



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

Monday, January 6, 2025 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

Meeting Link: <https://zoom.us/j/92275379112>

- 1. CALL TO ORDER**
- 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. Meeting Minutes of December 2, 2024**
- 3. CITIZEN COMMENT PERIOD:** *Reserved for the public to comment on items not on the agenda. The Board may invite additional public comment on agenda items noted for discussion later in the meeting.*
- 4. ITEMS OF BUSINESS**
 - A. 2025 Work Plan**
 - B. Impact Fee Primer**
- 5. STAFF COMMENTS**
- 6. BOARD MEMBER UPDATES**
- 7. ADJOURN**

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (253) 952.3299, 24 hours in advance.



ECONOMIC DEVELOPMENT ADVISORY BOARD MINUTES
Monday, December 2, 2024, 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

Present: Chair Wiesenfeld, Vice Chair Pearce, Weidman, Weiss, Oleson, Stacey

Absent: Morgan (excused)

Vacant: None

Staff Members Present:

Senior Planner Morgan Dorner

Planning Manager Josh Kubitza

2. **Consent Agenda:**

a. Agenda Approval or Modifications

b. Approval of Minutes for November 2024

Motion: As Read **Action:** Approve, **Moved by:** Vice Chair Pearce **Seconded by:** Weiss

Motion Passed 6-0

3. **Citizen Comment Period:**

No citizen comments were made.

4. **Items of Business:**

a. 2024 Work Plan

i. Discussion regarding the 2024 Work Plan. Standing item to be continued at the next meeting.

5. **Staff Updates/Board Member Comments:**

Senior Planner Dorner informed the Board that City Council will be discussing the 2024 Comprehensive Plan Update December 3, 2024.

6. **Adjourn:**

Motion: Adjourn **Action:** Approve, **Moved by:** Vice Chair Pearce **Seconded by:** Chair Wiesenfeld **Motion Passed** 6-0

Chair Wiesenfeld adjourned the meeting at 7:22 pm.



CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM

Date: January 6, 2025

Title: 2025 Work Plan

Attachments: Draft 2025 Work Plan
EDAB 2025 Work Plan Prioritization Workbench Results
Individual Board Member Responses to Workbench

Submitted By: Morgan Dorner

Background Information:

The Economic Development Advisory Board (EDAB) meets annually with the City Council at a joint meeting with other boards and commissions in February each year, where the Annual Work Plans are formally established.

Current Discussion:

This is an ongoing discussion item for the EDAB to review, revise, and prepare their proposed work plan to the City Council in February.

Staff Recommendation:

Continue review and discussion, consider prioritization, and prepare for the February joint meeting.

DRAFT 2025 Work Plan*

1. Town Center and Greater Meridian Corridor Improvement

- a. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces to help facilitate an Edgewood Marketplace through programs of events promoting and "Shop Local" initiatives and goals as they relate to Work Plan Item #5 below.

2. Meridian Corridor Economic Development

- a. Edgewood Market (ex. food truck court/farmers market).
- b. Small retail building incentives.
- c. Enhance walkability and increase pedestrian safety.
- d. Improve Curb Appeal and Safety for pedestrians along the Meridian Corridor.
- e. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.
- f. Continue to promote parallel road network.
- g. Place-making and wayfinding
- h. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor

3. Collaborate with the Planning Commission and PRAB

- a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.

4. Comprehensive Plan Update – Economic Development Element

- ~~a. Edgewood has experienced relatively rapid growth and extensive development since the adoption of its last Comprehensive Plan, impacting the City's businesses, residents and the City's service levels. This has brought forward the need to strategically approach economic development to create an environment which will help attract and retain desired businesses that will simultaneously create a sustainable tax base to maintain service levels to residents and businesses.~~
- ~~b. Work with City staff, businesses, and the community to create an Economic Development Element for the City of Edgewood Comprehensive Plan.~~
- ~~c. Develop a vision, goals, and policies for Economic Development in Edgewood to identify a strategic approach to fostering economic development in the community. Implementation measures outline specific actions that can be undertaken to make the community vision for economic development a reality.~~
- ~~d. Use existing studies performed to analyze Economic Development in Edgewood and conduct updated or new studies as needed to provide background for the Economic Development Element.~~
- ~~e. Conduct a business survey to understand what businesses the community wants and needs.~~
- ~~f. Develop a SWOT Analysis to develop strategic plan use findings to attract more businesses to Edgewood.~~
- ~~g. Conduct public outreach and provide public involvement opportunities for the public, business community, and stakeholders (ex. events, open houses and workshops).~~
- a. Implementation Planning

5. Shop Local

- a. Effort connecting Edgewood businesses to the community and being involved in public events and activities.
- b. Create resources for the public to easily find local businesses (Example – Edgewood Business Map on City website for residents to find local businesses.)
- c. Local business 'spotlights' in the Edgewood Magazine.

6. Serve as Business Retention and Recruitment Ambassadors

- a. Visit existing businesses to understand what it is like doing business in Edgewood and bring forward findings to the Board and City staff. Encourage business owners to attend meetings and speak to their business activity, ideas, issues, or needs.
- b. Determine if they are looking to expand – if so, can you find another place for them in Edgewood?
- c. If they may be looking to leave – find out why and see what can be done to keep them in Edgewood.
- d. Business recruitment and economic development

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

8. Increase Public Engagement Efforts

8.9. Council Priorities (as assigned)

* This is a DRAFT work plan. The new or revised items on this work plan have not been approved or authorized by City Council. This DRAFT work plan is subject to change and is not final.

Rev 2		EDAB 2025 Work Plan with prioritization									Compilation	
Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitively in line with surrounding municipalities.	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI	Raw Score	Weighted Score		
+		Weight	9.0	7.0	8.5	5.5	5.0	3.0				
+	1	Town Center and Greater Meridian Corridor Improvement	Elements moved to items 2 and 3 following for better cohesion.									
+	2	Meridian Corridor Economic Development										
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...	5.0	5.6	2.4	7.0	8.2	3.3	5.2	32.3		
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.	8.2	6.8	4.2	6.4	7.6	1.3	5.7	39.0		
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.	4.3	8.8	2.6	7.4	9.4	2.3	5.8	36.2		
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.	3.3	3.2	1.0	4.6	3.4	0.3	2.6	17.3		
2		e. Continue to endorse and promote parallel road network.	3.0	6.3	3.0	7.3	9.0	0.5	4.9	30.6		
2		f. Install place-marking and wayfinding for service organizations serving EW	1.8	4.2	1.0	4.6	2.8	0.3	2.4	15.7		
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor	5.2	7.5	7.0	7.5	9.5	6.7	7.2	44.6		
+	3	Collaboration with City Commissions and Boards										
3		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.	6.5	6.6	5.4	8.0	8.4	6.0	6.8	42.4		
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.	6.5	8.4	6.6	8.4	8.0	5.3	7.2	45.9		
+	4	Comprehensive Plan Update -- Economic Development Element	Completed. No scoring required.									
+	5	Shop Local	Item includes a "what," the first, and two "hows" thereafter. Score the "what" only, unless you think the "hows" should be scored materially differently.									

5	a. Connect Edgewood businesses to the community and involve in public events and activities:	3.4	5.2	1.2	3.6	4.6	0.8	3.1	20.4
5	1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)	6.0	10.0	2.0	6.0	6.0		6.0	40.8
5	2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.	5.5	7.0	2.0	10.0	8.0	#DIV/0!		42.1
+	6	Business Retention and Recruitment Ambassadors							
6	a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.	6.3	3.0	3.7	5.3	3.3	0.5	3.7	26.0
	b. An "Edgewood Cares" visit could include any or all of discussing business challenges, business point-of-view opportunities and beneficial aspects of EW, and business points-of-view pain points and obstacles. Share findings to the Council and City staff. Encourage business owners to be proactive; to attend meetings and speak to their business activity, ideas, issues, and needs.	7.3	3.3	4.3	5.3	3.3	0.5	4.0	28.8
6	c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.	7.3	5.7	3.0	4.0	3.0	0.5	3.9	28.2
6	d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information.	8.3	5.3	3.3	5.3	3.0	0.5	4.3	31.0
	e. Emplace an Ombudsman as a point of contact for current businesses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.	8.0	5.3	4.7	4.0	3.0	2.0	4.5	32.0
+	7	Diversity, Equity, and Inclusion							
7		Removed; accounted for as a benefit							
+	8	Public Engagement							
		Removed; covered adequately elsewhere.							
+	9	City Permitting and Licensing Process Optimization							
9	Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.	8.7	6.8	9.2	8.2	6.2	6.0	7.5	49.7
+	10	Zoning Optimization							
10	Optimize Edgewood's zoning structure for optimum tax yield.	9.7	5.6	7.6	6.8	9.2	5.5	7.4	48.5
+	11	EDAB Protocols and Operation							

11	Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.	4.5	5.7	5.7	6.3	4.7	0.5	4.6	31.3
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Rev 2		EDAB 2025 Work Plan with prioritization									Position 1 Scoring	
Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitively in line with surrounding municipalities.	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI	Raw Score	Weighted Score		
+		Weight										
+	1	Town Center and Greater Meridian Corridor Improvement										
+	2	Meridian Corridor Economic Development										
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...	9	7	3	9	9	3	6.7			
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.	9	9	7	7	8	1	6.8			
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.	9	9	7	7	9	1	7.0			
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.	3	6	3	9	3	1	4.2			
2		e. Continue to endorse and promote parallel road network.	9	9	7	9	9	1	7.3			
2		f. Install place-marking and wayfinding for service organizations serving EW	3	9	3	9	3	1	4.7			
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor										
+	7	Collaboration with City Commissions and Boards										
7		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.	5	5	5	5	5	1	4.3			
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.	5	5	9	5	2	1	4.5			
+	4	Comprehensive Plan Update -- Economic Development Element		Completed. No scoring required.								
+	5	Shop Local		Item includes a "what," the first, and two "hows" thereafter.								
5		a. Connect Edgewood businesses to the community and involve in public events and activities:	9	9	4	7	9	1	6.5			

5	1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)								
5	2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.								
+	6	Business Retention and Recruitment Ambassadors							
6	a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.	8	4	4	8	4	1	4.8	
	b. An "Edgewood Cares" visit could include any or all of discussing business challenges, business point-of-view opportunities and beneficial aspects of EW, and business points-of-view pain points and obstacles. Share findings to the Council and City staff. Encourage business owners to be proactive; to attend meetings and speak to their business activity, ideas, issues, and needs.	9	4	4	8	4	1	5.0	
6	c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.	9	9	4	4	4	1	5.2	
6	d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information	9	9	4	8	4	1	5.8	
	e. Emplace an Ombudsman as a point of contact for current businesses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.	9	9	4	4	4	4	5.7	
+	7	Diversity, Equity, and Inclusion							
7		Removed; accounted for as a benefit							
+	8	Public Engagement							
		Removed; covered adequately elsewhere.							
+	9	City Permitting and Licensing Process Optimization							
9	Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.	9	9	9	9	5	4	7.5	
+	10	Zoning Optimization							
10	Optimize Edgewood's zoning structure for optimum tax yield.	9	4	9	9	9	2	7.0	
+	11	EDAB Protocols and Operation							

11	Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.	8	8	8	5	5	1	5.8	
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Rev 2		EDAB 2025 Work Plan with prioritization									Position 2 Scoring	
Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitively in line with surrounding municipalities.	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI		Raw Score	Weighted Score	
+		Weight										
+	1	Town Center and Greater Meridian Corridor Improvement										
+	2	Meridian Corridor Economic Development										
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...	1	2	2	5	7	3	3.3			
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.	6	7	5	7	7	2	5.7			
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.	2	10	2	10	10	0	5.7			
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.	0	0	0	0	0	0	0.0			
2		e. Continue to endorse and promote parallel road network.	?	?	?	?	?	?				
2		f. Install place-marking and wayfinding for service organizations serving EW	0	0	0	0	0	0	0.0			
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor	10	10	10	10	10	10	10.0			
+	7	Collaboration with City Commissions and Boards										
7		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.	10	10	10	10	10	10	10.0			
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.	10	10	10	10	10	10	10.0			
+	4	Comprehensive Plan Update -- Economic Development Element		Completed. No scoring required.								
+	5	Shop Local		Item includes a "what," the first, and two "hows" thereafter.								
5		a. Connect Edgewood businesses to the community and involve in public events and activities:	0	0	0	0	0	0	0.0			

5	1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)								
5	2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.								
+	6 Business Retention and Recruitment Ambassadors								
6	a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.								
6	b. An "Edgewood Cares" visit could include any or all of discussing business challenges, business point-of-view opportunities and beneficial aspects of EW, and business points-of-view pain points and obstacles. Share findings to the Council and City staff. Encourage business owners to be proactive; to attend meetings and speak to their business activity, ideas, issues, and needs.								
6	c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.								
6	d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information								
	e. Emplace an Ombudsman as a point of contact for current businesses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.								
+	7 Diversity, Equity, and Inclusion	Removed; accounted for as a benefit							
7									
+	8 Public Engagement	Removed; covered adequately elsewhere.							
+	9 City Permitting and Licensing Process Optimization								
9	Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.	10	10	10	10	10	10	10.0	
+	10 Zoning Optimization								
10	Optimize Edgewood's zoning structure for optimum tax yield.	10	10	10	10	10	10	10.0	
+	11 EDAB Protocols and Operation								

Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.

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Rev 2		EDAB 2025 Work Plan with prioritization									Position 3 Scoring	
Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitively in line with surrounding municipalities.	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI	Raw Score	Weighted Score		
+		Weight										
+	1	Town Center and Greater Meridian Corridor Improvement										
+	2	Meridian Corridor Economic Development										
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...										
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.										
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.										
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.										
2		e. Continue to endorse and promote parallel road network.										
2		f. Install place-marking and wayfinding for service organizations serving EW										
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor										
+	7	Collaboration with City Commissions and Boards										
7		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.										
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.										
+	4	Comprehensive Plan Update -- Economic Development Element										
+	5	Shop Local										
		Item includes a "what," the first, and two "hows" thereafter.										
5		a. Connect Edgewood businesses to the community and involve in public events and activities:										

5	1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)								
5	2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.								
+	6	Business Retention and Recruitment Ambassadors							
6	a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.								
	b. An "Edgewood Cares" visit could include any or all of discussing business challenges, business point-of-view opportunities and beneficial aspects of EW, and business points-of-view pain points and obstacles. Share findings to the Council and City staff. Encourage business owners to be proactive; to attend meetings and speak to their business activity, ideas, issues, and needs.								
6	c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.								
6	d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information								
	e. Emplace an Ombudsman as a point of contact for current businesses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.								
+	7	Diversity, Equity, and Inclusion	Removed; accounted for as a benefit						
7									
+	8	Public Engagement	Removed; covered adequately elsewhere.						
+	9	City Permitting and Licensing Process Optimization							
9	Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.								
+	10	Zoning Optimization							
10	Optimize Edgewood's zoning structure for optimum tax yield.								
+	11	EDAB Protocols and Operation							
11	Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.								

Rev 2		EDAB 2025 Work Plan with prioritization									Position 4 Scoring	
4	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitively in line with surrounding municipalities.	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI	Raw Score	Weighted Score		
+		Weight	10	8	8	6	3	3				
+	1	Town Center and Greater Meridian Corridor Improvement										
+	2	Meridian Corridor Economic Development										
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...	8	7	0	6	8	4	5.5	34.7		
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.	8	6	2	3	6	0	4.2	30.0		
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.	2	5	0	0	8	8	3.8	18.0		
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.	3	0	0	4	4	0	1.8	11.0		
2		e. Continue to endorse and promote parallel road network.	0	5	0	5	10	0	3.3	16.7		
2		f. Install place-marking and wayfinding for service organizations serving EW	2	4	0	4	5	0	2.5	15.2		
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor	0	0	0	2	8	0	1.7	6.0		
+	7	Collaboration with City Commissions and Boards										
7		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.	0	0	0	6	8	3	2.8	11.5		
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.	4	7	0	7	8	0	4.3	27.0		
+	4	Comprehensive Plan Update -- Economic Development Element										
+	5	Shop Local										
		Item includes a "what," the first, and two "hows" thereafter.										
5		a. Connect Edgewood businesses to the community and involve in public events and activities:	3	7	0	3	4	2	3.2	20.3		

5	1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)								
5	2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.								
+	6	Business Retention and Recruitment Ambassadors							
6	a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.	4	0	0	0	0	0	0.7	6.7
	b. An "Edgewood Cares" visit could include any or all of discussing business challenges, business point-of-view opportunities and beneficial aspects of EW, and business points-of-view pain points and obstacles. Share findings to the Council and City staff. Encourage business owners to be proactive; to attend meetings and speak to their business activity, ideas, issues, and needs.	4	0	0	0	0	0	0.7	6.7
6	c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.	6	0	0	0	0	0	1.0	10.0
6	d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information.	6	0	0	0	0	0	1.0	10.0
	e. Emplace an Ombudsman as a point of contact for current businesses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.	5	0	2	0	0	0	1.2	11.0
+	7	Diversity, Equity, and Inclusion							
7		Removed; accounted for as a benefit							
+	8	Public Engagement							
		Removed; covered adequately elsewhere.							
+	9	City Permitting and Licensing Process Optimization							
9	Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.	8	0	8	4	0	0	3.3	28.0
+	10	Zoning Optimization							
10	Optimize Edgewood's zoning structure for optimum tax yield.	10	0	0	0	10	0	3.3	21.7
+	11	EDAB Protocols and Operation							
11	Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.	0	0	0	5	0	0	0.8	5.0

Rev 2		EDAB 2025 Work Plan with prioritization Position 5 Scoring								
Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitively in line with surrounding municipalities.	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI	Raw Score	Weighted Score
+		Weight								
+	1	Town Center and Greater Meridian Corridor Improvement								
+	2	Meridian Corridor Economic Development								
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...	1						1.0	
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.	10						10.0	
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.	6						6.0	
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.	4						4.0	
2		e. Continue to endorse and promote parallel road network.	0						0.0	
2		f. Install place-marking and wayfinding for service organizations serving EW	3						3.0	
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor	0						0.0	
+	7	Collaboration with City Commissions and Boards								
7		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.	8						8.0	
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.	0						0.0	
+	4	Comprehensive Plan Update -- Economic Development Element								
+	5	Shop Local								
		Item includes a "what," the first, and two "hows" thereafter.								
5		a. Connect Edgewood businesses to the community and involve in public events and activities:								

5	1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)	6						6.0	
5	2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.	5						5.0	
+	6	Business Retention and Recruitment Ambassadors							
6	a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.	6						6.0	
6	b. An "Edgewood Cares" visit could include any or all of discussing business challenges, business point-of-view opportunities and beneficial aspects of EW, and business points-of-view pain points and obstacles. Share findings to the Council and City staff. Encourage business owners to be proactive; to attend meetings and speak to their business activity, ideas, issues, and needs.	8						8.0	
6	c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.	5						5.0	
6	d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information	10						10.0	
	e. Emplace an Ombudsman as a point of contact for current businesses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.	9						9.0	
+	7	Diversity, Equity, and Inclusion							
7		Removed; accounted for as a benefit							
+	8	Public Engagement							
		Removed; covered adequately elsewhere.							
+	9	City Permitting and Licensing Process Optimization							
9	Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.	7						7.0	
+	10	Zoning Optimization							
10	Optimize Edgewood's zoning structure for optimum tax yield.	10						10.0	
+	11	EDAB Protocols and Operation							
11	Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.	1						1.0	

Rev 2		EDAB 2025 Work Plan with prioritization Position 6 Scoring								
Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitively in line with surrounding municipalities.	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI	Raw Score	Weighted Score
+		Weight	8	6	9	5	7			
+	1	Town Center and Greater Meridian Corridor Improvement								
+	2	Meridian Corridor Economic Development								
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...	10	10	4	10	10		8.8	49.3
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.	10	5	2	8	10		7.0	39.7
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.	5	10	2	10	10		7.4	39.7
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.	10	10	2	10	10		8.4	46.3
2		e. Continue to endorse and promote parallel road network.	3	5	2	8	8		5.2	28.0
2		f. Install place-marking and wayfinding for service organizations serving EW	3	8	2	10	6		5.8	30.3
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor	6	10	8	8	10		8.4	48.3
+	7	Collaboration with City Commissions and Boards								
7		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.	6	8	2	9	9		6.8	37.0
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.	10	10	4	10	10		8.8	49.3
+	4	Comprehensive Plan Update -- Economic Development Element								
+	5	Shop Local								
5		a. Connect Edgewood businesses to the community and involve in public events and activities:	5	10	2	8	10		7.0	38.0

5	1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)	6	10	2	6	6		6.0	33.0
5	2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.	6	7	2	10	8		6.6	35.7
+	6	Business Retention and Recruitment Ambassadors							
6	a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.	7	5	7	8	6		6.6	38.5
	b. An "Edgewood Cares" visit could include any or all of discussing business challenges, business point-of-view opportunities and beneficial aspects of EW, and business points-of-view pain points and obstacles. Share findings to the Council and City staff. Encourage business owners to be proactive; to attend meetings and speak to their business activity, ideas, issues, and needs.	8	6	9	8	6		7.4	43.8
6	c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.	9	8	5	8	5		7.0	40.0
6	d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information.	8	7	6	8	5		6.8	39.2
	e. Emplace an Ombudsman as a point of contact for current businesses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.	9	7	8	8	5		7.4	43.5
+	7	Diversity, Equity, and Inclusion							
7		Removed; accounted for as a benefit							
+	8	Public Engagement							
		Removed; covered adequately elsewhere.							
+	9	City Permitting and Licensing Process Optimization							
9	Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.	8	5	9	8	6		7.2	42.8
+	10	Zoning Optimization							
10	Optimize Edgewood's zoning structure for optimum tax yield.	9	4	9	5	7		6.8	41.8
+	11	EDAB Protocols and Operation							
11	Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.	9	9	9	9	9		9.0	52.5

Rev 2		EDAB 2025 Work Plan with prioritization Position 7 Scoring								
Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitively in line with surrounding municipalities.	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI	Raw Score	Weighted Score
+		Weight								
+	1	Town Center and Greater Meridian Corridor Improvement								
+	2	Meridian Corridor Economic Development								
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...	1	2	3	5	7	3	3.5	
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.	6	7	5	7	7	2	5.7	
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.	2	10	2	10	10	0	5.7	
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.	0	0	0	0	0	0	0.0	
2		e. Continue to endorse and promote parallel road network.	?	?	?	?	?	?		
2		f. Install place-marking and wayfinding for service organizations serving EW	0	0	0	0	0	0	0.0	
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor	10	10	10	10	10	10	10.0	
+	7	Collaboration with City Commissions and Boards								
7		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.	10	10	10	10	10	10	10.0	
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.	10	10	10	10	10	10	10.0	
+	4	Comprehensive Plan Update -- Economic Development Element								
+	5	Shop Local								
5		a. Connect Edgewood businesses to the community and involve in public events and activities:	0	0	0	0	0	0	0.0	

5	1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)								
5	2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.								
+	6 Business Retention and Recruitment Ambassadors								
6	a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.								
	b. An "Edgewood Cares" visit could include any or all of discussing business challenges, business point-of-view opportunities and beneficial aspects of EW, and business points-of-view pain points and obstacles. Share findings to the Council and City staff. Encourage business owners to be proactive; to attend meetings and speak to their business activity, ideas, issues, and needs.								
6	c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.	Item includes a "what," the first, and two "hows" thereafter. Score the "what" only, unless you think the "hows" should be scored materially differently.							
6	d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information								
	e. Emplace an Ombudsman as a point of contact for current businesses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.								
+	7 Diversity, Equity, and Inclusion	Removed; accounted for as a benefit							
7									
+	8 Public Engagement	Removed; covered adequately elsewhere.							
+	9 City Permitting and Licensing Process Optimization								
9	Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.	10	10	10	10	10	10	10.0	
+	10 Zoning Optimization								
10	Optimize Edgewood's zoning structure for optimum tax yield.	10	10	10	10	10	10	10.0	
+	11 EDAB Protocols and Operation								

Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.

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Rev 2		EDAB 2025 Work Plan with prioritization									Position 1 Scoring	
Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitively in line with surrounding municipalities.	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI	Raw Score	Weighted Score		
+		Weight										
+	1	Town Center and Greater Meridian Corridor Improvement										
+	2	Meridian Corridor Economic Development										
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...	9	7	3	9	9	3	6.7			
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.	9	9	7	7	8	1	6.8			
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.	9	9	7	7	9	1	7.0			
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.	3	6	3	9	3	1	4.2			
2		e. Continue to endorse and promote parallel road network.	9	9	7	9	9	1	7.3			
2		f. Install place-marking and wayfinding for service organizations serving EW	3	9	3	9	3	1	4.7			
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor										
+	7	Collaboration with City Commissions and Boards										
7		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.	5	5	5	5	5	1	4.3			
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.	5	5	9	5	2	1	4.5			
+	4	Comprehensive Plan Update -- Economic Development Element		Completed. No scoring required.								
+	5	Shop Local		Item includes a "what," the first, and two "hows" thereafter.								
5		a. Connect Edgewood businesses to the community and involve in public events and activities:	9	9	4	7	9	1	6.5			

5	1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)								
5	2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.								
+	6 Business Retention and Recruitment Ambassadors								
6	a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.	8	4	4	8	4	1	4.8	
	b. An "Edgewood Cares" visit could include any or all of discussing business challenges, business point-of-view opportunities and beneficial aspects of EW, and business points-of-view pain points and obstacles. Share findings to the Council and City staff. Encourage business owners to be proactive; to attend meetings and speak to their business activity, ideas, issues, and needs.	9	4	4	8	4	1	5.0	
6	c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.	9	9	4	4	4	1	5.2	
6	d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information	9	9	4	8	4	1	5.8	
	e. Emplace an Ombudsman as a point of contact for current businesses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.	9	9	4	4	4	4	5.7	
+	7 Diversity, Equity, and Inclusion	Removed; accounted for as a benefit							
7									
+	8 Public Engagement	Removed; covered adequately elsewhere.							
+	9 City Permitting and Licensing Process Optimization								
9	Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.	9	9	9	9	5	4	7.5	
+	10 Zoning Optimization								
10	Optimize Edgewood's zoning structure for optimum tax yield.	9	4	9	9	9	2	7.0	
+	11 EDAB Protocols and Operation								

11	Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.	8	8	8	5	5	1	5.8	
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Rev 2		EDAB 2025 Work Plan with prioritization Position 2 Scoring								
Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitively in line with surrounding municipalities.	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI	Raw Score	Weighted Score
+		Weight								
+	1	Town Center and Greater Meridian Corridor Improvement								
+	2	Meridian Corridor Economic Development								
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...	1	2	2	5	7	3	3.3	
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.	6	7	5	7	7	2	5.7	
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.	2	10	2	10	10	0	5.7	
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.	0	0	0	0	0	0	0.0	
2		e. Continue to endorse and promote parallel road network.	?	?	?	?	?	?		
2		f. Install place-marking and wayfinding for service organizations serving EW	0	0	0	0	0	0	0.0	
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor	10	10	10	10	10	10	10.0	
+	7	Collaboration with City Commissions and Boards								
7		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.	10	10	10	10	10	10	10.0	
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.	10	10	10	10	10	10	10.0	
+	4	Comprehensive Plan Update -- Economic Development Element								
+	5	Shop Local								
5		a. Connect Edgewood businesses to the community and involve in public events and activities:	0	0	0	0	0	0	0.0	

5	1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)								
5	2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.								
+	6 Business Retention and Recruitment Ambassadors								
6	a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.								
	b. An "Edgewood Cares" visit could include any or all of discussing business challenges, business point-of-view opportunities and beneficial aspects of EW, and business points-of-view pain points and obstacles. Share findings to the Council and City staff. Encourage business owners to be proactive; to attend meetings and speak to their business activity, ideas, issues, and needs.								
6	c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.								
6	d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information								
	e. Emplace an Ombudsman as a point of contact for current businesses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.								
+	7 Diversity, Equity, and Inclusion	Removed; accounted for as a benefit							
7									
+	8 Public Engagement	Removed; covered adequately elsewhere.							
+	9 City Permitting and Licensing Process Optimization								
9	Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.	10	10	10	10	10	10	10.0	
+	10 Zoning Optimization								
10	Optimize Edgewood's zoning structure for optimum tax yield.	10	10	10	10	10	10	10.0	
+	11 EDAB Protocols and Operation								

Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.

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Rev 2		EDAB 2025 Work Plan with prioritization								Position 4 Scoring		168	
4	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitively in line with surrounding municipalities.	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI				Raw Score	Weighted Score
+		Weight	10	8	8	6	3	3					
+	1	Town Center and Greater Meridian Corridor Improvement											
+	2	Meridian Corridor Economic Development											
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...	8	7	0	6	8	4				5.5	34.7
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.	8	6	2	3	6	0				4.2	30.0
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.	2	5	0	0	8	8				3.8	18.0
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.	3	0	0	4	4	0				1.8	11.0
2		e. Continue to endorse and promote parallel road network.	0	5	0	5	10	0				3.3	16.7
2		f. Install place-marking and wayfinding for service organizations serving EW	2	4	0	4	5	0				2.5	15.2
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor	0	0	0	2	8	0				1.7	6.0
+	7	Collaboration with City Commissions and Boards											
7		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.	0	0	0	6	8	3				2.8	11.5
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.	4	7	0	7	8	0				4.3	27.0
+	4	Comprehensive Plan Update -- Economic Development Element											
+	5	Shop Local											
5		a. Connect Edgewood businesses to the community and involve in public events and activities:	3	7	0	3	4	2				3.2	20.3

5	1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)								
5	2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.								
+	6	Business Retention and Recruitment Ambassadors							
6	a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.	4	0	0	0	0	0	0.7	6.7
	b. An "Edgewood Cares" visit could include any or all of discussing business challenges, business point-of-view opportunities and beneficial aspects of EW, and business points-of-view pain points and obstacles. Share findings to the Council and City staff. Encourage business owners to be proactive; to attend meetings and speak to their business activity, ideas, issues, and needs.	4	0	0	0	0	0	0.7	6.7
6	c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.	6	0	0	0	0	0	1.0	10.0
6	d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information.	6	0	0	0	0	0	1.0	10.0
	e. Emplace an Ombudsman as a point of contact for current businesses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.	5	0	2	0	0	0	1.2	11.0
+	7	Diversity, Equity, and Inclusion							
7		Removed; accounted for as a benefit							
+	8	Public Engagement							
		Removed; covered adequately elsewhere.							
+	9	City Permitting and Licensing Process Optimization							
9	Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.	8	0	8	4	0	0	3.3	28.0
+	10	Zoning Optimization							
10	Optimize Edgewood's zoning structure for optimum tax yield.	10	0	0	0	10	0	3.3	21.7
+	11	EDAB Protocols and Operation							
11	Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.	0	0	0	5	0	0	0.8	5.0

Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitive in line with surrounding municipalities	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI
+		Weight						
+	1	Town Center and Greater Meridian Corridor						
+	2	Meridian Corridor Economic Development						
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...	1					
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.	10					
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.	6					
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.	4					
2		e. Continue to endorse and promote parallel road network.	0					
2		f. Install place-marking and wayfinding for service organizations serving EW	3					
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor	0					
+	7	Collaboration with City Commissions and Boards						
7		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.	8					
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.	0					

Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitive in line with surrounding municipalities	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI
+		Weight						
+	4	Comprehensive Plan Update -- Economic Development Element		Completed. No scoring required.				
+	5	Shop Local		Item includes a "what," the first, and two "hows" thereafter. Score the "what" only, unless you think the "hows" should be scored materially differently.				
5		a. Connect Edgewood businesses to the community and involve in public events and activities:						
5		1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)		6				
5		2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.		5				
+	6	Business Retention and Recruitment Ambassadors						
6		a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.		6				
		b. An "Edgewood Cares" visit could include any or all of discussing business challenges, business point-of-view opportunities and beneficial aspects of EW, and business points-of-view pain points and obstacles. Share findings to the Council and City staff. Encourage business owners to be proactive; to attend meetings and speak to their business activity, ideas, issues, and needs.		8				
6		c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.		5				

Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitive in line with surrounding municipalities	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI
+		Weight						
6	d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information.		10					
	e. Emplace an Ombudsman as a point of contact for current businesses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.		9					
+	7	Diversity, Equity, and Inclusion	Removed; accounted for as a benefit					
7								
+	8	Public Engagement	Removed; covered adequately elsewhere.					
+	9	City Permitting and Licensing Process Optimization						
9	Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.		7					
+	10	Zoning Optimization						
10	Optimize Edgewood's zoning structure for optimum tax yield.		10					
+	11	EDAB Protocols and Operation						

Rev 2		EDAB 2025 Work Plan with prioritization							#VALUE!	
Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitive in line with surrounding municipalities	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI		
+		Weight								
11	Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.		1							

Raw Score	Weighted Score
1.0	
10.0	
6.0	
4.0	
0.0	
3.0	
0.0	
8.0	
0.0	

Raw Score	Weighted Score
6.0	
5.0	
6.0	
8.0	
5.0	

Raw Score	Weighted Score
10.0	
9.0	
7.0	
10.0	

Raw Score	Weighted Score
1.0	

Position 6

Rev	2	EDAB 2025 Work Plan with prioritization								Position 3 Scoring
Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitively in line with surrounding municipalities.	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI	Raw Score	Weighted Score
+		Weight	8	6	9	5	7			
+	1	Town Center and Greater Meridian Corridor Improvement								
+	2	Meridian Corridor Economic Development								
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...	10	10	4	10	10		8.8	49.3
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.	10	5	2	8	10		7.0	39.7
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.	5	10	2	10	10		7.4	39.7
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.	10	10	2	10	10		8.4	46.3
2		e. Continue to endorse and promote parallel road network.	3	5	2	8	8		5.2	28.0
2		f. Install place-marking and wayfinding for service organizations serving EW	3	8	2	10	6		5.8	30.3
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor	6	10	8	8	10		8.4	48.3
+	7	Collaboration with City Commissions and Boards								
7		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.	6	8	2	9	9		6.8	37.0
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.	10	10	4	10	10		8.8	49.3
+	4	Comprehensive Plan Update -- Economic Development Element								
+	5	Shop Local								
5		a. Connect Edgewood businesses to the community and involve in public events and activities:	5	10	2	8	10		7.0	38.0

5	1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)	6	10	2	6	6		6.0	33.0
5	2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.	6	7	2	10	8		6.6	35.7
+	6	Business Retention and Recruitment Ambassadors							
6	a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.	7	5	7	8	6		6.6	38.5
	b. An "Edgewood Cares" visit could include any or all of discussing business challenges, business point-of-view opportunities and beneficial aspects of EW, and business points-of-view pain points and obstacles. Share findings to the Council and City staff. Encourage business owners to be proactive; to attend meetings and speak to their business activity, ideas, issues, and needs.	8	6	9	8	6		7.4	43.8
6	c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.	9	8	5	8	5		7.0	40.0
6	d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information	8	7	6	8	5		6.8	39.2
	e. Emplace an Ombudsman as a point of contact for current businesses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.	9	7	8	8	5		7.4	43.5
+	7	Diversity, Equity, and Inclusion							
7		Removed; accounted for as a benefit							
+	8	Public Engagement							
		Removed; covered adequately elsewhere.							
+	9	City Permitting and Licensing Process Optimization							
9	Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.	8	5	9	8	6		7.2	42.8
+	10	Zoning Optimization							
10	Optimize Edgewood's zoning structure for optimum tax yield.	9	4	9	5	7		6.8	41.8
+	11	EDAB Protocols and Operation							
11	Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.	9	9	9	9	9		9.0	52.5

Rev 2		EDAB 2025 Work Plan with prioritization Position 7 Scoring								
Filter	Item	Benefit	Maintains and/or expands a sustainable revenue base.	Makes local businesses attractive (visibility, convenience, safety, parking).	Brings cost of development competitively in line with surrounding municipalities.	Shapes the Edgewood brand.	Improves Citizen's quality of life.	Promotes DEI	Raw Score	Weighted Score
+		Weight								
+	1	Town Center and Greater Meridian Corridor Improvement								
+	2	Meridian Corridor Economic Development								
2		a. Develop an Edgewood Marketplace e.g. a food truck court, farmers market, crafts market or ...	1	2	3	5	7	3	3.5	
2		b. Vigorously encourage, facilitate and enable off-but-near Meridian commerce toward developing high income commercial focal point(s) that the city needs but that the fragmentation of available lands on Meridian itself makes difficult if not impossible.	6	7	5	7	7	2	5.7	
2		c. Enhance walkability, improve curb appeal and increase pedestrian safety.	2	10	2	10	10	0	5.7	
2		d. Re-evaluate the 2022 EDAB recommendation for a hotel feasibility study.	0	0	0	0	0	0	0.0	
2		e. Continue to endorse and promote parallel road network.	?	?	?	?	?	?		
2		f. Install place-marking and wayfinding for service organizations serving EW	0	0	0	0	0	0	0.0	
2		g. Explore future opportunities and coordination of maintenance responsibilities along the Meridian Corridor	10	10	10	10	10	10	10.0	
+	7	Collaboration with City Commissions and Boards								
7		a. Collaborate with Planning Commission and Parks and Recreation Advisory Board (PRAB) to incorporate Economic Development goals in land use and recreation planning.	10	10	10	10	10	10	10.0	
		b. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces in part to help facilitate an Edgewood Marketplace.	10	10	10	10	10	10	10.0	
+	4	Comprehensive Plan Update -- Economic Development Element								
		Completed. No scoring required.								

4	a. Edgewood has experienced relatively rapid growth and extensive development since the adoption of its last Comprehensive Plan, impacting the City's businesses, residents and the City's service levels. This has brought forward the need to strategically approach economic development to create an environment which will help attract and retain desired businesses that will simultaneously create a sustainable tax base to maintain service levels to residents and businesses.	Completed	Completed	Completed		Completed	Completed		
4	b. Work with City staff, businesses, and the community to create an Economic Development Element for the City of Edgewood Comprehensive Plan.	10	3	3	3	3	3	4.2	
4	c. Develop a vision, goals, and polices for Economic Development in Edgewood to identify a strategic approach to fostering economic development in the community. Implementation measures outline specific actions that can be undertaken to make the community vision for economic development a reality.	11	2	3	3	3	3	4.166667	
4	d. Use existing studies performed to analyze Economic Development in Edgewood and conduct updated or new studies as needed to provide background for the Economic Development Element	12	3	4	3	3	3	4.666667	
4	e. Conduct a business survey to understand what businesses the community wants and needs.	Completed	Completed	Completed		Completed	Completed		
4	f. Develop a SWOT Analysis to develop strategic plan use findings to attract more businesses to Edgewood.	13	Completed	Completed		Completed	Completed		
4	g. Conduct public outreach and provide public involvement opportunities for the public, business community, and stakeholders (ex. events, open houses and workshops).		2	Completed		Completed	Completed		
+	5	Shop Local Item includes a "what," the first, and two "hows" thereafter. Score the "what" only, unless you think the "hows" should be scored materially differently.							
5	a. Connect Edgewood businesses to the community and involve in public events and activities:	0	0	0	0	0	0	0.0	
5	1. Create resources for the public to easily find local businesses (e.g. an Edgewood Business Map on city website for residents to find local businesses.)	0	0	0	0	0	0	0.0	
5	2. Feature local business 'spotlights' in the Edgewood Magazine and other social media platforms.	Removed; accounted for as a benefit							
+	6								
6	a. Visit existing businesses to reinforce that "Edgewood Cares" about their issues and concerns.	Removed; covered adequately elsewhere.							
6	c. Determine if a business is looking to expand, relocate within EW or relocate out of EW. If yes take TBD suitable action.	7	7	7	7	7	7	7.0	
6	d. Develop motivational, informational and credentialing collateral for distribution by EDAB Ambassadors and others to current and future businesses with actionable advice and information.								

	e. Emplace an Ombudsman as a point of contact for current businesses, future businesses, developers (and citizens). Treat it as a help desk with problem tickets, actions and resolutions. May be initially an EDAB activity until budget permits a Staff Ombudsman.	7	7	7	7	7	7	7.0	
+ 7	Diversity, Equity, and Inclusion								
7	Account for and promote diversity, equity, and inclusion in all relevant EDAB activities and in all relevant recommendations to Council.	7	7	7	7	7	7	7.0	
+ 8	Public Engagement								
		7	7	7	7	7	7	7.0	0.0
+ 9	City Permitting and Licensing Process Optimization								
9	Evaluate barriers to business (e.g. Fee structures, workflows, timelines, availability of regulatory and how to info for filers, complexity of process and forms) and make Edgewood's permitting and licensing protocol competitive to other municipalities.	7	7	7	7	7	7	7.0	0.0
+ 10	Zoning Optimization								
10	Optimize Edgewood's zoning structure for optimum tax yield.	7	7	7	7	7	7	7.0	#REF!
+ 11	EDAB Protocols and Operation								
11	Create and deploy procedures, infrastructure and protocols which facilitate and optimize the way EDAB operates. Examples include recruitment and onboarding procedure, onboarding collateral documentation, incremental, cyclic workplan upgrade with reprioritization by Council.	7	7	7	7	7	7	7.0	0.0



CITY OF EDGEWOOD STAFF REPORT EDAB AGENDA ITEM

Date: January 6, 2025

Title: Impact Fee Primer

Attachments: 2025 Transportation Impact Fee Schedule
Transportation Impact Fee Comparison Summary
[Edgewood Municipal Code \(EMC\) 4.30 – Traffic Impact Fees](#)
University Place TIF Info Sheet

Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

The City Council held several conversations in 2024 regarding Impact Fees, with a focus on transportation. Comparing our 2024 rates to our neighboring cities, the Public Works Director developed the following table:

	Single Family	McDonalds	Applebees
Jurisdiction	Home	3,500 sq. ft	4,500 sq. ft
Edgewood	\$10,475.00	\$592,935.00	\$259,897.00
Puyallup	\$4,017.30	\$1,138,410.00	\$411,885.00
Sumner	\$2,276.00	\$134,711.50	\$59,049.00
Milton	\$4,016.00	\$1,216,074.86	\$439,984.71

Council members have also expressed interest in having the EDAB review potential alternative strategies to spark retail development, such as reduced “per trip” rates for specific land uses. Possible suggestions include University Place’s “Sales Leakage” Traffic Credit (see attached handout) and Shoreline’s TIF reductions and credits (<https://www.shorelinewa.gov/government/departments/planning-community-development/fees/transportation-impact-fees>).

Current Discussion:

Staff expects the Council to direct the EDAB to review and evaluate Edgewood’s Impact Fees in 2025, including any alternative economic strategies, then make recommendations to the Council on how to proceed. The Public Works Director will be working with our on-call consultant in the coming months to re-evaluate Edgewood’s base “per trip” TIF rate, and that information will be provided as it is made available.

Staff Recommendation:

Review and discuss the attached and linked information, preparing for further discussion at future meeting(s) before making a formal recommendation for policy regarding impact fees.

City of Edgewood
2025 Schedule of Transportation Impact Fees

Cost per PM peak hour trip end = \$12,140

Land Use Category - ITE 9th Edition	Notes (see below)	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Net New Trip Rate (3)	Impact Fee Per Unit (4)
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RESIDENTIAL							
Single-Family Detached Housing	2	210	1.01	Dwelling Unit	1.00	1.01	\$12,261
Multi-Family Housing (Low-Rise)	2	220	0.56	Dwelling Unit	1.00	0.56	\$6,798
Multi-Family Housing (Mid-Rise)	2	221	0.44	Dwelling Unit	1.00	0.44	\$5,342
Mobile Home Park	2	240	0.59	Occupied Dwelling Unit	1.00	0.59	\$7,163
Senior Adult Housing-Detached	2	251	0.30	Dwelling Unit	1.00	0.30	\$3,642

INSTITUTIONAL							
Public Park		411	0.11	Acre	1.00	0.11	\$1,335
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	\$43,461
Movie Theater	1	444	0.09	Seat	1.00	0.09	\$1,093
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	13.49	\$163,769
Racquet / Tennis Club	1	491	3.82	Court	1.00	3.82	\$46,375
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	3.45	\$41,883
Elementary School		520	0.16	Student	1.00	0.16	\$1,942
Middle School/Junior High School		522	0.15	Student	1.00	0.15	\$1,821
High School		525	0.14	Student	1.00	0.14	\$1,700
Private School (K-12)	1	532	0.17	Student	1.00	0.17	\$2,064
Church		560	0.49	1,000 sf GFA	1.00	0.49	\$5,949
Day Care Center	4	565	11.12	1,000 sf GFA	1.00	11.12	\$134,997
Library		590	8.16	1,000 sf GFA	1.00	8.16	\$99,062
Hospital	2	610	0.97	1,000 sf GFA	1.00	0.97	\$11,776
Nursing Home		620	0.59	1,000 sf GFA	1.00	0.59	\$7,163

BUSINESS & COMMERCIAL							
Hotel	3 (a)	310	0.60	Room	0.75	0.45	\$5,463
All Suites Hotel	3 (a)	311	0.36	Room	0.75	0.27	\$3,278
Motel	3 (a)	320	0.38	Room	0.75	0.29	\$3,460
Building Materials/Lumber Sales	3 (a)	812	2.06	1,000 sf GFA	0.75	1.55	\$18,756
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.71	3.07	\$37,322
Free-Standing Discount Store		815	4.83	1,000 sf GFA	0.83	4.01	\$48,668
Hardware/Paint Store		816	2.68	1,000 sf GFA	0.74	1.98	\$24,076
Nursery (Garden Center)		817	6.94	1,000 sf GFA	0.75	5.21	\$63,189
Nursery (Wholesale)		818	5.18	1,000 sf GFA	0.75	3.89	\$47,164
Shopping Center	2	820	3.81	1,000 sf GLA	0.66	2.51	\$30,527
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	4.37	\$53,028
High Turnover (Sit-Down) Restaurant		932	9.77	1,000 sf GFA	0.57	5.57	\$67,606
Fast Food Restaurant without Drive-Through	1	933	28.34	1,000 sf GFA	0.50	14.17	\$172,024
Fast Food Restaurant with Drive-Through		934	32.67	1,000 sf GFA	0.5	16.34	\$198,307
Quick Lubrication Vehicle Shop		941	4.85	Servicing Position	0.61	2.96	\$35,916
Automobile Care Center		942	3.11	1,000 sf GLA	0.61	1.90	\$23,031
Automobile Sales		841	3.75	1,000 sf GFA	0.75	2.81	\$34,144
Automobile Parts Sales		843	4.91	1,000 sf GFA	0.57	2.80	\$33,976
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	8.14	\$98,788
Gasoline/Service Station with Convenience Market		945	13.99	Vehicle Fueling Position	0.44	6.16	\$74,729
Self-Service Car Wash		947	5.54	Wash Stall	0.77	4.27	\$51,787
Tire Store		848	3.98	1,000 sf GFA	0.72	2.87	\$34,788
Tire Superstore		849	2.11	1,000 sf GFA	0.72	1.52	\$18,443
Supermarket	2	850	9.24	1,000 sf GFA	0.64	5.91	\$71,791
Convenience Market		851	49.11	1,000 sf GFA	0.49	24.06	\$292,136
Convenience Market with Gas Pumps		853	49.29	1,000 sf GFA	0.34	16.76	\$203,449
Discount Supermarket		854	8.38	1,000 sf GFA	0.79	6.62	\$80,369
Discount Club		857	4.18	1,000 sf GFA	0.63	2.63	\$31,969
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.35	\$16,406
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	2.56	\$31,030
Toy/Children's Superstore	1, 3 (b)	864	5.00	1,000 sf GFA	0.66	3.30	\$40,062
Pet Supply Superstore		866	3.55	1,000 sf GFA	0.60	2.13	\$25,858
Apparel Store	3 (a)	876	4.12	1,000 sf GFA	0.75	3.09	\$37,513
Pharmacy/Drug Store without Drive-Through		880	8.51	1,000 sf GFA	0.47	4.00	\$48,556
Pharmacy/Drug Store with Drive-Through		881	10.29	1,000 sf GFA	0.51	5.25	\$63,710
Furniture Store		890	0.52	1,000 sf GFA	0.47	0.24	\$2,967
Walk-in Bank	1, 3 (c)	911	12.13	1,000 sf GFA	0.65	7.88	\$95,718
Drive-in Bank		912	20.45	1,000 sf GFA	0.65	13.29	\$161,371

OFFICE							
Clinic	1	630	3.28	1,000 sf GFA	1.00	3.28	\$39,819
Animal Hospital/Veterinary Clinic		640	3.53	1,000 sf GFA	1.00	3.53	\$42,854
General Office Building	2	710	1.15	1,000 sf GFA	1.00	1.15	\$13,961
Medical-Dental Office Building	2	720	3.46	1,000 sf GFA	1.00	3.46	\$42,004
United States Post Office		732	11.21	1,000 sf GFA	1.00	11.21	\$136,089
Office Park	1	750	1.07	1,000 sf GFA	1.00	1.07	\$12,990
Research and Development Center	2	760	0.49	1,000 sf GFA	1.00	0.49	\$5,949
Business Park	1	770	0.42	1,000 sf GFA	1.00	0.42	\$5,099

INDUSTRIAL							
General Light Industrial	2	110	0.63	1,000 sf GFA	1.00	0.63	\$7,648
Industrial Park		130	0.40	1,000 sf GFA	1.00	0.40	\$4,856
Manufacturing		140	0.67	1,000 sf GFA	1.00	0.67	\$8,134
Warehousing	2	150	0.19	1,000 sf GFA	1.00	0.19	\$2,307
Mini-Warehouse (Self-Storage)		151	0.17	1,000 sf GFA	1.00	0.17	\$2,064
High-Cube Fulfillment Center Warehouse	1	155	1.37	1,000 sf GFA	1.00	1.37	\$16,632
Utility	2	170	2.27	1,000 sf GFA	1.00	2.27	\$27,558

PORT and TERMINAL							
Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.87	\$22,702
Park-and-Ride Lot with Bus or Light Rail Service	2	90	0.43	Parking Space	1.00	0.43	\$5,220

* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.

** The Pass-By Trip Reduction Factor reduces the Average Trip Rate based on average Pass-By trip percentages published in the *ITE Trip Generation Handbook* (3rd Edition, 2017) and previously adopted factors.

NET NEW TRIP RATE CALCULATION:

ITE Trip Rate
(1)

X

Pass-By Reduction Factor
(2)

=

Net New Trip Rate
(3)

IMPACT FEE CALCULATION:

Net New Trip Rate
(3)

X

\$12,140
Per New PM Peak
Hour Trip

=

Impact Fee per Unit of
Development
(4)

NOTES:

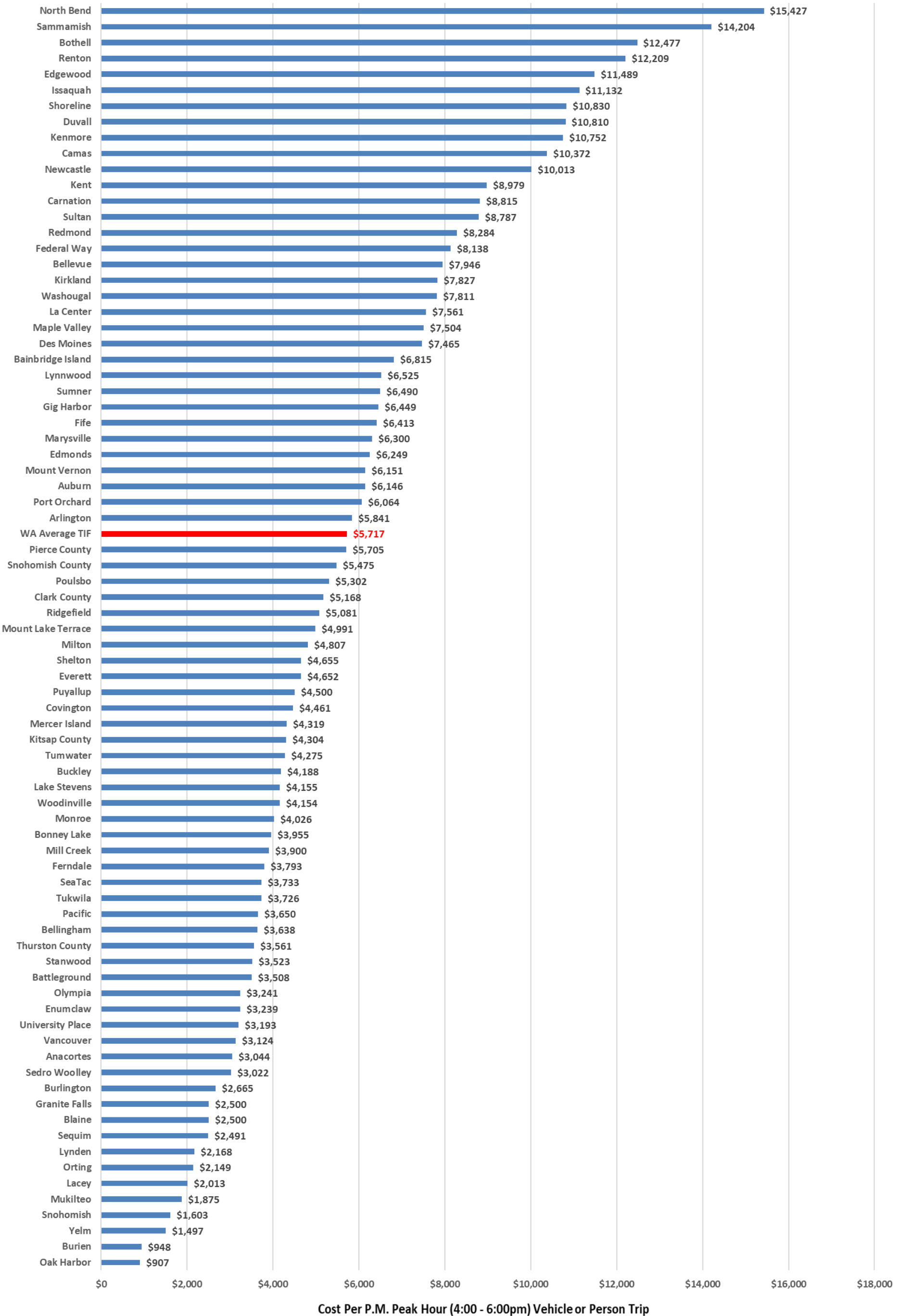
- (1) *Trip Generation* (10th Edition, 2017) has less than 6 studies supporting this average rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.
- (2) Alternatively, the PM peak hour trip regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table. However the equation must be used according to the instructions in *Trip Generation*.
- (3) No pass-by rates are available. Pass-by rates were estimated from other similar uses.

Code	Land Use	Pass-By Trip Reduction Factor
3 (a)	No Data Available 25% Estimated Pass-by	0.75
3 (b)	Shopping Center (850)	0.66
3 (c)	Drive-in Bank (912)	0.65

- (4) Consistent with RCW 82.02.060, Day Care Centers shall not have a fee greater than that imposed on commercial development activities that generate a similar number, volume, type, and duration of vehicle trips.

2024 Transportation Impact Fee Comparison: 74 Cities + 5 Counties in Western Washington

Data compiled March 2024 from web sites, fee sheets, telephone, and email by
Chris Comeau, FAICP-CTP, Senior Transportation Planner, chris.comeau@transpogroup.com



2024 Transportation Impact Fee Comparison: 74 Cities + 5 Counties in Western Washington							
Data compiled March 2024 from public web sites, fee sheets, telephone calls, and email inquiries by Chris Comeau, FAICP-CTP, Senior Transportation Planner at Transpo Group, Inc. chris.comeau@transpogroup.com							
City	2024 Population	2024 Base Rate	Urban Center Incentive	City	2023 Population	2024 Base Rate	Urban Center Incentive
Anacortes ¹	18,326	\$3,044		Milton	8,835	\$4,807	
Arlington	22,121	\$5,841		Monroe	18,574	\$4,026	
Auburn ²	88,750	\$6,146	Yes: Downtown	Mount Vernon	35,753	\$6,151	Yes: Commercial Uses
Bainbridge Island	24,153	\$6,815		Mount Lake Terrace	21,804	\$4,991	
Battleground ³	22,395	\$3,508		Mukilteo	20,681	\$1,875	
Bellevue	153,768	\$7,946	Yes: Downtown & TOD	Newcastle	12,664	\$10,013	
Bellingham ⁴	95,921	\$3,638	Yes: Urban Villages	North Bend ²⁰	8,302	\$15,427	
Blaine ⁵	6,130	\$2,500		Oak Harbor ²¹	24,187	\$907	Yes; CBD
Bonney Lake	22,948	\$3,955		Olympia ²²	55,731	\$3,241	Yes; Downtown & High Density Corridors
Bothell	48,871	\$12,477	Yes: Main Street	Orting	8,857	\$2,149	
Buckley	5,421	\$4,188	May apply for 30% Reduction	Pacific	6,807	\$3,650	
Burien ⁶	49,627	\$948		Port Orchard	18,564	\$6,064	
Burlington	10,253	\$2,665		Poulsbo ²³	12,101	\$5,302	
Camas ⁷	28,275	\$10,372		Puyallup	41,880	\$4,500	
Carnation	2,199	\$8,815		Redmond ²⁴	80,116	\$8,284	Y; CBD; OverLake
Covington	21,891	\$4,461		Renton	101,386	\$12,209	
Des Moines	31,946	\$7,465		Ridgefield ²⁵	17,666	\$5,081	
Duvall	8,824	\$10,810		Sammamish ²⁶	64,250	\$14,204	
Edgewood	13,380	\$11,489		SeaTac	29,652	\$3,733	
Edmonds	42,027	\$6,249		Sedro Woolley ²⁷	13,368	\$3,022	Yes; CBD
Enumclaw	12,645	\$3,239		Sequim	8,403	\$2,491	Yes; CBD
Everett	111,793	\$4,652	Yes: Parking "A"	Shelton	10,896	\$4,655	
Federal Way ⁸	94,745	\$8,138	Yes: City Center	Shoreline	62,908	\$10,830	
Ferndale ⁹	16,562	\$3,793	Yes: Downtown	Snohomish	10,124	\$1,603	
Fife ¹⁰	10,573	\$6,413	Yes: Use-based	Stanwood	9,817	\$3,523	
Gig Harbor	12,892	\$6,449		Sultan	7,243	\$8,787	Yes; 50% for Commercial
Granite Falls	5,117	\$2,500		Sumner ²⁸	10,543	\$6,490	
Issaquah ¹¹	38,601	\$11,132	Yes: Commercial Uses	Tukwila ²⁹	21,000	\$3,726	
Kenmore ¹²	23,067	\$10,752		Tumwater	26,427	\$4,275	
Kent ¹³	132,204	\$8,979	Yes; Downtown	University Place	34,371	\$3,193	
Kirkland ¹⁴	91,568	\$7,827		Vancouver ³⁰	197,765	\$3,124	
La Center ¹⁵	5,262	\$7,561		Washougal	16,764	\$7,811	
Lacey	60,485	\$2,013		Woodinville ³¹	13,044	\$4,154	
Lake Stevens ¹⁶	40,598	\$4,155	Yes; TIF Zone 1	Yelm	10,676	\$1,497	
Lynden ¹⁷	16,540	\$2,168		County	Population	Base Rate	
Lynnwood ¹⁸	47,880	\$6,525	Yes; Citywide	Clark County ³²	520,900	\$5,168	
Maple Valley ¹⁹	28,355	\$7,504		Kitsap County	280,900	\$4,304	
Marysville	73,578	\$6,300	Yes: Commercial Uses	Pierce County ³³	937,400	\$5,705	
Mercer Island	24,600	\$4,319		Snohomish County ³⁴	847,300	\$5,475	
Mill Creek	20,753	\$3,900		Thurston County ³⁵	300,500	\$3,561	
Notes: All data above and below obtained from public web sites, fee sheets, telephone calls, emails, and ITE Trip Generation Manuals. 2023 OFM Population data not released until June.							
1. Anacortes updated TIF system in 2019.							
2. Auburn adopted rates 2017; has downtown reduced rate.							
3. Battle Ground uses an ADT-based TIF system; SFD = 9.57 trips x \$347							
4. Bellingham TIF = Person trips; alutomatic 22% to 30% Urban Village TIF reduction with voluntary TDM measures up to 50% UV TIF reduction.							
5. The City of Blaine future pm peak hour vehicle trip rate is currently being evaluated.							
6. Burien limited improvement project costs to keep rates low. TIF was adopted in 2009.							
7. Camas uses a 2-zone TIF system; North = \$9,833; South = \$3,800; Average = \$6,817							
8. Federal Way charges 3% admin. fee + base rate + 3-yr WSDOT construction cost index. City Center TIF Reduction.							
9. Ferndale uses 3-zone TIF system. \$3,855 citywide; \$4,822 for 443-acre "Main Street" Planned Action; \$2,701 downtown Ferndale. Average = \$3,793.							
10. Fife uses a VMT-based TIF system adjusted from ITE ADT rates.							
11. Issaquah created development incentive in which the first 10,000 SF of commercial TIF paid from other public funding sources (per WA State law).							
12. Kenmore TIF rates based on mobility units and person trips.							
13. Kent TIF rates are based on person trips; TIF Rate Study (2021) with reductions for downtown Kent.							
14. Kirkland TIF rates are based on person trips at \$5,397/person trip							
15. La Center allows TIF to be deferred to occupancy by requiring lien on property.							
16. Lake Stevens uses a 3-zone TIF system; average - \$3,257							
17. Lynden TIF citywide is \$2,168, but NW Lynden Pepin Creek subarea TIF is \$17,328 (Highest in WA).							
18. Lynnwood has two TIF zones: City Center/Mall \$5,107and remainder of City \$7,944. Average is \$6,525.							
19. Maple Valley fee per 2023 rate schedule							
20. North Bend has highest citywide TIF (\$15,210) in WA (See Lynden Pepin Creek) Primarily residential with little to no pass-by/diverted link trips.							
21. Oak Harbor uses a dated TIF system; \$907 residential and \$589 non-residential.							
22. Olympia allows TIF reduction in downtown and on high-desnity corridors.							
23. Poulsbo uses an ADT-based TIF system;ITE 11th Ed. SFD = 9.4 ADT x \$564 =\$5,301.60							
24. Redmond uses "Person Trips/Mobility Units" for Concurrency and TIF; Citywide \$9336; Overlake \$7890; Downtown \$7626; Average = \$8284.							
25. Ridgefield uses an ADT-based TIF system							
26. Sammamish has 2nd highest citywide TIF (\$14,064) in WA (See Lynden Pepin Creek). Primarily residential development; no pass-by/diverted link trips.							
27. Sedro-Woolley uses a 2-zone TIF system; \$3,022 Non-CBD; \$1,681 in CBD							
28. Sumner converted 3-zone TIF system to 1 Citywide Zone as of April 15, 2024							
29. Tukwila = 4-zone TIF system: Z1 = \$4,439; Z2 = \$4,863; Z3 = \$5,345; Z4= \$2,058; Average =\$3,726							
30. Vancouver uses 3-zone ADT-based TIF system; Columbia \$240; Pacific \$428; Cascade \$329; Average = \$332.33 x 9.4 = \$3,124 / SFD							
31. Woodinville uses an ADT-based TIF system. 1 SFD = 9.44 x \$440 = \$4,154							
32. Clark County has a four zone TIF system based on ADT; Z1 = \$487; Z2 = \$930; Z3 =\$421; Z4 =\$352; Average \$547.50 x 9.44 = \$5240							
33. Pierce County uses a 4-zone TIF system based on model-derived VMT; A = \$5,654; B= \$5,654; C = \$9,242; D=\$2,270. Average TIF for SFD = \$5,705							
34. Snohomish County updated its 6-zone TIF system based on ADT in 2020. Average is \$580/trip or \$5,475 per SFD.							
35. Thurston County uses a 6-zone TIF system based on ITE PM Peak Trips; Average = \$3561/trip or \$3,248 per SFD							

What is the benefit of the Traffic Impact Fee?

The traffic impact fee ensures all new developments pay their fair share of traffic costs based on the amount of traffic they add to City streets. This provides a stable funding source to ensure necessary transportation projects are completed – keeping congestion on our streets at a reasonable level.

Who pays the fee?

The traffic impact fee is charged to new developments and businesses that add traffic to City streets. Existing residents and businesses do not pay.

How much does the Traffic Impact Fee cost?

The traffic impact fee is based on the amount of additional traffic generated by the new development or business. The fee is \$3,199 per new vehicle trip estimated to occur during the evening rush hour. This amount may be reduced or deferred as described in this brochure

What can Traffic Impact Fee money be used for?



Traffic impact fees are restricted funds. Monies collected can only be spent on specific roadway projects that add capacity to City streets.

University Place
WASHINGTON

City of University Place
3715 Bridgeport Way West
University Place WA 98466

253.566.5656

www.CityofUP.com

Traffic Impact Fees

Keeping traffic and business moving forward



City adopts a novel approach to traffic dilemma

As University Place grows, so does the traffic on our streets. Street improvements are expensive and traffic mitigation costs are often a stumbling block for new developments and businesses.

In order to keep the traffic flowing and encourage economic growth, the City has adopted a traffic impact fee with innovative approaches to reduce the financial impact to new business.

What is a Traffic Impact Fee?

A traffic impact fee is a one-time fee charged to all new developments and businesses that add traffic to City streets. The traffic impact fee helps to pay for street improvements that are necessary to accommodate this new traffic.



What is the City doing to help new businesses manage these costs?

The City recognizes that traffic mitigation costs can be high. These costs often make it difficult for new projects to move forward. The City has found unique ways to minimize these financial impacts to new businesses while at the same time ensuring stable funding is maintained for our critical roadways.

Payment Deferrals

The City allows payment of the traffic impact fee to be deferred up to five years with equal annual payments. This is essentially a five-year no-interest loan offered to businesses for their traffic mitigation costs.

Sales Tax Credit

Businesses generating new sales tax revenue to the City can receive an additional benefit associated with the traffic impact fee in the form of a sales tax credit. Under this program, half of the sales tax generated by a new business will be used to reduce the amount of impact fee owed. This credit can be taken for up to five years. This provides an incentive for sales tax generating uses and creates a partnership between the City and these businesses towards the mitigation of their impacts.



"Sales Leakage" Traffic Credit

Sales statistics show that approximately two of every three taxable dollars spent by U.P. residents are spent outside the City. To mitigate this "sales leakage," City regulations allow for a 65 percent reduction in the estimated amount of trips associated with most new retail and restaurant uses. This corresponds to a 65 percent reduction of the traffic impact fee.

Who can I contact if I want to learn more about Traffic Impact Fees?

The City Engineering department is always happy to answer any questions you may have. Feel free to contact them at 253.460.2526.