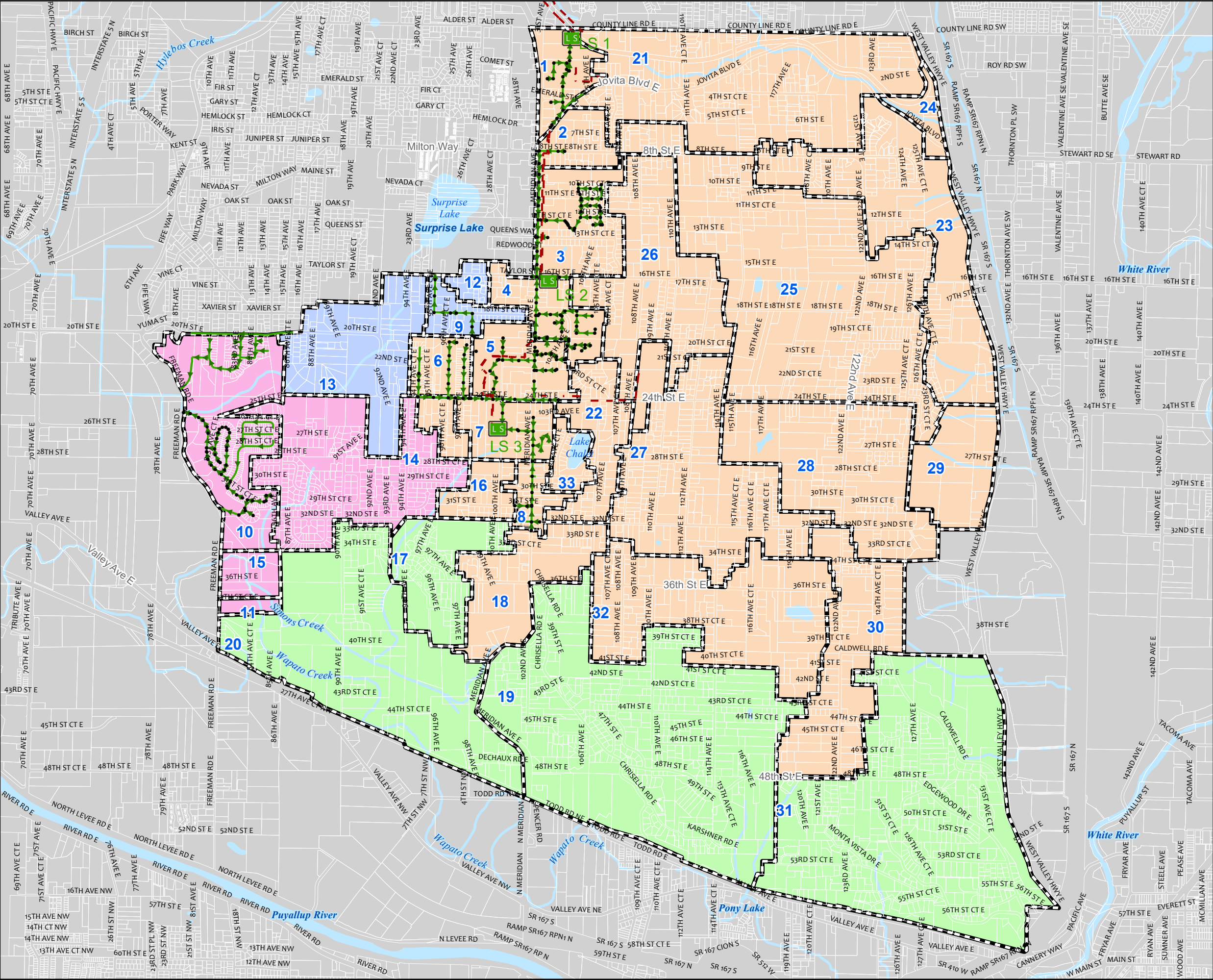
-  SF-2 - Single Family Residential
-  SF-3 - Single Family Residential
-  SF-5 - Single Family Residential
-  C - Commercial
-  MR-1 - Mixed Residential
-  MR-2 -Mixed Residential
-  MUR - Mixed Use Residential
-  TC - Town Center
-  BP - Business Park
-  I - Industrial
-  P - Public

Source: City of Edgewood GIS Data



CITY OF EDGEWOOD
GENERAL SEWER PLAN
FIGURE 2-11
REVISED ZONING





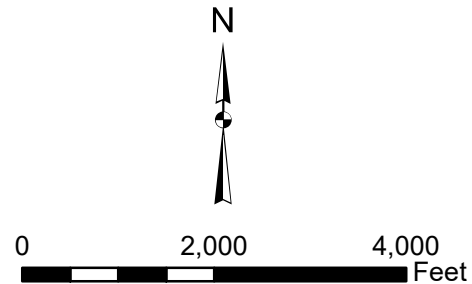
Legend

- Existing Lift Station
- Existing Force Main
- Existing Gravity Main
- Sewer Basins

Service Provider

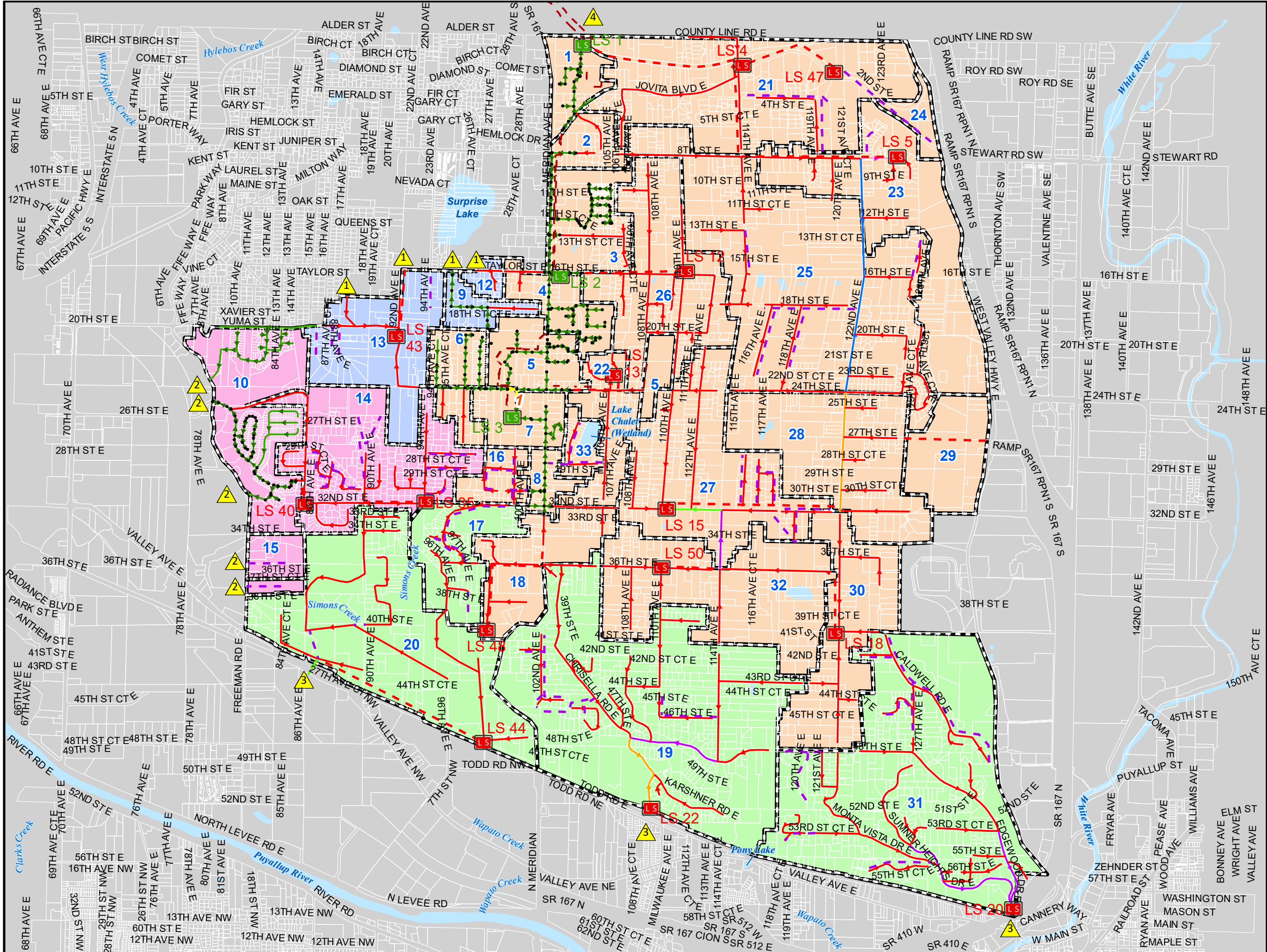
- City of Fife
- LWSD
- Pierce County
- City of Puyallup

Source: City of Edgewood GIS Data



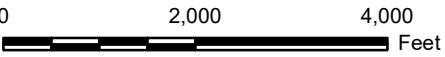
CITY OF EDGEWOOD
GENERAL SEWER PLAN
FIGURE 2-14
WASTEWATER TREATMENT PROVIDERS

Gray & Osborne, Inc.
CONSULTING ENGINEERS



LEGEND:

- Existing Lift Station
- Proposed Lift Station
- Existing Force Main
- Proposed Force Main
- Proposed Grinder Pumps and Small Diameter Force Main / Local Gravity Sewers and Small Lift Station
- Existing Gravity Main
- Sufficient Capacity at Buildout
- Insufficient Capacity at Buildout
- Project No.
- Proposed Gravity Main
 - 8 Inch
 - 10 Inch
 - 12 Inch
 - 15 inch
 - 18 inch
 - 21 inch
- Sewer Basins
- Service Provider
 - City of Fife
 - LWSD
 - Pierce County
 - City of Puyallup
- Discharge to Pierce County
- Discharge to Fife
- Discharge to Puyallup
- Discharge to LWSD



SCALE 1" = 2,000'

CITY OF EDGEWOOD
GENERAL SEWER PLAN
FIGURE 6-1
Proposed Collection System and Sewer Service Provider



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: August 8, 2022

Title: Land Use Table (Kennels)

Attachments: 1) EMC 18.70.050 – Land Use Table
2) EMC 18.20.140 and NAICS 812910 - Kennel Definition

Submitted By: Evan Hietpas, Associate Planner

Background Information:

On June 9, 2020, City Council adopted City Ordinance No. 20-0579 to amend various sections of Title 18 of the Edgewood Municipal Code related to the consolidation of permitted land uses into one land use table. The revised land use table was revised primarily based on the 2017 North American Industry Classification System (NAICS). The NAICS is an industry classification system that groups establishments into industries based on the similarity of their production processes. While the NAICS brought clarity and precision to the City’s land use table, such a big instrument requires review to ensure that it is properly tailored to Edgewood.

This agenda item is intended to initiate a discussion regarding a proposed revision to the land use table, specifically for “Kennels” use. The current Land Use Table (EMC 18.70.050) is included as Attachment 1 and identifies when and how a kennel is permitted as a use in Edgewood. Currently, the “Kennels” use requires a Conditional Use Permit (CUP) in the Business Park (BP) zoning district and an Administrative Use Permit (AUP) in the Industrial (I) zone. This use is currently only permitted in these two districts.

In many parts of Edgewood, larger lots and more agrarian or low-density land use patterns are prevalent. Kennels could be found to be compatible land uses in the lower-density areas. Like the current “Family Farm” use, “Kennels” could allow landowners with more than two acres to perform activities that may be of low impact to the community. An additional condition could restrict the placement of the kennel structure to more than 250 feet from any adjacent residences. These proposed conditions are appropriate for review with the Planning Commission.

Current Discussion:

The City has received interest from a business owner to locate a kennel in the Single-Family 2 (SF-2) zoning district. The proposed parcel is nearly seven acres and exceeds the code allowance to operate a “Family Farm” use. In addition, the structure that would contain boarded pets is approximately 300 feet from any surrounding home. Looking at the specifics of the request, it seems reasonable to propose that the Planning Commission consider whether the benefits of allowing a business in portions of the city that currently prohibit such a use would outweigh the potential negative impacts of a “Kennels” use in a low-density zone, i.e., SF-2. Planning Commission may discuss if changes should be made to the City’s Land Use Table relating to Kennels in EMC 18.70.050.

Staff's Considerations:

Kennels may:

- Result in negative impacts to neighboring properties (noise, parking, traffic, lighting)
- Require more services than what low-density areas typically support (employees, customers, dog waste, grooming, etc.)

Kennels may:

- Provide a well-needed service for the Edgewood community
- Be similar to the “Family Farm” use that is currently permitted in SF-2/SF-3, especially if specific condition notes are put in place in the Land Use Table

Administrative and Conditional Use permit applications allow City staff to carefully consider the proposed land use for specific properties

- [EMC 18.50.030- AUP](#)
- [EMC 18.50.040- CUP](#)

An accompanying Site Plan design review permit application allow City staff to carefully consider the proposed development for items like signage, design, parking, loading, service areas, etc.

- [EMC 18.95.020- Applicability](#)

18.70.050 Land use table.

Table 1: Land Use Table

Land Use Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
Residential													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Accessory													
Accessory Dwelling Unit (ADU), Attached	Special	✓	✓	✓	✓	✓	✓	–	–	–	–	–	See EMC 18.90.190 for ADU requirements for both attached and detached (backyard cottage) ADUs
ADU, Detached (Backyard Cottage)	Special	✓	✓	✓	✓	✓	✓	A	A	–	–	–	Detached ADU allowed secondarily in TC and C zones only when paired with townhouse use
Caretaker Residence	Special	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	–	–	
Single-Family													
Detached Dwelling	Special	✓	✓	✓	✓	✓	✓	–	–	–	–	–	
Cottage Court	Special	–	✓	✓	✓	✓	✓	–	–	–	–	–	
Multifamily													
Duplex: Side by Side	Special	–	✓	✓	✓	✓	✓	–	–	–	–	–	
Duplex: Back to Back	Special	–	✓	✓	✓	✓	✓	–	–	–	–	–	
Duplex: Top and Bottom	Special	–	✓	✓	✓	✓	✓	–	–	–	–	–	
Attached Dwelling	Special	–	✓	✓	✓	✓	✓	–	–	–	–	–	
Multi-plex	Special	–	–	–	✓	✓	✓	–	–	–	–	–	
Townhouse	Special	–	–	–	✓	✓	✓	✓	✓	–	–	–	
Apartment	Special	–	–	–	–	–	✓	✓	✓	✓	–	–	
Other													

Adult Family Home	623990, part	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–	In accordance with RCW 70.128.010(1), as amended
Nursing and Residential Care Facilities	6231; 6232	–	–	–	–	CUP	✓	✓	✓	✓	–	–	
Assisted Living Facilities	6233	–	–	–	CUP	CUP	✓	✓	✓	✓	–	–	
Live/Work Unit	Special	–	–	–	–	–	✓	✓	✓	✓	–	–	
Permanent Supportive Housing		✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–	
Transitional Housing		✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–	
Agriculture and Resource (Sector 11-21)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6
Family Farm	111; Special	✓	✓	A	–	–	–	–	–	–	✓	✓	Activities must be performed on parcels larger than two acres in size, unless in the SF2 or SF3 zone
Agricultural Sales	454390, part	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Activities permitted in all districts, but require TUP and must comply with EMC 18.50.070
Crop Production													
Marijuana Production	111; Special	–	–	–	–	–	–	–	–	–	–	–	See Condition 2
Crop Production, All Other	111	✓	✓	A	–	–	–	–	–	–	✓	✓	
Animal Production and Aquaculture													
Hog and Pig Farming	112210	–	–	–	–	–	–	–	–	–	–	–	
Cattle Feedlots	112112	CUP	–	–	–	–	–	–	–	–	–	–	
Animal Production except	112 except												

Animal Production and Aquaculture, All Other	112210; 112112; 112511, part	✓	CUP	–	–	–	–	–	–	–	✓	CUP	
Mining, Quarrying, and Oil and Gas Extraction	21	–	–	–	–	–	–	–	–	–	–	–	Unless otherwise authorized or permitted by the state where city of Edgewood is preempted from regulating
Utilities (Sector 22)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Electric Power Generation	22111	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	Not applicable to small-scale, independent residential units or single-building power supply units
Potable Water Treatment	221310, part	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	
Sewage Collection or Treatment Facility	221320, part	CUP	CUP	CUP	CUP	CUP	–	–	–	–	CUP	CUP	
Wireless Communication Facilities	517312; 517919, part	See Note											Activities subject to Edgewood Ord. No. 18-526 and any successors, as modified (EMC 18.100.110)
Manufacturing (Sector 31-33)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1

Animal Slaughtering and Processing	3116	–	–	–	–	–	–	–	–	–	–	–	
Marijuana Processing	Special	–	–	–	–	–	–	–	–	–	–	–	See Condition 2
Manufacturing, Craft	Special	–	–	–	–	–	CUP	CUP	CUP	CUP	✓	–	
Manufacturing, Light	23, part; 311 except 3116; 312; 313; 314; 315; 316; 337	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Manufacturing, Heavy	23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339	–	–	–	–	–	–	–	–	–	CUP	–	
Wholesale and Retail Trade (Sector 42, 44-45)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Wholesale Trade	423; 424; 425	–	–	–	–	–	–	–	CUP	A	✓	–	
Retail Trade													
Automobile and Other Motor Vehicle Dealers	4411; 4412	–	–	–	–	–	–	–	CUP	A	A	–	
Gasoline Stations	447	–	–	–	–	–	CUP	CUP	A	✓	✓	–	
Pet and Pet Supplies Stores	453910	–	–	–	–	–	A	✓	✓	✓	✓	–	
Fuel Dealers	454310	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Marijuana Retailers	453998, part	–	–	–	–	–	–	–	–	–	–	–	See Condition 2
Sexually Oriented Retail Businesses	Special	–	–	–	–	–	–	–	–	CUP	–	–	Per Ord. Nos. 11-356, 13-410, 14-425, 17-502, and regulations regarding cannabis in Chapter 69.51A RCW or I-502

													Subject to standards provided in EMC 18.100.100
Retail Trade, All Other	All Other 44; 45	–	–	–	–	–	✓	✓	✓	✓	✓	CUP	
Transportation and Warehousing (Sector 48-49)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Transportation													
Pipeline Transportation	486	See Note											Activities must follow city of Edgewood permitting requirements and are subject to Condition 3
Transportation, All Other	48 except 486	See Note											See Condition 4
Warehousing and Storage													
Mini-Warehouses and Self-Storage Units	53113	–	–	–	–	–	–	–	CUP	✓	✓	–	
Warehousing and Storage, All Other		–	–	–	–	–	–	–	–	CUP	✓	–	
Business and Professional Services (Sector 51-56)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
General	All Office Use, plus: 51 except 517; 52; 531; 533; 54 except 541940; 55; 561; 813	–	–	–	–	–	✓	✓	✓	✓	A	–	

Rental and Leasing													
Passenger Car Rental and Leasing	53211	–	–	–	–	–	✓	✓	✓	✓	✓	–	
Truck, Utility Trailer, and RV Rental and Leasing	53212	–	–	–	–	–	CUP	CUP	A	✓	✓	–	
Consumer Goods Rental	5322; 5323, part	–	–	–	–	–	✓	✓	✓	✓	✓	–	
Commercial and Industrial Equipment Rentals	5323, part; 5324	–	–	–	–	–	–	–	A	✓	✓	–	
Waste Management and Remediation Services													
Waste Management and Remediation Services, All Other	5622, part; 5629	–	–	–	–	–	–	–	–	–	CUP	–	
Educational Services (Sector 61)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Elementary and Secondary Schools	6111	CUP	CUP	CUP	CUP	CUP	A	✓	✓	✓	CUP	CUP	
Junior Colleges, Colleges, Universities, and Professional Schools	6112; 6113; 6114	–	–	–	–	–	A	✓	✓	✓	CUP	–	
Technical and Trade Schools	6115	–	–	–	–	–	A	✓	✓	✓	CUP	–	
Educational Services, All Other	6116; 6117	–	–	–	–	–	A	✓	✓	✓	CUP	–	
Health Care and Social Assistance (Sector 62)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Ambulatory Health Care Services, All Other	All Other 621	–	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Hospitals	622	–	–	–	–	–	–	✓	✓	✓	CUP	–	
Social Assistance													
Services for the													

Elderly and Persons with Disabilities	624120	–	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Vocational Rehabilitation Services	624310	–	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Child Daycare Services, Home-Based	624410, part	A	A	A	A	A	✓	✓	✓	✓	–	–	Subject to standards provided in EMC 18.100.040
Child Daycare Services, All Other	624410, part	–	–	–	–	CUP	✓	✓	✓	✓	CUP	–	Subject to standards provided in EMC 18.100.040
Social Assistance, All Other	All Other 624	–	–	–	–	CUP	✓	✓	✓	✓	CUP	CUP	
Emergency Housing		–	–	–	–	–	CUP	✓	✓	CUP	✓	–	
Emergency Shelter		–	–	–	–	–	CUP	✓	✓	CUP	✓	–	
Arts, Entertainment, and Recreation (Sector 71)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Libraries	Special	–	–	–	A	A	✓	✓	✓	✓	A	✓	
Museums and Art Galleries	712 except 712130	–	–	–	A	A	✓	✓	✓	✓	A	✓	
Zoos, Aquariums, and Botanical Gardens	712130	–	–	–	–	–	A	✓	✓	✓	✓	A	
Golf Courses and Country Clubs	713910	A	A	–	–	–	A	✓	✓	✓	✓	A	
Sexually Oriented Entertainment	Special	–	–	–	–	–	–	–	–	CUP	–	–	Subject to standards provided in EMC 18.100.100
Gambling Industries	7132	–	–	–	–	–	–	CUP	A	A	✓	CUP	
Indoor Arts, Entertainment, and Recreation Activities, Other	Special	–	–	–	–	–	CUP	✓	✓	✓	A	✓	
Outdoor Arts, Entertainment, and Recreation Activities, Other	Special	–	–	–	–	–	CUP	A	A	A	–	✓	

Accommodation (Sector 721)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Hotels (except Casino Hotels) and Motels	721110	–	–	–	–	–	CUP	✓	✓	CUP	✓	–	
Bed-and-Breakfast Inns	721191	–	–	–	CUP	CUP	CUP	✓	✓	CUP	–	–	
RV Parks and Recreational Camps	7212	–	–	–	–	–	–	–	–	–	–	–	
Food Service and Drinking Places (Sector 722)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Special Food Services	7223 except 722330	See Note					✓	✓	✓	✓	–	–	Allowed as incidental use in residential districts
Mobile Vendors	722330	–	–	–	–	–	✓	✓	✓	✓	✓	✓	Activities always require TUP and must comply with EMC 18.50.070
Drinking Places for Alcoholic Beverages	722410	–	–	–	–	–	CUP	✓	✓	✓	✓	CUP	Subject to regulation and classification by the Washington State Liquor and Cannabis Board
Restaurants, Full Service	722511	–	–	–	–	–	✓	✓	✓	✓	✓	✓	
Restaurants, Limited Service	722513; 722514	–	–	–	–	–	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable
													Subject to

Snack and Nonalcoholic Beverage Bars	722515	–	–	–	–	–	✓	✓	✓	✓	✓	✓	compliance with drive-up windows (special) use, if also applicable
Services (Sector 811-812)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Automotive Repair and Maintenance													
Automotive Oil Change and Lubrication Shops	811191	–	–	–	–	–	–	–	CUP	A	✓	–	
Car Washes	811192	–	–	–	–	–	CUP	✓	✓	✓	✓	–	
Automotive Repair and Maintenance, All Other	All Other 8111	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Personal Care Services	8121; 812310; 8123200	–	–	–	–	–	CUP	✓	✓	✓	✓	–	
Other Repair and Maintenance													
Other Repair and Maintenance, Consumer	811 except 8111	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Other Repair and Maintenance, Commercial/Industrial	811 except 8111	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Funeral Homes and Funeral Services	812210	–	–	–	–	–	–	–	CUP	CUP	✓	–	
Crematoria	812220, part	–	–	–	–	–	–	–	–	CUP	CUP	–	
Pet Care Services													
Kennels	812910, part	–	–	–	–	–	–	–	–	CUP	A	–	
Veterinary Services	541940	–	–	–	–	–	A	A	✓	✓	A	–	
Pet Care Services, All Other	812910, part	–	–	–	–	–	✓	✓	✓	✓	A	–	
Civic and Public Uses (Sector 813)													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A –	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1

Approval Requires AUP													
Cemeteries	812220, part	–	–	–	–	–	–	–	–	–	–	CUP	
Religious Assembly													
Up to 10,000 sq. ft.	813110, Assembly Only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
10,000 to 19,999 sq. ft.	813110, Assembly Only	✓	✓	✓	A	A	CUP	CUP	✓	✓	–	CUP	
20,000 to 29,999 sq. ft.	813110, Assembly Only	A	A	A	A	A	CUP	CUP	✓	✓	–	CUP	
30,000 to 39,999 sq. ft.	813110, Assembly Only	CUP	CUP	CUP	A	A	CUP	CUP	✓	✓	–	CUP	
40,000 sq. ft. or greater	813110, Assembly Only	–	–	–	–	–	–	–	✓	✓	–	CUP	
Correctional Institutions	922140	–	–	–	–	–	–	–	CUP	CUP	–	CUP	
Administrative Government Facilities and Services	92 except 922140	–	–	–	–	–	✓	✓	✓	✓	✓	✓	
Parks, Open Space, and Public Recreation	Special	✓	✓	✓	✓	✓	✓	✓	✓	✓	A	✓	
Other Uses													
✓ – Permitted Use CUP – Use may be approved via CUP – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1
Parking Lots	812930, part	–	–	–	–	–	–	–	CUP	–	–	–	
Parking Structures	812930, part	–	–	–	–	–	–	CUP	CUP	–	–	–	
Drive-Up Windows	Special	–	–	–	–	–	CUP	CUP	CUP	CUP	CUP	CUP	Window shall not face a public ROW and facility must be screened from ROW
Outside Displays	Special	–	–	–	–	–	✓	✓	✓	✓	✓	✓	Activities also subject to EMC

													18.95.030(I)
Outside Storage	Special	–	–	–	–	–	–	CUP	CUP	CUP	A	–	Activities also subject to EMC 18.90.120

Conditions

- (1) Operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the site, property, or parcel on which such use is located.
- (2) Subject to regulation and classification by the Washington State Liquor and Cannabis Board, where applicable and must comply with Edgewood City Ordinance Nos. 14-425 and/or 17-502; plus any regulations regarding cannabis in Chapter 69.51A RCW or I-502.
- (3) Subject to Washington Utilities and Transportation Commission regulations and the federal Pipeline and Hazardous Materials Safety Administration (PHMSA). As allowed under state or federal regulations, any use(s) or appurtenances subject to local municipal control will require a CUP in all zoning districts.
- (4) NAICS Subsector Codes 481-485 and 487 (Air Transportation; Rail Transportation; Water Transportation; Truck Transportation; Transit and Ground Passenger Transportation; and Scenic and Sightseeing Transportation) permitted as services or systems, to include necessary support activities. The physical location of facilities, maintenance grounds, offices, or other structures incidental to the service or system is subject to the use regulations for said structure.
- (5) Public facilities are subject to EMC 18.50.060, Public facilities permit.
- (6) Subject to EMC 18.100.030, Animals.

(Ord. 21-613 § 5 (Exh. B); Ord. 20-579 § 2 (Exh. B)).

18.20.140 K definitions.

“Kennels” means an enclosure or structure in which any combination of six or more dogs, cats, or a combination of either that individually exceed six months of age are kept for breeding, sale, training, boarding, or sporting purposes. Further described in NAICS 812910.

“Kick plate” means a plate applied to the face of the lower rail of a door or sidelight to protect against abrasion or impact loads.

“Kitchen” means any room or rooms, or portion of a room or rooms, used or intended or designed to be used for cooking or the preparation of food. (Ord. 20-579 § 1 (Exh. A); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

NAICS 812910 for reference

<u>2007 NAICS</u>	<u>2012 NAICS</u>	<u>2017 NAICS</u>	<u>2022 NAICS</u>	<u>Index Entries for 812910</u>
812910	812910	812910	812910	Animal grooming services
812910	812910	812910	812910	Animal shelters
812910	812910	812910	812910	Boarding services, pet
812910	812910	812910	812910	Dog pounds
812910	812910	812910	812910	Grooming services, animal
812910	812910	812910	812910	Guard dog training services
812910	812910	812910	812910	Guide dog training services
812910	812910	812910	812910	Kennels, pet boarding
812910	812910	812910	812910	Obedience training services, pet
812910	812910	812910	812910	Pedigree record services, pet
812910	812910	812910	812910	Pet boarding services
812910	812910	812910	812910	Pet grooming services
812910	812910	812910	812910	Pet sitting services
812910	812910	812910	812910	Pet training services
			812910	Pet walking services
812910	812910	812910	812910	Sitting services, pet
812910	812910	812910	812910	Working, sporting, and service dog training services



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: August 8, 2022

Title: Town Center (TC)

Attachments: 1) Subarea Plan first draft

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

May 2022:

City Planning staff held a hybrid public workshop for the Town Center Subarea Plan on Thursday May 19, 2022 and an Open House on Planning Division projects with City Council on May 31, 2022. Additionally on May 19, 2022, a Town Center Subarea Plan "Skinny" Draft was posted online for public comment and review.

Current Discussion:

City staff and Commissioners may hold a discussion on these on-going efforts. City staff anticipates holding a third and final workshop on Thursday September 29, 2022 to summarize the Subarea Planning process and resolve any outstanding community comments for concerns before moving forward with the adoption process with the Planning Commission and City Council in November and December 2022.



CITY OF EDGEWOOD

Town Center Subarea Plan

Prepared for: **The City of Edgewood**

Prepared by: **AHBL, Inc | Tacoma, Washington**





Placeholder for Acknowledgments

Placeholder for TOC





1 Introduction

1.1 Executive Summary

This subarea plan establishes the process, findings, options, and final strategy to develop the Town Center into a mixed-use area centered around its proximity to existing transit, retail, new residential units, and public facilities. This is keeping in line with both the community vision and the growing development seen in the City and region.

X.X Heading

These maps could instead be full pages...



Figure 1.1.2: Subarea Vicinity Map

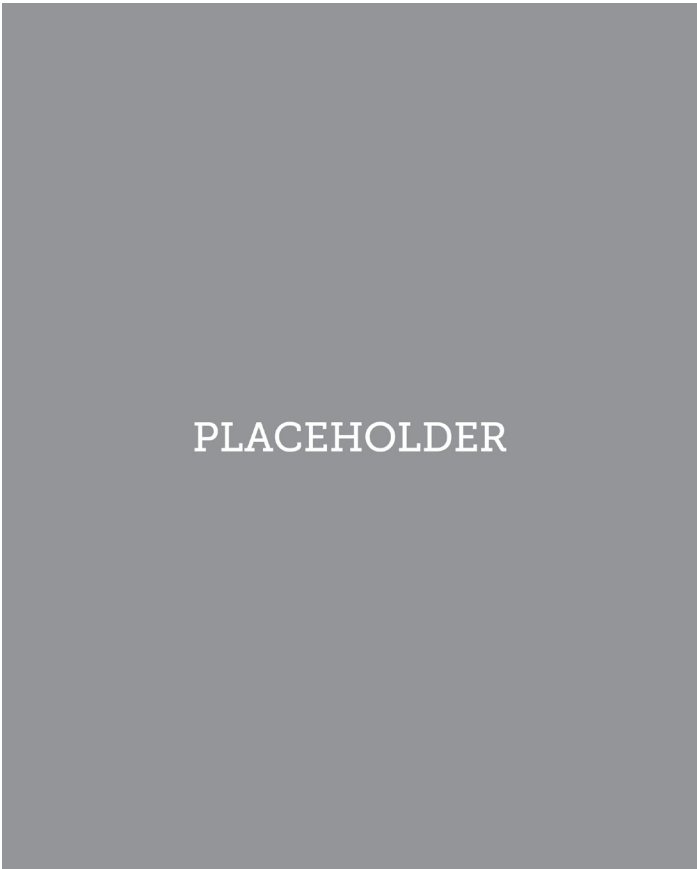


Figure 1.1.1: Subarea Aerial Map



The Town Center Plan chapter provides the history of Town Center planning efforts in Edgewood and a vision for the future based on community input.

2.1 Background Information

Policy Documents

There is a history of plans prepared for Edgewood's Town Center dating back to 1990, making this subarea the subject of over 30 years of planning study. Some of these plans are broader in scope, but many are focused specifically on Town Center. There is also a robust collection of memorandums, reports, and presentations related to Town Center and its adjacent corridors, including design guidelines and market analyses. This plan seeks to distill the findings and recommendations from these documents to produce a definitive subarea plan for Edgewood's Town Center—The Heart of Edgewood. A summary of the historical planning documents pertaining to the City of Edgewood Town Center can be found in the Public Involvement chapter.

2.2 Town Center Vision

The vision for Town Center has been an important

element of the City's plans since incorporation. The current Town Center Vision is:

Town Center is the livable, affordable, accessible, and sustainable Heart of Edgewood. People move freely through a walkable Town Center via connected sidewalks, bike lanes, pathways, and transit. A wide range of housing options and businesses activate the center. The bustling civic campus is a gathering place providing meaningful resources and events. Well-designed buildings; landscaped areas; vibrant shops and restaurants; and public spaces welcome locals and visitors.

2.3 Guiding Principles

The following ten key planning principals were developed:

1. Focus on future commercial and residential growth along the Meridian corridor;
2. Create a Town Center between key intersections along Meridian (SR 161);
3. Retain lower density residential areas and semi-

PLACEHOLDER

(Placeholder - timeline of past planning efforts)

4. rural lands outside the Town Center;
Direct future infrastructure and transportation improvements with the Town Center;
5. Provide improved transit access with Town Center;
6. Within the Town Center, provide for a diversity of housing types and affordability;
7. Encourage small owner operated neighborhood-based commercial development with the Town Center;
8. Create a new neighborhood street network with the Town Center that provides local access and alternative pedestrian connections to Meridian. The new street system should build upon existing streets to create an inter-connected network or grid with development blocks and alleys for future residential and commercial development. The street grid may be a “modified” grid system in order to avoid sensitive areas or existing development.
9. Provide new crossroad intersections within the Town Center with safe pedestrian crossings; and
10. Locate new commercial and mixed-use residential development in close proximity to (within ¼ mile) to transit stops.

2.4 Town Center Master Plan

The following scenario illustrates a potential concept for the future design and built form of Town Center. This vision features 24th Street East as a pedestrian-centric main street, street improvements throughout Town Center, enhancements to the civic campus, and new housing opportunities. Pedestrian-friendly design, community-serving public and private space, housing density and mixed uses, Northwest character, and climate change resilience are key elements throughout the design concept.

Civic Center Campus

In Edgewood, the civic center campus around City Hall is envisioned as a community-serving public gathering place. It will be the primary focal point for the Town Center and city as a whole. This campus is imagined as a bustling center that attracts residents, businesses, essential services, visitors, tourists, and associated new development therein. It should be designed to host myriad public uses and be flexibly programmed to support such diverse attractions as farmer’s markets, outdoor movies, concerts, community festivals, and

PLACEHOLDER



(Placeholder - caption)

other programming that regularly activates the space and create a sense of community.

The existing wide lawn area provides space for outdoor gatherings, while the historic barn could be repurposed as an indoor event space. Pedestrian pathways, amphitheater seating, and a playground will also provide a range of attractions and spaces for outdoor and indoor public events. A new roadway through the civic campus will feature a curbsless design, allowing activity to flow into the street for special events. This new “festival street” would accommodate pedestrians, cyclists, and some vehicles, with amenities such as benches, lighting, and public art, and low-impact design elements to minimize stormwater impacts. The City could work with community organizations and businesses to host events that invite visitors and activate the campus and festival street space. This reconceptualized Civic Center campus would drive significant activity to the Town Center and encourage development of surrounding properties.

New commercial uses south, west, and northwest of the Civic Center will connect to the campus, forming a vibrant destination for residents and visitors. Seating,

landscaping, and wide pedestrian pathways should be provided between the new businesses and the Civic Center, creating an inviting transition from public space into the private domain.

Structured parking with frontage businesses will be provided on the south end of the campus to



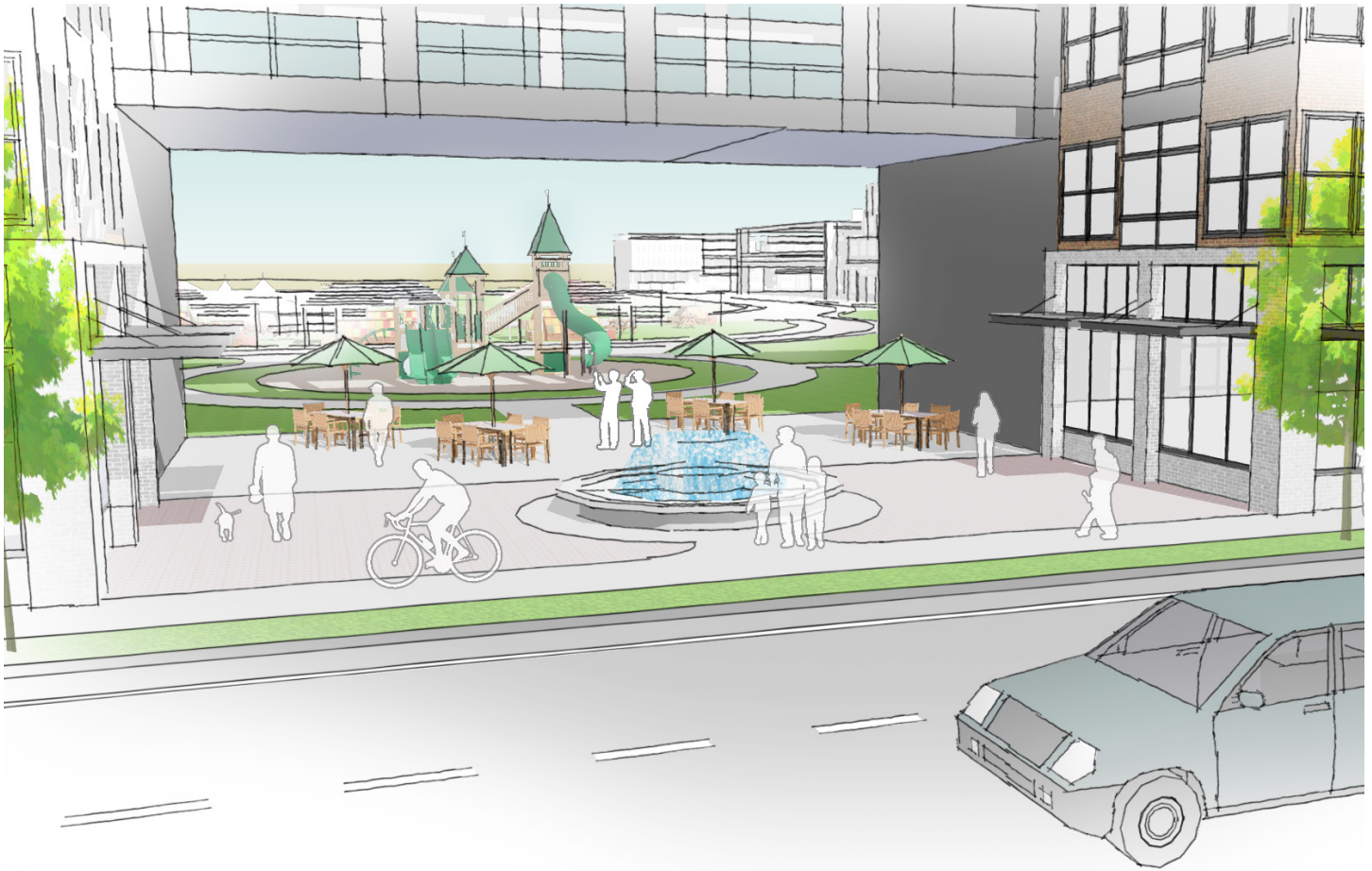
This block in Bend, Oregon illustrates features, such as a wide pedestrian pathway and outdoor seating, that could be provided where commercial businesses front the Civic Center campus.



(Placeholder - caption)



(Placeholder - caption)



(Placeholder - caption)

accommodate vehicles while retaining an attractive pedestrian environment at street level.

Main Street on 24th

The City of Edgewood seeks to develop 24th Street as a main street. To achieve this, a specific development pattern with unique qualities and controls must be implemented that differs somewhat from the rest of the Town Center. Main Street America, a program of the National Main Street Center whose mission is to lead a movement “committed to strengthening communities through preservation-based economic development in older and historic downs and neighborhood commercial districts,” conceives of a main street as part of a vibrant neighborhood, “a place that has a thriving local economy, is rich in character, and features inviting public spaces that make residents and visitors feel that they belong.” They define main streets as “gathering places, historic destinations, business centers, innovation incubators...” More generally, main streets are retail- and pedestrian-oriented streets that function as focal points within a central business district.

To achieve this main street role, 24th Street East is

envisioned to include a range of retailers, services, and community-serving spaces. This may include public meeting rooms, grocery stores, restaurants and cafes, small retail businesses, and other uses that enhance activity at the street level. 24th Street East will also prioritize the safety and comfort of pedestrians with design features such as wide sidewalks, street trees, planting areas, and outdoor seating. 24th Street East will also reflect the city’s history and character through a combination of design and branding.

Main Street Character

Given the historic character of main street in many American communities, main streets are typically associated with traditional values and historic architecture. On the west coast of the United States, historic pioneer settlements were initially constructed from available materials, primarily lumber. The central trading area of a new town often reflected what we think of today as the “wild west.” If these outposts and fledgling towns were successful, their central trading corridors tended to become more permanent. Wooden structures often converted to brick and stone

construction, sometimes out of necessity due to fires that often leveled enormous swaths of increasingly dense urban centers. Consequently, when Americans hear “main street,” images of “brick and mortar” style buildings of modest height come to mind, reflecting the construction techniques and capabilities of the time. It is therefore highly appropriate to utilize the conventions of brick and mortar construction to establish an authentic architectural style for Edgewood’s Main Street.

The history of Edgewood, as a city, might be said to have begun with the settlement of Peter Nyholm in 1895. Today, the iconic Edgewood-Nyholm windmill, located along Meridian Avenue, stands as a landmark commemorating this agricultural history. The windmill, once used for crop irrigation and now decontextualized from its original site and use, could be thought of as a source of stylistic inspiration for contemporary architecture in Edgewood. The most obvious example of this is Edgewood’s City Hall, which incorporates shingle siding like that of the windmill. More generally, the city’s agricultural heritage is a source of community pride. A historic barn is currently preserved on the site of the Civic Center Campus adjacent to City Hall. The recently opened Edgewood Community Park features a farm-themed playground



(Placeholder - caption)

and split-rail fencing, common to farmlands, is utilized at the perimeter. Even the City’s website features a banner image celebrating its existing agricultural uses. Thematically-speaking, the historic and contemporary agricultural practices of the area offer rich source material for establishing an authentic style, however care should be taken not to trivialize the authenticity of these practices nor stylistically overwhelm the Main Street Environment. City Hall is exemplary of an appropriate balance of contemporary, “Northwest”-style construction with historic materials.

Renaming 24th Street

Main streets are a category of streets that often share the same name. However, similar examples of main streets sometimes use other names. In the United Kingdom, for example, “High Street” or “Front Street” are common naming conventions used for these types of streets. Part of the advantage of such nomenclature is that they are easy to remember and denote their important in the hierarchy of streets in a city or town.

In Edgewood, the street under consideration to become the main street is currently labeled 24th Street. It is not uncommon for commercial districts to retain numbered or lettered street names, especially where they are colloquially recognized. However, these reputations typically develop over an extended period and evolve organically. In the case of the Town Center, main street is conceptualized as being built “overnight” and is not currently a primary commercial corridor, nor a well-known business center or gathering place.

As such, it is recommended that 24th Street be renamed, whether officially or semi-officially. This could be thought of as “rebranding” 24th to confer upon it the status prescribed by this plan and the subsequent placemaking to follow. It should be simple,



The Edgewood-Nyholm windmill on Meridian Avenue

easy to remember, and need not “reinvent the wheel.” The name ought to emerge through a community involvement process or vote.

Meridian Avenue

The Meridian Avenue corridor is presently controlled by the Washington State Department of Transportation (WSDOT) and serves as a regional transportation corridor. As such, the use and arrangement of the corridor must be coordinated with state and regional agencies to accommodate a range of transportation needs. At the same time, Meridian currently poses a number of issues to the Town Center which preclude or reduce the City’s ability to fulfill the goals and intended vision for the Town Center. As such, this subarea plan seeks to lay out an idealized condition for Meridian that accomplishes the intent of the Town Center while contemplating and incorporating the state and regional needs of the corridor.

Meridian Avenue Character

(Placeholder - Urban Form discussion)

A variety of uses will front Meridian Avenue, including residential, commercial, and mixed-use buildings.

(Placeholder - Architectural Style & Thematic Elements)

Gateways

Placeholder - Describe the arrival experience when entering the town center from the north and south on Meridian, and the east and west on 24th.

Intersection at Meridian Avenue & 24th Street

In urban settings, the land use and architectural form of significant intersections require special treatment relative to the rest of the site. Intersections offer a special opportunity for placemaking by providing striking architectural features or public amenities that are distinct and inviting. This is especially relevant at the Meridian Avenue and 24th Street East intersection, where a major thoroughfare meets the Town Center main street. The existing conditions at this intersection should be considered for their merit relative to the desired effect.

Form & Massing

The shape of buildings at the intersection should

PLACEHOLDER

(Placeholder - intersection looking north)

PLACEHOLDER

(Placeholder - intersection looking east)

PLACEHOLDER

(Placeholder - intersection looking south)

PLACEHOLDER

(Placeholder - intersection looking west)

PLACEHOLDER

(Placeholder - diagram)

respond to it through orientation of the facades to the blocks they front as well as the intersection itself. The building corners should avoid meeting at a 90-degree angle. Wherever possible, the corners should respond to the intersection and be softened by turning the corner at a 45-degree angle, curving on a radius to connect the two frontage facades, or setting the corner back to create a pronounced urban piazza.

Building Height at Corner

To minimize imposing architectural massing and allow for natural light and penetrating views, the overall building height at the corner should generally be lower than the buildings further from the intersection. For large sites, the building may step up to greater heights as the frontage recedes from the corner.

A vertical projection at the corner which extends beyond the total building height may be allowed to create a visual landmark at the intersection. It may be a decorative or functional part of the architecture, such as an “office tower,” bell tower, clock tower, windmill, or similar ornate architectural feature.

Gas Station Retrofit

The existing gas station on the NE corner of the Meridian Ave. and 24th St. intersection is a highly visible commercial use with a large front setback for its service building. It is designed for vehicular convenience as opposed to that of pedestrians. To patronize the convenience store on foot presently

requires pedestrians to navigate the vehicular access lanes, fueling area, and parking across an asphalt expanse.

To create a more desirable pedestrian experience within the Town Center, future development plans should consider whether this station could be retrofitted. The strategy should consider locating the convenience store at the street corner. This would help provide greater spatial definition to the Main Street environment by unifying the alignment of building facades along 24th St. The fueling station should be located behind the convenience store to screen it from the street to the greatest extent possible. A pull-through driveway accessible from either 24th or Meridian would accommodate vehicular traffic, preferably using a right-in, right-out approach. Gas price signage would still be allowed to ensure vehicles are aware of the property’s use as a fueling station. This signage should be located so as not to block desirable views or detract from the architectural character of the Main Street.

Urban Village Housing

New urban-village-style housing could be added at several locations throughout Town Center, such as on the south side of 24th Street East, both west and east of Meridian Avenue East. This style of development would include pedestrian connections throughout the site and large open space areas. The building and site design would be configured to provide visual interest from the street while maintaining resident privacy.

The upcoming Dhaliwal development, located at Meridian Avenue and 20th Street East, will provide over 500 residential units and 30,000 square feet of commercial space. Along Meridian Avenue, the project will include a large amount of glazing, covered arcades, and raised plazas to enhance the pedestrian environment. Integrated walkways will provide connectivity throughout the site and large open spaces will be provided.



(Placeholder - driveway diagram)





3 Public Involvement

3.1 Overview

This plan is the result of decades worth of public involvement. To ensure that this Subarea Plan included meaningful participation from diverse perspectives, the City engaged multiple stakeholders, community representatives, and members of the public to fine tune the specific implementation strategies. This was in addition to all public engagement associated with prior policy documents.

3.2 Public Engagement: 1990-2020

1990 – North Hill Community Plan

Even before the City's incorporation, the North Hill community was active in the public participation process. Residents and property owners of the planning area submitted petitions in 1988 in order to formulate the North Hill Community Plan. Continued and active community engagement was deemed essential throughout the planning process.

- Four community workshops were led by a facilitating committee of five community residents. Results of the workshop were published as a Summary Document, which was sent to all participants and made available to the public.
- Two additional public workshops were held by the Facilitating Committee to take public comment on the Summary Document.
- Afterwards, a draft plan was made based on the original Summary Document in addition to others' responses and letters received. Comments from other departments and Facilitators were included in the revised draft.
- A "WHAT WE HEARD" newsletter kept residents and property owners informed throughout the planning process.

This Plan was adopted by Pierce County Council in 1991, and later adopted as the City's Interim Comprehensive Plan when the City of Edgewood incorporated in 1996. Some notable policies of this plan were the need to protect rural and other residential areas, but also recognizing the need for commercial areas that avoid strip mall-style development. A Community Commercial (CC) land use designation was also created, which matches some aspects of the current Town Center land use and cemented Meridian as a commercial hub.

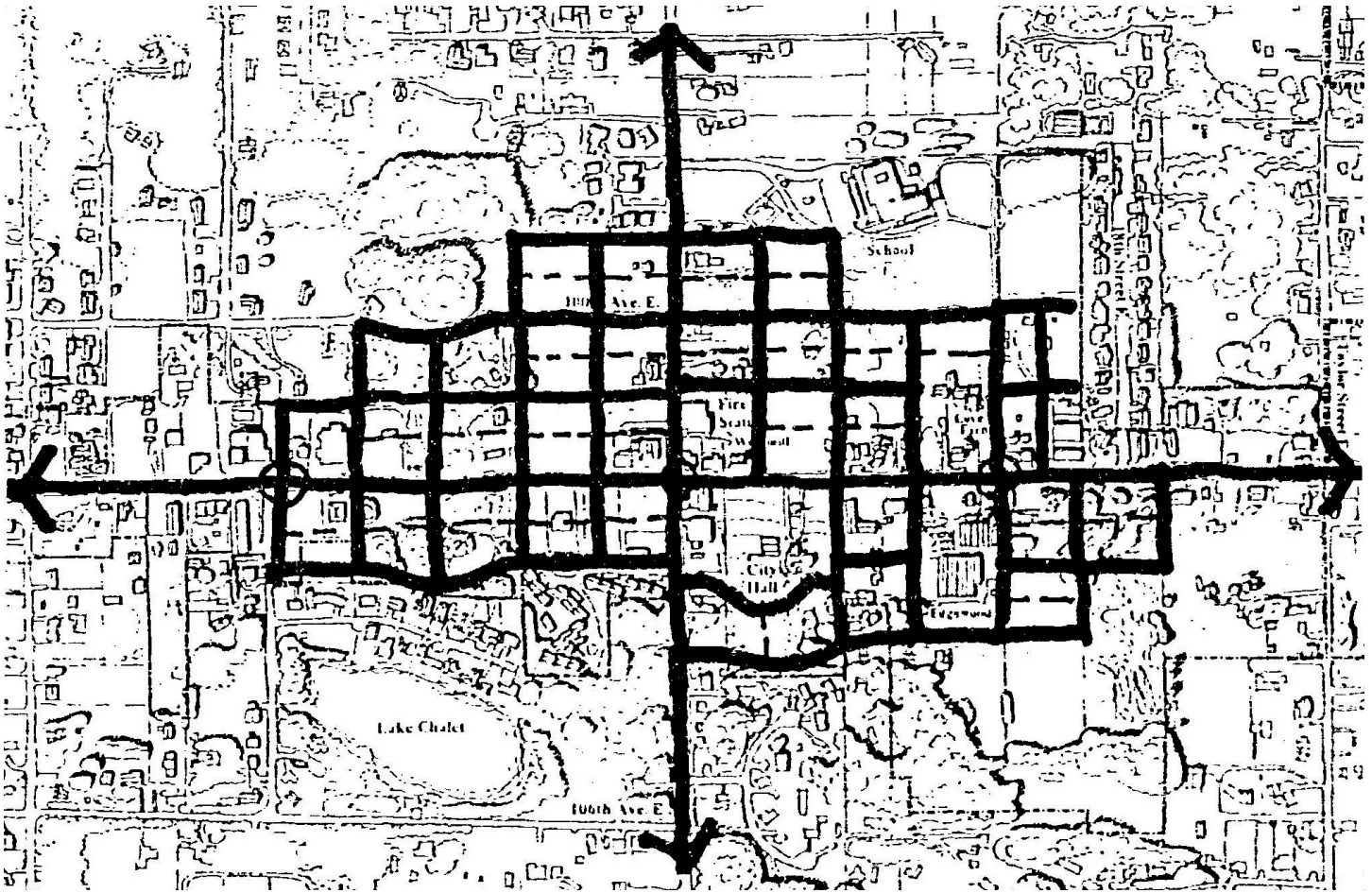
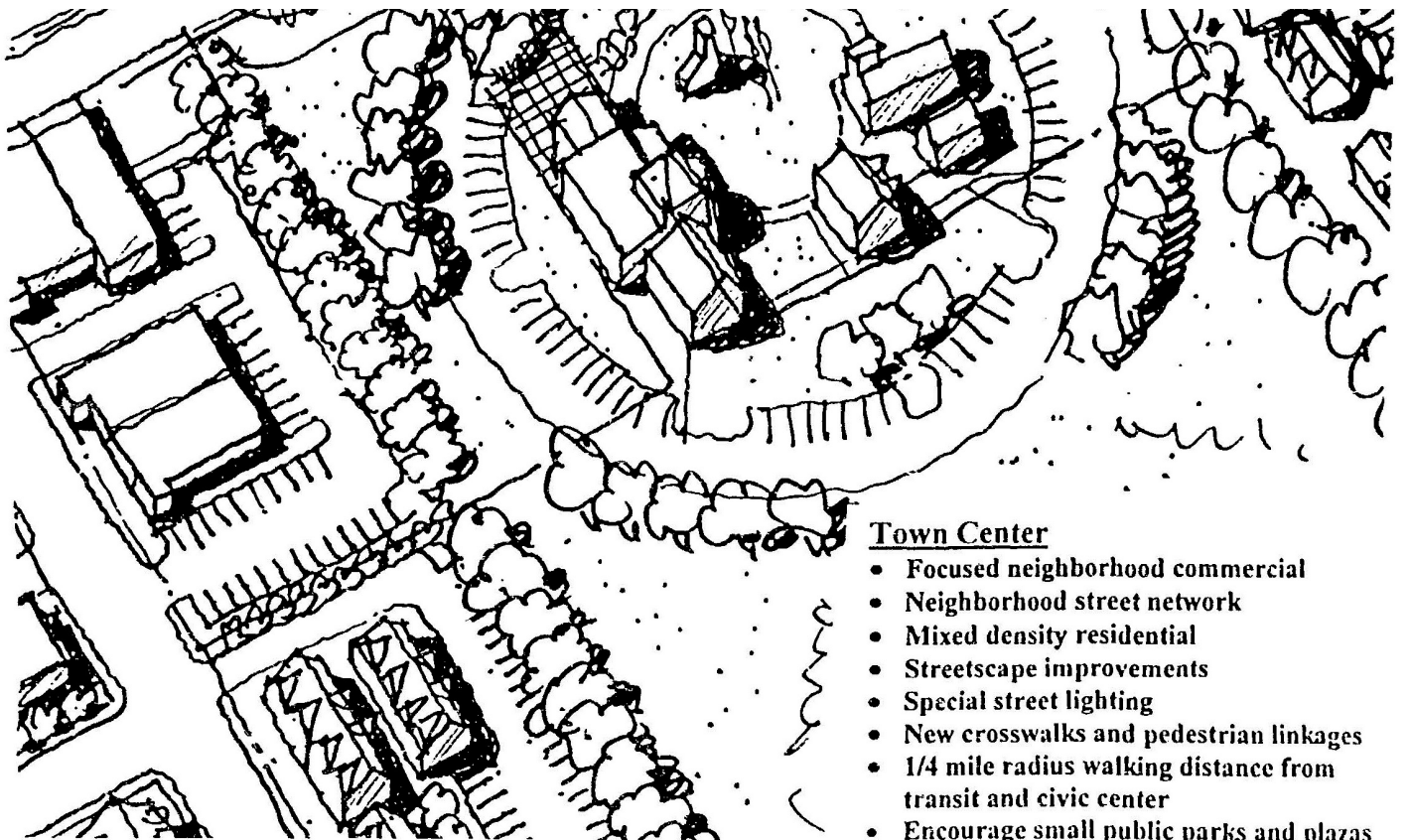


Figure 3.2.1 (above): Figure from 1999 Town Center Plan, showing the Town Center street network.

Figure 3.2.2 (below): Figure from 1999 Town Center Plan, illustrating some of the intended qualities of Town Center..



1999 – Town Center Plan: Community Character and Land Use Study

In 1999, Dennis Tate Associates and Kasprisin Pettinari Design produced the first individual plan for Town Center and the Meridian corridor. As a part of this study, the consultants led a community design workshop with representatives of City Council, Planning and Design Commissions, and a Capacity Analysis Technical Review Advisory Committee (CATRAC) to gather responses and comments on two alternative land use concepts and community design elements. Some of the key issues discussed at the workshop included:

- “The need for more ‘breaks’ in the Main Street pattern along Meridian to foster a strong identity of place and avoid a ‘monotonous’ linear pattern.”
- “A desire to avoid the mass-produced decentralized suburban sprawl of other cities located along major state highways.”
- “The need for improved transit services and connections to the future [as of then] Sound Transit Commuter Rail stations in Puyallup and Sumner.”

The community had a strong preference for the “Focused Crossroad Nodes” and “Town Center” development models. This led to the creation of planning principles and five key community design and land use elements of the Crossroads Town Center:

1. New Town Center Street Network
2. Commercial Concentration at Town Center
3. Town Center Residential Neighborhoods
4. Civic Center Focus
5. North and South Gateways

Residents also expressed an interest in locally owned and operated specialty shops. Residents also had an opportunity to share what types of public amenities or development improvements would enhance the Meridian corridor the most. Respondents indicated a preference for the following:

- “Many saw a new City Hall as a ‘catalyst’ project which could set the trend for better design and create a landmark for the town center.” This is obviously one of the policies that was later implemented.
- “Participants also responded favorably to the idea of a civic center with a city hall, library, police station, and community center.

- Other public amenities and common design elements like bike paths, street trees, street lighting, landscaping, and more public space like plazas and small parks.

2001 – Edgewood Comprehensive Plan

Edgewood’s first true comprehensive plan included an extremely robust public involvement built on the community’s active role in addressing land use planning issues even before incorporation. This included public meetings, surveys, citizen workshops, newsletters, stakeholder interviews, and open communication with local media.

The natural environment, proximity to metropolitan areas, community strength, and the rural character were seen as strengths of Edgewood. One of the weaknesses addressed was the aesthetics of Meridian Avenue, and many believed in a need for sidewalks or walking paths along the corridor. Most of the participants agreed in the zoning in place at that time, which included higher density commercial between 8th and 16th, a Town Center commercial area between 16th and 24th, and a possible campus-style office park between 24th and 36th. Reflecting a similar consensus from the 1999 Town Center Plan, “almost all of the individuals believed that a City Hall was needed and should be part of a civic core, possibly in the proposed town center area between 16th and 24th Streets.”

Based on the results from prior public involvement, including a well-attended Comprehensive Plan Visioning Workshop, a four-question mailer on the core values of the draft vision statement was included in a special edition of the City’s newsletter. The six core values were:

1. Retain and improve the rural look and feel of Edgewood.
2. Create and reinforce a small town character and identity.
3. Create a community center that includes gathering space, meeting space, public buildings, public open space, and recreational facilities.
4. Housing variety to meet diverse community needs that maintains the character of the community.
5. A parks and recreation system with emphasis on community parks and trails.
6. Provide [a] quality [environment] and maintain it well.

155 mailers were received by the deadline, with 45 percent of respondents agreeing with the draft vision as written, 41 percent agreeing with comment, eight percent not agreeing, and six percent with other responses.

After additional community workshops were held, focused on Goals, Policies, and land use alternatives, another survey on the community goals, critical areas, transportation, land use, community character, and utilities was published in the Edgewood Newsletter. 165 responses were received. In addition, over 20 business and property owners attended a special Planning Commission meeting which targeted their expertise in growth and development of the Meridian corridor.

Over 110 people participated in a Town Meeting held by the Planning Commission. Residents were informed of the Growth Management Act requirements and also participated in a mapping activity which led to two general patterns: “a crossroads focus alternative that alternated between different land uses along the Meridian corridor and a commercial corridor with multi-family housing behind.” This was before the popularity of mixed use zoning, and both of these patterns could easily fit into a mixed use-style development pattern.

On January 14, 2000, over 70 people attended a joint open house and public hearing before the Planning Commission made its recommendation to the City Council. The next day 40 people attended a second joint open house and public hearing before the Planning Commission made its recommendation to the City Council.

On January 23, 2001, City Council issued the final draft of the Comprehensive Plan and considerable input was received from the public. Later on May 29, 60 people attended the final public hearing. As a part of the comprehensive planning process, City Council appointed several citizen commissions:

- Design Standards Review Commission
- Economic Development Commission
- Planning Commission
- CATRAC (also had a role in the Town Center Plan)
- Friends of the Parks

This created the land use designation of Town Center which would feature a mixture of uses and unique destinations like a public market, artists’ colony, or themed villages. It was also established that “unique

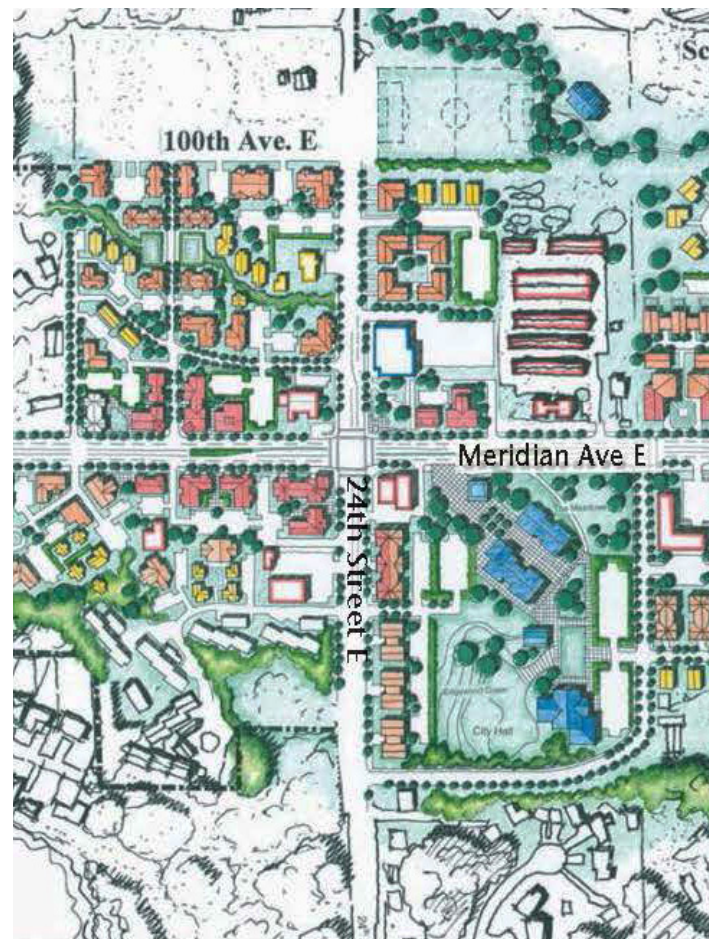
design standards are essential for the success of the Town Center.”

2004 – Town Center and Meridian Plan Master Plans

As a part of this planning effort, the consultant held individual and small group interviews on July 22nd and 23rd, 2003. Participants included residents, landowners, businesspeople, and others from the community. Despite differences in opinion among the participants, they came to a consensus on several issues:

- Services and facilities that are unique to Edgewood and reinforce a small scale character
- Safety, security, and convenience of services and activities
- Edgewood needs a center or “heart”

Figure 3.2.3: Figure from 2004 Town Center and Meridian Master Plan, showing an older urban design plan.



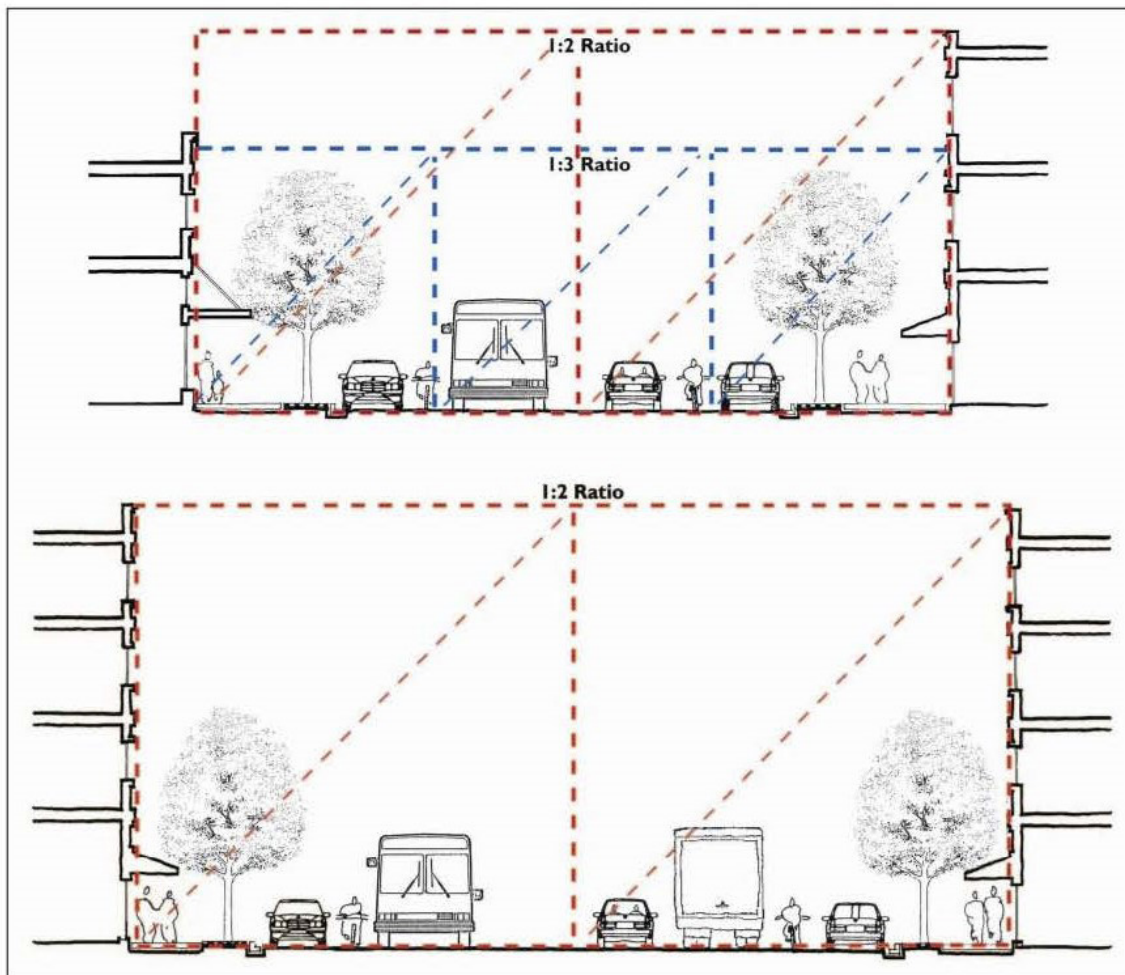


Figure 3.2.4: The Corridor Development Memo included the above graphic illustrating the height to width ratios that provide for a human scale. Source: Community, Design + Architecture.

2010 – Corridor Development Memo

Approximately 25-30 property owners off Meridian Avenue attended a meeting hosted by the City's Community Development Department on September 17, 2009. Some key themes of the stakeholder feedback included:

- Residential Densities: there was significant support for higher residential densities in Town Center, especially along the Meridian Corridor. Meridian should also have mixed use.
- Circulation: the parallel road location should be flexible. The widening of Meridian and a parallel roadway network would allow developments to meet concurrency requirements.
- Cost of Development: it was noted that some fees like traffic impact fees, development fees, and costs related to the sewer upgrades made development prohibitive. Participants also advocated for increased city marketing efforts. Changes to other development regulations would also allow greater flexibility for developers.

In addition, a developer-architects public workshop was held on January 23, 2010 where 50-60 people attended. Three different consultant teams presented ideas on corridor development which was followed by a panel discussion and questions from the audience.

2015 – Edgewood Comprehensive Plan

Citizen participation was an essential part of the 2015 Comprehensive Plan update. The goals of the participation were as follows:

- Encourage participation among a wide range of citizens
- Obtain meaningful, productive, and substantive input on Plan content
- Communicate to participants how their input affects decisions
- Engage the public in resolving conflicts among competing interests
- Build a framework that encourages a sustained dialog
- Evaluation and document participation throughout the life of the project

In order to best meet these goals, multiple activities and notices took place, including online surveys and in-person community events and workshops. An updated Vision Statement specifies, “Town Center is our commercial hub and home to a vibrant local economy.” Based on regional planning efforts and Vision 2040, the plan also calls for compact urban development focused in the Town Center that supports the City’s design guidelines for mixed use development. In fact, one of the important themes for economic development is to capitalize on these opportunities. This also relates to land use as Town Center and the Meridian Corridor continue to become vibrant community spaces. In addition, there are several goals and policies in the Comprehensive Plan update that specifically relate to Town Center.

3.3 Public Involvement: 2021-2022

Youth Engagement

Program Introduction

In 2021, five local high schools (Chief Leschi, Fife, Puyallup, Sumner, and Walker) partnered with the City of Edgewood to create a new program called the Edgewood Experience. As part of this program, five students were able to provide input into the Subarea Plan. The students were asked to keep one question in mind throughout the Subarea Planning

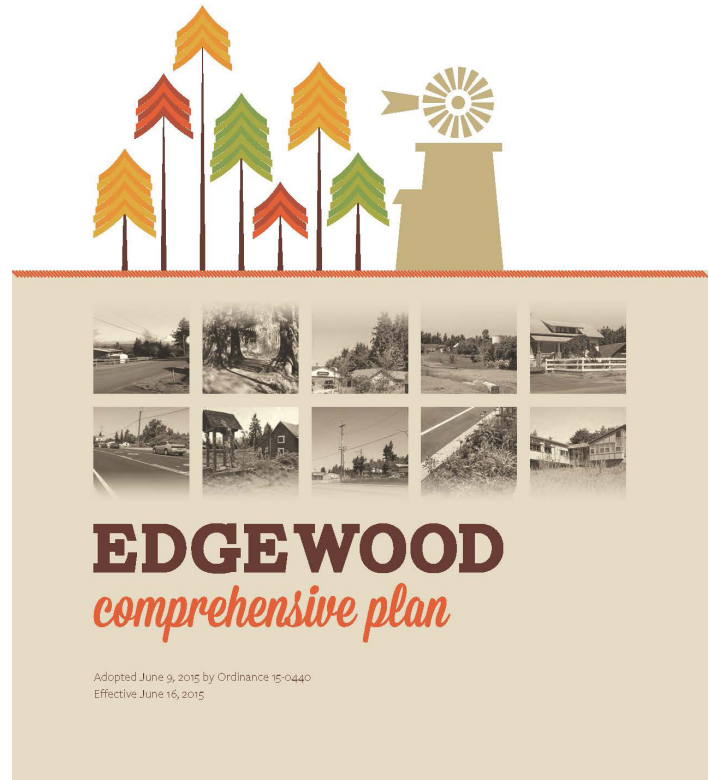


Figure 3.2.5: Cover of the current Edgewood Comprehensive Plan.

activity: what do you think makes a good “heart” of a community? City staff prepared a list of over 50 characteristics, e.g., business types, housing types, infrastructure, city-initiated efforts, and asked the students to identify which items would be desirable in the Town Center. Students individually ranked the ten characteristics that they found most desirable and the five characteristics they found least desirable. Following their individual rankings, the group shared their rankings with one another, then worked to develop a collaborative ranking. The categories were split between different levels of desirability (most, more, less, and least). The call-outs to the right feature uses the students felt were most desirable and more desirable in Town Center.

3.0 PUBLIC INVOLVEMENT

3.1 Overview

To ensure that this Subarea Plan included meaningful participation from diverse perspectives, the City engaged multiple stakeholders, community representatives, and members of the public to fine tune the specific implementation strategies.

3.2 Public Involvement Plan

A Public Involvement Plan (PIP) was developed to support this Subarea Plan. The vision for Town Center has been an important element of the City's plans since incorporation. This Subarea Plan is an important tool for the implementation of a Town Center centered around the 24th Street East and Meridian Avenue East intersection. The PIP was the roadmap for the preparation of the Subarea Plan. The PIP document was designed to be flexible during the early stages of the plan to allow for changes based on statewide rules related to public assembly and to provide for the greatest amount of public involvement.

The PIP provides an overview of the project, identifies key stakeholders, and outlines public participation opportunities. Some of the key stakeholders include Town Center property and business owners, and companies like Retail Strategies, Inc. that assist in retail recruitment and downtown revitalization.

3.3 Youth Engagement

Program Introduction

In 2021, five local high schools (Chief Leschi, Fife, Puyallup, Sumner, and Walker) partnered with the City of Edgewood to create a new program called the Edgewood Experience. As part of this program, five students were able to provide input into the Subarea Plan on August 4, 2021. The students were asked to keep one question in mind throughout the Subarea Planning activity: what do you think makes a good "heart" of a community? City staff prepared a list of over 50 characteristics, e.g., business types, housing types, infrastructure, city-initiated efforts, and asked the students to identify which items would be desirable in Town Center. Students individually ranked the 10 characteristics that they found most desirable and the five characteristics they found least desirable. Following their individual rankings, the group shared their rankings with one another, then worked to develop a collaborative ranking, shown below.



Interactive Youth Engagement Activity Results:

Most Desirable Characteristics

- Private: Café, bakery, sit-down restaurants, ice cream shop, movie theater, townhomes
- Public: Food truck park, food bank, farmer's market, community garden, wide sidewalks

Least Desirable Characteristics

- Private: New apartments, self-storage, fitness gym, construction company, senior living center
- Public: Post office, park & ride, parking garages/lots, scooter rentals, car rentals, community center

More and Less Desirable Characteristics

The students then grouped the remaining characteristics into two categories of “More” and “Less” desirable. The “More” desirable group primarily consisted of characteristics that individual students identified as “Most” desired traits but were not made a priority by the entire group. The “Less” desirable characteristic were generally traits that the students felt indifferent towards.

In summary, the students agreed that businesses in Town Center should be welcoming for families to walk to and have places to sit and spend a long time. The students felt that townhome-style buildings that are accessible from sidewalks best fit the vision for Town Center. Students believed that preserving meaningful public space was important with things like trails, community gardens, and pocket parks.

Most importantly, the students demanded Town Center to be built for everyone. This means providing a range of housing options (affordable, low-income, and shelters), food security programs, non-motorized mobility, and access to public transportation. The students determined that Town Center cannot be the “Heart of Edgewood” unless it ensures that everyone is welcomed.

<u>Most Desirable</u>	<u>More Desirable</u>	<u>Less Desirable</u>	<u>Least Desirable</u>
<u>Private</u>	<u>Private</u>	<u>Private</u>	<u>Private</u>
Coffee roaster/café	Family fun center	Barber shop/ hair salon	New apartments
Bakery	Small-scale retail	Business office space	Self-storage facilities
Sit-down restaurants	Small business incubator	Veterinarian	Fitness gym
Ice cream shop	Medical office	Bank	Construction company
Movie theater	Spa	Sporting goods store	Senior living center
Townhomes	Live/work units	Technology store	Drive-through restaurants
	Affordable housing	Grocery store	Gas station
<u>Public</u>	<u>Public</u>	<u>Public</u>	<u>Public</u>
Food truck park	Pocket parks	Library	Post office
Food bank	Homeless shelter	On-road bike lanes	Park and ride station
Farmer's market	Public art	Off road trail	Parking garages and lots
Community garden	Decorative signs	Outdoor amphitheater	Scooter rentals
Wide sidewalks	Sustainability initiative	Bus shelter improvements	Car rental station
	Splash pad	Water fountain	Community center
	Dog park	Athletic fields	
		Increased bus service	
		On-street parallel parking	

3.4 General Public Engagement

Project Webpage

The City developed a new webpage for the Town Center Subarea Plan- cityofedgewood.org/317. The page hosted interactive components including a promotional video, 3-D conceptual design video, and a map allowing people to “drop a pin” where they live. It also was frequently updated to provide summaries, project timelines, public engagement opportunities, and additional relevant resources.

E-mail Distribution List

The City maintained a list of interested parties to keep updated regularly on the Subarea Planning process. People were able to sign-up for the distribution list by calling City Hall, e-mailing comdev@cityofedgewood.org or directing a request to Associate Planner Evan Hietpas. Updates

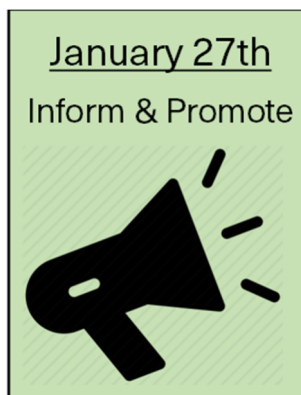
included promotion of public involvement opportunities, links to public surveys, and notice of new content posted to the Town Center webpage. The distribution list totaled forty (40) people representation a wide range of stakeholders including, non-profit organizations, Edgewood citizens, and the development community.

Public Workshops

The aim of the PIP was to engage as many people as possible and to ensure long-term buy-in from the community. As such, the City held three workshops for the general public. These occurred during the months of January 2022, May 2022, and September 2022. City staff facilitated a Subarea Plan engagement process to provide opportunities for community questions and feedback. Members of the public participated and provided meaningful input on topics such as future land uses, design alternatives, and implementation strategies. The workshops were recorded and published on the City's website.

January 27th 2022 Workshop

The first workshop's goal was to inform the public on what and where Town Center is, explain the community's vision for Town Center, and share how the public can stay involved in the Subarea Planning process. The City provided notice of the workshop through several methods to diverse stakeholders, including citizens, property owners, the development community, and community organizations.



Town Center January 27 th Workshop Promotional Efforts	
City Clerk Legal Notice- Jan 3 rd	Social Media Post- Jan 3 rd
Tacoma News Tribune- Jan 3 rd	City Event Calendar- Jan 3 rd
EDAB Announcement- Jan 3 rd	Town Center Webpage- Jan 3 rd
PRAB Announcement- Jan 12 th	PC Announcement- Dec 13 th / Jan 10 th
City Hall E-reader board Jan 12 th	TC Property Owners Postcard- Jan 12 th
South Sound Magazine (Jan 14 th , 19 th)	PSBJ Publication- Jan 21 st
City of Milton: Facebook, City Council, Mayor, and Planning Commission	
Pierce Co Library System	Pierce Co Farmers Markets
FME Chamber of Commerce	Mt View Community Center Seniors

The workshop was held virtually via Zoom from 6:00-7:00p.m. There were a total of twenty-six (26) attendees at the workshop. A Zoom poll question was sent out to see the attendees relationship with the City. The majority of attendees were Edgewood residents. Additionally, the workshop attendees were asked to share how they heard about the Town Center Subarea Plan, and the majority of attendees stated that they learned about it directly from the City. The workshop started with a staff-led presentation from Associate Planner Evan Hietpas, Planning Technician Claire Swearingen, and Project Planner Brittany Port (AHBL). The presentation covered the following topics:

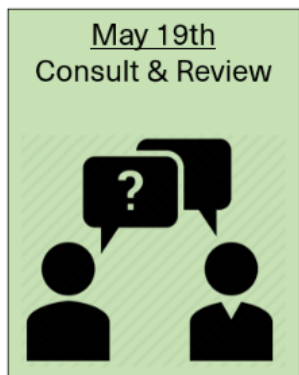
- Introduction to Town Center-
 - Where it is
 - What it is
 - Center of Local Importance and Activity Units

- Town Center Subarea Plan
 - WA State legislative framework for planning (GMA, Vision 2020, CPPs)
 - Purpose and Overview
 - Historic Community Planning Effort
 - Anticipated Timeline
- Public Engagement-
 - Regular Public Meetings
 - Community Presentations
 - Project Webpage (Interactive Map, additional information, etc.)

Following the presentation, the public was given an opportunity to ask questions about Town Center and the Subarea Planning process. The workshop was recorded and published on the Town Center Subarea Plan webpage.

May 19th 2022 Workshop

The second workshop's goal was to review the work that had been completed up to that point in time ("skinny" outline draft) and allow the public to consult with staff about the completed work. The City provided notice of the workshop through several methods to diverse stakeholders, including citizens, property owners, the development community, and community organizations (see table below).



Town Center May 19 th Workshop Promotional Efforts	
City Clerk Legal Notice- May 3 rd	Social Media Post- April 28 th , May 4 th , 10 th , 17 th , 18 th , 19 th
Tacoma News Tribune- May 3 rd	City Event Calendar- April 27 th
EDAB Announcement- May 2 nd	Town Center Webpage- April 27 th
PRAB Announcement- May 11 th	PC Announcement- Apr 11 th / May 9 th
E-mail distribution list- May 9 th	TC Property Owners Postcard- May 3 rd
South Sound Magazine- May 5 th , 13 th	PSBJ Publication- May 13 th
Pierce Co Library System- May 9 th	MVCC Seniors- April 19 th
FME Chamber of Commerce May 9 th	Puyallup Rotary- May 9 th
Puyallup Tribe- May 9 th	City of Milton- May 9 th

The workshop was held through a hybrid model at City Hall and via Zoom from 6:00-7:30p.m. There were a total of twenty-nine (29) attendees at the workshop. The majority of attendees were Edgewood residents. The workshop started with a staff-led presentation from Associate Planner Evan Hietpas, Associate Planner Silas Read, and Planning Technician Claire Swearingen. The presentation covered the following topics:

- Introduction to Town Center-
 - Where and What it is,
 - Importance of Historic Main Street Development Types
- Public Engagement-
 - Regular Public Meetings
 - Community Presentations
 - March 2022 Preference Survey Results
- Town Center Subarea Plan “skinny” outline draft
 - Purpose and Overview
 - Key Areas of Focus: Vision Statement, Land Use and Zoning, Urban Design
 - Anticipated Timeline

Following the presentation, the public was given an opportunity to provide comments or ask questions about Town Center and the Subarea Planning process. The workshop was recorded and published on the Town Center Subarea Plan webpage.

September 22nd 2022 Workshop

Content pending.

Community Presentations

City of Milton Planning Commission Meeting Wednesday March 9, 2022 at 6:00PM

Associate Planner Evan Hietpas presented to the Milton Planning Commissioners. The presentation covered what Town Center is, why the City of Edgewood chose to write a Subarea Plan, and how members of the public are involved in the process. The goal of these meetings was to keep our neighbors up to date on the Town Center Subarea work to ensure that planning efforts between jurisdictions are compatible. Following the presentation, Hietpas fielded questions and provided additional information.



“I have received feedback from multiple contacts that (the) presentation and subsequent answers were very well received and appreciated. – City of Edgewood Council Member John C. West”

Rotary International, Puyallup Club of Downtown Puyallup- March 15th, 2022 at 12:00 PM



Senior Planner Morgan Dorner presented the Town Center Subarea Plan to the Puyallup Rotary which includes members and community leaders from Puyallup, Sumner, Fife, Edgewood and more. This was an informational introduction to Edgewood’s efforts to raise awareness, create interest, and inform members future involvement opportunities, including the Investment Forum planned for January 2023. Puyallup Rotary members had the opportunity to provide insight, feedback, and ask questions about the Town Center Subarea Plan and goals.

Mountain View Community Center Senior Lunch Service- April 19th at 12:30PM

Associate Planner Evan Hietpas presented at the Mountain View Community Center Senior Lunch group. This group of seniors meet weekly to support opportunities to develop social connections and learn about vital community resources. The presentation covered what Town Center is, why the City of Edgewood chose to write a Subarea Plan, and how members of the public are involved in the process. Following the presentation, Hietpas fielded questions and provided additional information. Additionally, the group of seniors completed hard-copy versions of the first public survey to include this demographic in the overall results.



Puyallup Tribe of Indians, Planning Staff- March 28th at 11:30AM

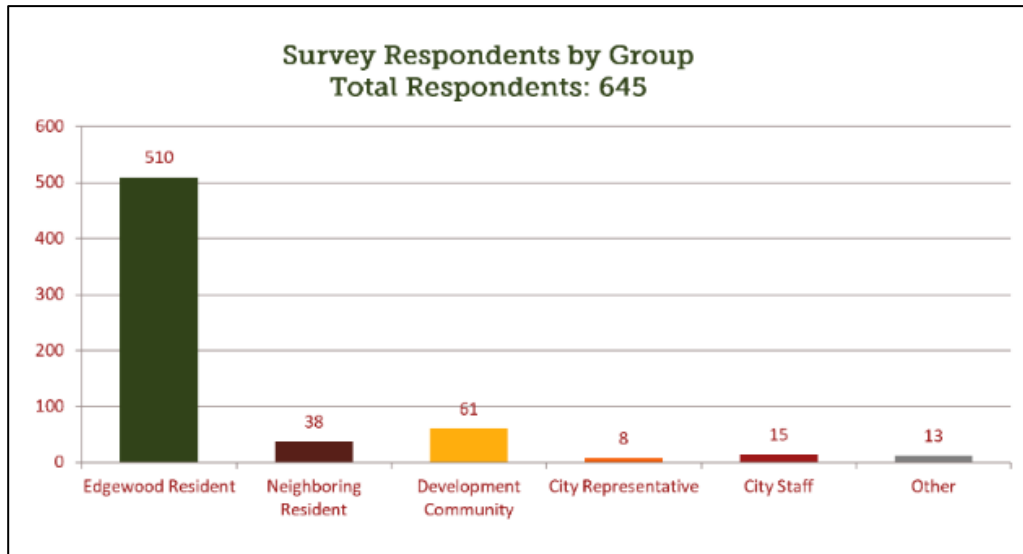
Associate Planner Evan Hietpas presented virtually to two Puyallup Tribe staff members. CED Director Darren Groth, Planning Manager Emily Artech, Senior Planner Morgan Dorner, and Planning Technician Claire Swearingen were also in attendance. Hietpas' presentation covered what Town Center is, why the City of Edgewood chose to write a Subarea Plan, how members of the public are involved in the process. Following the presentation, City staff fielded questions, provided additional information, and brainstormed ways that the Puyallup Tribe could have an influence on the future of Town Center through public art, cultural events, and other community planning efforts.



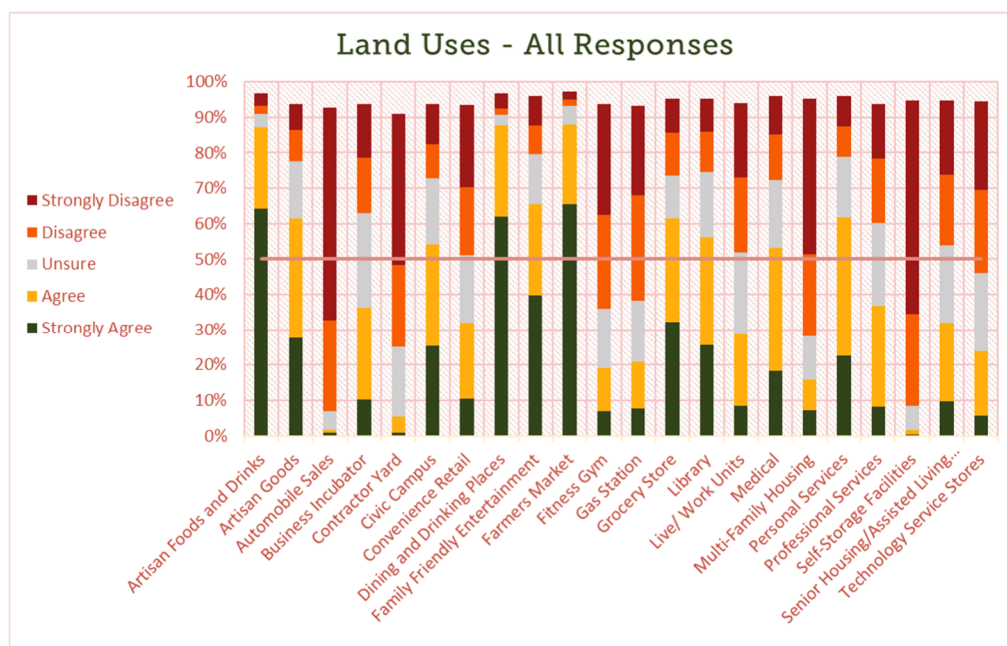
PUYALLUP TRIBE
OF INDIANS

Public Preference Online Survey

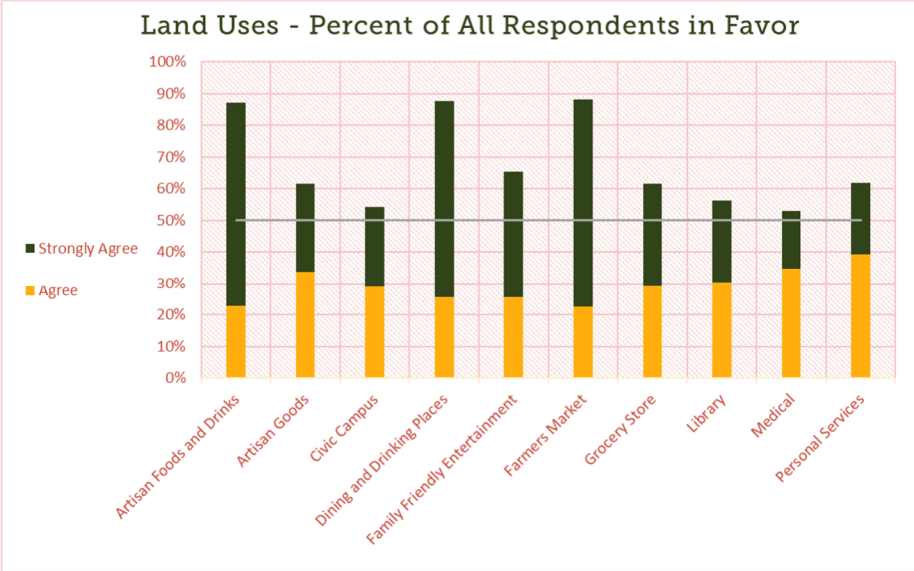
An online public survey was held from February 28- March 31. Participation was outstanding; the City had 645 respondents that can be grouped into 6 generalized categories. The vast majority of respondents were Edgewood residents, and the next largest grouping were development community (business owners, architects, and investors), followed by neighboring residents.



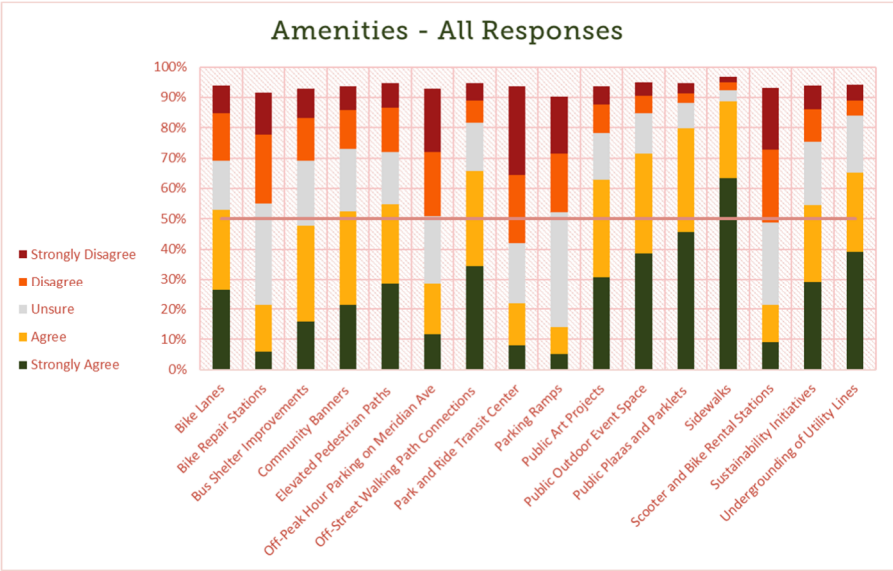
The survey included ranking activities twenty-two (22) different land uses to see the community's preference for the future of Town Center. We tried a few different styles to represent the responses in a meaningful way. This chart shows all the responses we received for each land use question. Astute observers may notice that none of these columns reach 100%. This is our survey allowed people to skip questions, and every question had some degree of skips.



This chart shows the same data as the previous chart, but this time we’re only seeing the positive responses, or the things that people want. You can infer a lack of support for the shorter columns. Not a lot of people said they want automobile sales or self storage, for example. Focusing back on what people do want, over 85% of respondents said they want artisan food and drink establishments, dining and drinking, and farmers markets. From this chart, you can see big spikes for, Artisan goods, family entertainment, grocery stores, and personal services like salons and barbershops.

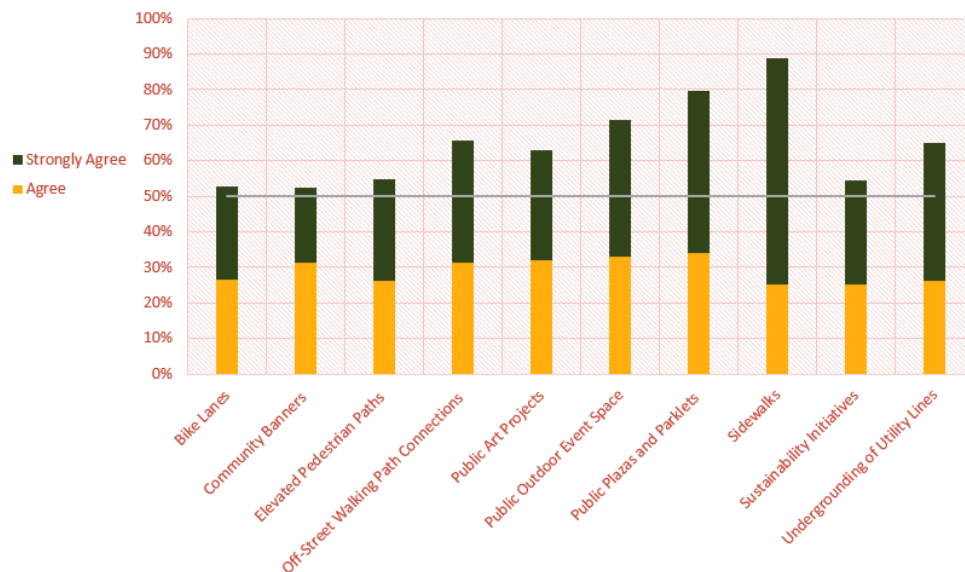


The survey also included ranking sixteen (16) different public amenities to see the community’s preference for the future of Town Center. These charts show the responses we received for the amenity questions, which included various parking strategies, pedestrian and bike improvements, and features that improve community character.



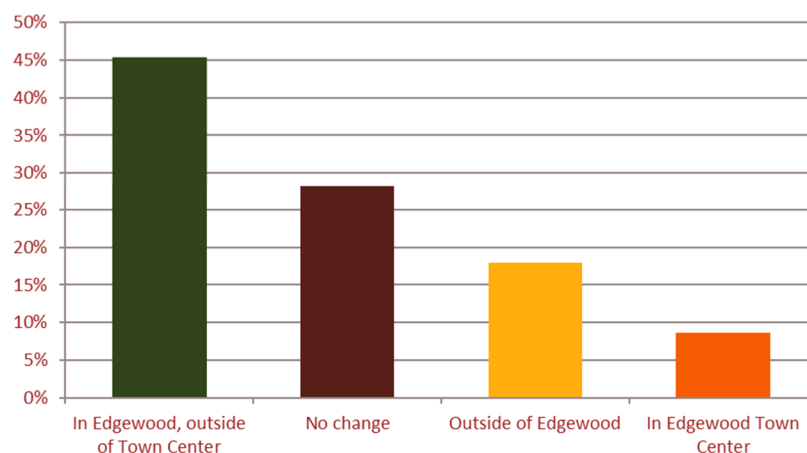
The items with the most support are things like sidewalks, public plazas, and public event space. Essentially, things that improve walkability and create opportunities for community building.

Amenities - Percent of All Respondents in Favor



This brings us to our last major survey question – how does Town Center influence where people want to live? Finally, it asked respondents if the vision for the Town Center makes them more likely to live within the Town Center, elsewhere in the City, or outside of Edgewood. You can see on the left, the largest group wants to live somewhere in Edgewood, outside of Town Center. The next group, doesn't want to change their preferences. With almost 70% of respondents in these two categories, this tells me “stay the course.” The third group, about 18%, indicated that Town Center makes them want to live somewhere outside of Edgewood.

Town Center Plan Effect on Respondent Residency Preferences



Stakeholder Interviews

City staff holds discussions with various Town Center stakeholders including property owners, applicants, and prospective land developers as a part of our regular job responsibilities. In these discussions, City staff is given an opportunity to promote the vision for Town Center and provide updates on the subarea planning process.

Since the Planning Commission's April 2021 recommendation to create a Town Center Subarea Plan, the City has held six (6) pre-application meetings for Town Center properties with potential developers.

Parcel 0420107031 (Lake Chalet)

1. 22-1143: Multifamily Residential and Live/Work Unit Development (BLRB Architects): Five buildings consisting of apartments and live/work units.
2. 21-1367: Multifamily Residential (Azure Green Consultants):

10014 24th Street E – Parcel 0420094115 (Van Bao)

3. 21-1562: Mixed-Use Development (DDG Architects): Two commercial buildings totaling 11,000 square feet. Twelve townhouse-style apartment buildings providing 65 residential units.

Parcel 0420103086 (Corner of Meridian Avenue and 24th Street)

4. 22-1014: Starbucks Location (Helix Design Group): One new building with outdoor seating, and walk-up and drive-thru service windows.

2120 Meridian Ave Parcel 0420091148

5. 21-1490: Multifamily Residential (CES NW Engineering): Three buildings providing 75 residential units.

2513 Meridian Ave East Parcel 0420103027

6. 22-1269: Multifamily Residential and Mixed-Use Development (CES NW Engineering): Three buildings consisting of two apartment buildings and one mixed-use building.

Dhaliwal TC Landing Mixed Use Development – 1914 Meridian Avenue East

The Dhaliwal TC Landing is a noteworthy Town Center proposed development. This project is located at 1914 Meridian Avenue East on a total of 12.41 acres. The mixed-use development proposes 583 units and 30,000 square feet of commercial space. The City first has been in close contact with the applicant since 2017 through meetings and formal application processes.

- 17-1447: Multifamily Development Pre-Application Meeting
- 19-1046: Multifamily Development with Commercial Site Plan Design Review (Expired)
- 20-1140: Mixed Use Development Pre-Application Meeting
- 20-1348: Mixed Use Development Site Plan Design Review (Under Review)



Jupiter Tennis Center – 2112 Meridian Avenue East

Opened in 2018, Jupiter Tennis Center is a fully indoor tennis facility with six full-sized and two youth-sized tennis courts. The center provides a recreational opportunity for community members in Town Center. The business continues to grow in popularity and is typically busiest on weekday nights from 4:00-8:00PM. There is currently one building on the property with parking along the South and West sides of the building.



Associate Planner Evan Hietpas had a conversation with Jupiter Tennis Center’s owner on June 8, 2022, to talk about the City’s Subarea Planning effort. From the conversation, the owner expressed a strong interest in staying in Edgewood and continuing to grow their business. When asked about site constraints, the owner stated that parking can be a minor issue at peak times, and that utilizing shared parking with neighboring businesses would be a great benefit. Finally, the business owner shared that they would like to see more “community-oriented” land uses in the area, suggesting a civic center, aquatics center, or meaningful public spaces that connect to Northwood Elementary School.

Acorn Brewing - 2105 Meridian Avenue East

Opened in January of 2019, Acorn Brewing “proudly serves craft beer and incredible sandwiches” to Edgewood community members. The brewery provides a gathering place for people to relax and spend time with friends and family. The business continues to grow in popularity and is typically busiest on nights and weekends. Currently, the brewery is located in one building with parking along the West side of the property (towards the Meridian frontage).

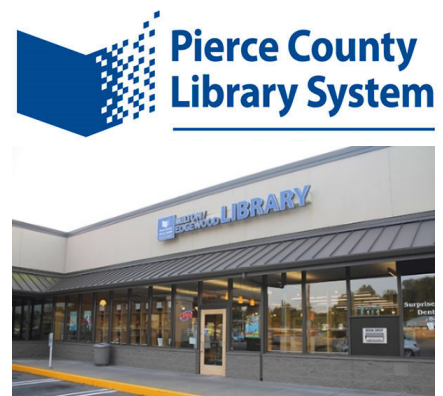


Associate Planner Silas Read maintains frequent communication with Acorn Brewing’s owner as the business continues to adapt and expand (COVID indoor dining restrictions, food truck events, live music events, etc.). Through these communications, the owner expresses a strong interest in staying in Edgewood and continuing to grow their business. The community recognizes that this is a desirable land uses that most cities would be envious of to have in their downtown or town center. Acorn Brewing’s owner also looks for collaboration opportunities with other local business owners to support each other (Moose Canyon Winery, Nightside Distillery, several local food trucks, etc.).

Pierce County Library System - 900 Meridian Avenue East

Opened in 2011, the Edgewood/Milton Pierce County Library serves the community with meeting and study rooms, Wi-Fi access, computers, printing, scanning, and copying, and of course... reading materials! The branch location is currently located in the city of Milton within a shopping center with a shared parking lot. However, Edgewood citizens have long desired to have a library located in Town Center, with a key focus being improved accessibility.

Throughout the Subarea Planning process, Associate Planner Evan Hietpas maintained consistent communications with the Supervising Librarian for the Edgewood/ Milton branch to discuss opportunities for expanding library services into Edgewood Town Center.



3.4 City Council, Commissions, and Advisory Board Engagements

Planning Commission

On May 26, 2020, City Council adopted the 2020 Planning Commission Work Plan, which included the Town Center work plan item. On September 14, 2020, the Planning Commission requested to include Town Center as a discussion item on the October 12th agenda. On October 12th, city staff provided an in-depth introduction to the Town Center discussion. On December 14, 2020, City staff and the Planning Commission began focused discussions on the future of Town Center and presented a timeline for the next four months, resulting in a recommendation to City Council.

- December 2020: Begin focused discussion on Town Center
- January- March 2021: Continue discussion on Town Center and the City of Edgewood Planning and Economic Development Study for TC and MUR Districts (BERK Report).
- April 2021: Provide a formal recommendation to City Council outlining proposed actions

After discussing Town Center Comprehensive Plan goals and policies and the 2020 City of Edgewood Planning and Economic Development Study for TC and MUR Districts (BERK Report) findings, the Planning Commission issued a recommendation to City Council on April 12, 2021 (attach file?).

As City staff prepared for the subarea planning process, the Planning Commission held monthly discussions from June until December 2021 to provide input on topics like public engagement efforts and setting the subarea plan boundary. During these meetings, City staff also presented relevant information related to previous community planning efforts and the subarea planning process to ensure that all Commissioners were prepared to be involved in the planning effort in 2022.

As the City formally kicked off the Town Center Subarea Plan, the Planning Commission held monthly discussions from January- September 2022. These discussions allowed City staff to provide updates and give Commissioners opportunities to ask questions, provide input, and stay involved in the planning effort.

October (final recommendation to adopt plan)

City staff met with the City of Edgewood Planning Commission throughout the project to provide updates on the planning process and request input on any outstanding questions. The City of Edgewood Planning Commission focused on compiling all the previous planning efforts into one Town Center Subarea Plan.

Economic Development Advisory Board

City staff attended meetings with the Economic Development Advisory Board (EDAB) with the main goal of presenting the Town Center Subarea Plan efforts and updating the Board throughout the planning process as needed, consistent with the Planning Commission's April 12, 2021 recommendation to have the EDAB help "market Town Center to attract businesses and visitors and identify methods to retain current Town Center businesses."

Parks and Recreation Advisory Board

City staff attended meetings with the Parks and Recreation Advisory Board (PRAB) with the main goal of presenting the Town Center Subarea Plan planning efforts and updating the Board throughout the

planning process as needed, consistent with the Planning Commission’s April 12, 2021 recommendation to have the PRAB help “establish a trail and open space network”.

City Council

Staff Presented the Subarea Plan to kick off the planning efforts and get general feedback from council members on XX. Staff attended City Council study session on XX and XX to gather City Council input and general feedback. The draft plan was presented to the Council on XX and received feedback. On XX, City Council approved the Town Center Subarea Plan.

Town Center Agenda Item Tracking				
	Planning Commission	EDAB	PRAB	City Council
December-20	Monday December 14, 2020- Discussion Hietpas opened the discussion on Town Center with a detailed presentation outlining the existing plan for Town Center, the efforts being made to follow the plan, the 2020 BERK Consulting Report, and the Planning Commission's anticipated role in the discussion moving forward. Planning Commission and staff discussed Town Center and the BERK report.			
January-21	Monday January 11, 2021- Discussion The Commission and city staff discussed possible actions to promote development that is consistent with the Town Center vision (walkable, dense, cultural "heart", mixed-use development, etc.) The discussion related to the creation of a Comprehensive Plan Subarea Plan for Town Center, and subsequent modifications to the city's State Environmental Policy Act (SEPA) threshold determination standards. The Commission asked city staff to provide more information for discussion at the February 8th meeting, related to: public engagement, implementation strategies, staff time allotted for.			
February-21	Monday February 8, 2021- Discussion Hietpas introduced the agenda item, presented a draft 3-D Sketch-Up modeling of Town Center, and opened the discussion. The Commission and city staff discussed the promotion of development that is consistent with the Town Center vision, including topics such as: building design, open space, housing, and access.			
March-21	Monday March 8, 2021- Discussion Discussion held regarding 3 recommended actions proposed by city staff: 1. Set clear expectations for Town Center development by creating a Subarea plan. 2. Establish meaningful relationships with diverse stakeholders through strategic communication and public engagement. 3. Address the 2020 BERK Report recommendations by reviewing applicable sections of the Edgewood Municipal Code (EMC).			
April-21	Monday April 12, 2021- Action Commission and city staff discussed the proposed recommendation. One modification was made to the draft recommendation relating to business retention efforts in Town Center. Guillory motioned to approve, as modified. Ramirez seconded. Planning Commission voted 6-0 to recommend approval of the proposed actions, as modified.			Tuesday April 20, 2021- Study Session Community and Economic Development Director Groth brought Planning Commission Recommendation for review, discussion to give direction on the proposal to establish a Town Center Subarea Plan.
May-21	Special Meeting held for Washington State Department of Commerce Short Course in Local Planning Presentation			
June-21	Monday June 14, 2021- Discussion Commission and city staff discussed the anticipated efforts related to the development of a Town Center subarea plan in the coming months.	Monday June 7, 2021- Discussion	Thursday June 9, 2021- Discussion Hietpas introduced what Edgewood Town Center is, shared the Planning Commission's April Recommendation (including 3 actions: 1. Establish meaningful relationships with diverse stakeholders, Action 2. Create a Town Center subarea plan, Action 3. Resolve development regulation recommendations presented by BERK), and explained how the PRAB can get involved in the Subarea Planning effort.	
	Monday July 12, 2021- Discussion			

4 Subarea Characteristics

4.1 Overview

Town Center Context

The Town Center subarea is roughly 85 acres centrally and is located where 24th Street East intersects Meridian Avenue East. This location is both physically and metaphorically the “Heart of Edgewood.” The subarea plan boundary follows the Town Center zone boundary. The Town Center zoning district was established in 2001 after multiple years of public involvement activities and various community planning efforts.



Edgewood Nyholm Windmill



Regional Transportation Network

Meridian Avenue is a key part of the King County and Pierce County regional transportation network. This roadway provides a crucial north-south connection between Interstate 5 (I-5) and three other State Routes, SR 99, SR 167, and SR 512. Meridian Avenue also provides access for people living, working, or traveling through the Seattle-Tacoma metropolitan area. In addition, 24th Street East is a major east-west collector, linking Edgewood with I-5, the Port of Tacoma, and the cities of Tacoma and Fife to the west.

This Subarea Plan also focuses on a major transit stop in the Town Center, presently served by Pierce Transit, with potential transit-oriented development serviced by existing Route 402 and a potential future Bus Rapid Transit (BRT) line. Pierce Transit Route 402 is located along Meridian Avenue with three stops in the Edgewood Town Center and nine stops total in Edgewood. Route 501 also has one stop in Edgewood’s Commercial zoning district, just north of the Town Center.

EDGEWOOD TOWN CENTER

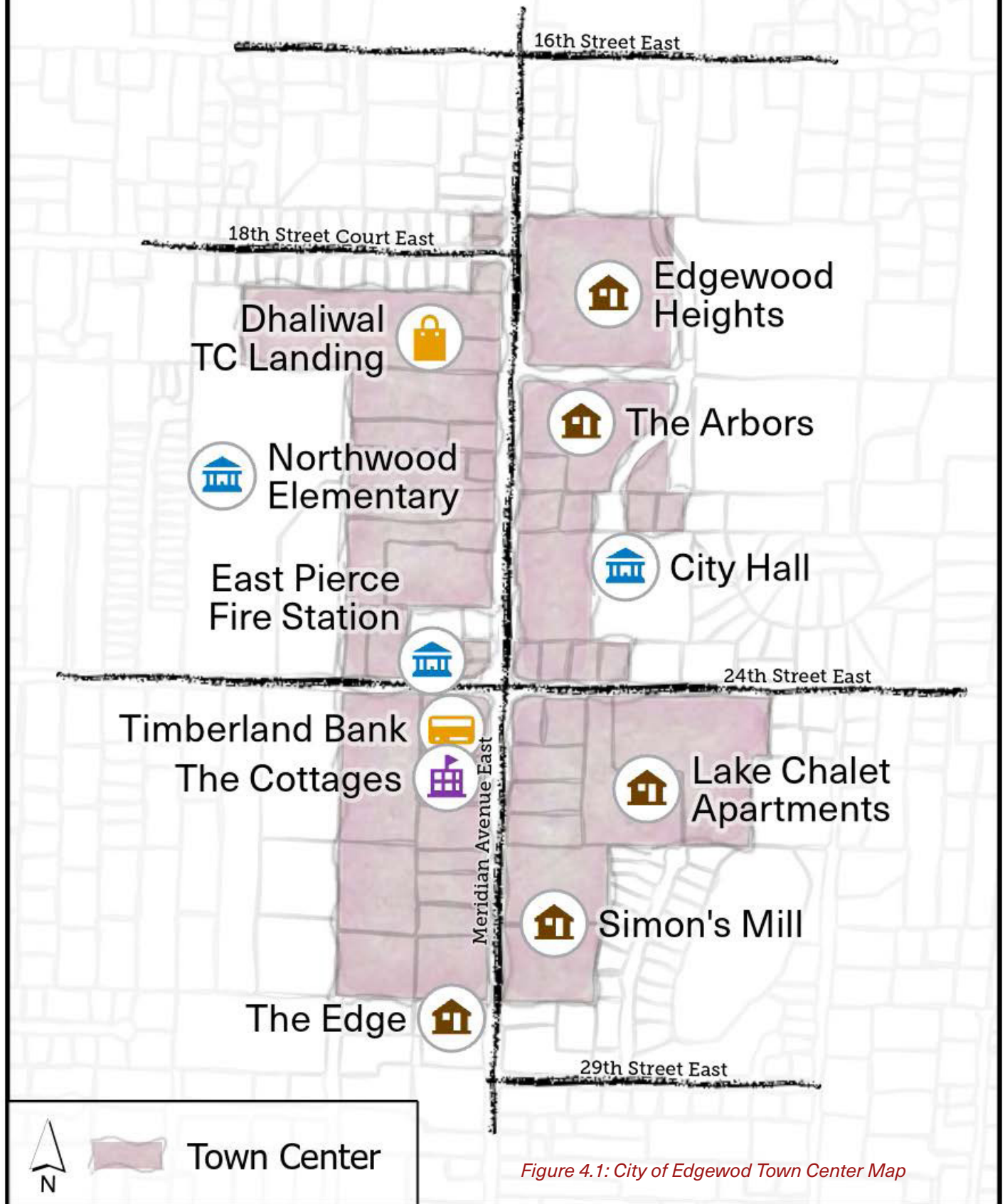


Figure 4.1: City of Edgewood Town Center Map

4.2 Demographics

The demographics of Edgewood tell a story of a semi-rural community that over the years has transformed into one of the more desirable places to live in Pierce County and the Seattle-Tacoma metropolitan region. This is based on population growth and a high median household income.

Population Growth

In the first two decades since Edgewood’s incorporation in 1996, Edgewood experienced little population growth. As the region was recovering from the Great Recession in the early 2010s, Meridian Avenue East was widened, and sanitary sewer infrastructure was placed within the Meridian Avenue right-of-way. With these significant construction improvements serving as a catalyst, the City’s population boomed. Edgewood experienced a 17 percent increase in population between 2016 and 2019. Between 2016 and 2017, Edgewood added 685 residents—more than the period between 1996 and 2016. In 2021, the Washington Department of Financial Management reported that Edgewood was the second fastest growing city in the Puget Sound Region, growing 6.4% (780 residents) since 2020. This growth outpaced Edgewood’s neighbors like Puyallup, Auburn, Federal Way, Fife, and Milton, as well as historically fast-growing cities like Bellevue, Kirkland, and Tacoma.

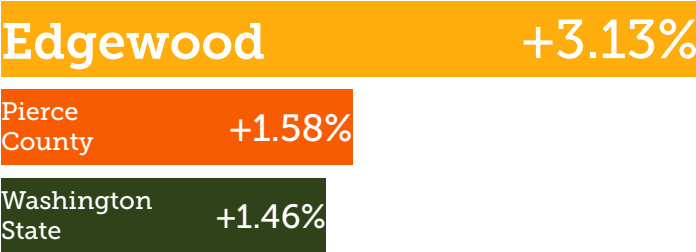


Figure 4.2.1: Average Annual Growth Rates, 2010-2020
Source: US Census

Age Characteristics

The median age of Edgewood residents is 41.7 years, which skews higher than Pierce County’s median age (36.4) and the State’s median age (37.9). According to the BERK Report, Edgewood has a higher percentage of persons aged 65 years of age or over and a lower percentage of persons under 18 years of age than Pierce County. The largest age bracket for the City is 50 to 59 years, whereas for Washington State it is a tie between the 20 to 29 and 30 to 39 brackets. It should be noted that as the City continues to add higher density housing, the median age is anticipated to decrease.

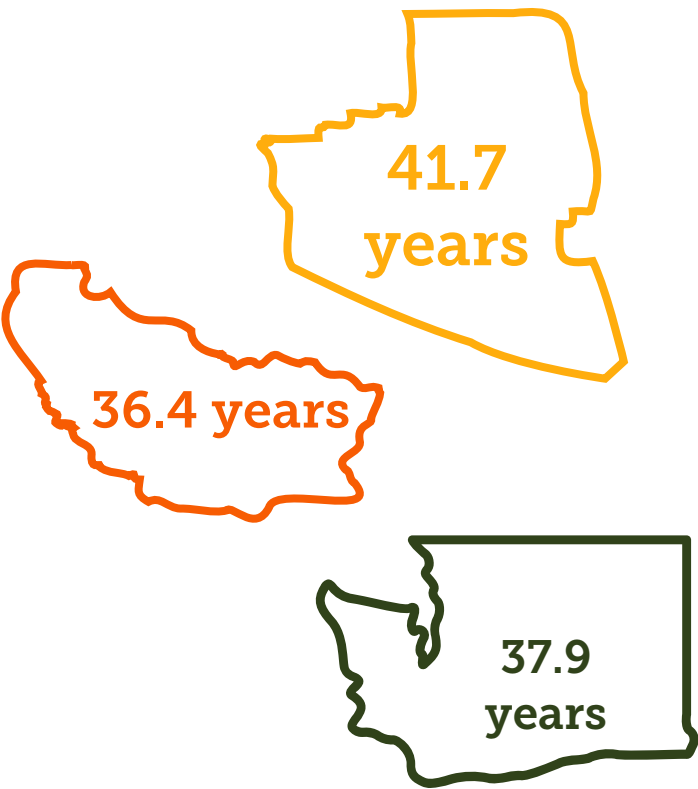


Figure 4.2.2: Median Ages of Edgewood, Pierce County, and Washington State
Source: US Census

Table 4.2: Population Growth Statistics, 2010-2020				
Source: US Census				
	Population		Change (2010-2020)	
	2010	2020	Number	Average Annual Growth Rate
Edgewood	9,387	12,327	2,940	3.13%
Pierce County (total)	795,225	921,130	125,905	1.58%
Washington State	6,724,540	7,705,281	980,741	1.46%

Income Characteristics

Since 2010, Edgewood’s median household income increased \$21,127 (31 percent), from \$74,857 to \$97,984. This increase more than doubled the overall increase in median household income of \$9,999 (17 percent) across all of Pierce County, from \$57,869 to \$67,868. In addition, Edgewood’s poverty rate (4.6 percent) is approximately half of Pierce County’s rate (8.7 percent).

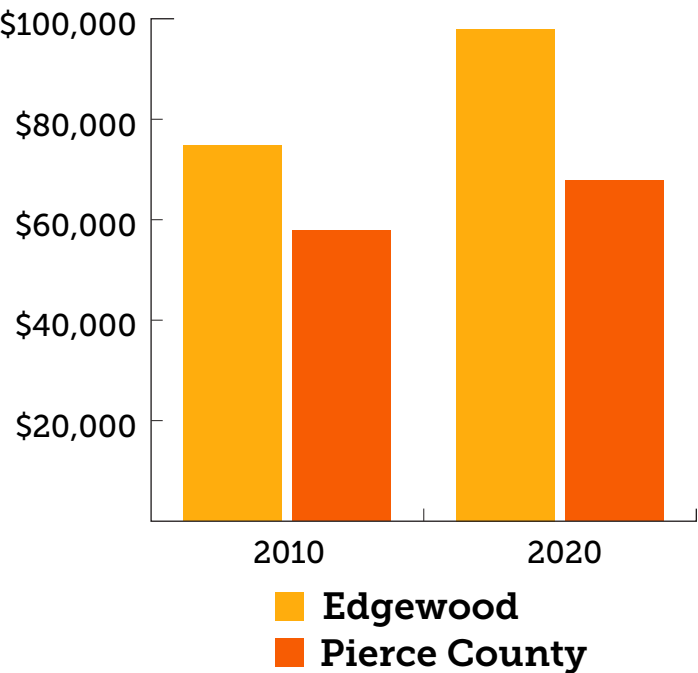
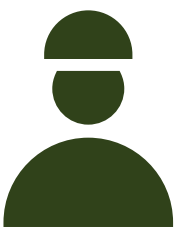


Figure 2.2.3: 2010 and 2020 Median Household Incomes of Edgewood and Pierce County
Source: US Census

Employment Characteristics

From 2000 to 2018, employment in Edgewood increased by about 20 percent, whereas employment in Pierce County increased by about 30 percent during the same period. This is primarily due to the rural history of Edgewood.



The most significant economic sector in Edgewood is the Construction/Resource category at 34 percent, followed by Services at 33 percent and Education at 15 percent. Construction/Resource has always been an important economic sector for Edgewood, which accounts for more than double the percentage of the construction/resource trade in any of the nearby peer cities.

When compared to other municipalities in Pierce County, only the towns of Carbonado (0.08) and Steilacoom (0.09) have a lower employment-to-population ratio than the City of Edgewood (0.14), based on data from the Puget Sound Regional Council (PSRC), Washington State Office of Financial Management (OFM), and the 2020 BERK report. Although this reflects Edgewood’s largely residential character and history, it highlights the vast potential of the Town Center to attract business along with additional residents.





5 Urban Design

5.1 Overview

Town Center is envisioned as the heart of the Edgewood community: an inviting destination and gathering place that reflects the identity and defines the character of the city. Having emerged through the course of 30 years of public involvement, this Town Center Plan prioritizes five key characteristics: pedestrian-friendly design, community-serving public and private space, housing density and mixed uses, Northwest character, and climate change resilience. The Urban Design chapter provides direction for the physical form of Town Center, with an emphasis on these key characteristics.

5.2 Town Center Characteristics

Pedestrian-friendly Design

The pedestrian is central to the Town Center experience. Pedestrian-friendly design is human-centered and human-scale. It looks to people on foot as the measure of its success. It deemphasizes vehicular travel and aims to produce an accessible, comfortable experience for people of all abilities. These places ensure people have convenient access to the things they need and multiple opportunities to engage in the activities they enjoy.

Essential qualities of pedestrian-friendly places include:

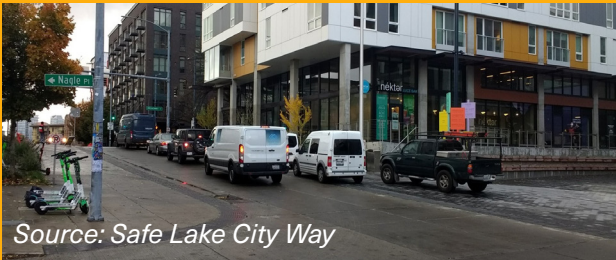
- A variety of public and private spaces designed for people to gather and linger in Town Center. A mix of ground floor commercial and public uses will encourage pedestrians to explore.
- Accessibility, walkability, and interconnectivity between and within all destinations, including first-, second-, and third-places (i.e. home, work, and play).
- “Visual legibility” expressed through the careful arrangement of architecture, public space, and wayfinding.
- “Activated” street environments with a strong sense of spatial enclosure reflected in an appropriate ratio of street width to building heights.
- Architecture that is human-scale, interesting, and inviting. Buildings may utilize diverse materials, a variety of colors, and draw from numerous sources of inspiration. A high degree of façade transparency expressed through architectural glazing, building articulation and openings (e.g., windows and doors).
- Seating in private and public settings which offer spaces for rest, relaxation, and the ability to take in one’s environment.

- Landscape plantings and green spaces that add beauty, buffer vehicular traffic, screen undesirable views and noise, and provide winter windbreaks and shady spaces to escape summer heat.
- Provision of essential amenities (e.g., shelter, drinking fountains, public restrooms, waste receptacles, and bike racks) to ensure basic needs are met.
- Safety features (e.g., lighting, bollards, signaled crossings) that ensure people are protected from undue harm, day and night, with special attention paid to protection from vehicles and night use.
- (Placeholder for additional items)

Pedestrian-friendly Places in Town Center

The epicenter of pedestrian-friendliness in Town Center will be 24th Street East. Envisioned as a main street, 24th Street will feature vibrant destinations in a walkable, human- atmosphere. The Town Center portion of Meridian Ave will also be improved to ensure that pedestrians feel safe and welcomed.

Curbless Roadways



The example above shows an unsafe curbless roadway, with no access control. In contrast, the image below portrays a safe and attractive pedestrian space.



Examples of Public Seating



Ground floor easements for outdoor dining and cafes



Benches



Moveable chairs



Setback private rooftop seating



Seat walls

PLACEHOLDER

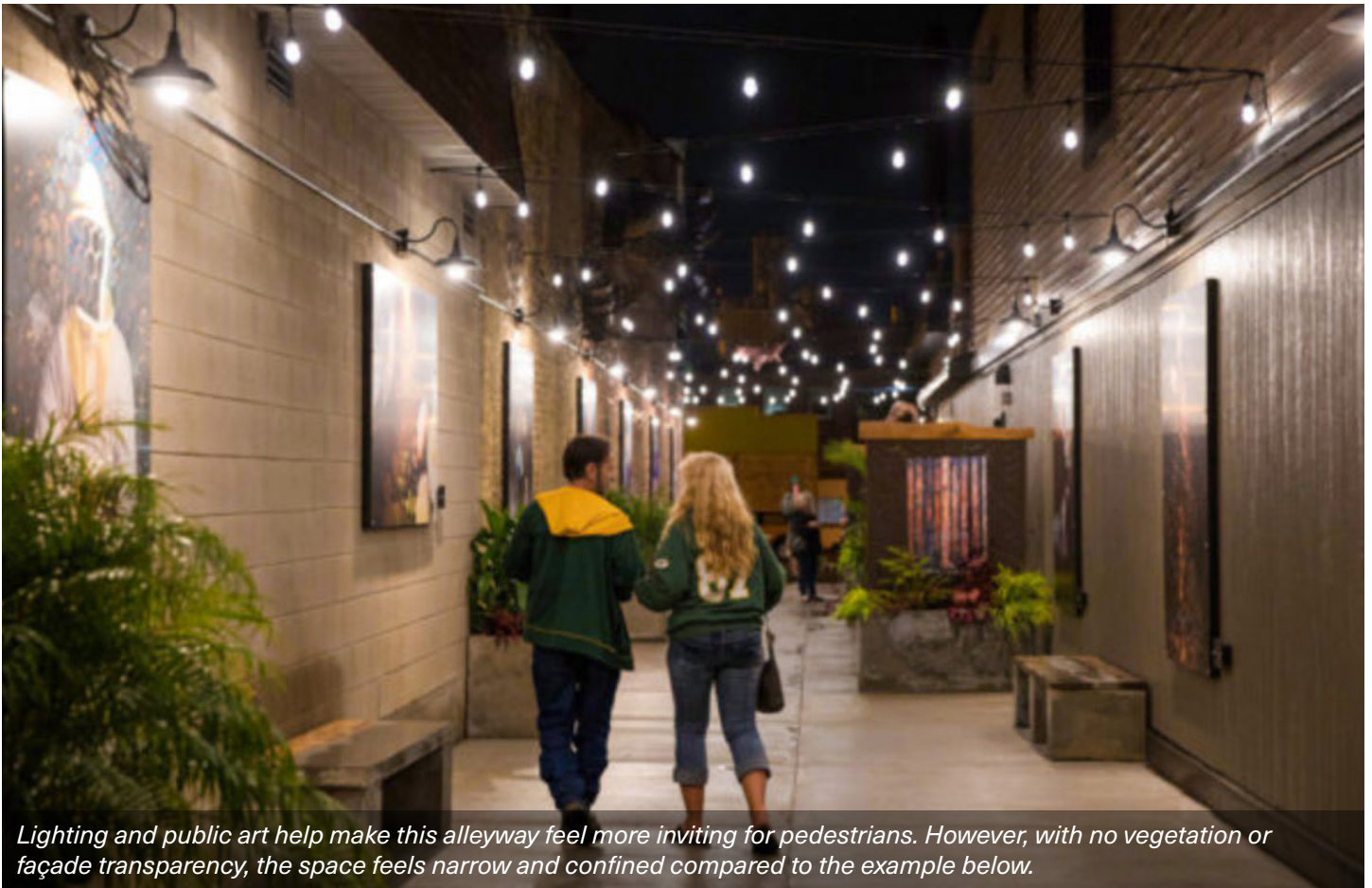
(placeholder - mid-block crossing -----
-----)

Crossings will prioritize the convenience and safety of pedestrians. A new festival street will include pedestrian-centric features, such as a curbless design with vehicle access control to allow sidewalk activity to flow into the street. To reduce negative visual impacts and enable connections between the street and interior uses, parking will be located behind and on the sides of buildings when possible. Significant effort will be made to redirect traffic to the parallel road network. Parking will also be screened with landscaping. Driveways will be limited in width and number to keep pedestrians safe and reduce sidewalk obstruction.

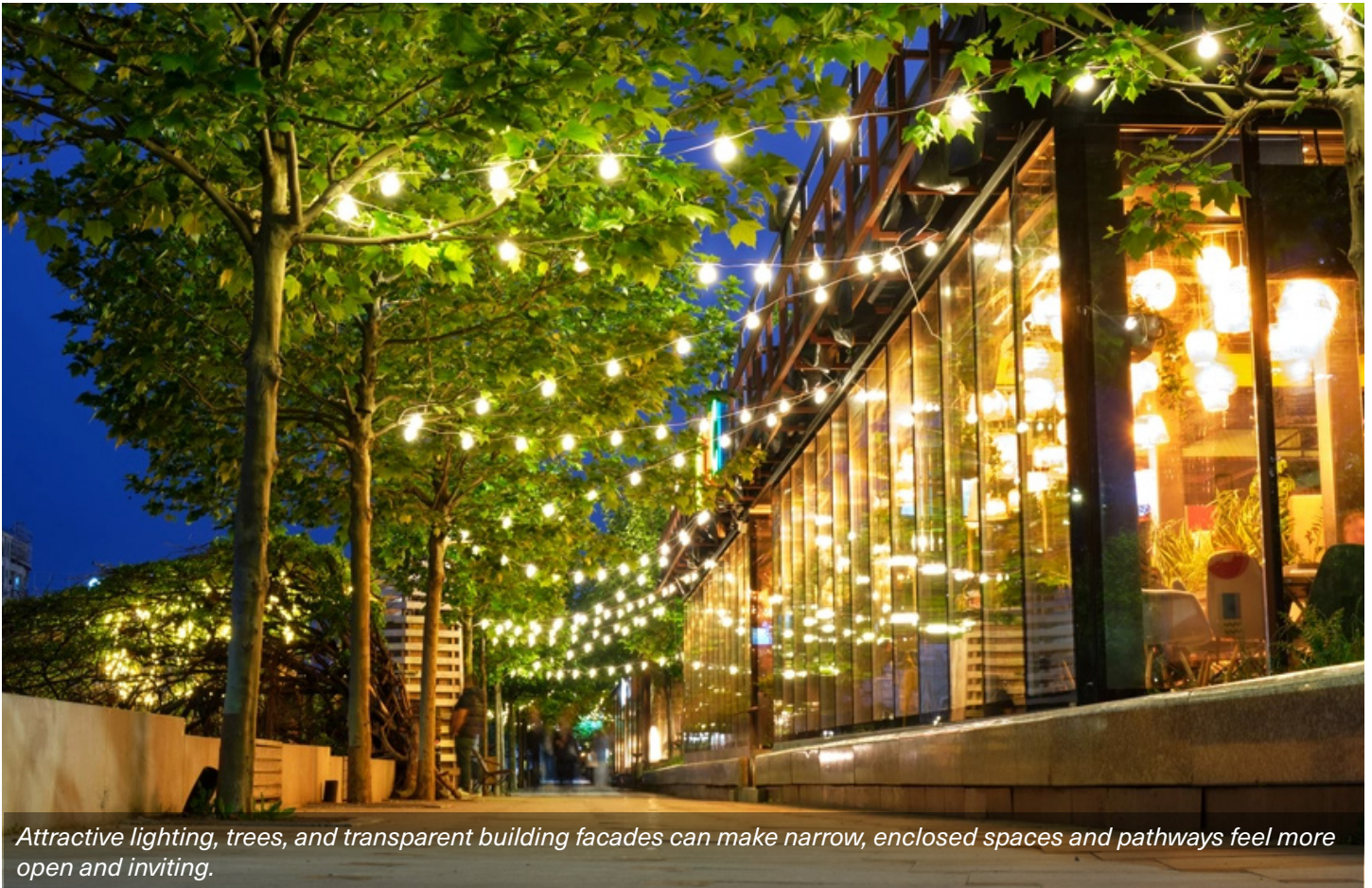
1. Trails, sidewalks, and pathways throughout the Town Center will form an interconnected network of pedestrian routes between and within destinations. Lighting and safe street crossings will ensure that this network is convenient, inviting, and secure. Wayfinding signage will guide both pedestrians and cyclists to places of interest in Town Center and the surrounding area. Residents will also enjoy safe and comfortable walking routes from Town Center to destinations in nearby neighborhoods, including the new amphitheater, playground, and trails at Edgewood Community Park.



Building articulation, transparency, variation on architectural forms, and changes in materials and colors help to create a sense of pedestrian scale. Signage, street trees, lighting, landscaping, and public art also enhance the walkability of a street.



Lighting and public art help make this alleyway feel more inviting for pedestrians. However, with no vegetation or façade transparency, the space feels narrow and confined compared to the example below.



Attractive lighting, trees, and transparent building facades can make narrow, enclosed spaces and pathways feel more open and inviting.



A mix of retail and other uses at the ground-level creates a vibrant and interesting pedestrian environment.

Community-serving Public and Private Space

The City of Edgewood will collaborate with its citizens alongside developers, landowners, and businesses to develop community-serving public and private spaces. Community-serving public spaces are pedestrian-oriented environments that facilitate access to essential community services and provide experiences fundamental to building community. They are supported by critical amenities, circulation, site furnishings, and attractions. They can take many forms, including public buildings, parks, plazas, festival streets, breezeways, pedestrian promenades, and other kinds of open spaces. Community-serving private spaces are interior or exterior environments located adjacent to public spaces and are accessible from the street or ground level. They include an appropriate mix of retail shops, grocery markets, private and co-working offices, and semi-private meeting rooms or community spaces. Ideally, these public and private spaces are mutually supportive of each other's functions and are enhanced through their adjacency and interaction. Wherever possible, interfaces between these spaces should be permeable, transparent, and accessible. Ideally, community-serving public and private spaces use all

the above in combination to create a critical mass of community activity that grows the local economy and improves the quality of life for Edgewood residents.

Critical amenities for community-serving spaces

Successful public spaces meet the basic needs of human beings. They provide access to food, shelter, mobility, and hygienic services that are essential to well-being. They can also facilitate the provision of other community services such as access to education, healthcare, housing, or employment. Permanent amenities may include public restrooms, bus shelters or transit centers. Other amenities may be semi-permanent or temporary such as street food vendors, farmers' markets and community clinics.

Attractions

Community-serving attractions may be permanent, semi-permanent, or temporary. Some attractions may be physical features such as public art, water features, play equipment, or outdoor eating areas. Attractions may also take the form of public events,

including festivals, concerts, or other cultural events. Depending upon location, size, and character, event spaces should be designed to accommodate flexible site programming, seasonal uses, or other semi-permanent or temporary uses.

Critical Amenities

Seating

(placeholder text-----
-----)


Public Restrooms

(placeholder text-----
-----)


Drinking Fountains

(placeholder text-----
-----)


Waste Receptacles

(placeholder text-----
-----)


Public Art

(placeholder text-----
-----)


Parking

(placeholder text-----
-----)




Outdoor events, like this one in Redmond, Washington, activate streets and other public spaces and bring people together.



Outdoor seating at restaurants and cafes and wide pedestrian spaces enliven the streetscape, like this block in Bend, Oregon.



Housing Density and Mixed Uses

Town Center will provide a range of housing options, such as multi-family apartments and condos, townhomes, and multigenerational and senior housing. Higher density will help create a walkable built form while providing more housing, attracting new residents, and supporting local businesses. Mixed-use buildings with ground floor retail, offices, and civic uses will be located along key pedestrian streets where they can be easily accessed. Residential-only buildings will be set back from the street, which will allow for privacy and security. With a broad range of compatible uses in one neighborhood, Town Center can become a place where people live, work, and play.

Indoor spaces can be designed to provide community functions, like this meeting room in Kenmore, Washington. Windows connecting to the building exterior and interior create a sense of connectivity and openness.



Midrise, mixed-use buildings can provide higher density housing while providing commercial and office space.



Northwest & Local Character

Buildings in Town Center will reflect Northwest character and Edgewood's rural history through features such as pitched roofs and a natural color palette. Landscaping will also include native plants and preserve existing unique natural features, such as tall trees and rock outcroppings. Corporate-style building architecture and materials will be limited, while building forms that invoke traditional Northwest rural and small town character will be encouraged. Existing landmarks, such as the meadow-like Edgewood Knoll and the historic barn and windmill, will be preserved and connect residents to Edgewood's rich rural history.

Edgewood Branding and Signage

The Edgewood windmill logo and color palette—currently used for print and digital promotional materials—also have value for promoting a unified character throughout Edgewood's built environment. Opportunities for incorporating the color palette include architectural facades and accents, interior treatments of public-private spaces, paving materials, street banners, monuments and signage. Wayfinding signage and banners are especially suitable for

Townhomes are one option to address the “missing middle.” Town Center should provide a variety of affordable, accessible, multigenerational housing to the greatest extent possible.

incorporating Edgewood's logo. Adherence to the style guide is essential to achieve the visual continuity afforded by repetition of the color palette. While stringent adherence will result in a more cohesive and continuous visual experience, the application of the palette should be varied and diverse so as to avoid monotony. Individual structures, buildings, and developments should be given flexibility to interpret how best to incorporate the palette so as to bestow a unique application of the palette to each, thereby producing a diverse, yet unified mosaic throughout the built environment. Emphasis for this approach should be given to the most pedestrian-oriented areas of the city, especially development along the 24th Avenue corridor and immediately adjacent to the Civic Center Campus.



The Edgewood logo and color palette will be implemented in various signage and materials throughout Town Center.

Signage Examples

PLACEHOLDER

Kiosk

PLACEHOLDER

Monument

PLACEHOLDER

Pylon

PLACEHOLDER

Pole-mounted

PLACEHOLDER

Sandwich Board

PLACEHOLDER

Placeholder – vignette showing use of Edgewood colors and branding on signage/facades/etc

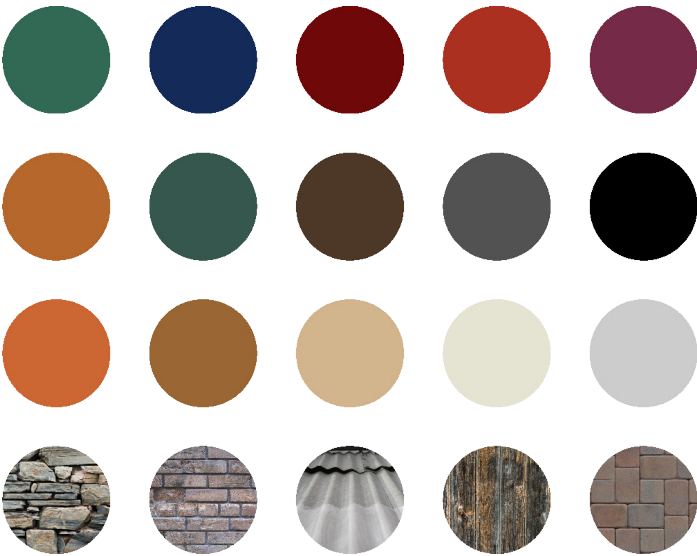




The Carnation and Fall City (Washington) libraries are designed in a modern Northwest architectural style, with materials reminiscent of the natural landscape.



The Hangar at Kenmore Town Square uses natural colors and a variety of wood, glass, metal, and other materials on the interior and exterior.



These colors and textures will be encouraged for use in the Town Center to reflect Northwest character.

Climate Change Resilience

Higher density in Town Center will result in more efficient use of land, allowing for sensitive areas and open spaces to be conserved elsewhere in Edgewood. Increased density and design for walkability can also reduce dependence on private vehicles for short trips,

The Stanley, Idaho Town Square buildings include materials and forms inspired by traditional rural styles.

resulting in lower carbon emissions. Lawns will be used sparingly and generally reserved for play areas, great lawns, and appropriate event spaces. Smaller landscape areas will favor mixed vegetative ground covers, shrubs, and trees to create plant diversity and habitat for birds and pollinators. Green roofs will also be encouraged as part of new development. Parking lots will include landscaping and, where possible, pervious surfaces and green stormwater infrastructure to minimize stormwater impacts.

Landscaping throughout Town Center will incorporate drought-tolerant and native species appropriate to the Pacific Northwest, improving resilience of the urban forest and plant ecosystem and minimizing water use. Depending upon the species, trees generally provide a range of ecological benefits, including but not limited to reducing the urban heat island effect, providing wildlife habitat, managing stormwater, improving air quality, attenuating noise, and creating pleasing visual and spatial effects. All effort should be made to maximize the number, diversity, and size of trees planted in Edgewood. Similar care should be

taken to select and locate trees suitable to the urban environment. When coordinated effectively across private and public land in the urban landscape, the resulting urban forest could become Edgewood's single most effective tool for achieving climate resiliency.



Native plantings and mixed vegetation are encouraged in landscaping of all kinds, including in parking lots and streetscapes. Green roofs will also be encouraged.



Higher density and mixed uses can help lower carbon emissions by improving walkability and reducing dependence on private vehicles. This also allows for preservation of open spaces and reduced sprawl elsewhere in the city.

5.4 Urban Design Recommendations

These recommendations are intended to attract development interest to the area and enable the realization of the Town Center vision.

Park Land Acquisition

The city has established “City-Wide Park Land Acquisition” as a capital facilities project in the 2022-2027 Capital Improvement Plan. The intent of this project is to plan for the acquisition and preservation of land for future parks and recreational uses in advance of development, to ensure affordable land prices and a choice of sites. Priority areas identified in the PROS Plan are west of Meridian and in Sumner Heights. Additional park land could catalyze future growth in Edgewood and Town Center, as people typically prefer to live near parks, open space, and trails.

In 2005, the City purchased an 18-acre parcel of land on the northeast corner of 36th and Meridian from the Puyallup School District. Edgewood Community Park has since been built and includes a splash pad, small amphitheater, and sports facilities. While this park falls outside of Town Center’s boundaries, it is located within walking distance. Pedestrian and bicycle improvements and wayfinding could be added to create a safe route from Town Center to the park.

Wayfinding and Interpretive Signage

To improve the walking and bicycling environment in Town Center, the City could implement wayfinding signage that directs people to key destinations in and around the neighborhood, such as the civic center campus and Edgewood Community Park.

The City could also install historical interpretive signage at key locations on pedestrian-oriented streets, such as 24th Street East. Signs could describe key events in the City’s history and previous uses of the Town Center area. This storytelling through signage would connect current residents and visitors with Edgewood’s past.

Changes to maximum FAR and FAR bonuses

To discourage overly tall development for the creation of a human-scale, traditional main street experience, the City should consider adjusting the maximum

FAR and defining different regulations for different locations. For example, a maximum 2:1 FAR without incentive bonuses could be maintained on 24th Street. Where bonuses are earned, the FAR could be made to not exceed 3:1 @ 100% of the lot area. Alternatively, on Meridian Avenue, a maximum 3:1 FAR without incentive bonuses might be maintained to encourage high density development without additional red tape or expenses. Where bonuses are earned, the FAR on Meridian Avenue could be made to not exceed 6:1 @ 100% of the lot area.

New bonuses for green roofs (including rooftop gardens), urban trails, and childcare/nonprofit spaces could be considered in order to incentivize developers to provide additional features for social and environmental benefits. Gateway features at key intersections could also be included as part of the existing FAR bonus for an “exterior art element.”

Remove some existing requirements around commercial uses

EMC 18.80.080D Table 1 currently includes a footnote requiring residential single-use projects on project areas of three acres or larger to be set back 150 feet from an arterial right-of-way line. 30% of this setback area is required to be developed into retail or office uses or preserved for those uses in the future. The City should consider removing this to create more flexibility for development and to prevent a pattern of vacant frontages along arterials.

EMC 18.80.080D Table 1 also includes a footnote that allows vertical mixed use projects with ground floor commercial space to be constructed as fully residential projects if the ground floor is converted to a commercial use within three years of building occupancy. This is challenging to enforce and is unlikely to provide a practical benefit to developers.

Consider new architectural requirements

The City may consider expanding upon design requirements for the Town Center area. The following roof typologies are recommended for buildings to meet the intended character for Town Center.

- Barrel
- Conical (for vertical projections)
- Dome (for vertical projections)

- Mansard
- Parapet
- Pyramid
- Shed

(Placeholder – possible recommendations for facades)

Consider strategies to encourage appropriate special enclosure

For any street, the spatial definition of street enclosure is determined by the ratio of horizontal space between buildings on opposite sides of the street as compared to the height of those buildings. Generally, a minimum ratio for effective horizontal to vertical definition is 2 horizontal units for every 1 vertical unit. Some consider a ratio of 1:1 to be ideal, while others may idealize the golden ratio of 1.618:1. Regardless of the chosen ideal, any street corridor with an exaggerated horizontal or vertical dimension tends to lack a sense of enclosure that can be considered “human-scale.” In pedestrian-oriented environments, like a main street or in this case of this plan, the Town Center as a whole, it is imperative to generate human-scale enclosures for the purpose of legibility of the townscape and comfort while occupying it. This will be particularly important for streets and roads where foot traffic is expected.

Consider strategies for improved through-block connections

The City should explore ways to encourage through-block connections throughout the Town Center. For example, the City could require one through-block connection for every 100 linear feet of façade frontage. The City may also wish to require through block public plazas on private property to contain at least one circulation path at least 10 feet in width connecting the two streets. Secondary entrances fronting these public plazas and a minimum façade transparency percentage could also be required or incentivized.

Consider strategies for a healthy, resilient urban forest

The City might consider establishing a department of Urban Forestry and employing an ISA Certified City Arborist. Edgewood could also develop an urban forest manual or guide and an approved or recommended street tree list. The City may add requirements for minimum 4-foot wide tree wells for small trees, increasing in width and overall soil volume

for larger trees. Development incentives may also be provided for installing large trees in urban settings, since larger trees have a larger positive impact on climate resilience. The City could also develop a standard detail for tree root cells and structural soils to increase root area volume under impervious surfaces. Finally, the City may incentivize permeable surfacing wherever possible to increase penetration of water and oxygen in the soil. City of Tacoma, City of Puyallup, and City of Sumner are examples of cities with strong requirements and incentives for trees.

Revise open space requirements

Edgewood should consider eliminating open space requirements for development adjacent to the Civic Center campus. In these instances, the Civic Center campus may provide adequate open space.

Consider opportunities to increase seating amenities

The City should make provisions for rear lot outdoor seating and consider how to treat the frontage condition at 24th to adequately activate the street environment. This could look like an extensive outdoor eating and drinking area at the rear of the lot with a roll-up garage door style at the building frontage to invite views into and out of the business without occupying sidewalk space. Changes to regulations and incentives should ensure accommodation of seating to the greatest extent possible with minimal to no permitting.

Create resources and regulations for Town Center signage

Edgewood should develop a Signage Typology and Hierarchy as a component of a Design Guidelines manual. Edgewood should also utilize its existing branding to guide the aesthetics of its public signage. The City may also wish to update the sign code to contemplate private and business signage types to be limited, restricted, or controlled in their use. This is especially relevant where signs may be appropriate in the public right-of-way, if their height and typology allow, for example sandwich boards on sidewalks.

Consider placement of parking

Parking should be accommodated on-street and north of 24th at the rear of buildings by means of a Civic Center Campus public parking lot. This lot should be sufficiently-sized and capable of conversion to a multi-level and/or subsurface parking structure. Minimum

parking requirements should be eliminated for Main Street businesses. In addition to public parking spaces, reserved accessible parking spaces should be accommodated on street and at the rear along the pedestrian promenade.

To generate revenue and discourage long-term parking. Modern coin, cash, card, or “cloud” paid parking meters should be utilized on Main Street for reasonable prices, free on evenings, weekends, and possibly on Fridays. The public lot on the Civic Center Campus ought to be free, but the City may wish to utilize it for paid event parking.

Create guidance regarding public art

Edgewood should develop a Public Art Typology to assist with the provision of developer incentives and bonuses. This would include descriptions of desirable and undesirable types of art, along with guidance on selecting an appropriate location.

(Placeholder – consider requiring cross connectivity, alleys, etc. and shared access driveways)

(Placeholder – consider a shared public parking lot / parking consolidation requirement)

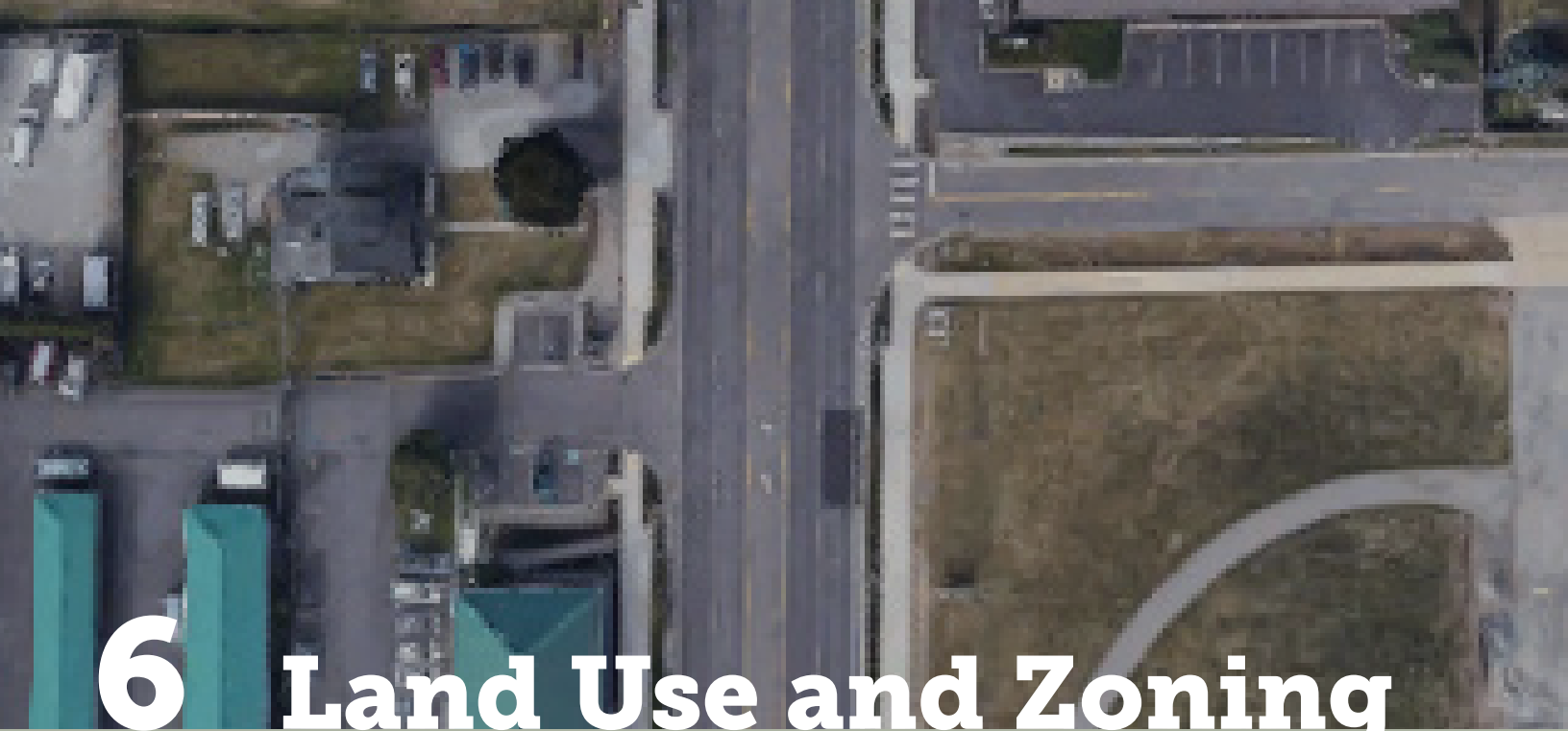
(Placeholder - maximum parking requirement)

(Placeholder – consider revising minimum loading space, only applying it to specific uses)

(Placeholder – consider requiring all single story buildings to be constructed in a way that makes a future second story possible)

(Placeholder – consider revising open space requirements numeric standard to offset heat island impacts and provide meaningful open space amounts)

(Placeholder - specific urban design standards for key streets)



6 Land Use and Zoning

6.1 Overview

The Land Use and Zoning chapter seeks to promote community character, preserve and strengthen residential neighborhoods, and foster Town Center as a vibrant and mixed-use center. It also seeks to describe land use designations, protect the natural environment, and promote healthy living.

6.2 Land Use

Existing Land Uses

The Town Center Sub-area is mainly characterized by the development along the Meridian Corridor and the 24th Street East Corridor. Below is a brief summary of the existing land uses that have developed along these two corridors within the Town Center.

Meridian Corridor

Meridian Avenue East extends north and south through the Town Center. It is the primary commercial corridor for the City and connects Edgewood to the City of Milton's main commercial area to the north and the City of Puyallup to the south. The existing land uses along this corridor are characterized by suburban style commercial development and comparatively newer residential development.

Edgewood Heights, The Arbors at Edgewood, and Simon's Mill Apartments are examples of higher-density garden style multi-family residential units being developed in the Town Center. These developments feature discrete buildings with ample separation, easy automobile access, surface parking, and private amenities. The Arbors includes plenty of walkways connecting with the City's growing network of sidewalks, multi-use paths, and bike lanes. These multifamily apartments were built within the last ten years and are in great condition.

The existing commercial land uses along the corridor range from local businesses like Acorn Brewing, The Wine Spot, Sook's Family Hair Cut, and North Hill Dental to regional chain businesses like Cobalt Storage and Timberland Bank. The majority of the existing commercial uses are older buildings that were developed prior to the establishment of the Town Center zoning district and associated designs standard. Town Center has seen a few commercial developments in the last ten years that feature the architectural style described in the design standards. In addition to multiple greenfield properties, there are several more vacant or underutilized properties that are all ripe for infill or redevelopment.

24th Street East Corridor

The subarea is bisected by 24th Street East in an east and west alignment. Businesses along 24th Street include Sterling Automotive Service, Connection Therapy Center, Sunco Window Cleaning, and PNW Lash and Beauty. The buildings these commercial businesses were built prior to the establishment of the Town Center zoning district and associated designs standards being implemented. These properties are prime for redevelopment.

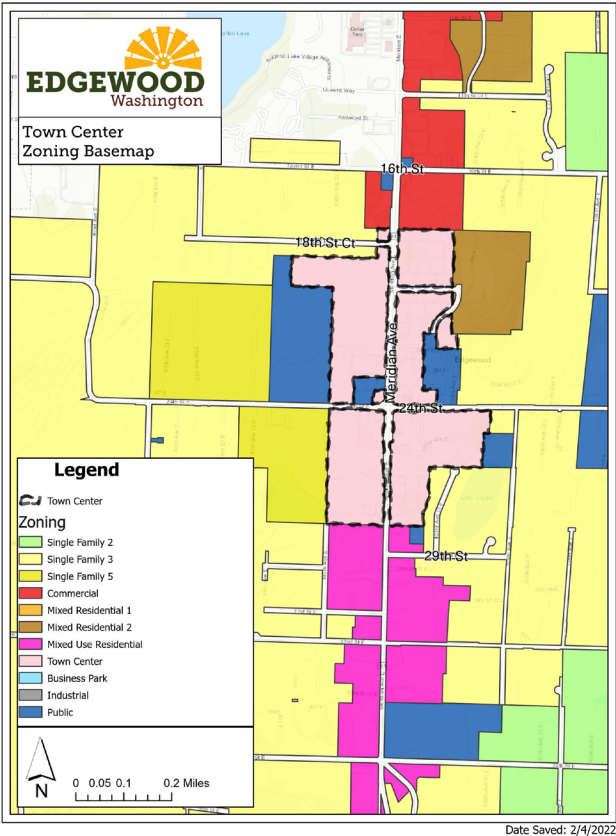


Figure 6.3: Town Center Zoning Map

Land Use Designations

The City’s Comprehensive Plan includes goals and policies that are designed to help the City achieve its vision for the Town Center subarea. The land use element of the Comprehensive Plan includes future land use designations and an associated future land use map that spatially depicts where specific land uses are planned to allow for harmonious development and compatibility amongst uses. The entire Town Center subarea has a land use designation of “Town Center” (Figure 6.2). The Comprehensive Plan describes the Town Center land use designation ([see next page](#)).

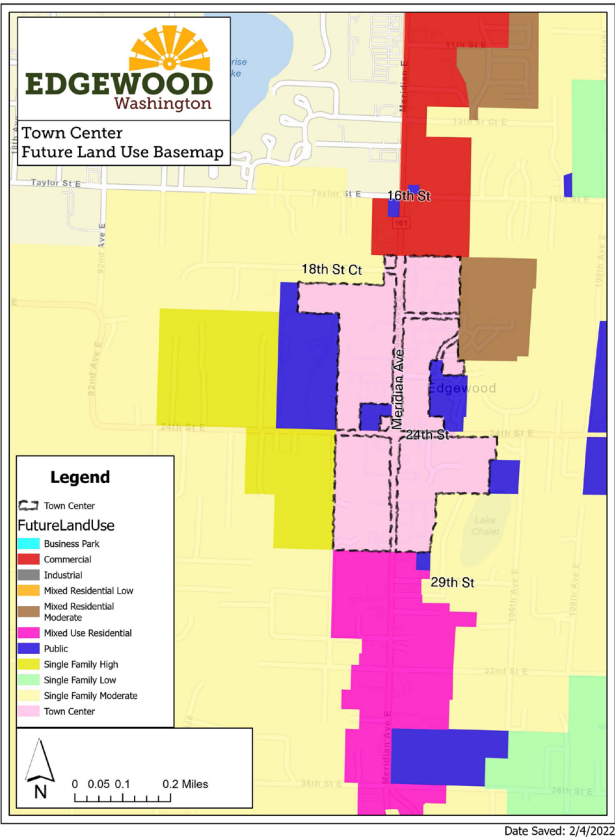


Figure 6.2: Town Center Future Land Use Map

6.3 Zoning

The City of Edgewood is divided into zoning districts that are consistent with and implement the Comprehensive Plan by establishing development controls for specific areas of the City. Each zoning district defines how the properties within it can be used, subdivided, and developed. The Town Center land use designation is implemented by the Town Center zoning district. The Town Center zoning district covers 76.9 acres of the City. The current version of the Edgewood Municipal Code describes the Town Center zoning district (see below).

Edgewood Municipal Code Section 18.70.050 establishes permitted land uses within each zoning district. The Edgewood Municipal Code specifies for each zone whether a land use is permitted outright (✓), subject to a conditional use permit (CUP), subject to an administrative use permit (A), or prohibited (-). Uses not specifically identified are not permitted. Please see [Table 6.3 on the following page](#) for an explanation of what types of uses are allowed in the Town Center zone.



Town Center Zone

*The Town Center (TC) zoning district is envisioned as the **heart of Edgewood**, reflecting a unique local character and rural roots. Borrowing from traditional town development patterns and forms, the TC is envisioned as **the most walkable area of the city**, with a mix of multistory and single-story buildings framing the street and other public spaces. The TC zone accommodates a range of compatible uses emphasizing a variety of vertical and horizontal **mixed use** development, pedestrian-oriented retail, multifamily residential, senior housing and civic uses. The TC zone complements local traffic, bicycle, and pedestrian circulation and provides **connectivity** to public **open spaces**."*



Located NW of the 24th and Meridian intersection, the Nyholm-Edgewood mindwill is the focal point of Town Center and a historic part of the area's history.

Table 6.3: Land Use Table - Town Center Zoning DistrictCurrent as of **June 2022**

✓ Use permitted		
• Administrative Government Facilities and Services • Adult Family Home • Agricultural Sales • Ambulatory Health Care Services, All Other • Apartment • Assisted Living Facilities • Bed-and-Breakfast Inns • Car Washes • Child Daycare Services, All Other • Child Daycare Services, Home-Based • Consumer Goods Rental • Drinking Places for Alcoholic Beverages • Educational Services, All Other • Elementary and Secondary Schools • Emergency Housing • Emergency Shelter • General Business and Professional Services (Office)	• Golf Courses and Country Clubs • Hospitals • Hotels (except Casino Hotels) and Motels • Indoor Arts, Entertainment, and Recreation Activities, Other • Junior Colleges, Colleges, Universities, and Professional Schools • Libraries • Live/Work Unit • Mobile Vendors • Museums and Art Galleries • Nursing and Residential Care Facilities • Outside Displays • Parks, Open Space, and Public Recreation • Passenger Car Rental and Leasing • Permanent Supportive Housing • Personal Care Services	• Pet and Pet Supplies Stores • Pet Care Services, All Other • Pipeline Transportation • Religious Assembly (Up to 10,000 sq. ft.) • Restaurants, Full Service • Restaurants, Limited Service • Retail Trade, All Other • Services for the Elderly and Persons with Disabilities • Snack and Nonalcoholic Beverage Bars • Social Assistance, All Other • Special Food Services • Technical and Trade Schools • Townhouse • Transitional Housing • Transportation, All Other • Vocational Rehabilitation Services • Wireless Communication Facilities • Zoos, Aquariums, and Botanical Gardens
CUP Use may be approved by conditional use permit		
• Caretaker Residence • Drive-Up Windows • Gambling Industries • Gasoline Stations • Manufacturing, Craft • Outside Storage	• Parking Structures • Religious Assembly (10,000 to 19,999 sq. ft.) • Religious Assembly (20,000 to 29,999 sq. ft.)	• Religious Assembly (30,000 to 39,999 sq. ft.) • Truck, Utility Trailer, and RV Rental and Leasing
A Use may be approved by administrative use permit		
• ADU, Detached (Backyard Cottage)	• Outdoor Arts, Entertainment, and Recreation Activities, Other	• Veterinary Services

(Cont.) Table 6.3: Land Use Table - Town Center Zoning DistrictCurrent as of **June 2022****– Use prohibited**

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> • Accessory Dwelling Unit (ADU), Attached • Animal Production and Aquaculture, All Other • Animal Slaughtering and Processing • Attached Dwelling • Automobile and Other Motor Vehicle Dealers • Automotive Oil Change and Lubrication Shops • Automotive Repair and Maintenance, All Other • Cattle Feedlots • Cemeteries • Commercial and Industrial Equipment Rentals • Correctional Institutions • Cottage Court • Crematoria • Crop Production, All Other • Detached Dwelling • Duplex: Back to Back | <ul style="list-style-type: none"> • Duplex: Side by Side • Duplex: Top and Bottom • Electric Power Generation • Family Farm • Fuel Dealers • Funeral Homes and Funeral Services • Hog and Pig Farming • Kennels • Manufacturing, Heavy • Manufacturing, Light • Marijuana Processing • Marijuana Production • Marijuana Retailers • Mining, Quarrying, and Oil and Gas Extraction • Mini-Warehouses and Self-Storage Units • Multi-plex • Other Repair and Maintenance, Commercial/Industrial | <ul style="list-style-type: none"> • Other Repair and Maintenance, Consumer • Parking Lots • Potable Water Treatment • Religious Assembly (40,000 sq. ft. or greater) • RV Parks and Recreational Camps • Sewage Collection or Treatment Facility • Sexually Oriented Entertainment • Sexually Oriented Retail Businesses • Warehousing and Storage, All Other • Waste Management and Remediation Services, All Other • Wholesale Trade |
|--|---|--|

6.4 Land Capacity Analysis

The Buildable Lands Program seeks to establish a coordinated system for collecting and monitoring data regarding growth and development occurring in Pierce County and its cities and towns. The most recent data is included in the 4th Edition of the Pierce County Buildable Lands Report, released in 2021. There are six categories of land identified in the Buildable Lands inventory:

- Vacant
- Vacant (Single Unit)
- Underutilized
- Pipeline
- Built Out
- Undevelopable

Vacant represents those parcels that are assumed will be further subdivided to accommodate more than one housing unit. It also refers to commercial and industrial land that does not have structures. Vacant (single unit) similarly represents a vacant parcel but without the ability to further subdivide. An example of this would be a lot that was a part of a subdivision, where the lot size is already close to the minimum required. Underutilized land includes parcels that have an existing structure, structures, or land use activity but also have room to accommodate additional housing units or jobs. There is the assumption that 70 percent of the land in the Town Center zone will be developed with residential uses and 30 percent of land will be developed with non-residential uses.

Table 6.4.1 below indicates the Town Center zone calculates the potential for 65 additional residential dwelling units on vacant land and 464 dwelling units on underutilized land. There are no dwelling units calculated to occur on vacant single sites or pipeline dwelling units.

Table 6.4.1: 2020-2044 Housing Capacity in the Town Center Zone (# Dwelling Units)

Category	Total
Vacant	65
Underutilized	464
Vacant Single Unit	0
Pipeline	0

Table 6.4.2 below indicates the Town Center zone is calculated to provide for 193 jobs on underutilized sites. There are no jobs calculated on vacant single sites or pipeline jobs.

Table 6.4.2: 2020-2044 Housing Capacity in the Town Center Zone (# Jobs)

Category	Total
Vacant	65
Underutilized	464
Pipeline	0

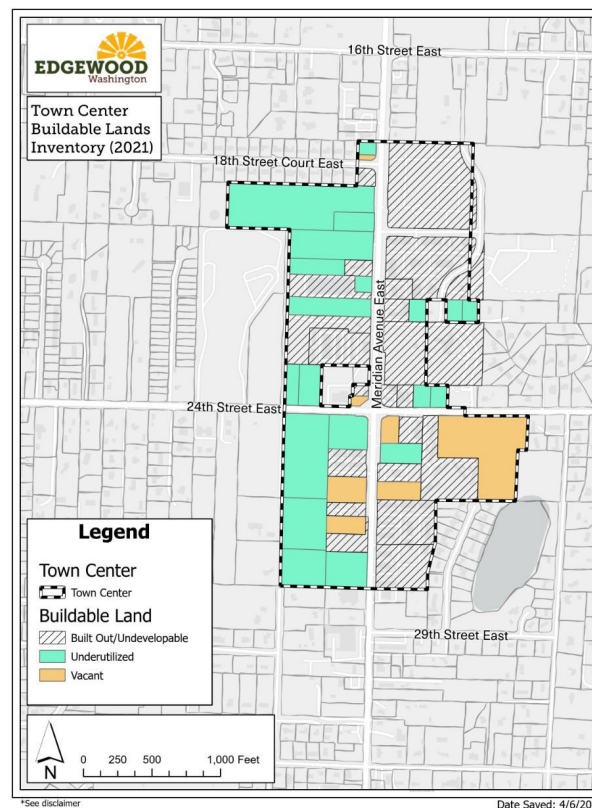


Figure 6.4: Town Center Buildable Lands Inventory as of 2021

6.5 Land Use Recommendations

The following are land use recommendations needed to implement this Subarea Plan. These recommendations have the potential to entice investors, residents, and employers to locate within the subarea.

Parallel Roadway Network

The Meridian Parallel Road Network Construction (TIP #11) is a project that includes an annual review by City staff and/or City Council to identify critical segments of the Parallel Road Network for design and construction. This process helps to facilitate access and circulation along the corridor, in turn improving mobility and safety. The goal is also to further encourage development of the Meridian Corridor. At this time, the priority segments are 104th Ave E (8th St E to 10th St E and 16th St E to 18th St E) and 106th Ave E (32nd St E to 36th St E). These segments fall outside of the subarea boundary but are still pertinent as potential catalyst projects. There are several reasons why this network is important to the subarea's

success. Moving local traffic off the main thoroughfare would add to the community's safety and ease traffic concerns. Additionally, the City could also temporarily shut off small segments of these local roads to host community events like festivals.

Public-Private Partnership on City Property

A public-private partnership on the Town Hall property that includes public amenities and open space, like a farmer's market or community events space. This space would drive significant activity to the Town Center that would then incentivize additional development of the surrounding Town Center properties. The Village at Chambers Bay, located in University Place, is a great example of a public-private partnership that created a commercial development with public facilities which spurred demand for further development around this civic center.

Pipeline Projects

Pipeline projects includes projects the City is reviewing in the subarea at the time of this plan.

Caption

PLACEHOLDER

Dhaliwal Town Center Landing is a proposed mixed-use project, designed as a walkable community like other recent residential projects. Two podium buildings would feature urban setbacks along Meridian, and there would also include nine walk-up style corridor buildings. The community would feature 582 residential units, live-work spaces, and 32,515 square feet of at-grade commercial space. The different features would be spread across multiple buildings.

Recommended Code Updates

Craft Manufacturing Land Use

Craft manufacturing uses are consistent with the community's vision for Town Center. Technological advances have greatly reduced the impacts that this land use has historically had on neighboring properties. These uses tend to be unique, support local economies, and promote tourism. Examples include coffee roasteries, bakeries, micro-breweries and distilleries, limited artisanal production facilities, and manufacturing of crafts. The City should change Craft Manufacturing from a conditional use to a permitted use, or, alternatively, require an Administrative Use Permit.



7 Environment

7.1 Overview

The City of Edgewood has a wide range of natural features, including scenic views, mature trees, steep slopes, groundwater reserves, native vegetation, streams, wetlands, and depressional potholes. Many of these features are regulated pursuant to the City's critical area standards that impact the ability for development. Some environmental impacts from development (i.e. heat island and greenhouse gas emissions) are not currently regulated by city code or state regulations. The Comprehensive Plan contains a Natural Environment Element, which is dedicated to environmental stewardship, water quality, air quality, fish and wildlife habitat, and natural hazards. As such, the environment should be considered as it relates to potential development within the Town Center. This chapter of the Subarea Plan serves to preservation of the City's natural features with development of the subarea.

7.2 Current Environmental Context

Climate Resiliency

The Natural Environment Element of the City's Comprehensive Plan's addresses resiliency to climate change with the following objectives:

- Participate in regional efforts to address climate change.
- Monitor the potential adverse effects of climate change on Edgewood, and update adaptation and mitigation strategies as needed.
- Consider the impacts of climate change in the operations of the transportation system and construction of capital projects.

Planning for climate resiliency will be an important component of ensuring the future of Town Center. Climate resiliency relates to the overall health and safety of the public and environment in Edgewood. Focusing future residential development in Town Center rather than rural areas already makes Edgewood more resilient against climate change. Additional actions can make Edgewood even more prepared against future extreme weather events.

Impervious Surfaces

Impervious surfaces can produce a range of environmental impacts, especially relating to stormwater and urban heat.

Surfaces such as roadways, sidewalks, paths, plazas, and buildings are typically made of impervious surfaces that do not allow stormwater to filter into the ground. Instead, precipitation collects and runs off into the City's stormwater system or creates pooling or flooding.



Heat Island Map

Legend



Town Center

Impervious Surfaces

- <20%
- 20-40%
- 40-60%
- 60-80%
- >80%

This map depicts the potential urban heat island effect due to the existing percentage of impervious surface coverage on each tax parcel within the Town Center.



0 250 500 1,000 Feet

An urban heat island is a phenomenon where different subsets of the same geography experience a difference in temperature. This occurs due to how the surfaces in each environment absorb and retain heat from the sun. Urban areas contain more buildings, asphalt, and concrete, all of which contribute to higher absorption rates. This naturally leads to warmer temperatures in more developed, urban areas, and cooler temperatures in less developed areas, which can impact other weather patterns.

Impervious surfaces are currently found throughout Town Center at varying levels of intensity. While the City Hall campus and several other properties have minimal impervious surfaces and significant green space, other parcels have significant impervious surface coverage from buildings, roadways, and parking lots.

Critical Areas

Critical areas are areas within the City which include unique, fragile, or valuable elements of the environment or areas where limiting development protects the public from loss of life and property. The presence of critical areas within the Subarea will have a direct impact to what is developed. The Edgewood Municipal Code, required by state law, requires that the following critical areas are regulated:

- Wetlands
- Areas with a critical recharging effect on aquifers used for potable water
- Frequently flooded areas
- Geologically hazardous areas
- Fish and wildlife habitat conservation areas

Within the Town Center, there are limited critical areas present. Wellhead protection areas (Figure X.X) are the primary type of critical areas found within the Subarea. Other critical areas present include wetlands, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas, though their presence is not as widespread or prominent. This section will review these important resources.

Wellhead Protection Areas

According to Edgewood Municipal Code, a wellhead protection area “means the area within the 10-year time-of-travel zone boundary or zone of contribution area of a Group A public water system well.” Most of the subarea boundary overlaps with a wellhead protection area, ranging from a zone of contribution

(greater than 10 years) to a 6-month travel time. The development regulations of this critical area revolve around protecting the ground water from specific uses, unlike other critical areas that apply to all types of uses. The regulated use includes gas stations, repair shops, wrecking yards, and other industrial uses that are not envisioned or currently existing in the Town Center.

Wetlands and Potholes

Wetlands provide a home to many different species and provide very important ecological roles. They help mitigate against severe weather events, including flooding, and can even filter stormwater runoff. The City protects wetlands and wetland buffers under Chapter 14.40 of the EMC through minimizing impacts and maintaining or enhancing the wetland functions. There are two known wetlands within the Town Center:

Lake Chalet — Located southeast of the subarea, Lake Chalet is one of the major natural resources close to Town Center. The lake, which is also a wetland, is surrounded by single-family residences. (If there is a biological report, can we get the category and wetland buffer).

Wetland Associated with Unnamed Creek — This wetland is associated with an unnamed creek which connects to Simons Creek to the south. It is adjacent to the Northwood Elementary School property north of 24th Street East. This wetland was delineated as a part of the Dhaliwal TC Landing project. Portions of the wetland and its buffer encroach into the Town Center.

Flood Hazard Areas

Flood hazard areas refer to those areas subject to inundation by the base flood, or a flood with a one percent chance of occurring in any given year (i.e. 100-year flood). This can include, but is not limited to streams, lakes, wetlands, and closed depressions/potholes. Within the Town Center, the only known flood hazard area is Lake Chalet and its associated wetland area.

Fish and Wildlife Habitat Conservation Areas

Fish and wildlife habitat conservation areas primarily refer to streams and wildlife. A branch of Simons Creek is located in the southwestern area of the Town Center. While the City’s GIS mapping indicates that this is a fish bearing stream, the Washington Department of

Natural Resources online database does not indicate that this stream reach is fish bearing. A second Simons Creek reach runs along the Town Center boundary on the Northwood Elementary School property. While this second stream reach is also not located in the Town Center, the associated riparian buffer might encroach into the Subarea. There are no known wildlife habitat conservation areas in the Town Center.

Note to City: City mapping indicates fish habitat in Town Center, but this does not match DNR mapping. Review the above and confirm how you would like to address this.

7.3 Environmental Recommendations

Reduced Parking Minimums/Electric Charging Stations

Reducing minimum parking required by code can allow for the market to dictate required parking and minimize impervious surfaces resulting from parking that may not be needed to support the given use. When less parking is provided, more space is available for open space, and multimodal transportation amenities can be provided including bicycle and pedestrian infrastructure. Additionally, the City can incentivize the use of electric vehicles by requiring the provision of electric vehicle charging stations, which can also serve to reduce greenhouse gases, and make the City more climate resilient.

Farmers Market

The City desires to create a farmers market within Town Center. Availability of local food and artisanal goods within City limits can alleviate the need for some residents of Edgewood to travel outside the City for groceries, limiting emissions from vehicle miles traveled as well as adding access to healthy food sources for the community.

Lower Reliance on Natural Gas

As Town Center continues to grow, it is important to utilize electricity for heating and cooling needs rather than natural gas. Natural gas is indeed a natural resource, but it is generally non-renewable and a contributor to greenhouse gas emissions. This also

aligns with the Washington State Legislature which limits the amount of greenhouse gases. The state is targeting a 95% reduction of compared to 1990 levels with net zero emissions. To prepare for this steep reduction, the Clean Energy Transformation Act was passed in 2019, which switches the state to 100 percent clean electricity over the next 25 years. Choosing electricity early in a development's lifecycle would help reduce any future burden of switching from natural gas.

Addressing the Urban Heat Island Effect

This section will be influenced by the staff's review of the urban heat island's current conditions. This section can include recommendations for the use of LID, and enhancements to the City's tree canopy and green space as appropriate given future high intensity land use and site constraints like the presence of nearby potholes.



8 Housing

8.1 Overview

In 2010, the City of Edgewood had 3,801 housing units. In 2020, the City's housing units were estimated to be 4,858 units, for an estimated housing production of 1,057 units between 2010 and 2020. The City's 2030 housing unit growth target is set at 6,003 total units, which means by 2020 the City of Edgewood added about 48 percent of the additional units need by 2030. This is close to double the housing production rate of urban Pierce County of 27 percent.

8.2 Current Housing Characteristics

Housing Demographics

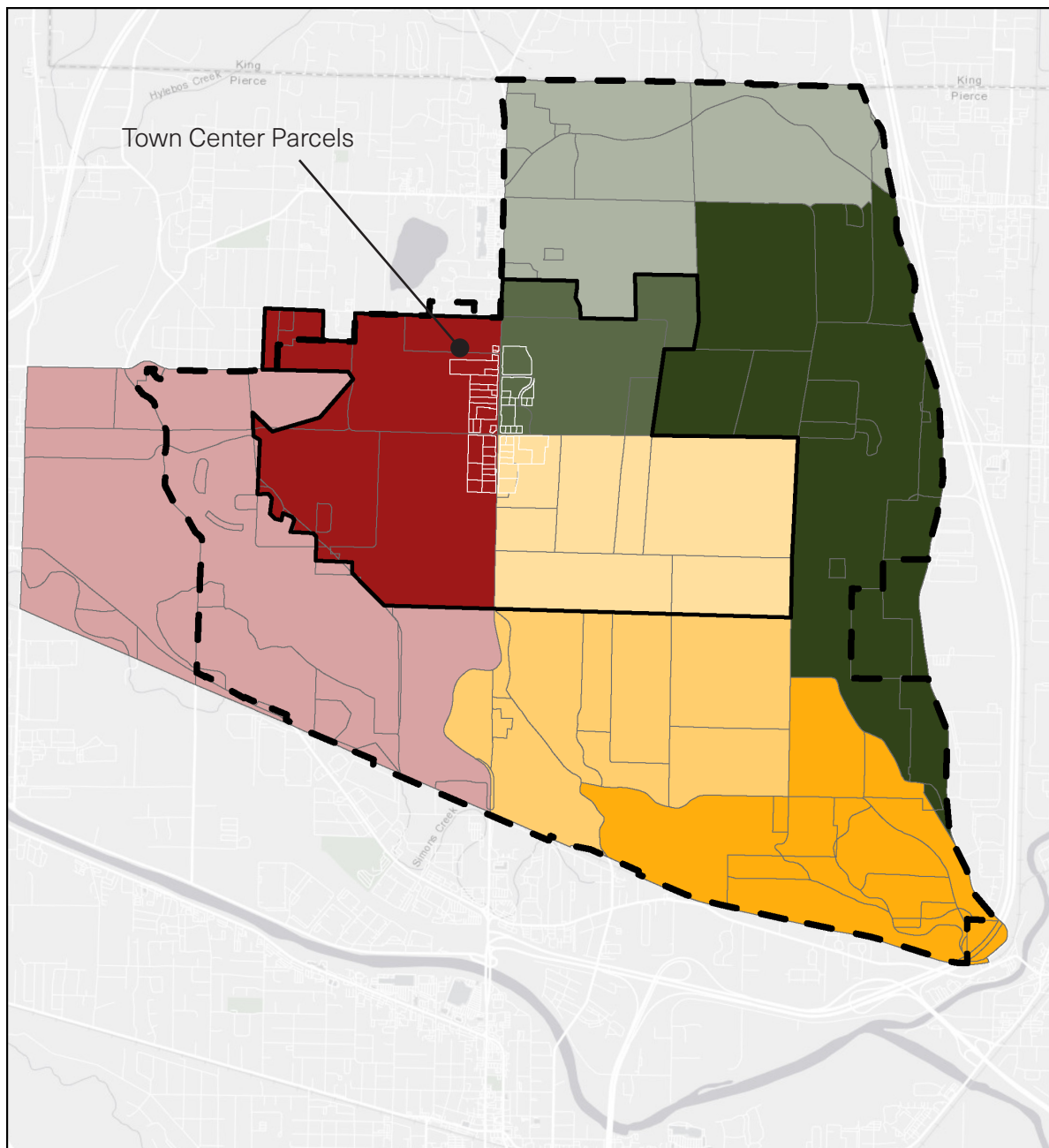
Average Household Size

Edgewood has a larger average household size than Pierce County and the State of Washington, which includes both owner-occupied and renter-occupied units. This larger than average household size aligns with Edgewood's reputation as a family-friendly suburb. It also suggests a potential to attract smaller household sizes to Edgewood's expanding urban core.

Table 8.2.1: Average Estimated Household Size, Areas of Comparison, 2011-15
Source: 2016-2020 American Community Survey 5-Year Estimates

	City of Edgewood	Pierce County	Washington State
Average household size of owner-occupied unit	2.77	2.75	2.65
Average household size of renter-occupied unit	2.58	2.45	2.34

Figure 8.2: Map of Town Center Block Groups



Legend



Edgewood



Town Center
Block Groups

Tract 073501



Block Group 1



Block Group 2



Block Group 3

Tract 073502



Block Group 1



Block Group 2



Block Group 3

Tract 940009



Block Group 1



Block Group 2

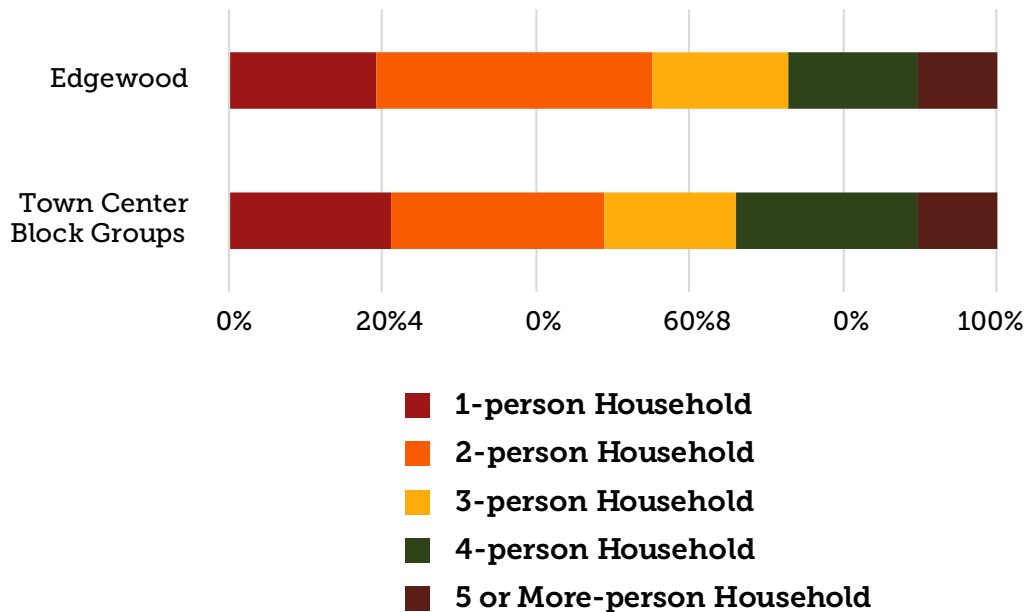
0.5
Miles



Table 8.2.2: Average Estimated Household Size by Block Group

Source: 2016-2020 American Community Survey 5-Year Estimates

	Town Center Block Groups	Edgewood
One-person Household	21.30%	19.20%
Two-person Household	27.58%	35.93%
Three-person Household	17.13%	17.84%
Four-person Household	23.80%	16.63%
Five or More-person Household	10.19%	10.40%



Household Sizes within Block Groups

In order to compare demographics between the Subarea and the City as a whole, data at the block group level from the US Census Bureau data was utilized. The Town Center is located within three different Census tracts. Each of those three tracts are broken up into two or three block groups. Town Center is within tract 735.01 – block group 2, tract 735.02 – block group 1, and tract 9400.09 – block group 2. We combined data from these three block groups in order to form one Town Center block group category. This is to more easily compare the demographics of the Town Center area against the City as a whole.

The Town Center block groups have a higher percentage of one-person and four-person households when compared to the entire city. Surprisingly, the city as a whole contains a larger percentage two-person households when compared to the Town Center block groups. This information suggests it would be wise to have a mixture of dwelling sizes, however it is possible the demand for smaller dwelling units will grow as more single people and couples move to Edgewood.

Housing Capacity

The 2021 Pierce County Buildable Lands Report includes information on housing capacity by jurisdiction and their zoning districts. In 2010, Edgewood had 3,801 housing units. The 2030 housing unit target is 6,003 units. By 2020, the City had produced an estimated 1,057 units. This leaves a housing unit need of 1,145 units by 2030. For Edgewood Town Center, the report assumes a split of 70 percent residential and 30 percent commercial. Table 6.3 below includes the housing capacity within Town Center, based on the Pierce County Buildable Lands Report. There is potential for 65 additional residential dwelling units on vacant land and 464 dwelling units on underutilized land. As of the writing of this plan, there are no pipeline dwelling units and no potential for dwelling units to be added on vacant single sites.

Table 8.2.3: 2020-2044 Housing Capacity in the Town Center Zone (Dwelling Units)

Source: US Census

Category	Total
Vacant	65
Underutilized	464
Vacant Single Unit	0
Pipeline	0

Vacancy Status

The City's housing vacancy rate has been declining the past 15 years to a current rate of 2.8 percent. This vacancy rate is lower than those of Pierce County (5.8 percent) and Washington State (7.8 percent). This pattern means not only is it becoming more difficult to find available housing, but the local market is comparatively tighter.

Table 8.2.4: Vacancy Status, Areas of Comparison, 2016-2020

Source: 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-Year Estimates

	Edgewood	Pierce Co.	WA State
2006-2010	5.3%	7.8%	8.9%
2011-2015	3.4%	8.4%	9.3%
2016-2020	2.8%	5.8%	7.8%

Housing Market

Single-family Housing

Detached single-family homes comprise 75 percent of all housing units in the City.

According to 2016-2020 American Community Survey 5-Year Estimates, the median value of owner-occupied housing units is \$430,600. However, this Census data does not reflect the sharp rises in property values seen in the past two years. According to real estate websites like Realtor and Redfin, the median sale price for homes in Edgewood is \$695,000, \$7,500 over the median listing home price. This suggests very strong demand and low supply of housing in Edgewood.

Even with Edgewood's high median household income of \$103,193, a \$695,000 home would likely be out of range for many Edgewood residents. While single-family housing will likely remain in demand for the foreseeable future, an increase in available multi-family units would offset some of that demand.

Table 8.2.5: Percent of Total Units by Housing Type, Areas of Comparison, 2016-2020

Source: 2016-2020 American Community Survey 5-Year Estimates

	Edgewood	Pierce Co.	WA State
SF, detached	75%	66%	63%
SF, attached	7%	5%	4%
Multi-family	14%	24%	27%
Mobile home	4%	5%	6%

Since Edgewood has a lower share of multi-family housing compared to Pierce County and Washington State, the City's percentage of renter-occupied housing is also lower.

Table 8.2.6: Housing Tenure, Areas of Comparison, 2016-2020

Source: 2016-2020 American Community Survey 5-Year Estimates

	Edgewood	Pierce Co.	WA State
Owner-occupied	76.7%	63.3%	
Renter-occupied	23.3%	36.7%	

Multi-family Housing

Multi-family homes make up 14 percent of all housing units in the City. Median monthly gross rent in Edgewood is \$1,398, which is about \$60 more than the Pierce County and State averages. Historically, there has been a lack of affordable apartment buildings constructed in Edgewood. While private sector, market rate multi-family housing has been proven to be feasible in Town Center, the public sector will need to consider how to support affordable multi-family housing.

Table 8.2.7: Median Monthly Gross Rent, Areas of Comparison, 2011-15

Source: 2016-2020 American Community Survey 5-Year Estimates

Edgewood	Pierce Co.	WA State
\$1,398	\$1,338	\$1,337

8.3 Housing Recommendations

In the future, the City will likely see housing developed within the Town Center at a higher density than what has previously been developed, consistent with the City's zoned density. This additional density within the Subarea will complement future employment uses that will occupy the site. Town Center is positioned to be an attractive location for live/work spaces, with available coworking space on the ground floor of future buildings and several stories of residential units on top.

Missing Middle Housing

Recommend discussion of missing middle housing to accomplish Town Center goals and achieve desired character.

To City: Some of the tables on the prior page will be accompanied by or represented as infographics in the final draft



9 Public Services

9.1 Overview

AHBL to coordinate with City Public Works staff to provide an introduction statement.

9.2 Current Public Services Context

City staff will summarize current capacity and potential problems. This section will also include maps of existing utilities in the subarea.

Electric

Puget Sound Energy (PSE) provides electrical service to the City of Edgewood, including the Town Center Sub-area. PSE is an investor-owned utility providing electrical service to residential, commercial, and industrial customers. To provide reliable service, PSE builds, operates and maintains an extensive electrical system consisting of generating plants, transmission lines, substations, and distribution systems. PSE is regulated by the Washington Utilities and Transportation Commission (WUTC) and is obligated to serve its customers subject to WUTC rates and tariffs.

The existing electrical system serving Edgewood includes the Edgewood Substation, located just north of the Town Center Sub-area at the northeast corner of 16th St E and Meridian Ave E. It is fed by 115kV

transmission lines that come from the south along Meridian Ave E, and then go both east and west along 24th St E. These lines are currently overhead and cut through the heart of the Town Center Sub-area.

Natural Gas

PSE also provides natural gas service to the City of Edgewood, including the Town Center Sub-area. PSE operates the state's largest natural gas distribution system. Most roads and commercial development sites in Edgewood have natural gas service either installed or readily available, with a large-diameter high-pressure gas distribution line running along the south side of 24th St E through the Town Center Sub-area.

Telecommunications

Telecommunications is a broad term encompassing television, Internet, telephone, mobile telephone, and radio service. Telecommunication providers within the Town Center Sub-area include CenturyLink, Lumen, Zayo, AT&T, Verizon, Comcast, and other private companies. These companies analyze market trends and expand services in response to increased demand. Several of these providers have facilities in public rights-of-way, including but not limited to buried and pole-mounted fiber optic and traditional wire cabling along Meridian Ave E and 24th St E. There is currently one pole-mounted cellular transmission facility located in public right-of-way near 2222 Meridian Ave E. The City has franchise

agreements with several of the aforementioned telecommunications companies.

Municipal Broadband

Discussion of the potential for municipal broadband with the Town Center as the pilot district.

Sewer

In 2008, the City of Edgewood formed a local improvement district (LID) to install a municipal sewer system along Meridian Ave E, including but not limited to a majority of the Town Center Sub-area. The City currently has an agreement in place with Lakehaven Water and Sewer District for municipal sewer services such as operations, maintenance, and treatment.

Solid Waste Disposal

Murrey's Disposal Company provides weekly solid waste disposal services to residential and commercial customers in the Town Center Sub-area. The company provides collections, transfer and recycling services throughout the Puget Sound area and is franchised under the authority of the Washington Utilities and Transportation Commission (WUTC). In cooperation with the City of Edgewood, the company provides single-family customers with curbside recycling service. Edgewood's Solid Waste Plan calls for the development of additional recycling collection programs for multifamily residences and commercial businesses, including the development of a yard waste collection program.

Stormwater

Edgewood's Public Works Department operates a Small Municipal Separate Storm Sewer System, managing stormwater runoff within the Town Center Sub-area. City-owned and operated stormwater facilities include conveyance pipes, roadside swales and ditches, catch basins, and control structures. The City has identified a number of improvements needed to the system; these are outlined in the Comprehensive Surface Water Management Program and the Capital Improvement Program.

Green Stormwater Infrastructure

Managing water quality and quantity with green stormwater infrastructure.

Water

Two public water utilities serve the Town Center Sub-area: Mountain View-Edgewood Water Company (MTVE) and the City of Milton. MTVE serves a majority of the Town Center, with the City of Milton serving several sites on the west side of Meridian.

MTVE maintains 70-80 PSI and 2500 – 3000 GPM fire flow in the area. Both water utilities obtain their public water supplies from groundwater sources and have facilities including wells, reservoirs, pumping stations, and transmission and distribution systems.

9.3 Public Services Recommendations

Public Infrastructure and Wise Land Use

AHBL to discuss with City staff potential to more fully develop this concept.

Capital Improvement Plan Projects

Lake Chalet Pothole Flood Reduction Project

Development over the last several decades has apparently blocked the drainage from Lake Chalet to Simon's Creek and the lake has become a closed depression pothole. As a result, seasonal rainfall events lead to flooding of public streets and private property adjacent to Lake Chalet, including flooding of 29th Street E. The least expensive option is to pump water from Lake Chalet to an existing gravity conveyance at the Simon's Mill Apartment site.

General Sewer Plan Update (Sanitary Sewer Comprehensive Plan)

This project will update the GSP to reflect the actual project that was constructed and plan for future expansion of Phase II and Phase III.

Citywide Information Technology (IT) / Security Upgrades

Upgrade security and communications infrastructure at City Hall and park facilities. Project may include, but is not limited to, installation of security cameras,

wireless internet access (public Wi-Fi), remote access locks, intelligent lighting, and variable message signs.

Civic Center Campus Improvements

Constructed in 2009, the Civic Center Campus has been home to City Hall and gravel walking trails. In recent years, City Hall has reached staffing capacity, and the grounds need improvements. This project will evaluate and investigate potential improvements, initiate some design work, and prepare for work in future years. Some needs already identified include security fencing for the police department, landscape vegetation management and revisions, and expansion of indoor office spaces.

Public Works Service Facility

In 2018 the City acquired property adjacent to the City Hall campus to serve as an interim public works yard, having an existing secured outdoor storage area and small garage. The Public Works Department anticipates outgrowing this location soon. The goal is to evaluate candidate sites for a permanent facility by early 2022. The northeast corner of the 36th & Meridian Park property is being considered along with other sites.

PLACEHOLDER

10Transportation



11 Implementation

11.1 Overview

Provide an introduction statement and description of the various implementation durations.

11.2 Recommendations

This will be one table combining all the recommendations from all the elements above.

11.3 Special Area Implementation Strategies

This could be used to describe strategies to limited areas of the Town Center, such as the Civic Center Campus, which may have unique conditions or challenges that are not contemplated by the above implementation strategies or recommendation.

PLACEHOLDER

12 Appendices



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: August 8, 2022

Title: Development Review Processes

Attachments: 1) 3x4 Process Outline
2) Vice-Chair Pincas Comment Letter with City staff responses

Submitted By: Evan Hietpas, Associate Planner

Background:

At the May 9, 2022 Planning Commission meeting, development review processes were brought up as a topic of focus through public comments and Commissioner comments. The Planning Commission expressed an interest in looking closely at current City development review processes.

Current Discussion:

Recent Development Process Improvements

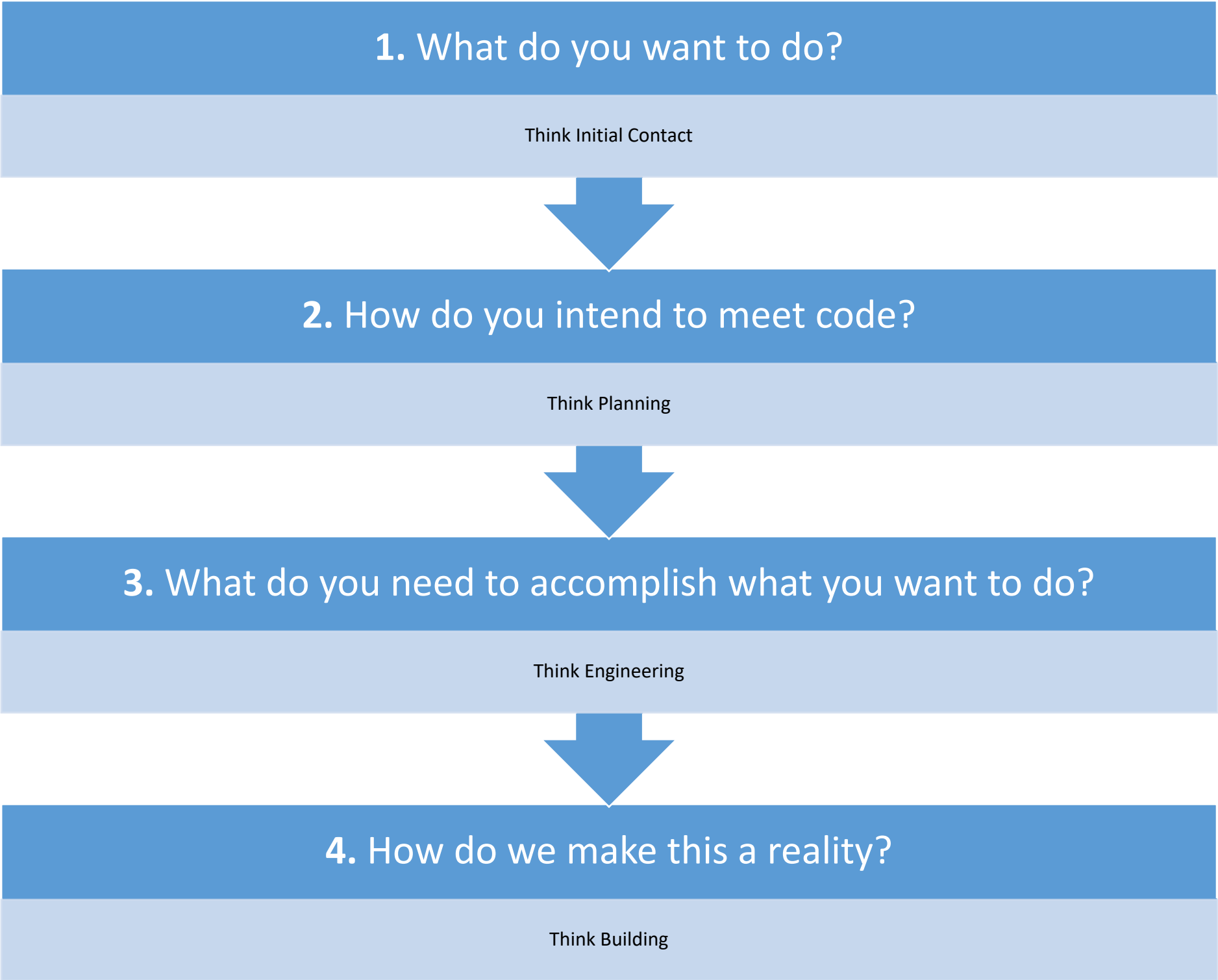
Since 2020, the City of Edgewood has updated several aspects of the development review process. Some of the most noteworthy efforts are outlined below:

- [Development Review Committee \(DRC\)](#) - Development review in Edgewood is facilitated through the “Development Review Committee” (DRC). The committee consists of representatives from the Planning, Engineering, Building, and Code Enforcement Divisions, and Fire, Police, and Utility review teams. Coordination of this committee is overseen by Development Review Coordinator Jamie Curbow.
- [“3x4” Process](#) - A quick means-test that City staff members use to help customers by asking the same 4 questions through 3 potential starting points (attachment 1).
- [Development Review Calendar](#)– Identifies predictable review “cycles” for project permit applications (short and long subdivisions, Site Plan, site development, use permits, SEPA review, etc.). Calendar is available to the public to provide clear expectations for review timelines.
- [Public Portal](#) – Allows applicants to submit and pay for permits online, and track progress on their application (completeness, review, revisions requested, issuance/ approval).
- [Applications and Checklists](#) – Standardized permit forms provide user-friendly documents that give clear direction for requirements.

Staff Recommendation:

Commissioners and staff may hold discussion on development review in Edgewood, and Commissioners may provide further direction to staff on this agenda item.

Level 1 - The Basics
(Highest Level - Everyone in the City should know)



1. What do you want to do?

Gather Information

Why are you here? •Open a business •Move to Edgewood •Subdivide Property •Develop Multi-family •Lease a Warehouse •Etc.	What do you Know? •Do you have an Edgewood property in mind? •Is the property properly zoned for what you want to do or do you know the proper zone? •Are you wanting to rent, buy, or build? •Are you the Applicant or will you have an agent/agency submit on your behalf?	What we need to keep in mind •Zoning Considerations, such as •Primary Use •CUP, AUP, or other approvals needed •Property Considerations, as outlined in #2 LD •Building Considerations, as outlined in #3 •Business Considerations, as outlined in #3
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2. How do you intend to meet code?

Based on customer’s specific project determine correct process track

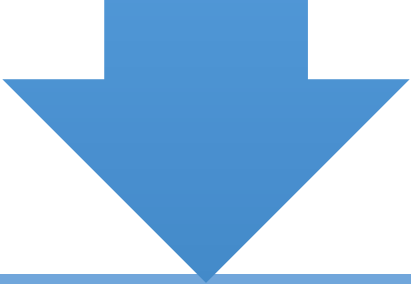
Land Use (LU) •Comprehensive Plan Amendment •Zoning Change •Conditional Use Permit •Administrative Use Permit •Temporary Use Permit •Other Title 18 process	Land Division (LD) •Platting •Short Plat or Subdivision •Boundary Line Adjustment •Binding Site Plan •Plat Amendment, Plat Alteration, other Title 16 process	Commercial (Comm) or Industrial (Ind) •If LU and LD satisfied: •Site Plan; •Site Development; then •Building Permit	Residential (R) •LU and LD satisfied: •Building Permit
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3. What do you need to accomplish what you want to do?

Identifying the Variables

Identify Site Considerations •Layout •Utility Agencies and infrastructure needs •Design Standards	Identify Building Needs •Rent or buy •TI (possible TFO process?) •Bring up to code? •Site upgrades, e.g., parking, landscaping, signage, •If build •Current code requirements/site layout requirements	Identify Business Needs •Business Plan •Business License •Selling goods = Tax ID, DBA, UBI, etc. •Home Based? •All above, plus •Home Occupation Certificate
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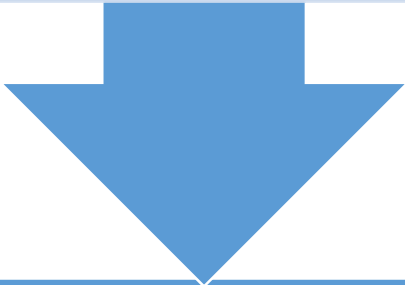
4. How do we make this a reality?

Setting them up for success for Level 3

Outline all permits needed	Provide applications and checklists	Identify basic review timelines
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1. What do you want to do?

Established in Level 2



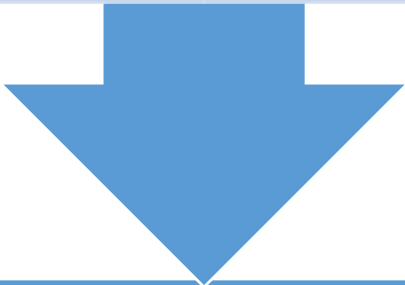
2. How do you intend to meet code?

Land Use (LU) • Comprehensive Plan	Land Division (LD) • Preliminary Plat	Commercial (Comm) or Industrial (Ind) • Site Plan/Design Review	Residential (R) • Building Permit Planning Review
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3. What do you need to accomplish what you want to do?

Land Use (LU) • Zoning	Land Division (LD) • Site Development	Commercial (Comm) or Industrial (Ind) • Site Development	Residential (R) • Building Permit Engineering Review
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4. How do we make this a reality?

Land Use (LU) • Specific Use Compliance	Land Division (LD) • Final Plat	Commercial (Comm) or Industrial (Ind) • Apply for Building Permit	Residential (R) • Building Permit Building Review
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AP: From my experience, I think the current permitting process does not give appropriate weight and consideration to achieving buy-in from residents (and possibly others who seek to work within Edgewood). If the process of doing the right thing is more expensive and arduous than being unsafe and cutting corners, I believe we have failed. The following points summarize my personal observations where I think we should consider making changes for the purpose of incentivizing people to do the right thing (especially in cases where the simpler/easier/cheaper option is to not get the proper permits):

1. AP: Upon beginning an application, applicants should be offered an opportunity to have a robust conversation with a staff member in which processes and terminology are explained in full, giving applicants an opportunity to ask questions and receive a full understanding about why certain steps are necessary, etc. As it is, it seems that applicants have to repeatedly contact the city to get clarification, and learn through an inefficient trial-and-error process.

Staff: Complex projects typically have a pre-application conference, and a pre-app is required for certain projects per EMC 18.40.130. These meetings last approximately 45 minutes and cost \$985.00 and City staff prepares written comments to the applicant. The City is looking into establishing a more brief and less costly option for small-scale proposals.

City staff works to provide meaningful customer service to all future applicants through phone calls, e-mails, and in-person conversations at City Hall to provide direction and guidance on each unique case. To improve understanding of technical application documents, the City includes item descriptions on the application checklists. To improve understanding of technical application processes, the City is working on pushing out more information to the public on-line and in hard copies (flowcharts, diagrams, clear benchmarks in processes, etc.).

2. AP: Application documents should be tailorable to the person who receives them, so that people unfamiliar with the process are not overwhelmed with alienating requirements that do not apply. The presence of inapplicable requirements presents a psychological barrier that might discourage people from proceeding with the process. Vague language and the presence of fees that may or may not apply breeds uncertainty and distrust.

Staff: The Site Plan/ Use Checklist is the application form that causes the most frustration/confusion with applicants. The checklist was constructed in a way that encompasses several different application types (Conditional/ Administrative/ Reasonable/ Temporary Use Permits, Design Standards Review for new development and tenant improvements, SEPA Review, tree preservation, etc.).

This means that there is an extensive list of possible application documents that *may need* to be submitted for review (22 in total). However, depending on the proposed action, the number of required documents may greatly vary. To accommodate this reality, City staff developed checklists that allow City staff to “check” the boxes of items that an applicant needs for the proposed action. Some proposals need all 22 items (new apartment complex design standards review), where others may just need 5 items (temporary use permit for a fireworks stand). This approach is utilized to limit the amount of application forms that the City needs to update and maintain over time and make it easier for the public to find the correct form to use.

3. AP: Similarly, processes should be streamlined depending on the size of the job. The existence of a development review calendar is useful for large scale projects, but it ultimately delays small residential projects and can discourage people from undergoing the proper permitting processes.

Staff: In order to provide a predictable process for applications and ensure we meet state-mandated review timelines, it is important to follow the development review calendar. In certain cases, it may be possible for City staff to complete their review in a shorter amount of time than the development review calendar indicates. In that case, the City may issue a permit quicker than expected or mandated. The challenge with going out of the DRC cycles is that it opens up a discussion for the applicant to argue that their project should be considered “small-scale”.

4. AP: Fees should vary depending on the size of the project. It seems unreasonable that small, non-commercial projects should incur the same fees as large commercial projects of the same broad type.

Staff: Fees **do** vary depending on the scale and complexity of the projects. For example, a residential Site Plan review typically costs around \$350.00, whereas a Site Plan design standards review for a new commercial project typically has review costs closer to \$5,000.00. The City understands the importance of accurately capturing the amount of time dedicated to different projects. To this end, the City is in the process of updating the 2016 fee schedule.

5. AP: Finally, there should be a process to designate certain projects as “emergency,” and emergency issues should be expedited

Staff: The City’s Building Division has established certain “expedited” permit types that have a quicker turn-around review timeline than others. This model may pose a greater challenge to Planning permit types because of unique conditions and circumstances that are often considered in planning decision-making processes.

Specifically, when regulating critical areas, emergency situations can qualify for an exemption, per [EMC 14.30.030.B.6](#). In other cases where City staff is made aware of an imminent threat or danger to public health or safety, or to public or private property, or serious environmental degradation, we work to meet the



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: August 8, 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 Future Agenda Calendar- August 2022												
Work Plan Items	2022										2023	
	14-Mar	11-Apr	9-May	13-Jun	11-Jul	8-Aug	12-Sep	10-Oct	14-Nov	12-Dec	9-Jan	13-Feb
Town Center	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	PH and Action	Discussion	Discussion	Discussion
Development & Public Works Standards	None			Discussion	None		Discussion	Discussion	Discussion	PH and Action	None	
Sewer Connection Requirements	Discussion	None		Discussion	Discussion	Discussion	Action	None				
Tree Preservation	None							Discussion	Discussion	Discussion	Discussion	Discussion
Various Code Updates	<u>Discussion</u> 1. Title 13 Code Updates	<u>PH and Action</u> 1. Title 13 Code Updates <u>Discussion</u> 1. Impact Fee Exemptions	<u>PH and Action</u> 1. Impact Fee Exemptions <u>Discussion</u> 1. Impact Fee Exemptions 2. Stormwater Regulations	<u>Discussion</u> 1. Land Use Table	None	<u>Discussion</u> 1. Land Use Table	<u>Discussion</u> 1. Land Use Table	<u>Discussion</u> 1. Land Use Table	<u>PH and Action</u> 1. Land Use Table	None		
2024 City Comprehensive Plan Update	None								Discussion	Discussion	Discussion	Discussion
Training Opportunities & Guest Speakers	<u>Discussion</u> 1. GIS Map	None	<u>Discussion</u> 1. APA Membership	None								
Review Planning Commission Handbook	None						Discussion	Discussion	None			Discussion
2022 Work Plan	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	None	
Comprehensive Plan Amendment	None		<u>PH and Action</u> 1. Preliminary Docket	None					<u>PH and Action</u> 1. Final Review of Amendment	None		
2023 Work Plan	None								Discussion	Discussion	Action	Discussion
Miscellaneous Items	<u>Discussion</u> 1. PROST Plan	<u>Action</u> 1. PROST Plan	<u>Discussion</u> 1. Reappointments	<u>Action</u> 1. Chair and Vice Chair <u>Discussion</u> 1. Development Review Process	<u>Discussion</u> 1. Coordination and Collaboration with EDAB	<u>Discussion</u> 1. Development Review Process	<u>Discussion</u> 1. Development Review Process	<u>Discussion</u> 1. Development Review Process	None			
Agenda Formation	March	April	May	June	July	August	September	October	November	December	January	February
Public Hearing (PH)	None	1. Title 13 Code Updates	1. Comprehensive Plan Amendment Preliminary Docket 2. Impact Fee Exemptions	None	None	None	None	None	1. Town Center 2. Final Review of Amendment 3. Land Use Table	1. Dev & PW Standards	None	None
Action	None	1. Title 13 Code Updates 2. PROST Plan	1. Comprehensive Plan Amendment Preliminary Docket 2. Impact Fee Exemptions	1. Chair and Vice Chair	None	None	1. Sewer Connection Reqs.	None	1. Town Center 2. Final Review of Amendment 3. Land Use Table	1. Dev & PW Standards	1. 2023 Work Plan	None
Discussion	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. Impact Fee Exemptions 3. 2022 Work Plan	1. Town Center 2. Impact Fee Exemptions 3. Stormwater Regulations 4. Training Opportunity: APA 5. 2022 Work Plan 6. Reappointments	1. Town Center 2. Dev. & PW Standards 3. Sewer Connection Reqs. 4. Land Use Table (Kennels) 5. Permit Processing 6. 2022 Work Plan	1. Town Center 2. Sewer Connection Reqs. 3. Coordination and Collaboration with EDAB 4. 2022 Work Plan	1. Town Center 2. Land Use Table 3. Development Review Process 4. 2022 Work Plan	1. Town Center 2. Dev & PW Standards 3. Land Use Table 4. Review PC Handbook 5. Development Review Process 6. 2022 Work Plan	1. Town Center 2. Dev & PW Standards 3. Land Use Table 4. Tree Preservation 5. Review PC Handbook 6. Development Review Process 7. 2022 Work Plan	1. Dev & PW Standards 2. Tree Preservation 3. Land Use Table 4. 2022 Work Plan 5. 2023 Work Plan	1. Town Center 2. Tree Preservation 3. Land Use Table 4. 2024 Comp. Plan 6. 2023 Work Plan	1. Town Center 2. Tree Preservation 3. Land Use Table 4. 2024 Comp. Plan	1. Town Center 2. Tree Preservation 3. 2024 Comp Plan 4. PC Handbook 5. 2023 Work Plan

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