



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

Monday, October 3, 2022, 6:00 p.m. • Hybrid Meeting held at City Hall Council Chambers, 2224 104th Avenue East, Edgewood, WA 98372 and Virtually via Zoom Meeting Link: <https://zoom.us/j/92275379112>

1. Call to Order

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

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

- a. Agenda Approval or Modifications
- b. Approval of Meeting Minutes for August 1, 2022
- c. Review of Planning Commission Meeting Minutes for August and September
- d. Review of August Development Review Reports

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

4. Old Business

- a. Town Center Subarea Plan Update
- b. Edgewood Marketplace

5. New Business

- a. Economic Development and Retention Incentives
- b. Infrastructure to Support Economic Development

6. Staff Comments

- a. Update – Hotel Market Feasibility Study
- b. Annual Work Plan
- c. Comprehensive Plan Periodic Update
 - i. Economic Development Element

7. Board Member Comments/Updates

8. Adjourn



CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING MINUTES
Monday, August 1, 2022 at 6 p.m.
Hybrid Meeting Held Virtually via Zoom and Edgewood City Hall

1. **CALL TO ORDER:** Chair Wiesenfeld called the meeting to order at 6:00pm
- MEMBERS PRESENT:** Members Wise, Wiesenfeld, Butterfield, Pearce, Neil, and Swanson
- STAFF MEMBER(S) PRESENT:** Morgan Dorner, Senior Planner (SP)
Assistant City Administrator Dave Gray
Associate Planner Evan Hietpas

2. **CONSENT AGENDA:**
- A. Agenda Approval or Modifications
 - B. Approval of Meeting Minutes for June 6, 2022
 - C. Review of Planning Commission Meeting Minutes for June
 - D. Review of Special Joint Planning Commission & EDAB Meeting Minutes for July 11
 - E. Review of June Development Review Reports

Motion: As presented **Action:** Approve, **Moved by:** Wise **Seconded by:** Pearce **Motion Passed 6-0**

3. **CITIZEN COMMENT PERIOD:**
Jason Ramirez spoke.

4. **OLD BUSINESS**

- A. Town Center & Planning Commission Collaboration
Senior Planner Dorner discussed the joint meeting EDAB members recently had with the Planning Commission. Associate Planner Evan Hietpas shared his plans to sit in on a Milton Planning Commission meeting to further community engagement.

5. **NEW BUSINESS:**

- A. Chair and Vice Chair Appointments
Chair Wiesenfeld nominated Vice Chair Swanson, and Lora Butterfield nominated Colleen Wise as Chair. Both accepted the nominations and then spoke to their desire to hold the position. Members voted by a show of hands for their choice resulting in Angel Swanson as the new Chair.

Andrew Wiesenfeld nominated Michael Pearce for Vice Chair. There were no other nominations and Michael Pearce accepted the position.

B. Hotel Market Feasibility Study

Assistant City Administrator Dave Gray briefed the board members on this agenda item as a part of the ongoing city strategy to attract targeted industry to achieve the vision of the community. Discussion then ensued between staff.

Motion: To recommend Council move forward with the study

Action: Approve, **Moved by:** Wiesenfeld **Seconded by:** Wise **Motion Passed 6-0**

C. **STAFF COMMENTS:**

Senior Planner Dorner reminded members about the Town Center Community Workshop September (4th Week of September), as well as the DRAFT subarea plan which should be available the end of September for review.

6. **BOARD COMMENTS/UPDATES:**

Andrew Wiesenfeld spoke.

Lora Butterfield spoke.

Chair Swanson spoke.

ADJOURN:

Motion: To adjourn **Action:** Approve, **Moved by:** Wiesenfeld **Seconded by:** Wise

Motion Passed 6-0 Chair Swanson adjourned the meeting at 6:56pm



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING MINUTES

Monday, August 8, 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 6:00 PM.
 - A. **Commissioners Present:** Guillory; Overfield; Wanger; Ramirez; Pincas; Slate
 - B. **Commissioners Absent:** Greene
 - C. **Staff Members Present:** Evan Hietpas, Associate Planner
Jeremy Metzler, Public Works Director
Dave Gray, Assistant City Administrator/ Finance Director
Morgan Dorner, Senior Planner
 - D. **Others Present:** None
2. **CONSENT AGENDA:** Chair Overfield requested a motion to approve the consent agenda. Ramirez motioned to approve, Guillory seconded. Commission voted 6-0 to approve.
3. **CITIZEN COMMENTS:** None
4. **PUBLIC HEARINGS:** None
5. **ACTION ITEMS:** None
6. **PLANNING COMMISSION DISCUSSION ITEMS:**
 - A. Sewer Connection Requirements
 - i. Metzler opened the agenda item for discussion.
 - ii. The Planning Commission discussed the item and will provide a recommendation to City Council at their September 12th meeting.
 - B. Land Use Table
 - i. Hietpas opened the agenda item for discussion.
 - ii. Discussion held on:
 - “Kennels” and “All Other Pet Care Services” land uses and considerations for potential impacts of this land use (noise, traffic, utilities, lighting, etc.)
 - Conditional Use Permit (CUP) and Administrative Use Permit (AUP) processes
 - Enforcement of applicable regulations
 - C. Town Center
 - i. Hietpas opened the agenda item for discussion.
 - ii. Commissioners held discussion and provided input on the draft Subarea Plan document.
 - D. Development Review Processes
 - i. Hietpas opened the agenda item for discussion.
 - ii. Discussion held on the City’s processes to improve transparency, inclusiveness, and overall communication/ education with the public.



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING MINUTES

Monday, August 8, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

E. 2022 Work Plan

- i. No discussion.

7. **STAFF COMMENTS:**

- A. Hietpas provided update on the Edgewood Experience high school program.
- B. Dorner provided update on current and anticipated development projects in Edgewood.

8. **COMMISSIONER COMMENTS:**

- A. Slate requested an update on the vacant CED Director position.
 - i. Gray provided update for Commissioners.

9. **ADJOURN:** Chair Overfield adjourned meeting at 7:37 PM.



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING MINUTES

Monday, September 12, 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 6:01 PM.
 - A. **Commissioners Present:** Guillory; Overfield; Greene; Wagner; Ramirez; Pincas;
 - B. **Commissioners Absent:** Slate
 - C. **Staff Members Present:** Evan Hietpas, Associate Planner
Dave Gray, Assistant City Administrator/ Finance Director
Morgan Dorner, Senior Planner
 - D. **Others Present:** None
2. **CONSENT AGENDA:** Chair Overfield requested a motion to approve the consent agenda. Guillory motioned to approve, Pincas seconded. Commission voted 6-0 to approve.
3. **CITIZEN COMMENTS:** None
4. **PUBLIC HEARINGS:** None
5. **ACTION ITEMS:**
 - A. Sewer Connection Requirements
 - i. Hietpas presented a draft recommendation for Planning Commission consideration.
 - ii. Planning Commission held discussion and decided to not take action at this meeting.
6. **PLANNING COMMISSION DISCUSSION ITEMS:**
 - A. Planning Commission Handbook
 - i. Hietpas presented the Planning Commission handbook that was published in July of 2021 with the intent of seeking feedback and input on it.
 - ii. Discussion held between staff and Commissioners. No future discussion anticipated.
 - B. Town Center
 - i. Hietpas provided an update on the Subarea Plan and highlighted two key areas of focus that staff will be working on and seeking Planning Commission input for in the coming months- (1) Land Use and Development Regulations and (2) Multi-Modal Mobility.
 - C. Land Use Table
 - i. Hietpas opened the agenda item for discussion, recommending that the Planning Commission pause their discussion on amendments to the land use table relating to “Kennels” and “All Other Pet Care Services”. This would allow an applicant to submit a specific development regulation amendment application for City review.
 - ii. Planning Commission discussed and agreed with staff’s recommendation.
 - D. Commercial Zoning District
 - i. Dorner opened the agenda item, discussion was held, the agenda item will be brought back in October for further discussion.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, September 12, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E
Meeting Held Virtually via Zoom

E. Industrial Height Standards

- i. Dorner opened the agenda item, discussion was held, the agenda item will be brought back in October for further discussion.

F. 2022 Work Plan

- i. No discussion.

7. STAFF COMMENTS:

- A. Gray commended City Planning staff and the Planning Commission for their efforts in the past few years.

8. COMMISSIONER COMMENTS: None

9. ADJOURN: Chair Overfield adjourned meeting at 7:44 PM.

Pending Projects - Planning and Engineering Permits

28 Permits

Exported: 09/01/2022

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	08/12/2022
22-1452	EdgeVue Estates	4524 CALDWELL RD E	6755000184	PLANNING	BLA	APPLICATION	08/29/2022	08/29/2022
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	WAITING ON REVISIONS	03/24/2022	08/31/2022
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
CODE UPDATES AND CHANGES								
22-1064	TOWN CENTER SUBAREA PLAN	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	02/09/2022	08/16/2022
22-004CODE	2021 CITY INITIATED COMPREHENSIVE PLAN AMENDMENT	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	04/26/2022	08/10/2022
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	08/23/2022
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
SHORT PLAT - FINAL								
21-1613	TEBALDI SHORT PLAT FINAL PLAT	4625 126TH AVE E	6755000240	PLANNING	SHORT PLAT - FINAL	UNDER REVIEW	01/10/2022	08/30/2022
SHORT PLAT - PRELIMINARY								
22-1385	AFICHUK SHORT PLAT	1625 112TH AVE E	9770000011	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	07/15/2022	08/25/2022
SIMPLE PAVING								
22-1444	LANG DRIVEWAY PAVING	10117 18TH STREET CT E	3630000021	ENGINEERING	SIMPLE PAVING	UNDER REVIEW	08/25/2022	09/01/2022
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	07/27/2022
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091134	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/30/2020	08/01/2022
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	UNDER REVIEW	09/24/2021	08/11/2022
22-1218	TAPPS APARTMENT SITE DEVELOPMENT	XXX 29TH ST E	3625000372	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	04/22/2022	08/31/2022
22-1397	VIEW POINTE RV SITE DEVELOPMENT	10315 12TH STREET CT E	420037059	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	07/26/2022	08/31/2022
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	08/29/2022

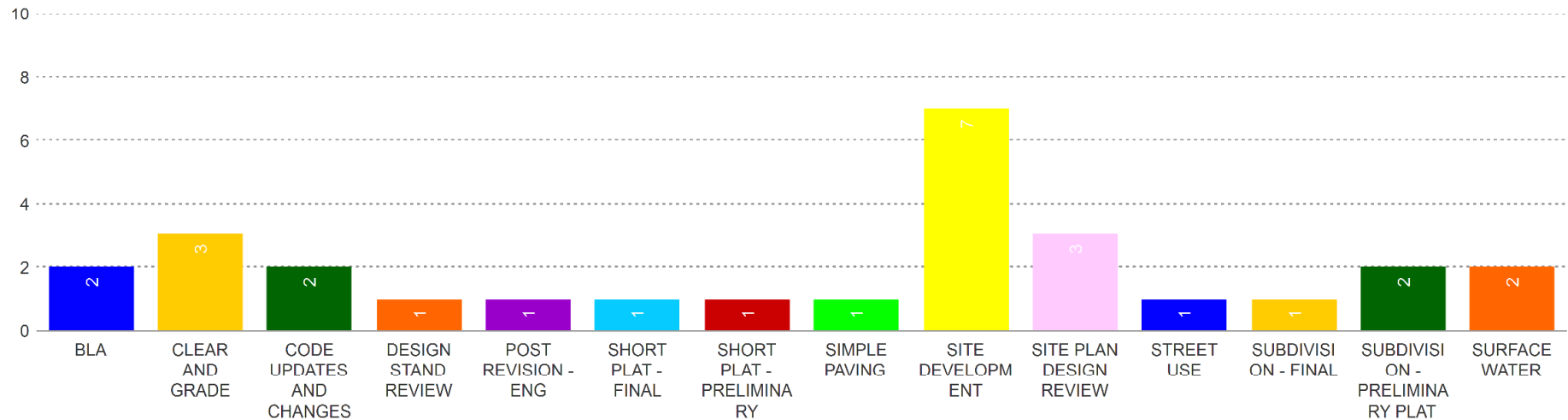
Pending Projects - Planning and Engineering Permits

28 Permits

Exported: 09/01/2022

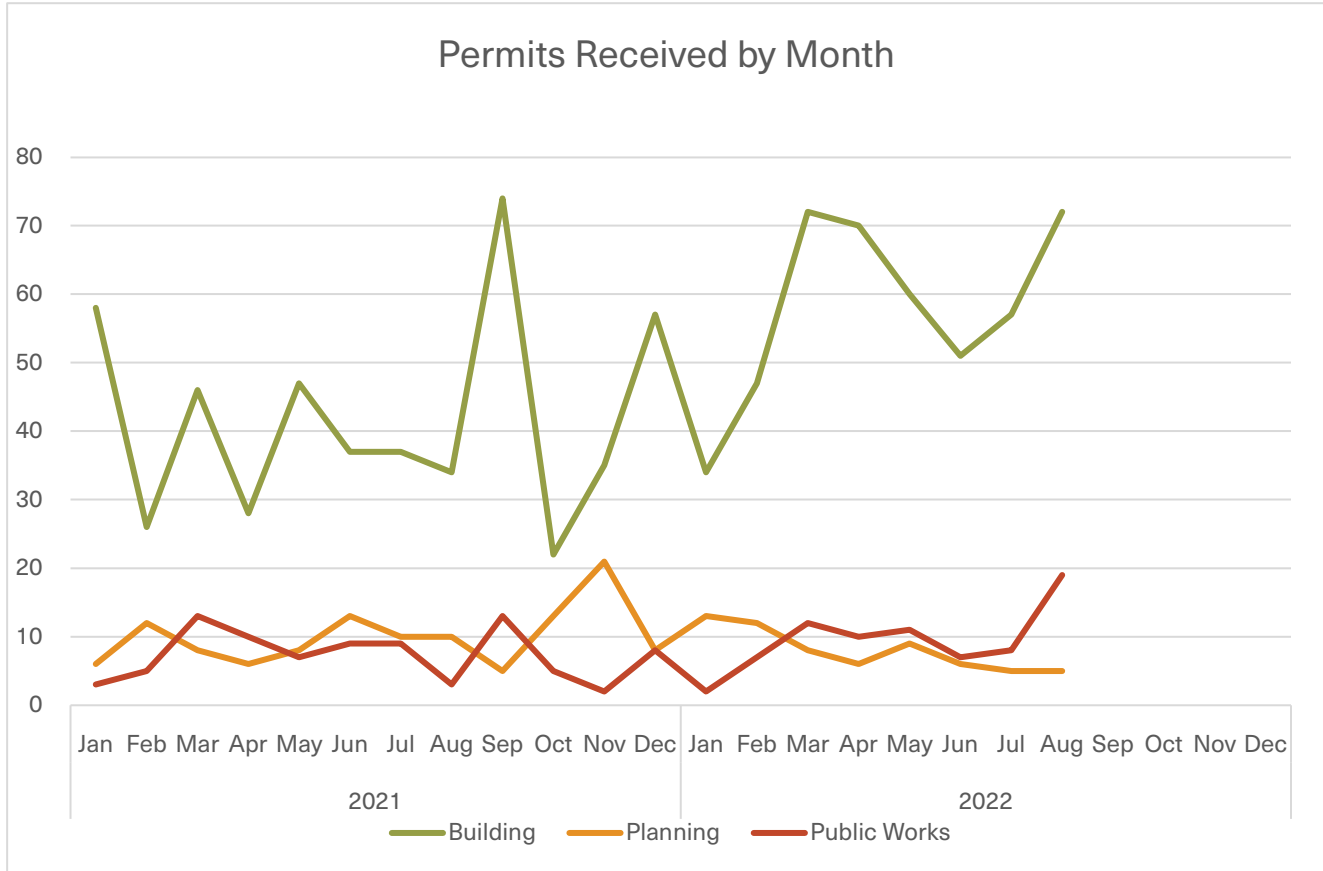
Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
22-1402	EDGEMONT SHED SITE PLAN DESIGN REVIEW	2110 110TH AVE E	420102037	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/28/2022	08/24/2022
22-1426	DEMCHUK SITE PLAN REVIEW	10704 16TH ST E	420102002	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	08/17/2022	08/23/2022
STREET USE								
22-031	DUNCAN STREET USE	113 MERIDIAN AVE E	420032021	PUBLIC WORKS	STREET USE	UNDER REVIEW	06/09/2022	07/15/2022
SUBDIVISION - FINAL								
22-1433	NORTHWOOD ESTATES WEST PHASE 2 SUBDIVISION FINAL PLAT	9609 24TH ST E	420091136	PLANNING	SUBDIVISION - FINAL	INCOMPLETE	08/18/2022	08/31/2022
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	08/01/2022
22-1026	ESTATES ON CALDWELL PLAT ALTERATION (21-1051)	4433 128TH AVE E	6027710020	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	01/25/2022	08/23/2022
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
22-1450	FRIEND SURFACE WATER	12213 48TH ST E	6755000351	ENGINEERING	SURFACE WATER	UNDER REVIEW	08/25/2022	08/31/2022

Permits by Type



Aug 2022

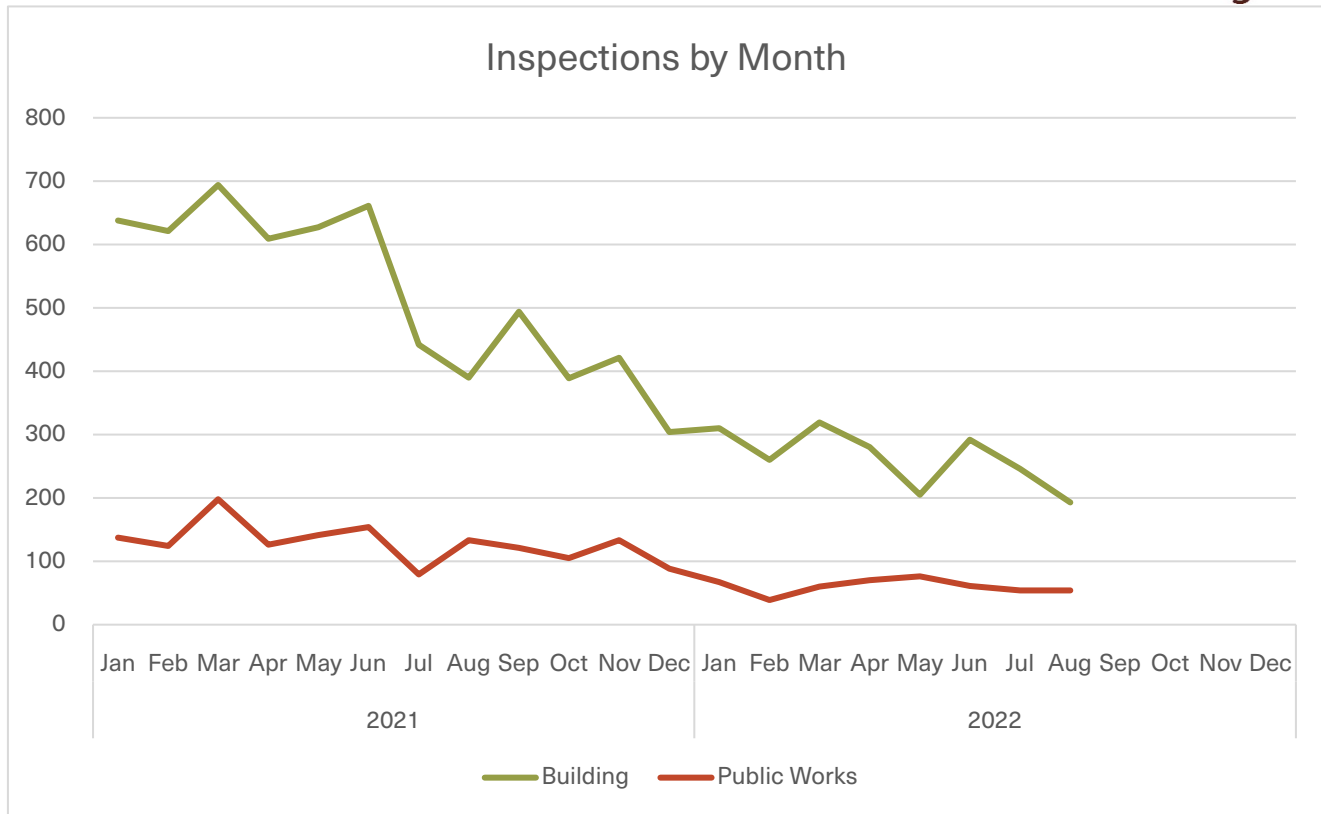
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Aug 2022	72	43	5	3	19	12
Aug 2021	34	35	10	7	3	5
Average 2022	58	32	8	4	10	7
Average 2021	39	37	9	7	7	7
YTD 2022	463	256	64	32	76	54
YTD 2021	313	297	73	58	59	55
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2022	Mar	72	Jan	13	Aug	19
Highest Month 2021	Sep	74	Nov	21	Mar	13

Aug 2022

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Aug 2022	193		54	
Aug 2021	390		133	
Average 2022	263		60	
Average 2021	524		128	
YTD 2022	2105		481	
YTD 2021	4682		1092	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2022	Mar	319	May	76
Highest Month 2021	Mar	694	Mar	198

Plat Construction Tracking Report- July-August 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	ISSUED				
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	17	94%
	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	APPLICATION			
	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	7	50%
	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	4	44%
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
EDAB AGENDA ITEM**

Date: October 3, 2022

Title: Town Center Subarea Plan Update

Attachments:

- 1) TC Landmark Map
- 2) Pedestrian Connection Concepts
- 3) Parallel Road Network

Submitted By: Evan Hietpas, Associate Planner
Morgan Dorner, Senior Planner

Introduction:

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

Background:

December 2020 - March 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 2021: Planning Commission (PC) recommended three actions to City Council, including the to create a Town Center Subarea Plan

June 2021: Staff kicked off the public involvement process with presentations to the EDAB and PRAB.

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

October 2021: City staff presented youth engagement efforts from the Edgewood Experience program.

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

January 2022: TC Subarea Plan webpage introduced. Promotion of first community workshop.

February 2022: Summary of the January 27th community workshop provided.

June 2022: Summary of the May 19th community workshop provided.

July 2022: The Economic Development Advisory Board (EDAB) met with PC in a Special Joint Meeting on July 11, 2022 to discuss on-going collaboration/ coordination efforts that they wish to pursue to ensure that the two groups are working together on important City priorities and process improvements, with specific focus on Town Center.

August 2022: PC and staff held discussion on the Subarea Plan first draft.

September 2022: PC and staff met to discuss Town Center and issues that Meridian may pose for meeting the vision for a safe, walkable community center.

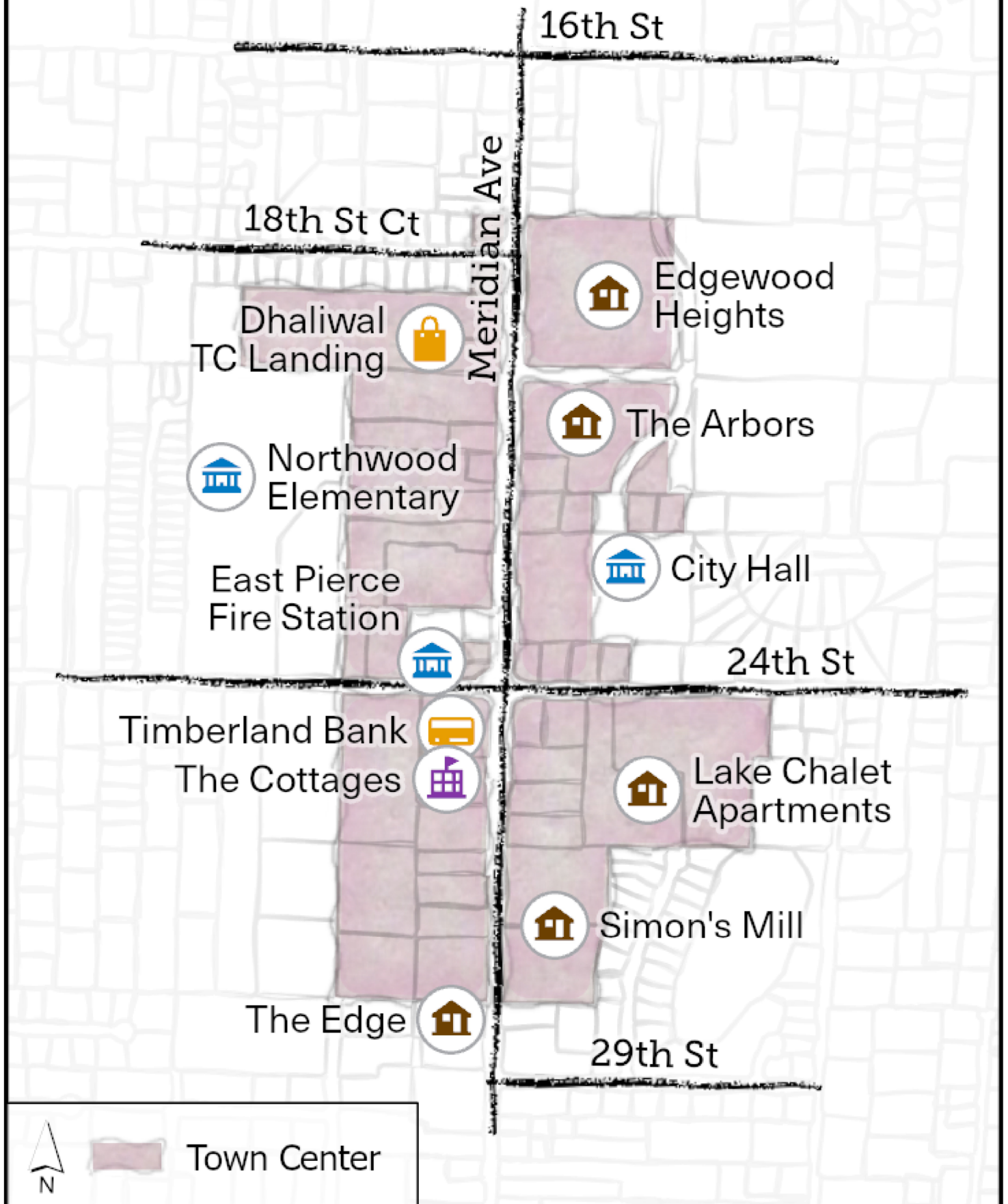
Current Discussion:

City staff and AHBL are currently crafting a Subarea Plan final draft. Through this process, it has become apparent that two (2) primary areas of focus require more thought and analysis in order to establish clear and achievable implementation strategies.

- Land Use and Development Regulations
 - Targeted land uses in specific areas/clusters
 - Appropriate mix of land uses (residential, commercial/retail, public space)
 - Building frontage requirement (Meridian and/or parallel road network)
 - “Zone of influence” for properties and streets adjacent to Town Center
- Multi-Modal Mobility
 - Pedestrian safety at road crossings
 - Walking “loop” in Town Center connecting open spaces and landmarks
 - Street cross section requirements (driving lane, parking, biking, transit)

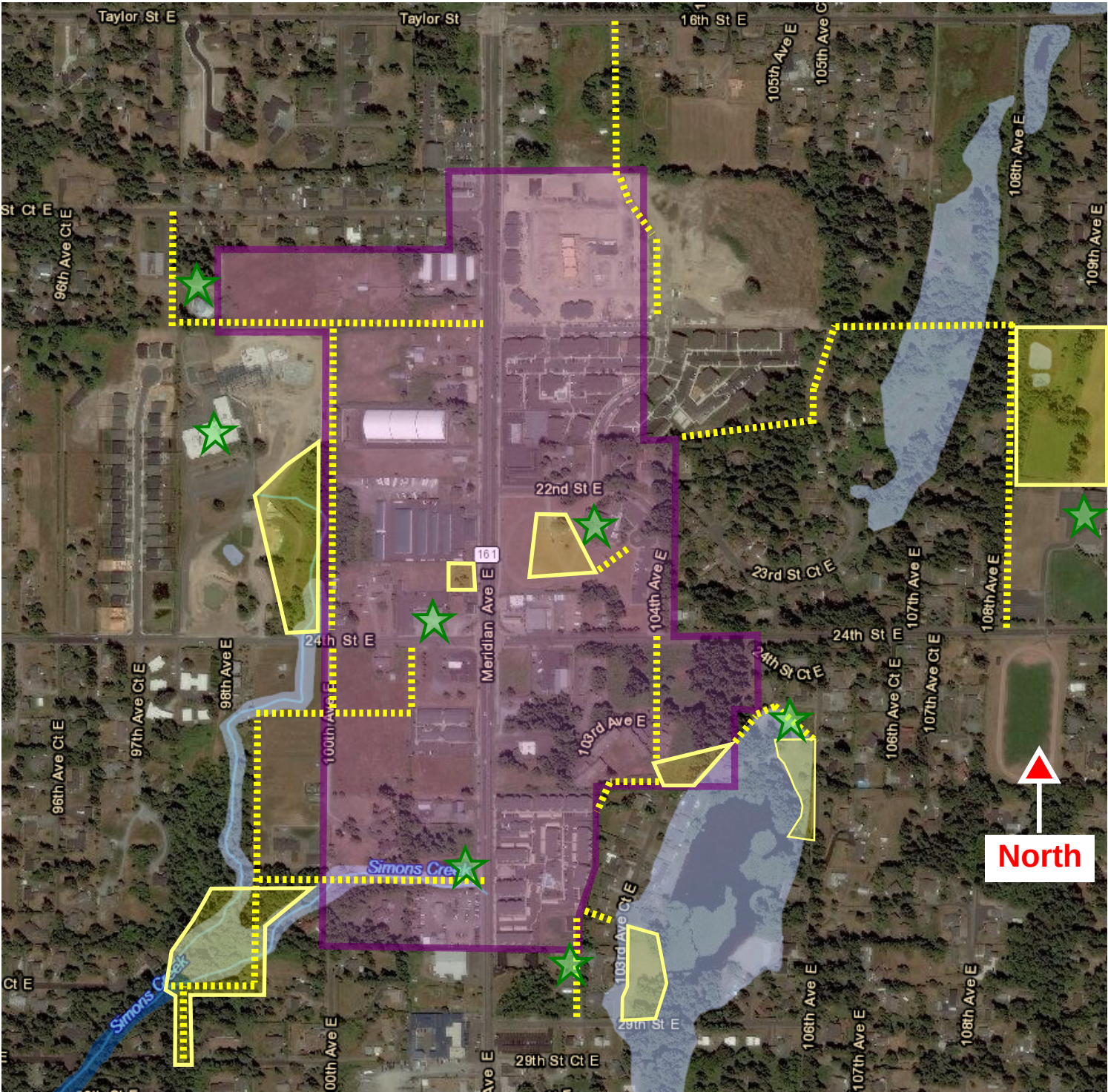
The third workshop originally scheduled for September 29th has been postponed until these focus areas have been fully evaluated. Notice will be provided once a new workshop date has been set. Additionally, the City no longer anticipates including the Town Center Subarea Plan as a part of its comprehensive plan amendment application #22-004CODE.

EDGEWOOD TOWN CENTER



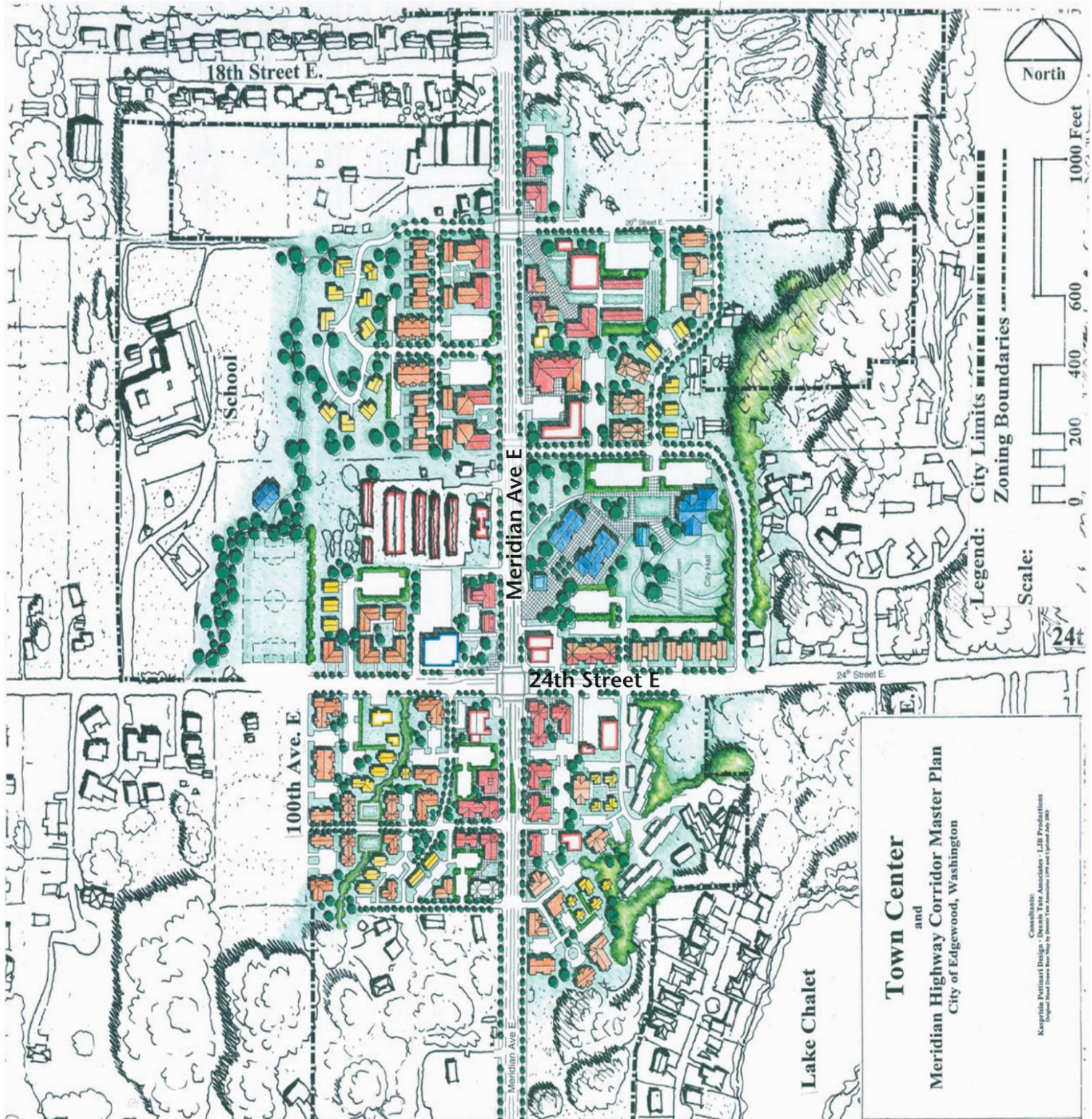
Conceptual Town Center Open Space and Trail Network

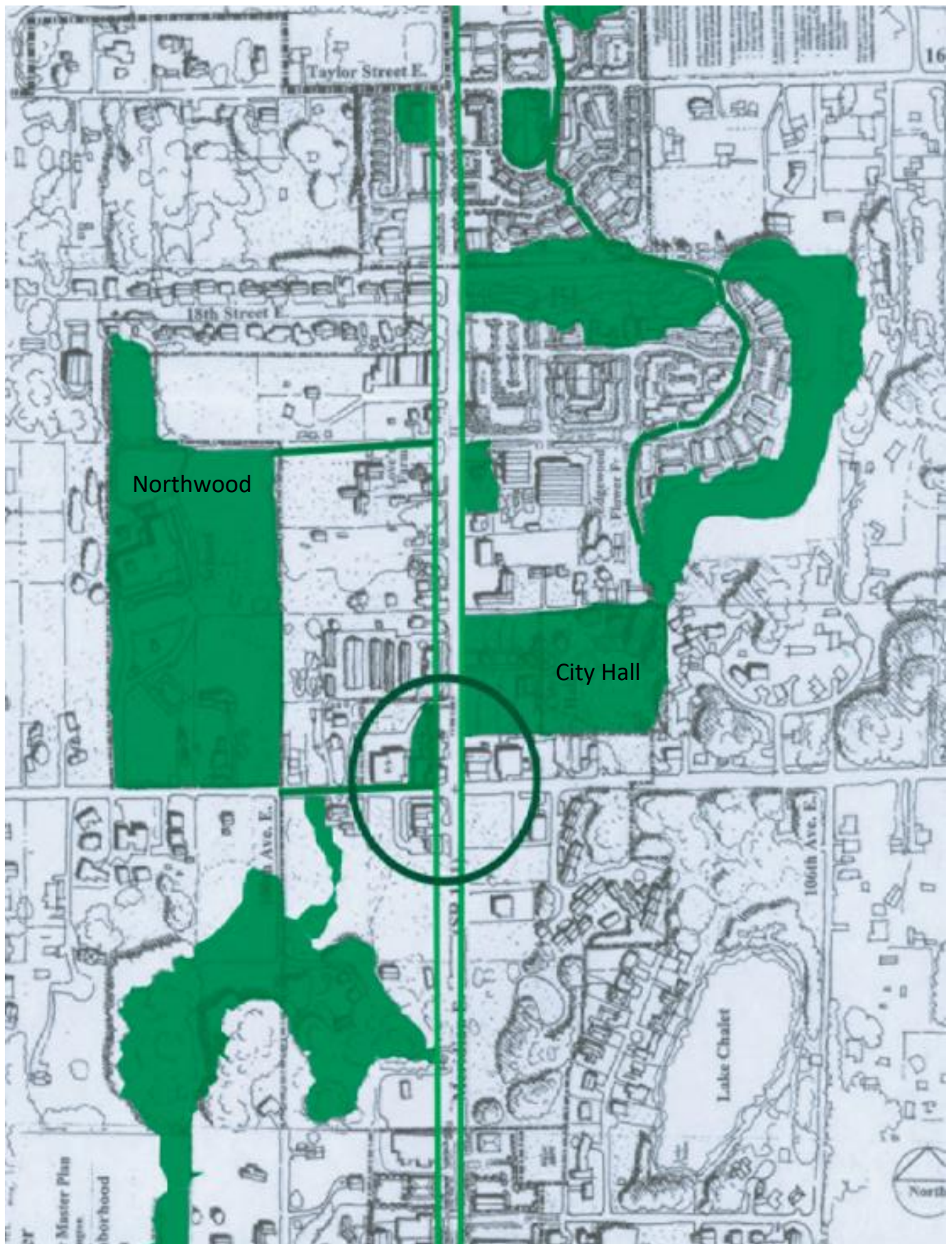
June 2021- DRAFT- for discussion only



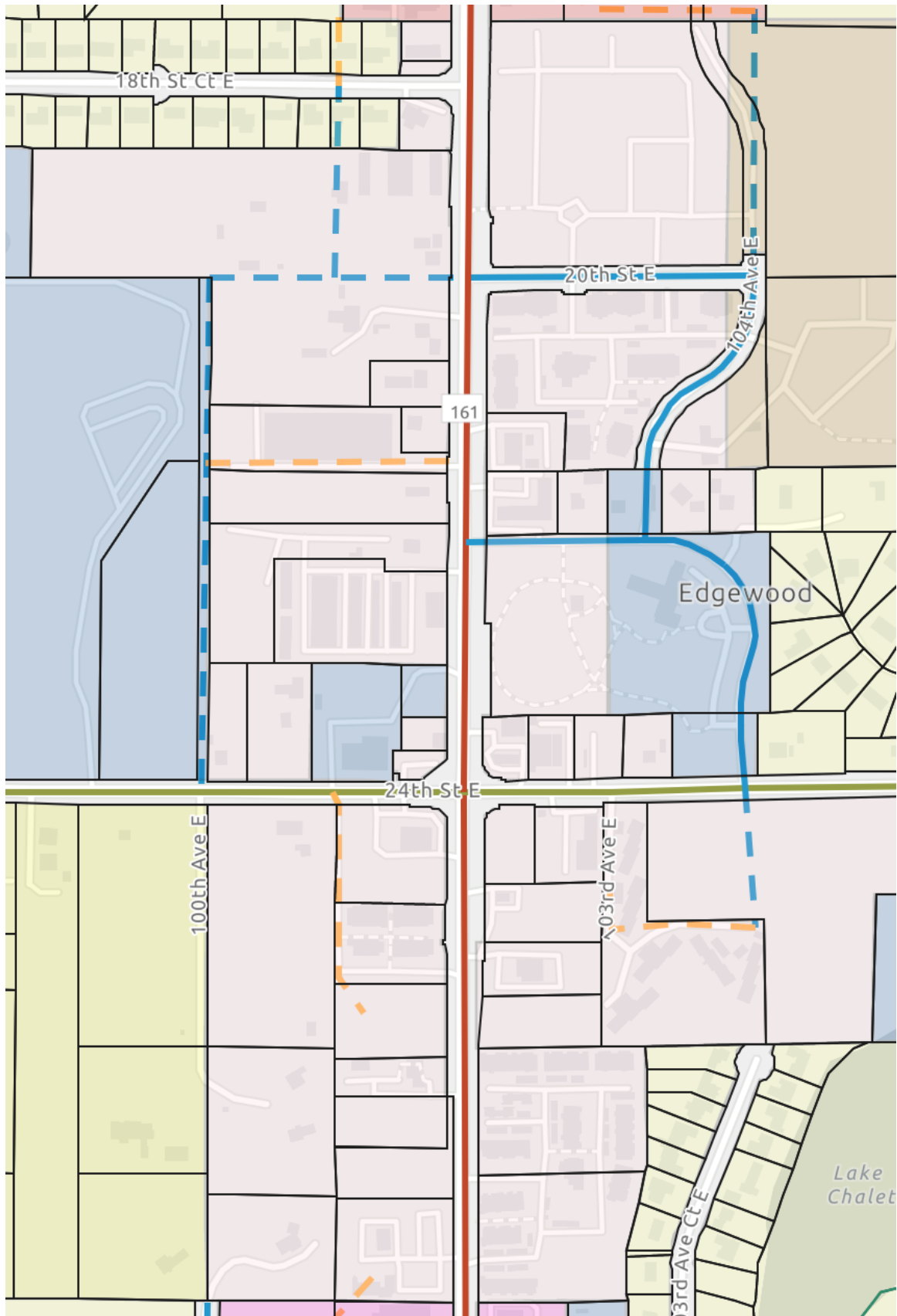
	Town Center Zoning		Regulated Floodplain
	Public Agency Property		Park/ Open Space Area
			Pedestrian Connection

2004 Town-Center and Meridian Master Plans





Town Center Parallel Road Network Section Map



- Planned Connection
- Planned Collector

North



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

Date: October 3, 2022

Title: Edgewood Marketplace

Attachments: 1) Edgewood Marketplace Flyer

Submitted By: Morgan Dorner, Senior Planner

Background:

On November 2, 2020, the Economic Development Advisory Board (EDAB) reconvened after a seven month hiatus under an order of proclamation from the Governor caused by COVID-19. During the November meeting, the EDAB members and staff discussed the mission, role, and goals of the EDAB moving forward. One main topic emerged from the discussion, which was the concept of an Edgewood Marketplace.

The Edgewood Marketplace or Market, as it was discussed, would be an annual event that provides an opportunity to showcase Edgewood businesses. The location could be at the City Hall campus or a City park. The City would provide the space and obtain any necessary permits to host the event, but scheduling, coordinating, and running the event would all happen from the participants—possibly through a supervising committee or the EDAB members. In addition to the physical event, the Marketplace would serve as an opt-in directory of local businesses that have a tie to the City and EDAB.

The Marketplace itself would have a page on the City’s website, could possibly use data and marketing resources available to the City, and would have a presence in the quarterly Edgewood magazine. In order to take the first steps in creating the directory and pulling together businesses that would help make the event a success, the EDAB will devise recruitment tools and establish a plan once the businesses sign up.

Recommendation

Hold a discussion on this Work Plan item. This may be something to incorporate as part of the Town Center Subarea Plan that is analyzing community event and market space at the Civic Campus site.

Calling All Edgewood Business Owners

- Are you an Edgewood business owner looking for new ways to promote your business?
- Would you like to meet like minded business professionals to bounce ideas off of?
- If the City offered you a place to collaborate with other business owners would you be interested?
- Would you like to participate in a free annual event to showcase what your business has to offer?



**IF YOU ANSWERED YES TO ANY OF THOSE QUESTIONS
THEN SIGN UP TODAY FOR:**

EDGEWOOD MARKETPLACE

FOR MORE INFORMATION CONTACT
CITY OF EDGEWOOD
COMMUNITY & ECONOMIC DEVELOPMENT
COMDEV@CITYOFEDGEWOOD.ORG



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

Date: October 3, 2022

Title: Economic Development and Retention Incentives

Attachments: N/A

Submitted By: Morgan Dorner, Senior Planner

Discussion & Background:

Hold a discussion on incentives for attracting and retaining businesses in Edgewood. Provide recommendations and guidance to staff for what the Board would need to evaluate this item and provide final recommendations to City Council. This may be an item to propose for the Board's 2023 Work Plan to Council at the end of the year.

Comprehensive Plan Goals and Policies (as they relate to "Economic Development and Retention Incentives"):

Land Use:

Goal LU.VI Promote commercial uses that offer quality, unique services for residents and visitors and that distinguish Edgewood from surrounding commercial centers.

- LU.VI.a Ensure City land use policies and regulations enable and support commercial development that captures the spending power of residents, regional commuters and of those seeking alternative retail experiences.
- LU.VI.b Encourage diversification of the City's commercial offerings.
- LU.VI.c Support the long-term economic vitality of commercial development.



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

Date: October 3, 2022

Title: Infrastructure to Support Economic Development

Attachments: N/A

Submitted By: Morgan Dorner, Senior Planner
Dave Gray, Assistant City Manager

Discussion and Background:

Hold a discussion on infrastructure to support economic development in Edgewood. Provide recommendations and guidance to staff for what the Board would need to evaluate this item and provide final recommendations to City Council. This may be an item to propose for the Board's 2023 Work Plan to Council at the end of the year

Comprehensive Plan Goals and Policies (as they relate to “Infrastructure to Support Economic Development”):

Land Use:

Goal LU.V Establish Town Center as the commercial, mixed use heart of Edgewood.

- LU.V.j Prioritize investments that support development of Edgewood's Town Center, such as investments that improve transportation systems and public spaces.

Goal LU.VI Promote commercial uses that offer quality, unique services for residents and visitors and that distinguish Edgewood from surrounding commercial centers.

- LU.VI.a Ensure City land use policies and regulations enable and support commercial development that captures the spending power of residents, regional commuters and of those seeking alternative retail experiences.
- LU.VI.e Promote easy access to commercial corridors and centers for pedestrians, bicyclists and transit users.

Community Character:

Goal CC.II Promote the creation of highly usable public spaces that maintain community character and increase public safety.

- CC.II.g Work cooperatively with businesses and property owners along the Meridian Avenue corridor to encourage and preserve the economic viability and visual quality of the City's “Main Street” corridor.

Transportation:

Goal T.II Develop a transportation system that enhances the delivery and transport of goods and services.

- T.II.a Support improved connectivity and access from the City's employment centers and the regional transportation system.
- T.II.b Improve Meridian Avenue E south of 24th Street E to support safe and efficient truck movement.

- T.II.c Enforce truck regulations so that heavy vehicles do not utilize City roads, except for local deliveries and services.



Delivery and Transport of Goods and Services

Goal T.V Promote programs to encourage carpooling, transit and non- motorized transportation.

- T.V.c Work with Pierce Transit and businesses to evaluate and improve transit service and facilities that serve employment sites and promote Commute Trip Reduction (CTR) program components.
- T.V.d Support public and private Travel Demand Management (TDM) programs to promote alternatives to driving alone.
- T.V.e Encourage new commercial and office developments to provide physical features supportive of carpooling, transit and non-motorized modes of travel.

Utilities:

Goal U.I Ensure the location and design of utility facilities meets the community's needs.

Goal U.II Support the provision of quality utility services that are reliable, efficient and financially and environmentally sustainable.

- U.II.b Work with providers to ensure that utility services are provided at reasonable rates.
- U.II.d Encourage the use of new technologies that will enhance the quality of utility services, and that are financially feasible and consistent with community needs.
- U.II.e Support improvements in utility services that support local businesses and economic development.
- U.II.n Work with utility providers to develop a full range of telecommunication services for residents and businesses, including those that support telecommuting and distance learning.

Recommended Action:

Discuss the agreement and provide a recommendation to Council.