



**CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA**

Tuesday, October 3, 2023 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA
Meeting Link: <https://cityofedgewood-org.zoom.us/j/86916509308>

1. CALL TO ORDER

Roll Call, Pledge of Allegiance

2. COUNCIL BUSINESS

- A.** Equity, Diversity and Inclusion (Trainings, Planning, etc.)
- B.** Prologis Park Noise Study Review Services
- C.** Capital Improvement Plan (CIP)

3. OTHER COUNCIL ITEMS

4. ADJOURN

Study Sessions are meetings for Council to review upcoming and pertinent business of the City, no action is taken by the City Council. Study Sessions are open to the public, but public input is reserved for the regular Council meetings



City Of Edgewood Council Agenda Summary Sheet

Subject: Equity, Diversity and Inclusion (Trainings, Planning, etc.)	Agenda Item #: 2.A
	For Agenda of: 10/3/2023
	Prepared by: Jill Schwerzler-Herrera
Attachments (list):	
Approval of Materials: Jill Schwerzler-Herrera Rachel Pitzel, City Clerk/HR Director 9/28/2023 Dave Gray 9/28/2023 Daryl Eidinger 9/28/2023	Expenditure Required: Amount Budgeted: Timeline: Topic to be added to all future Study Sessions (see item history below)

Summary Statement:

Jim Walton will be joining us to discuss some of his experiences as Tacoma's first black city manager 2003-2005.

Item History:

The council has asked that this topic be discussed at all study sessions for the foreseeable future. As such, this has been a reoccurring agenda item since September of 2020.

Recommended Action:

N/A

Fiscal Note/Consideration:

N/A



City Of Edgewood Council Agenda Summary Sheet

Subject: Prologis Park Noise Study Review Services	Agenda Item #: 2.B
	For Agenda of: 10/3/2023
	Prepared by: Morgan Dorner
Attachments (list): 1. DRAFT RESOLUTION - Landau Associates 2. EXHIBIT A Proposed Scope of Services and Cost Estimate	
Approval of Materials: Morgan Dorner Rachel Pitzel, City Clerk/HR Director Dave Gray Daryl Eidingen	Expenditure Required: \$22,980 Amount Budgeted: \$22,980 Timeline: October 3, 2023 Council Study Session October 10, 2023 Regular Council Meeting

Summary Statement:

On March 22, 2023, the City issued a solicitation seeking consulting services for noise study review and preparation of a technical noise assessment for a proposed industrial development known as "Prologis Park". The project is currently in the State Environmental Policy Act (SEPA) Environmental Impact Study (EIS) process. The City is preparing a Draft EIS for public issuance to the citizens, tribes, agencies with jurisdiction, and interested parties that will analyze the information provided by the applicant, potential environmental impacts, comments received, and three (3) project alternatives for #1 As Proposed, #2 Reduced Impact, and #3 No Action. Amongst the different elements of the environment that will be studied (ex. land, air, water, traffic), the analysis will include review of potential noise impacts from the proposed land use change from mostly agricultural and residential to industrial warehousing and associated activities.

The solicitation was distributed to a total of nine (9) different firms that provide acoustical engineering services using the MSRC Rosters. One (1) offer for services was received from Landau Associates for \$22,980. Since this proposal is over the \$15,000 threshold for requiring City Council approval, it is being presented at this Study Session and will be brought to the Regular Council meeting on October 10, 2023 for approval.

General Project Background:

Prologis LP (the applicant) proposed to construct up to 1,065,000 square feet (sf) of High-Cube Fulfillment Center Warehouse and/or Industrial Park in up to four (4) buildings on approximately 87.73 acres with associated site improvements (roads, utilities, parking, stormwater facilities). Access to the site is proposed at 42nd Street Court East and a new public roadway is proposed east to west through the development. Environmentally critical area impacts to Wapato and Simons Creeks and associated wetlands and wetland buffers are expected. Sewer and watermain extensions are proposed to service the proposed development.

The subject site contains the following known and/or unstudied critical areas:

- Aquifer Recharge Area and Wellhead Protection Area
- Critical Fish and Wildlife Habitat (Simons Creek and Wapato Creek)
- Flood Hazard Area (Zones A and AE, Floodway)
- Seismic Hazard Area
- Volcanic Hazard Area
- Wetlands
- Wildland-Urban Interface (Intermix)

Visit cityofedgewood.org/387 for more information regarding this project and to stay up-to-date on its progress.

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff guidance.

Fiscal Note/Consideration:

Expenses are considered as pass-through expenses to be paid for by the project proponent.

RESOLUTION NO. 23-0XXX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
EDGEWOOD, PIERCE COUNTY, WASHINGTON,
AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT
FOR SERVICES WITH LANDAU ASSOCIATES, INC. FOR
NOISE REVIEW AND ANALYSIS PEER REVIEW
ASSOCIATED WITH PROLOGIS PROJECT.**

WHEREAS, as a requirement under the State Environmental Policy Act (SEPA) process for an Environmental Impact Study (EIS), the City must evaluate the environmental impacts associated with a proposed industrial development known as Prologis Park under City file number 21-1031 (hereafter “the Project”); and

WHEREAS, to ensure compliance with the required SEPA review and analysis, the City requires the services and expertise of a consultant; and

WHEREAS, Landau Associates, Inc. will assist with the noise portion of the EIS by providing peer review of the Project’s noise studies, a technical noise impacts analysis report of the three EIS alternatives, and technical assistance to City staff and consultants preparing the EIS as detailed in the “Proposed Scope of Services and Cost Estimate” prepared by Landau Associates, Inc. dated April 20, 2023, attached as in Exhibit A (hereafter “the Agreement”); and

WHEREAS, the Agreement provides for payment by the City of up to twenty-two thousand nine hundred and eighty dollars (\$22,980) for the services, that will be passed-through to the Project proponent, Prologis; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Agreement Authorized. The Mayor is hereby authorized to execute a contract for services with Landau Associates, Inc. for noise study and analysis peer review associated with the SEPA EIS for the Project as set forth in the Agreement and scope of work attached hereto and incorporated herein as Exhibit A.

Section 2. Effective Date. This resolution will take effect immediately upon passage by the City Council.

ADOPTED THIS 10TH DAY OF OCTOBER, 2023

Daryl Eiding, Mayor

ATTEST:

Rachel Pitzel, CMC
City Clerk

Exhibit A
(Proposed Scope of Services and Cost Estimate)

April 20, 2023

City of Edgewood
2224 104th Avenue East
Edgewood, WA 98372

Attn: Morgan Dorner

Transmitted via email to: morgan@cityofedgewood.org

**Re: Proposed Scope of Services and Cost Estimate
Environmental Impact Statement Preparation Support Services – Noise
Prologis Park
Edgewood, Washington**

Dear Morgan:

In response to a determination that the Prologis Park Edgewood project, proposed by Prologis Inc. (Prologis; applicant), is likely to have a significant adverse impact on the environment, the City of Edgewood (City) and AHBL, Inc. (AHBL) have initiated preparation of an Environmental Impact Statement (EIS) for the proposed project. The City and AHBL have requested that Landau Associates, Inc. (Landau) assist with the noise portion of the EIS. As detailed below, Landau's proposed scope of services includes peer review of the applicant's noise studies, a technical noise impacts analysis report of the three EIS alternatives, and technical assistance to City staff and consultants preparing the EIS. Landau has included an optional task to conduct additional analysis if required based on peer review of the applicant's reports. Task 2 will not be initiated without the City's approval.

Proposed Scope of Services

The following scope of services describes the work needed to support the noise portion of the EIS.

Task 1: Peer Review, Reporting and EIS Assistance

Task 1 includes peer review of the applicant's noise studies and is based on the assumption that the applicant's noise reports are technically adequate to address noise impacts to nearby receivers.

- Landau will conduct a peer review of two noise studies completed by the applicant that address alternatives 2 and 3.
- Landau assumes that existing ambient noise levels are adequately addressed by the applicant's noise study.
- Landau will summarize relevant regulations and impact criteria applicable to the proposed project.
- Impacts of the EIS alternatives will be assessed as follows:
 - Noise levels at the potentially impacted receiver locations identified by the applicant (unless additional analysis, optional Task 2, is requested by the City) will be compared

both to the measured baseline noise levels and to the maximum permissible noise levels identified for each applicable receiver location.

- Landau will base the analysis on estimated noise levels provided in the applicant's noise studies unless additional analysis (optional Task 2) is requested by the City.
- Landau's analysis will include a qualitative discussion of exempt noise sources (e.g., construction, backup alarms).

Task 1 Deliverables

To communicate findings of the peer review, Landau will provide a marked-up version of the applicant's noise studies with an email summary of significant findings. This scope includes a virtual meeting to discuss the peer review findings and next steps.

Landau proposes to provide one technical noise impact analysis addressing three project alternatives, including a no-action alternative. Landau will provide two versions of the impact analysis:

- Draft technical report for City review
- Final technical report for incorporation into the Draft EIS.

Landau will provide technical assistance to City staff and the City's consultant preparing the EIS in the form of email and telephone correspondence and review of Draft and Final EIS text.

Optional Task 2: Additional Analysis

Landau's preliminary review of the noise study suggests that, for the EIS analysis, additional context and analysis may be needed including an independent assessment of impacts. The following additional analysis can be integrated into the technical noise impacts analysis report if authorized by the City based on the results of Landau's peer review.

- Re-evaluate potentially impacted receiver locations and Environmental Designation for Noise Abatement (EDNA) classifications based on existing land uses and zoning.
- Calculate predicted sound levels at sensitive receiver locations from noise associated with the following, using measured and publicly available data:
 - Onsite and offsite truck traffic
 - Trucks idling and pulling out of parking/loading areas
 - Noise associated with truck loading and unloading
 - Noise from truck-mounted refrigerated containers
 - Cooling/ventilation equipment for buildings.
- Conduct a screening-level assessment (model) of potential roadway noise levels along up to three major arterials used for trips to and from the project area.
- Noise levels will be compared both to the measured baseline noise levels and to the maximum permissible noise levels identified for each applicable receiver location.

Optional Task 2 Deliverables

Landau will integrate the results of the optional Task 2 analysis into the deliverables described under Task 1 in the form of figures, tables, text, and/or appendices, as appropriate. No additional reports will be produced as part of Task 2.

Assumptions

Landau's proposed scope of services is based on the following assumptions:

- A site visit and baseline noise measurements will not be required. The addition of baseline noise measurements would require a scope and budget amendment.
- Modeling of onsite operational and vehicular noise is included in Task 2, as is screening-level modeling of offsite vehicular noise. Detailed modeling of offsite vehicular noise will not be necessary. The addition of detailed offsite traffic noise modeling would require a scope and budget amendment.
- This task does not include responding to public comments on the Draft EIS. Additional analysis and/or reporting in response to public comments would require a scope and budget amendment.
- The Draft and Final EIS text will be written by others based on the technical report. Landau will provide up to 8 hours to assist with review of the Draft and Final EIS documents.

Estimated Cost and Terms/Conditions

The estimated cost for the above-described scope of services is shown in Table 1 below, to be invoiced on a time-and-expenses basis, in accordance with the attached Compensation Schedule and General Conditions (or City contracting documents, if provided), which are hereby made a part of this agreement.

Table 1: Estimated Costs

Task	Budget Estimate
Task 1: Peer Review, Reporting and EIS Assistance	\$ 11,800
Optional Task 2: Additional Analysis	\$ 11,180
Total	\$ 22,980

The proposed budget will not be exceeded without obtaining authorization from the City.

Authorization

To authorize Landau's services, please sign the Authorization below and return a copy of this proposal, or provide us with contracting documents.

* * * * *

Landau appreciates the opportunity to submit this proposal and anticipates its favorable review. If you have questions or comments, please contact Amy Maule at 425.329.0259.

LANDAU ASSOCIATES, INC.



Amy Maule
Senior Scientist



Kristen Wallace
Principal

AEM/KLW/ccy
2023-0866

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Attachments: 2023 Compensation Schedule
General Conditions

AUTHORIZATION

The scope of services and contractual conditions as described in this proposal and its attachments are accepted and Landau Associates, Inc. is authorized to proceed.

By

Signature*

Printed

For

Firm*

Date

*Name of person with contractual authority and firm responsible for payment of Landau Associates, Inc. billing.

City of Edgewood
Environmental Impact Statement Preparation Support Services – Noise
Prologis Park
Edgewood, Washington



COMPENSATION SCHEDULE–2023

Personnel Labor	Hourly Rate
Senior Principal	335
Principal	310
Senior Associate	285
Associate	260
Senior	235
Senior Project	210
Project	190
GIS Analyst / CAD Designer	190
Senior Staff	175
Staff / Senior Technician II	160
Data Specialist	160
CAD / GIS Technician	150
Project Coordinator	135
Assistant / Senior Technician I	125
Technician	110
Support Staff	95

Expert professional testimony or the preparation thereof for court, deposition, declaration, arbitration, or public testimony is charged at 1.5 times the hourly rate.

Rates apply to all labor, including overtime.

Equipment

Field, laboratory, and office equipment used in the direct performance of authorized work is charged at unit rates. A rate schedule will be provided on request.

Subcontractor Services and Other Expenses

Subcontractor billing and other project expenses incurred in the direct performance of authorized routine services will normally be charged at a rate of cost plus a twelve percent (12%) handling charge. A higher handling charge for technical subconsultants and for high-risk field operations may be negotiated on an individual project basis; similarly, a lower handling charge may be negotiated on projects requiring disproportionately high subconsultant involvement.

Invoices

Invoices for Landau Associates' services will be issued monthly. Interest of 1½ percent per month (but not exceeding the maximum rate allowable by law) will be payable on any amounts not paid within 30 days.

Term

Unless otherwise agreed, Landau Associates reserves the right to make reasonable adjustments to our compensation rates over time (e.g., long-term continuing projects).

GENERAL CONDITIONS



SERVICES TO BE PROVIDED – Landau Associates agrees to provide Client, for Client’s sole benefit and exclusive use, the consulting services identified in Landau Associates’ proposal (the Services). The proposal, together with these general conditions, form the Agreement under which the Services will be performed and shall have control over any other forms or agreements unless expressly modified in writing and signed by Client and Landau Associates. This Agreement gives no rights or benefits to anyone other than Client and Landau Associates. The Services are limited to those expressly set forth in the proposal. If a service is not specifically identified, it is expressly excluded. Landau Associates shall have no other obligations, duties, or responsibilities except as expressly provided in this Agreement. Client expressly agrees that Landau Associates shall have no responsibility for construction means, methods, or safety.

DIFFERING CONDITIONS – Landau Associates shall be entitled to rely on the accuracy and completeness of all testing, services, reports, data, and other information furnished by Client regarding the project site. If Landau Associates believes that any condition encountered at the site or during the course of the project is inaccurate or differs materially from that indicated, reflected, or referred to at the time of Landau Associates’ proposal, Landau Associates shall notify Client within a reasonable time. Such differing conditions shall include but are not limited to: access, physical conditions such as subsurface conditions or underground utilities, condition of existing structures, and the presence of asbestos or any substance or material categorized as hazardous or toxic by federal, state, or local laws and regulations. Landau Associates shall not be required to continue performing the Services until such time as a change in compensation, time for performance, and/or other resolution of the differing condition has been mutually agreed to by Client and Landau Associates.

OWNERSHIP OF DOCUMENTS – Unless otherwise agreed as evidenced by mutual written confirmation, all logs, notes, calculations, reports, and other documents (“Work Product”) prepared by Landau Associates are instruments of service and are the property of Landau Associates. Client is responsible for appropriate use of the Work Product and recommendations by Landau Associates. Any and all such Work Product and recommendations are provided for the specific project(s), as identified; any reuse of the same for extensions of a project, or disregard for or deviation from Landau Associates’ recommendations, or for use on any other project, shall be at Client’s sole risk and without liability to Landau Associates. Client shall not, absent prior written agreement, use any Landau Associates Work Product if Landau Associates’ Services have been terminated prior to completion or Landau Associates has not been paid in full. Client shall release, defend, indemnify, and hold Landau Associates harmless from all claims, losses, liabilities, damages, expenses, and costs arising out of the unauthorized use or reuse of the Work Product.

STANDARD OF CARE – Landau Associates’ services will be performed with the degree of skill and diligence normally employed by engineering or other professionals performing similar services in the project area at the time Services are performed. No other warranty or representation, either express or implied, is included or intended in our proposals, contracts, reports, and communications.

INSURANCE – Landau Associates, at its own expense, carries professional liability, workers’ compensation, and employer’s liability coverage as required by applicable state law, and general liability insurance, including automobile liability. The amount of insurance available may vary from year to year. The professional liability insurance is written on a claims-made basis. If Client desires insurance coverage in addition to that carried by Landau Associates at the time of the Agreement, Landau Associates will cooperate to obtain such additional insurance, if available, at Client’s expense.

LIMITATION OF LIABILITY – Landau Associates shall not be liable for loss or damage occasioned by delays beyond its control, or for loss of earnings, loss of use, or other incidental or consequential damages suffered by Client or others, however caused. Landau Associates’ liability under this Agreement shall be limited as follows: (a) for insured liabilities arising out of Landau Associates’ negligence, to the amount of the insurance then available to fund any settlement, award, or verdict; (b) for uninsured liabilities, to an amount not to exceed the total fee paid under this Agreement or \$50,000, whichever is greater.

For services involving subsurface explorations including excavations and drilled borings, Landau Associates will use good-faith efforts to identify subsurface utilities and structures through the following methods: Review of Client-provided information (which Landau Associates shall be entitled to rely on), notifying the Utility Notification Center to request the marking of public utilities, and contracting with private locating services to mark private utilities and public utilities not marked on private property by utilities responding to the Utility Notification Center location request. Landau Associates shall not be liable for damage to utilities or other subsurface structures not identified through its good-faith efforts, including, but not limited to, non-conductible utilities that cannot generally be located using standard locating techniques.

PERSONAL LIABILITY – No employee of Landau Associates shall incur personal liability to Client related to the Services.

INDEMNIFICATIONS – Client acknowledges that Landau Associates is not responsible for the creation or presence of contamination or pollution, if any, at the property. Client agrees to release, indemnify, and defend Landau Associates and any of its officers and employees from and against any claim, suit, action, or liability due to or related to contamination conditions at the property except to the extent such claim, suit, action, or liability is caused by the negligence of Landau Associates. For the purposes of this clause, contamination conditions shall mean the actual or alleged existence, discharge, release, or escape of any irritant, pollutant, contaminant, or hazardous substance into or upon the atmosphere, land, groundwater, surface water, or sediment of or near the property. Landau Associates will promptly notify Client of contamination conditions, if identified.

SITE SUPERVISION – Landau Associates has no overall supervisory authority or actual and/or direct responsibility for the specific working conditions at the site and/or for any hazards resulting from the actions of any trade contractor. Unless expressly provided in the scope of services, Landau Associates has no duty to inspect, supervise, note, correct, or report any health or safety deficiencies of Client, contractors, or other entities or persons at the project site not employed or subcontracted by Landau Associates.

PAYMENT – Invoices for Landau Associates' services will be issued monthly, payable upon receipt. Interest of 1½ percent per month (but not exceeding the maximum rate allowable by law) will be payable on any amounts not paid within 30 days, payment thereafter to be applied first to accrued interest and then to the principal unpaid amount. Any attorney's fees or other costs incurred by Landau Associates in collecting any delinquent amount shall be paid by Client. If the Client fails to pay any invoice within thirty (30) days of the invoice date and such failure continues fifteen (15) days after Landau Associates gives Client notice of such failure, Landau Associates shall have the right to immediately terminate this Agreement and the Services provided hereunder. The right to terminate shall be without liability to Landau Associates and shall be in addition to all other legal, equitable, or contractual remedies available to Landau Associates. Client shall have no right of setoff against any billings of Landau Associates for disputed claims or withholding of services.

SUSPENSION OR TERMINATION – If Client requests suspension or termination of our services prior to completion, Landau Associates reserves the right to complete such analyses and records as are necessary to place the files in order, and, when necessary to protect our professional reputation, to complete a report on the services provided to date. Client shall compensate Landau Associates for personnel time and all reasonable expenses at current rates for work completed prior to suspension or termination and for work required to accomplish such closing.

TIME BAR TO LEGAL ACTION – The parties agree that all legal actions by either party against the other concerning the Services provided under this Agreement shall be barred two (2) years after the completion of Services by Landau Associates.

GOVERNING LAW – This Agreement shall be governed by Washington law unless otherwise mutually agreed upon in writing.

SEVERABILITY AND SURVIVAL – In the event that any provision of this Agreement shall be held invalid and unenforceable by a decision of a court of competent jurisdiction, the remaining provisions shall be valid and binding. All terms of this Agreement allocating or limiting liability shall survive the completion of the Services hereunder and the termination of this Agreement.



City Of Edgewood Council Agenda Summary Sheet

Subject: Capital Improvement Plan (CIP)	Agenda Item #: 2.C						
	For Agenda of: 10/3/2023						
	Prepared by: Jeremy Metzler						
Attachments (list): 1. DRAFT CIP Priority List 2023-09-28 2. DRAFT - 2024 CIP Budget Spreadsheet 2023-09-28 3. Map CIP 2024-2029							
<table><tr><td>Approval of Materials: Jeremy Metzler Rachel Pitzel, City Clerk/HR Director Dave Gray Daryl Eidinger</td><td>Expenditure Required: N/A</td></tr><tr><td>9/28/2023 9/28/2023 9/28/2023</td><td>Amount Budgeted: N/A</td></tr><tr><td></td><td>Timeline: 10/03/2023 SS 10/10/2023 RCM PH 11/07/2023 SS 11/14/2023 RCM</td></tr></table>		Approval of Materials: Jeremy Metzler Rachel Pitzel, City Clerk/HR Director Dave Gray Daryl Eidinger	Expenditure Required: N/A	9/28/2023 9/28/2023 9/28/2023	Amount Budgeted: N/A		Timeline: 10/03/2023 SS 10/10/2023 RCM PH 11/07/2023 SS 11/14/2023 RCM
Approval of Materials: Jeremy Metzler Rachel Pitzel, City Clerk/HR Director Dave Gray Daryl Eidinger	Expenditure Required: N/A						
9/28/2023 9/28/2023 9/28/2023	Amount Budgeted: N/A						
	Timeline: 10/03/2023 SS 10/10/2023 RCM PH 11/07/2023 SS 11/14/2023 RCM						

Summary Statement:

The City utilizes an annually-updated Capital Improvement Plan (CIP), in conformance with the Capital Facilities Element of the City's Comprehensive Plan, which outlines projects, their estimated costs, timelines for work, and anticipated funding sources. These plans serve as the guiding documents for Staff to execute capital improvements throughout the City, as resources are made available through City financial resources or other identified funding sources (i.e. Impact Fees, grants, General Fund, etc.).

Staff is taking a similar approach to this year's CIP Program update as last year - reviewing and updating a priority list for all listed capital projects, then programming them for the next six years based on anticipated workload capacity. The attached DRAFT CIP Project List represents staff's current recommendation on project priorities, and the attached DRAFT CIP Budget Spreadsheet takes these project priorities and programs their execution over the upcoming six-year period. Also attached is a map showing proposed capital projects with known locations.

Please note that this is still a "work in progress" - Staff relies on the City Council to guide this planning, to ensure it aligns with the Council's desires and sound management of the City's financial resources. A Public Hearing on this matter is scheduled for the next Regular Council Meeting, and additional public comment will be received through SEPA Environmental Review in the coming weeks. Formal action on this item is not scheduled until the November 14, 2023 RCM.

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff guidance regarding Capital Improvement Plan (CIP)

Fiscal Note/Consideration:

Please note that this is a planning document - Project selection and funding resources contained herein are still under consideration, as project priorities, timelines and other planning requirements are set by the City Council through adoption of the Annual Budget.

DRAFT Project Prioritization List

All Identified Projects

9/28/2023

No.	Project Name	Score	Est. 1-Yr Cost	Running Total
Developer-coordinated Capital Projects (not included in annual project cap)				
P-9	Wolf Point Trail	N/A	\$ 450,000	--
SS-2	Wetland Mitigation - Northwood Elementary (LID No. 1)	N/A	\$ 55,000	--
City-led Capital Projects (not included in annual project cap)				
P-1	Interurban Trail Phase III Design / Construction (TIP No. 7)	76.42	\$ 500,000	--
T-4	Chrisella Road East Safety Improvements (TIP No. 5) - HSIP GRANT	79.00	\$ 1,900,000	--
City-led Annual Programs				
SW-1	City Drainage Infrastructure Program / Spot Improvements	N/A	\$ 100,000	\$ 100,000
SW-6	SWMP Update (including SW Comp. Plan Update)	N/A	\$ 25,000	\$ 125,000
T-1	Citywide Road Preservation Program (TIP No. 6) [includes 48th St E Design]	N/A	\$ 415,000	\$ 540,000
T-2	Citywide Traffic Safety Program (TIP No. 9)	N/A	\$ 50,000	\$ 590,000
T-6	Transporation Engineering / Plan Support	N/A	\$ 50,000	\$ 640,000
T-9	Citywide Pedestrian Mobility and Safety Improvements (TIP No. 8)	N/A	\$ 75,000	\$ 715,000
P-2	Miscellaneous Park Improvements	N/A	\$ 25,000	\$ 740,000
P-6	Land Acquisition	N/A	\$ 50,000	\$ 790,000
PF-1	Citywide IT/Security Upgrades	N/A	\$ 50,000	\$ 840,000
City-led Capital Projects				
PF-3	Public Works Service Facility (Feasibility / Preliminary Design)	70.00	\$ 100,000	\$ 940,000
SW-13	56th St E / Edgewood Dr E Drainage Improvements	69.50	\$ 200,000	\$ 1,140,000
SW-8	Lake Chalet Pothole Flood Reduction Project	68.50	\$ 450,000	\$ 1,590,000
T-8	Meridian Ave E. Preliminary Design (TIP No. 2)	64.71	\$ 50,000	\$ 1,640,000
T-10	Chrisella Rd E Realignment - 36th to 39th	60.50	\$ 250,000	\$ 1,890,000
T-11	108th Ave E (north of 32nd St E) - Rebuild Roadway & Drainage	57.50	\$ 250,000	\$ 2,140,000
P-4	Nelson Farmhouse Remodel Eval.	57.00	\$ 40,000	\$ 2,180,000
T-13	Caldwell & 129th Intersection Regrade	57.00	\$ 150,000	\$ 2,330,000
P-3	Edgewood Multi-Modal Trail Loop (8th, 122nd, 24th)	55.86	\$ 160,000	\$ 2,490,000
SW-16	(Spot Imp S-21) Top O' Valley Outfall - 24th St E east of 125th	55.00	\$ 200,000	\$ 2,690,000
T-10	(TIF MCE-2) 104th Ave E - 8th to 10th	52.98	\$ 250,000	\$ 2,940,000
T-3	(TIF R-6) Meridian & 12th/13th - Intersection Improvements	50.83	\$ 250,000	\$ 3,190,000
SW-7	25th St E Drainage Improvements	50.00	\$ 235,000	\$ 3,425,000
SW-12	Flood Reduction Plan for Edgewood Pothole	49.50	\$ 170,000	\$ 3,595,000
P-5	Nelson Nature Park Rehabilitation	49.00	\$ 50,000	\$ 3,645,000
T-5	Edgewood Drive Safety Improvements (TIP No. 4)	48.77	\$ 535,000	\$ 4,180,000
SW-5	108th Ave E / 36th St E Flooding	47.80	\$ 150,000	\$ 4,330,000
SW-3	Jovita Creek Regional Improvement Feasibility Study	46.45	\$ 200,000	\$ 4,530,000
SW-14	Monta Vista Dr E Drainage Improvements	45.00	\$ 350,000	\$ 4,880,000
SW-4	Edgewood Pothole Pilot Project Feasibility Assessment	44.63	\$ 250,000	\$ 5,130,000
	Flood Reduction Plan for Pinedale Pond (114th)	44.50	\$ 170,000	\$ 5,300,000
T-10	(TIF MCE-16) 106th Ave E - 32nd to 36th	42.81	\$ 250,000	\$ 5,550,000
P-7	Edgemont Park Improvements	40.00	\$ 250,000	\$ 5,800,000
	Flood Reduction Plan for 122nd Ave Pothole	40.00	\$ 170,000	\$ 5,970,000
T-10	(TIF MCE-7) 104th Ave E - 16th to 18th	39.90	\$ 150,000	\$ 6,120,000
SW-9	24th / 112th Seasonal Ponding	39.00	\$ 170,000	\$ 6,290,000
PF-2	Civic Center Campus Improvements (Entry, PD Parking, Security)	39.00	\$ 100,000	\$ 6,390,000
SW-15	48th St E / 127th Ave E Drainage Improvements	38.91	\$ 50,000	\$ 6,440,000
SW-10	108th Ave E - 8th to 16th Flooding	38.63	\$ 50,000	\$ 6,490,000
	(Spot Imp S-17) 11000 block 16th St E Shoulder	37.00	\$ 100,000	\$ 6,590,000
	(Spot Imp S-20) 20th St E Culvert (near 90th)	37.00	\$ 150,000	\$ 6,740,000
	FEMA Flood Study	37.00	\$ -	\$ 6,740,000
T-4	Chrisella Road East Safety Improvements (TIP No. 5) - 48th to C/L	36.25	\$ 450,000	\$ 7,190,000
	(TIF MCE-14) 106th Ave E - 24th to 32nd	35.42	\$ 250,000	\$ 7,440,000
	(TIF NP-4) Meridian Ave E Mid-block Pedestrian Crossings	35.00	\$ 40,000	\$ 7,480,000

DRAFT Project Prioritization List

All Identified Projects

9/28/2023

No.	Project Name	Score	Est. 1-Yr Cost	Running Total
	Flood Reduction Plan for 108th Ave Pothole	34.50	\$ 170,000	\$ 7,650,000
	(TIF R-3) Meridian Ave E Safety Improvements - 24th to 36th	33.54	\$ 750,000	\$ 8,400,000
	Meridian Ave E. Drainage Capacity Review (8th to 24th)	33.00	\$ 50,000	\$ 8,450,000
	(TIF MCE-17) 36th St E - Meridian to Chrisella	31.50	\$ 150,000	\$ 8,600,000
	(TIF MCW-2) 101st Ave E - 18th to 20th	31.30	\$ 150,000	\$ 8,750,000
	(TIF MCE-13) 29th St E - 103rd to 106th	31.05	\$ 200,000	\$ 8,950,000
	Flood Reduction Plan for Surprise Lake Pothole	30.00	\$ 170,000	\$ 9,120,000
T-12	36th Street East Walkway Extension (TIP No. 13)	29.63	\$ 85,000	\$ 9,205,000
	(TIF MCE-15) 32nd St E - Meridian to 106th	28.35	\$ 100,000	\$ 9,305,000
	(TIF MCW-8) 100th Ave E - 29th to 32nd	28.16	\$ 150,000	\$ 9,455,000
	(TIF MCE-6) 16th St E - Meridian to 104th	28.10	\$ 150,000	\$ 9,605,000
	(TIF R-2) 122nd Ave E Safety Improvements - 24th to 48th	28.08	\$ 250,000	\$ 9,855,000
	(TIF MCW-7) 29th St E - 101st to Meridian	27.93	\$ 100,000	\$ 9,955,000
SW-11	Jovita Boulevard Rehabilitation	27.00	\$ -	\$ 9,955,000
	(Spot Imp S-15) 12th St E Outfall - east of 122nd	26.67	\$ 50,000	\$ 10,005,000
	(Spot Imp S-16) 1411 126th Ave E Outfall	26.67	\$ 50,000	\$ 10,055,000
	(TIF R-7) Meridian & 20th - Intersection Improvements	26.67	\$ 150,000	\$ 10,205,000
	(TIF MCE-11) 24th St E - Meridian to 104th	26.10	\$ 150,000	\$ 10,355,000
	(TIF MCW-5) 24th St E - 100th to Meridian	26.04	\$ 75,000	\$ 10,430,000
	(TIF MCW-9) 32nd St E - 100th to Meridian	25.93	\$ 100,000	\$ 10,530,000
	(TIF R-9) Meridian & 36th - Intersection Improvements	25.59	\$ 250,000	\$ 10,780,000
	(Spot Imp S-10) 2400 block 112th Ave E Ditch Conversion	25.50	\$ 75,000	\$ 10,855,000
	(TIF MCW-4) 100th Ave E - 20th to 24th	23.05	\$ 250,000	\$ 11,105,000
	(PROST #2) Nelson Farm Park Master Plan & Feasibility Study	22.00	\$ -	\$ 11,105,000
	(Spot Imp S-22) 9022 34th St E Ponding	22.00	\$ 50,000	\$ 11,155,000
	(Spot Imp) 11126 46th St E	22.00	\$ 50,000	\$ 11,205,000
	(TIF R-5) Railroad Frontage Road	21.11	\$ 750,000	\$ 11,955,000
	(PROST System-Wide) Signage & Branding	20.00	\$ 75,000	\$ 12,030,000
	(TIF N-8) 32nd St E Walkway - 110th to 114th	17.74	\$ 75,000	\$ 12,105,000
	(TIF N-6) 114th Ave E Walkway - 8th to 18th	17.38	\$ 150,000	\$ 12,255,000
	(PROST #6) ECP Phase 2 - Sport Courts	17.00	\$ 50,000	\$ 12,305,000
	(Spot Imp S-23) 47th St Ct E @ 114th Ave E	16.67	\$ 50,000	\$ 12,355,000
	(TIF N-7) Edgemont Walkway - EJH to 114th Walkway	15.88	\$ 150,000	\$ 12,505,000
	East Wapato Ravine Drainage	15.00	\$ -	\$ 12,505,000
	Simons Creek Bed Erosion (9608 29th St Ct E?)	15.00	\$ -	\$ 12,505,000
	(PROST System-Wide) School District Co-Op Agreements	8.33	\$ 500,000	\$ 13,005,000
	(Spot Imp S-24) 525 114th Ave E	5.00	\$ -	\$ 13,005,000

City of Edgewood 2024 - 2029 Capital Improvement Plan

Project		2024 Estimate	2025 Estimate	2026 Estimate	2027 Estimate	2028 Estimate	2029+ Estimate	Totals
Surface Water								
SW-1	City Drainage Infrastructure Program / Spot Improvements	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
SW-2	Mortenson Farm Regional Stormwater Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW-3	Jovita Creek Regional Improvement Feasibility Study	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 580,000	\$ 580,000
SW-4	Edgewood Pothole Pilot Project Feasibility Assessment	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 250,000	\$ 400,000
SW-5	108th Ave E / 36th St E Flooding	\$ -	\$ -	\$ -	\$ 150,000	\$ 1,000,000	\$ -	\$ 1,150,000
SW-6	Surface Water Management Plan Update (Including Stormwater Comprehensive Plan Update)	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 150,000
SW-7	25th St. E. Drainage Improvements	\$ -	\$ -	\$ -	\$ 35,000	\$ 200,000	\$ -	\$ 235,000
SW-8	Lake Chalet Pothole Flood Reduction Project	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000
SW-9	24th / 112th Seasonal Ponding	\$ -	\$ -	\$ -	\$ 170,000	\$ -	\$ -	\$ 170,000
SW-10	108th Ave E - 8th to 16th Flooding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
SW-11	Jovita Boulevard Rehabilitation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW-12	Flood Reduction Plans for Closed Depression Basins	\$ -	\$ -	\$ -	\$ 170,000	\$ 170,000	\$ -	\$ 340,000
SW-13	56th St E / Edgewood Dr E Drainage Improvements	\$ 200,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
SW-14	Monta Vista Dr E Drainage Improvements	\$ -	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ 350,000
SW-15	48th St E / 127th Ave E Drainage Improvements	\$ -	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000
SW-16	Top O- Valley Outfall - Replace Failed Pipe	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Total Surface Water		\$ 975,000	\$ 725,000	\$ 125,000	\$ 1,550,000	\$ 1,645,000	\$ 1,355,000	\$ 6,375,000

City of Edgewood 2024 - 2029 Capital Improvement Plan

Project		2024 Estimate	2025 Estimate	2026 Estimate	2027 Estimate	2028 Estimate	2029+ Estimate	Totals
Transportation								
T-1	Citywide Road Preservation Program (TIP No. 6)	\$ 415,000	\$ 1,129,000	\$ 390,000	\$ 400,000	\$ 425,000	\$ 450,000	\$ 3,209,000
T-2	Citywide Traffic Safety Program (TIP No. 9)	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
T-3	Meridian & 12th/13th Intersection Improvements (TIP No. 14)	\$ 250,000	\$ 750,000	\$ 1,400,000	\$ -	\$ -	\$ -	\$ 2,400,000
T-4	Chrisella Road East Safety Improvements (TIP No. 5)	\$ 1,900,000	\$ -	\$ -	\$ -	\$ -	\$ 6,420,000	\$ 8,320,000
T-5	Edgewood Drive Safety Improvements (TIP No. 4)	\$ -	\$ -	\$ -	\$ 535,000	\$ -	\$ 10,000,000	\$ 10,535,000
T-6	Transporation Engineering / Plan Support	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
T-7	Meridian / 32nd Intersection Improvements (TIP No. 1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-8	Meridian Ave E. Preliminary Design (TIP No. 2)	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
T-9	Citywide Pedestrian Mobility and Safety Improvements (TIP No. 8)	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 450,000
T-10	Meridian Parallel Road Network Constr. - Various Seg's (TIP No. 11)	\$ 950,000	\$ 700,000	\$ 900,000	\$ 200,000	\$ 2,650,000	\$ 2,620,000	\$ 8,020,000
T-11	108th Ave E (north of 32nd St E) - Rebuild Failing Roadway	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
T-12	36th Street East Walkway Extension (TIP No. 13)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000
T-13	Caldwell & 129th Intersection Regrade	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Total Transportation		\$ 4,140,000	\$ 2,754,000	\$ 2,865,000	\$ 1,310,000	\$ 3,250,000	\$ 20,415,000	\$ 34,734,000

City of Edgewood 2024 - 2029 Capital Improvement Plan

Project		2024 Estimate	2025 Estimate	2026 Estimate	2027 Estimate	2028 Estimate	2029+ Estimate	Totals
Parks								
P-1	Interurban Trail Phase III Design / Construction (TIP No. 7)	\$ 500,000	\$ 1,500,000	\$ 4,000,000	\$ 2,000,000	\$ -	\$ -	\$ 8,000,000
P-2	Miscellaneous Park Improvements	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 150,000
P-3	Edgewood Multi-Modal Trail Loop (8th, 122nd, 24th)	\$ 160,000	\$ 700,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ 1,860,000
P-4	Nelson Farmhouse Remodel Eval.	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
P-5	Nelson Nature Park Rehabilitation	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
P-6	Land Acquisition	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
P-7	Edgemont Park Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
P-8	Mortenson Farm Trail	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
P-9	Wolf Point Trail	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000
Total Parks		\$ 1,225,000	\$ 2,275,000	\$ 4,575,000	\$ 2,625,000	\$ 75,000	\$ 325,000	\$ 11,100,000
Sanitary Sewer								
SS-1	General Sewer Plan Update	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SS-2	Wetland Mitigation - Northwood Elementary (LID No. 1)	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000
Total Sanitary Sewer		\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000
Public Facilities								
PF-1	Citywide IT/Security Upgrades	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 150,000
PF-2	Civic Center Campus Improvements	\$ 150,000	TBD	TBD	TBD	TBD	TBD	\$ 150,000
PF-3	Public Works Service Facility	\$ 100,000	TBD	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Public Facilities		\$ 300,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 400,000
TOTAL CAPITAL EXPENDITURES		\$6,695,000	\$5,804,000	\$7,615,000	\$5,485,000	\$4,970,000	\$22,095,000	\$52,664,000
Annual Cap Check:		\$3,735,000	\$3,550,000	\$3,615,000	\$3,485,000	\$4,970,000	\$15,675,000	

City of Edgewood 2024 - 2029 Capital Improvement Plan

Project	2024 Estimate	2025 Estimate	2026 Estimate	2027 Estimate	2028 Estimate	2029+ Estimate	Totals
CAPITAL REVENUE SOURCES:							
Surface Water Fees	\$ 787,800	\$ 700,000	\$ 100,000	\$ 1,450,000	\$ 1,620,000	\$ 750,000	\$ 5,407,800
Other Surface Water Grant Revenue	\$ 187,200	\$ 25,000	\$ 25,000	\$ 100,000	\$ 25,000	\$ 495,000	\$ 857,200
Est. Interagency Participation (SW)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000	\$ 110,000
Traffic Impact Fees	\$ 855,800	\$ 1,233,350	\$ 2,083,600	\$ 743,300	\$ 1,605,000	\$ 8,305,000	\$ 14,826,050
Transportation Grant Revenue	\$ 1,900,000	\$ 850,000	\$ 500,000	\$ 80,000	\$ 920,000	\$ 10,450,000	\$ 14,700,000
School Zone Camera Fees	\$ 110,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 110,000	\$ 210,000	\$ 910,000
REET (1 st 1/4% - Gen. Fund Capital)	\$ 360,000	\$ 179,000	\$ 150,000	\$ -	\$ -	\$ 300,000	\$ 989,000
REET (2 nd 1/4% - Pub. Works Capital)	\$ 1,245,000	\$ 730,000	\$ 710,000	\$ 650,000	\$ 565,000	\$ 1,048,000	\$ 4,948,000
Park Impact Fees	\$ 716,800	\$ 568,350	\$ 838,600	\$ 544,300	\$ 50,000	\$ 100,000	\$ 2,818,050
Parks Grant Revenue	\$ 402,400	\$ 1,283,300	\$ 2,972,800	\$ 1,561,400	\$ -	\$ 100,000	\$ 6,319,900
Capital Parks Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Fees	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000
Bonds / Loans (Future Debt Service)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Fund Xfer (Property/Sales/Utility Tax)	\$ 75,000	\$ 75,000	\$ 75,000	\$ 196,000	\$ 75,000	\$ 227,000	\$ 723,000
TOTAL CAPITAL RESOURCES	\$ 6,695,000	\$ 5,804,000	\$ 7,615,000	\$ 5,485,000	\$ 4,970,000	\$ 22,095,000	\$ 52,664,000



Capital Improvement Plan (CIP)
2024-2029

