



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

Monday, April 7, 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 March 3, 2025**
- 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. Land Use Table Updates**
 - B. Impact Fees**
 - C. 2025-2026 Work Plan**
- 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.



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

Monday, March 3, 2025 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

Chair Wiesenfeld called the meeting to order at 6:00pm.

Present: Andrew Wiesenfeld, Steven Weiss, Shawn Olesen, Michael Stacey, Kelsey Morgan (Via Zoom), Michael Pearce, Amanda Weidman (Joined after roll at 6:02pm via Zoom) **Staff Members Present:** Community Development Director Jeremy Metzler, Planning Manager Josh Kubitza

2 CONSENT AGENDA:

A. Meeting Minutes of February 3, 2025

Motion: As Read **Action:** Approve, **Moved by:** Commissioner Weiss **Seconded by:** Commissioner Pearce **Motion Passed 6-0**

3 CITIZEN COMMENT PERIOD:

Aaron Wiesenfeld, and Linda Disney spoke.

4 ITEMS OF BUSINESS

A. Impact Fees

Board members reviewed the provided information for consideration and preparation for a formal recommendation to the City Council regarding reduced impact fees for economic development purposes.

B. Climate Planning Grant Intro

Kara Odegard, and Annie Murai with Measure Meant gave a presentation. Planning Manager Kubitza explained the staff's recommendation was to assign the task of drafting the Economic Overview to one EDAB member to be submitted to city staff by March 17, 2025. This would allow staff time to distribute it to the EDAB for review and approval at the April 7, 2025, meeting.

C. Land Use Table Updates

Staff recommended the EDAB spend the next month reviewing the current zoning map and initial draft amendments to prepare for upcoming conversations on nonresidential issues.

D. 2025-2026 Work Plan Debrief

Board members and staff debriefed on the joint meeting with the Council in order to review the prioritization, and prepare for further discussion at the April EDAB meeting.

5 STAFF COMMENTS

Board members spoke.

6 BOARD MEMBER UPDATES

Staff shared various updates with those in attendance.

7 ADJOURN

Chair Wiesenfeld adjourned the meeting at 7:35pm.



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

Date: April 7, 2025

Title: Land Uses Update

Attachments:

- 1) Economic Development Element
- 2) EMC 18.70 Permitted Land Uses
- 3) EMC 18.70.050_Land Use Table_Draft Amendments

Submitted By: Morgan Dorner, Senior Planner

Background Information:

The 2024 Comprehensive Plan Periodic Update was adopted by council and became effective as of January 1, 2025. Changes in policy and the land use and zoning map necessitate updates to ensure consistency with the currently adopted comprehensive plan. Staff provided an introduction on this item at last month's EDAB meeting (materials available [here](#)).

At the Planning Commission Meeting held on March 10, 2024, staff requested that the commission request input and recommendations from the EDAB on nonresidential (i.e., commercial and industrial) land uses, reviewing EMC 18.70.050 for consistency with the Economic Development Element of the City's recently updated Comprehensive Plan, and they concurred.

Current Discussion:

As requested by the Planning Commission, the EDAB should review the proposed changes to EMC 18.70.050 and provide input and recommendations based on the following guidance:

1. Consistency with the Comprehensive Plan Economic Development Element;
2. Promotion of commercial uses and activities for economic development; and
3. Meridian Corridor Vision.

The following pages contain excerpts from the Comprehensive Plan that staff has noted as relevant to the EDAB's purview and this request. Staff encourages the EDAB to review these materials, the attached draft redline code amendments, and any other materials provided at last month's meeting in preparation for a thorough discussion this evening.

Next steps:

EDAB's feedback at this meeting will be noted and shared with the Planning Commission at their next meeting. If desired, a formal recommendation can be prepared and considered at the next EDAB meeting, scheduled for May 5, 2025.

Economic Development Element Vision and Background

- **Element Purpose:** *“The City of Edgewood Comprehensive Plan refines the vision, goals, and policies to promote, create, and enable economic opportunities for the City in the next 20 years that recognizes the diverse community needs and regional economic trends.”*
- **Economic Development Vision:** *“The City of Edgewood is a highly desirable location with a high quality of life, offering a balance of residential and commercial areas. While Edgewood is surrounded by other jurisdictions with limited opportunities to physically expand, the Town Center area offers the opportunity to build up a denser and more vibrant mixed-use core for the City. As Edgewood grows, attracting more opportunities for local employment, small business growth, and commercial development in this area will help the City to realize its potential. The Town Center Sub-Area Plan currently underway envisions a central, mixed-use area that is livable, affordable, accessible, and sustainable as the heart of the City. Advancing economic development in Edgewood will be critically tied to realizing this vision for the Town Center area.”*
- **Employment Demand:** Edgewood will need to provide capacity for 4,047 new jobs within Edgewood for 2044.
- **Commercial Development.** Community members expressed the need for Edgewood to advance commercial development in the City through actions like marketing to developers, parcel assembly, aid in developing narrow properties, and creating opportunities in the Town Center area.
- **Small Business Support.** Community members expressed the need for more support to small local businesses, including home-based businesses and startups.
- **Retail Demand.** Retail leakage data (BERK report) indicates that there is a gap in meeting demand locally for all major retail types analyzed, with the greatest gap for general merchandise.
- **Workforce.** Skilled workforce, high income levels, and growth anticipated in its population.
- **Town Center.** Potential for small-scale investments in the Town Center and more restaurants and food stores.
- **Town Center.** Great support for a farmer’s market, food truck park, restaurants, and public plaza/pocket park in the Town Center.

Economic Development Element Goals and Policies

- 1. Establish the Town Center area as the commercial, mixed-use heart of Edgewood.**
 - a. Promote a mix of community-desired uses in Town Center, including residential units at a range of price points, restaurants, retail, offices, and community gathering places.
 - b. Encourage ground floor commercial or public uses in development and explore options to support feasibility.
 - c. ... increase local spending by residents by attracting health services, food services, personal services, retailers, other specialty shop businesses to meet local needs and preferences.
 - d. Support recommendations in the Town Center Element
- 2. Promote commercial uses that offer quality, unique services for residents and visitors and that distinguish Edgewood from surrounding commercial centers.**
 - a. Ensure City land use policies and regulations enable and support commercial development that captures the spending power of residents, regional commuters, visitors, and of those seeking alternative retail experiences.
 - b. Encourage diversification of the City’s industries and retail options.
 - c. Establish standards to ensure long-term compatibility of commercial development with surrounding areas while providing clear and objective design requirements for commercial uses.
 - d. Encourage ground floor commercial uses in mixed-use development and consider new incentives for developers.

3. **Provide support for small businesses, home-based businesses, and entrepreneurs in Edgewood.**
 - a. Encourage home-based businesses that do not impact the residential character of the neighborhood.
 - b. Use flexible regulatory standards that enable local businesses to expand, grow, or redevelop at existing locations.
4. **Advance regional coordination for economic development efforts.**
5. **Enhance equitable access to economic opportunities.**
 - a. Prioritize regulations and programs that facilitate needed and desired outcomes for achieving an equitable and sustainable local economy.
 - b. Address and prevent potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure.

Town Center Vision:

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

Guiding Principles:

1. Focus on future commercial and residential growth along the Meridian Avenue corridor.
2. Create a Town Center between key intersections along Meridian Avenue (SR 161).
3. Retain lower density residential areas and other less intensive development outside the Town Center.
4. Direct future infrastructure and transportation improvements within the Town Center.
5. Provide improved transit access within and to Town Center.
6. Within the Town Center, provide for a diversity of housing types and affordability.
7. Encourage small, owner-operated neighborhood commercial development within the Town Center.
8. Create a new neighborhood street network within the Town Center that provides local access and alternate pedestrian connections to Meridian Avenue. The new street system should build upon existing streets to create an inter-connected network or grid with development blocks and alleys for future residential and commercial development.
9. Provide new crossroad intersections within the Town Center with safe pedestrian crossings.
10. Locate new commercial and mixed-use residential development in close proximity to (within ¼ mile) to transit stops.

Town Center – Economic Development

A 2020 Planning and Economic Development Study (BERK Report) included a summary of findings from its community profile highlighting considerations for how the City could manage broader issues of economic development that would impact the Town Center. The major findings suggest:

- Previous population targets for Edgewood were low and have been reduced overtime.
- New growth has been predominantly in the form of multi-family developments.
- Edgewood is primarily a community of commuters.
- Growth in retail in Edgewood will be challenged by competing retail centers with regional access.
- Local commercial development may also be challenged by high area-wide vacancy rates.

Although slow employment growth reflects Edgewood’s largely residential character and history, it highlights the potential of the Town Center to generate new business and employment opportunities.

Town Center Element Goals and Policies

- 1. Create vibrant, pedestrian-orientated streetscapes to create a walkable, pedestrian-friendly Town Center**
- 2. Encourage a variety of commercial and residential mixed-use development within Town Center.**
 - a. Encourage a range of affordable residential living options at all price points to allow for a diverse, multi-generational community.
 - b. Explore collaboration with larger developers for high-quality, diverse commercial, and mixed-use, especially those that have experience with integrated mixed-use projects and larger developments.
 - c. Ensure new development would be resilient to market changes and the ebbing flow of real estate demands, such as ensuring ground-floors are constructed to easily accommodate a mix of uses (retail, restaurant, office, residential, etc.) and reduce the costs of future tenant improvements if later converted.
- 3. Support and encourage businesses in the Town Center.**
 - a. Highlight clusters of existing businesses and promote new businesses that can help enhance the Town Center character.
 - b. Encourage and support proposed mixed-use developments to avoid an uneven patchwork of commercial through Town Center.
 - c. Explore partnerships to encourage different types of catalyzing projects, such as co-working spaces, community kitchens, pop-ups, and start-ups.
- 4. Support long-term transit improvements.**
- 5. Explore alternative options for parking quantity and placement in Town Center.**
 - a. Explore opportunities for public parking.
- 6. Explore urban design strategies to enable the realization of the Town Center Vision.**
 - a. Where permissible, stand-alone multi-family residential development should be appropriately scaled and formally reflective of the community character.
 - b. Consider reducing minimum lot sizes and opportunities for neighborhood commercial uses for residential zones within a half mile walkshed of Town Center.
 - c. Ensure variety between buildings of the same development and between properties.
 - d. Encourage activated rooftops with patio areas, potential businesses, and communal spaces.
 - e. Ensure the first floor of development along street frontages and facing open spaces is pedestrian-oriented and is connected to the pedestrian environment.
 - f. A signature market and grocery at the intersection would be architecturally appropriate and could become a catalyzing commercial business for Town Center.
- 7. Enhance the sense of community within the Town Center.**
 - a. Explore opportunities for community activities within the Town Center that bring Edgewood together, such as street fairs, markets, outdoor movies, and cultural events.
 - b. Encourage dense and compact development
- 8. Ensure Town Center development is sustainable and enhances the natural environment.**

Breakdown of Zoning Districts:

Zone	Purpose
Residential 1 (R-1)	Preserves the identity of areas with patterns of large residential lots, preserve tree stands and reduce traffic volumes in east-west arterial corridors. It is also used in areas lacking service and where critical area protections may be in place or the presence of potholes limits development capacity.
Residential 2 (R-2)	Preserves the identity of areas with patterns of large residential lots, preserve tree stands and reduce traffic volumes in east-west arterial corridors. It is also used in areas lacking service and where critical area protections may be in place or the presence of potholes limits development capacity.
Mixed Residential 1 (MR-1)	Provides for moderate residential density using a variety of urban housing types such as small-lot detached dwellings, duplexes, and townhouses.
Mixed Residential 2 (MR-2)	Provides for moderate residential density using a variety of urban housing types such as small-lot detached dwellings, duplexes, and townhouses.
Mixed Use Residential (MUR)	Accommodates a range of medium density residential housing types as well as some commercial uses and professional office uses.
Town Center (TC)	Facilitates development at the city’s core, reflecting the unique local character and rural roots. The land use category accommodates a range of compatible uses emphasizing a variety of vertical and horizontal mixed-use development, pedestrian-oriented retail, multifamily residential, senior housing and civic uses.
Commercial (C)	This category is primarily intended for commercial development but also accommodates light industrial and multifamily housing uses. Serves as a visual and functional transition between the town center and other less intensive uses are in place or intended.
Business Park (BP)	Accommodates a wide range of employment and commercial uses, including professional office, senior housing and apartments, light industrial and retail uses.
Industrial (I)	Providing for regional research, light manufacturing, warehousing, and other major regional employment uses. Industrial lands are limited to areas where regional transportation access is available.
Public (P)	Accommodates and provides lands for moderate-scale and large-scale activities relating to the purpose of state and local governmental entities and semi-public institutions providing necessary public services.

ECONOMIC DEVELOPMENT



INTRODUCTION

The City of Edgewood Comprehensive Plan refines the vision, goals, and policies to promote, create, and enable economic opportunities for the City in the next 20 years that recognizes the diverse community needs and regional economic trends.

This Economic Development Element is supported by an economic opportunities assessment that quantifies existing conditions and trends in Edgewood. The economic analysis is based on the best available data identifies the City's advantages and disadvantages related to a broad spectrum of interconnected factors such as community demographics, employment, and real estate markets. In addition to an assessment, the Economic Development Element reflects community input, state legislative requirements, and City priorities.

The following background section provides information behind the planning framework and details Edgewood's socioeconomic profile, key industries, real estate trends, and other factors. The insights from this analysis build a factual basis for establishing informed economic development policies and goals.

BACKGROUND

PLANNING FRAMEWORK

After incorporation in 1996, the City of Edgewood's adopted its first Comprehensive Plan in 2001 which has been periodically updated, with the most recent major update occurring in 2015 to fulfill the requirements of Washington State's Growth Management Act (GMA). The GMA is a series of state statutes first adopted in 1990 aimed at managing population growth, particularly in the state's fast-growing areas. In Pierce County, RCW 36.70A.040 requires all cities to "fully plan" for the elements of a Comprehensive Plan, including land use, housing, capital facilities, utilities, transportation, and climate change.³⁶ Economic development is an optional component of Comprehensive Plans in Washington. Prior to the 2015 update, Edgewood's Comprehensive Plan included an

³⁶ The GMA includes other optional elements for economic development, parks and recreation, conservation, energy, sub areas, and ports. The City of Edgewood has chosen to include Parks and Recreation and Energy as elements in its current plan and is adding an Economic Development element as part of the current process.

Economic Development Element. With the 2015 update, the element was dissolved and the economic development goals and policies were dispersed throughout the comprehensive plan. While 2015 update includes goals and policies related to economic growth, the need for a clear economic development vision has been expressed by the community. Consistent with the community’s priorities to promote and spur Edgewood’s economy, the 2024 plan update will consolidate these items back into a standalone element to create a clear and coordinated long-term vision for economic development.

As part of the Puget Sound region, Edgewood is also represented by the Puget Sound Regional Council (PSRC), which convenes local jurisdictions, governments, and public agencies within Pierce, Kitsap, Snohomish, and King Counties. In 2020, the PSRC adopted the VISION 2050 plan as a long-range growth management plan which prioritizes economic development as a key component of the region’s 30-year vision that: *“Economic opportunities are open to everyone, the region competes globally, and has sustained a high quality of life. Industrial, maritime, and manufacturing opportunities are maintained.”*

The Pierce County Regional Council (PCRC) is a group of elected leaders comprised of representatives from all jurisdictions as well as County staff which coordinates planning efforts that bring together multiple local governments (such as cities, tribes, ports, etc.). PSRC is responsible for coordination between jurisdictions, monitoring VISION 2050 within the County, and making a recommendation to Pierce County Council. In turn, Pierce County Council adopts Countywide Planning Policies (CPPs) per RCW 36.70A.210.³⁷ The CPPs include policies and goals for economic development and are intended to be consistent with local jurisdictions.

As part of the Buildable Lands Program (RCW 36.70A.215), Pierce County completed its most recent Buildable Lands Report in 2021. This report analyzed Edgewood’s employment demand and capacity to serve the community’s future needs. The County’s assessment relies on a combination of historic development trends, zoning, and the existing inventory of parcels in each jurisdiction to determine if they are aligned with growth targets for the 2020-2044 planning period. The results of the Pierce County Buildable Lands Report indicate the capacity for **4,047 new jobs** within Edgewood. Compared with the City’s targets, these findings indicate that existing capacity in the City

³⁷ This state statute requires that “the legislative authority of a County that plans under RCW 36.70A.040 shall adopt a Countywide planning policy in cooperation with the cities located in whole or in part within the County”

is adequate to meet projected needs for employment for 2044.³⁸

Community Engagement

Community stakeholders were engaged and welcomed to provide input. The City disseminated two (2) surveys with findings relevant for the economic development priorities and needed updates, facilitated an open house event for community members, and met with the Economic Development Advisory Board (EDAB). Key findings include considerations related to economic development such as:

- **Commercial Development.** Community members expressed the need for Edgewood to advance commercial development in the City through actions like marketing to developers, parcel assembly, aid in developing narrow properties, and creating opportunities in the Town Center area. Seeking anchor tenants for commercial center developments and incentivize new commercial uses were also discussed during engagement, including tools like modifying licensing fees, exploring tax increment financing (TIF), reducing timelines and improving City processes for businesses.
- **Small Business Support.** Community members expressed the need for more support to small local businesses, including home-based businesses and startups. Needed services that respondents described included help with permitting and local fees, communication, marketing and advertising efforts, holding regular meetings for home-based businesses, maintaining and circulating a list of local small businesses, and providing other education and resources. Small businesses also noted the potential for an amnesty program for existing businesses that are unlicensed/unregistered. Residents and business owners expressed the desire to see more local restaurants and healthy food options in retail establishments, as well as a farmer's market or bazaar.
- **Public Realm Improvements and Placemaking.** Business owners responding to the survey cited the sense of community in Edgewood as a top reason for operating in the City. Throughout engagement, community members noted challenges like traffic, safety, and the need for pedestrian improvements as important needs for commercial and mixed-use areas to foster a sense of place.

³⁸ Pierce County Planning and Public Works, 'Pierce County Buildable Lands Report,' November 2022, <https://www.piercecountywa.gov/923/Buildable-Lands>, 96-106.

Aligning transportation goals in the Meridian Corridor with commercial development is important, including establishing safer pedestrian connections, accommodating cyclists, managing vehicular traffic, and developing the parallel road network.

- **Regional Coordination.** Leveraging state programs and relationships was a theme during engagement. Coordination can help build capacity within Edgewood to support businesses and access existing small business grants and programs to help more establishments located in Edgewood.
- **Equitable Economic Development.** Engagement emphasized the importance of ensuring equitable economic opportunities for persons of color, including small business owners and entrepreneurs. Residents discussed the importance of celebrating diversity in Edgewood.

CITY OF EDGEWOOD PROFILE

The City of Edgewood is a highly desirable location with a high quality of life, offering a balance of residential and commercial areas. While Edgewood is surrounded by other jurisdictions with limited opportunities to physically expand, the Town Center area offers the opportunity to build up a denser and more vibrant mixed-use core for the City. As Edgewood grows, attracting more opportunities for local employment, small business growth, and commercial development in this area will help the City to realize its potential. The Town Center Sub-Area Plan currently underway envisions a central, mixed-use area that is livable, affordable, accessible, and sustainable as the heart of the City. Advancing economic development in Edgewood will be critically tied to realizing this vision for the Town Center area.

Summary of Findings

In addition to engaging the community, the project team analyzed the best available data to understand existing economic conditions and opportunities. The following Economic Profile relied on data primarily sourced from the United States Census Bureau's 5-year American Community Survey (ACS) estimates,³⁹ CoStar, the Washington Office of

³⁹ 5-year estimates use data collected over a longer period of time used to increase statistical reliability of the data by using a larger sample for geographies with populations under and small groups within a population. Since Edgewood's population is below the threshold of 65,000 residents, 1-year estimates are not available at the city level. This report generally uses the most current estimates at the time of writing; for ACS data this is 2018-2022, as well as comparison over time to 2008-2012 data.

Financial Management (OFM), the Puget Sound Regional Council (PSRC), and the City of Edgewood. The Washington State Office of Financial Management (OFM) provides official state and local population estimates and projections for use in the allocation of funds, growth management, and other planning functions. In the Puget Sound Region, the PSRC operates as a Metropolitan Planning Organization (MPO), which develops policies and coordinates decisions about managing growth as well as planning for transportation and economic development in King, Kitsap, Pierce and Snohomish counties and jurisdictions within them. A summary of key highlights is provided below.

Community Demographic Trends

Socioeconomic conditions can have important implications for a city's economic success. Key characteristics about age of residents, median income, educational attainment, poverty, and disparities by race and ethnicity provide useful context about Edgewood's households and recent trends. This information can also help to identify which communities in Edgewood are not benefiting from current efforts and inform the City's work to set policies which may help to address current gaps for equitable economic development.

In 2022, Edgewood had a median age of 40, with a large share of residents under 20 years and 50-64 years old compared to the County and the State. These groups typically represent students or workers in entry-level or part-time positions mid- to late-career workers respectively. Edgewood had the most notable gap in its share of residents aged 20 to 34 years, who often represent early-career workers and young professionals.

Edgewood also has a growing share of residents with bachelor's degrees and higher, as well as residents with some college or an associate's degree, and a shrinking share of residents with a high school degree or less. Educational attainment in the City is generally on par with Pierce County.

Median household income for all households in Edgewood was \$115,325 in 2022 but varied by race and ethnicity. The City's median income was higher than both Pierce County and Washington State in 2022 (and was also higher in 2012). However, the median household income for Native Hawaiian and Pacific Islander and Hispanic or Latino was lower than average in the City of Edgewood.⁴⁰

⁴⁰ For Black, multiracial, or another race households, margin of error (MOE) was too high to determine these disparities.

The share of residents living below the poverty threshold determined by the US Census was 4% in Edgewood in 2022, compared to 9% in Pierce County and 10% in Washington (10%) in that period. The share of residents living below poverty in the City decreased slightly from 5% in 2012 to 4% 2022. This change likely reflects new growth in high-income households earning \$150,000 or more.

Economic Context

Several factors can indicate changes in economic conditions for cities, their residents, and their workforce. This section provides context about current conditions and recent trends in Edgewood related to employment, commuting, and wages as well as how these trends are expected to change in coming years.

In 2022, Edgewood was home to **1,867 jobs**, growing by 56% from 1,195 jobs in 2010. The City has seen fluctuations in employment growth, experiencing several years of declining employment, particularly in the wake of the 2008 recession and the onset of the COVID-19 pandemic in 2020.

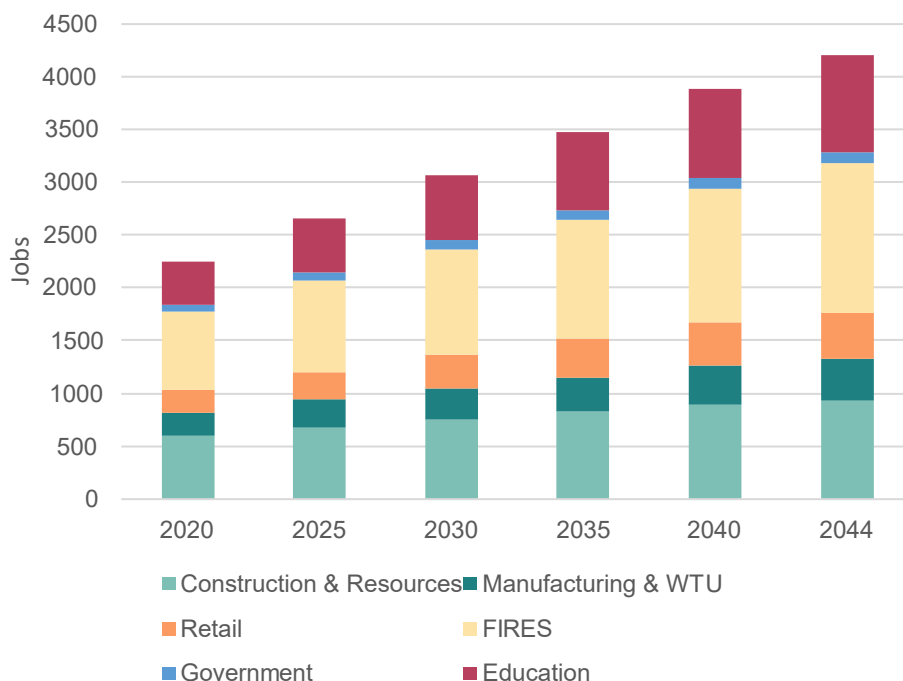
In Pierce County overall, military, healthcare, government, and education employers represent the largest number of employees as of 2020. Joint Base Lewis-McChord located southwest along I-5 represents the largest single employer, followed by countywide employers MultiCare Health System, the State of Washington, and CHI Franciscan Health.

In Edgewood, **service industries and construction** represented the greatest share of employment as of 2022. Service industries (such as healthcare and professional services) accounted for over a third of jobs in the City in 2022 while construction employment grew from 25% of employment in 2000 to 33% in 2022. Services industries, construction, and education are anticipated to continue growing through 2044 and remain the three largest employment sectors in Edgewood over this period (**Error! Reference source not found.**).

In PSRC's projections for future growth, this is combined with Finance, Insurance, Real Estate into one category as 'FIRES,' which is anticipated to see the most growth over the next twenty years. These industries offer some opportunities for high-paying jobs in Pierce County (like Health Care and Social Assistance), but also a large share of jobs with below the County's average pay (like Accommodations and Food Service).⁴¹

⁴¹ Because employment data often includes confidentiality requirements to protect identifiable information about businesses and workers, many data points related to industry employment and wages are only publicly available at the County level.

Figure 52: Growth Projection by Sector Employment, 2020-2044



Source: PSRC LUV-it.⁴²

In Edgewood, employment is concentrated around the central thoroughfare of Meridian Avenue E (WA-161). The highest employment density areas are located near the intersection of Meridian Avenue E with 24th Street E and 8th Street E, which are home to a variety of retail, services, and government facilities.

More than double the number of residents leave for jobs outside of Edgewood than employees commuting into the City as of 2021 (Figure 53). The primary commuting destination for Edgewood residents was Seattle in 2021, followed by Tacoma. Only 1.7% of employed residents worked in the City.

⁴² Acronyms used by the PSRC include WTU includes Wholesale, Transportation, and Utilities. Projection data from PSRC combines Finance, Insurance, Real Estate, and services into one category represented by FIRES below.

The current employment to housing ratio in the City is 0.3, meaning that there is about one employee working in Edgewood for every three housing units. This high ratio indicates that Edgewood is a “bedroom” or commuter community, where there are fewer jobs than residents in the City. In Edgewood, this ratio has grown modestly since 2000, with the number of persons per job increasing from 6.9 in 2000 to 7.2 in 2022. This indicates a need for more jobs if the City wants to achieve a balance between local jobs and housing, consistent with the Countywide Planning Policies. The adopted targets for housing and employment in the CPPs would indicate a 0.55 ratio of employment to housing by 2044.

Figure 53. Commute Patterns Concept Map, 2021

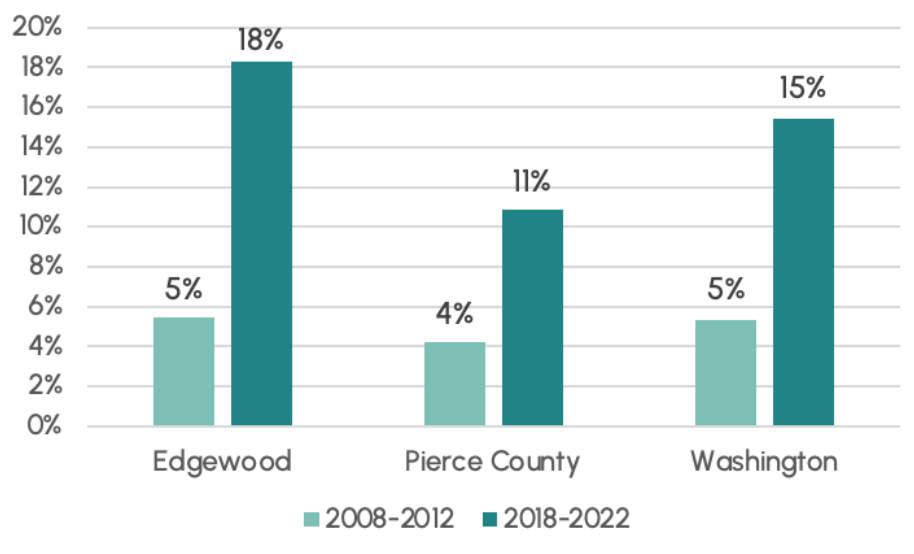


Source: LODS-LEHD⁴³

Following new workplace trends in the wake of the COVID-19 pandemic, Edgewood has had an increasing share of remote workers, experiencing a rapid increase in the share of remote workers from only 5% in 2012 tripling to 18% of workers in 2022, above County and State trends. In Edgewood, remote workers have nearly identical earnings to the City overall.

⁴³ This is a conceptual map and arrows do not indicate direction of commute patterns specifically.

Figure 54: Share of Remote Workers, 2012-2022



Source: ACS, 2008-2012, 2018-2022

Within the City of Edgewood, the number of employees is anticipated to grow from 2,244 employees (in 2020) to 4,206 employees by 2044 (according to Pierce County’s adopted targets). This represents an 87% increase (or 1,962 new employees) over the next 20-year period, increasing by an annual growth rate of 2.7% (or about 98 new employees). The City is anticipated to grow at a faster rate than many surrounding cities (with the exception of Sumner) and the County overall.

Table 35: Employment Growth Targets, 2020-2044

JURISDICTION	2020 EST. EMPLOYMENT	2044 PROJECTION	CHANGE (#)	CHANGE (%)	AAGR
City of Edgewood	2,244	4,206	1,962	87%	2.7%
Pierce County	346,255	487,634	141,379	41%	1.4%

Source: Pierce County Employment Growth Targets, Exhibit [A to Ordinance No. 2022-46](#)

Real Estate Market Trends

Understanding Edgewood’s commercial real estate market opportunities can indicate what industries might locate and grow in the City, based on historic and current demand patterns across different real estate types. Local commercial real estate conditions, market drivers, and trends will influence the market appeal and viability of commercial

uses in the Edgewood Market Area.⁴⁴

Compared to Pierce County, office rents have been lower in the Edgewood Market Area (including Edgewood along with the cities of Milton, Fife, and Sumner) since 2013. The Edgewood Market Area's office space had only a 3.3% vacancy rate in 2023, compared to 8.9% in the County. The combination of lower rents and vacancies indicates that the Edgewood Market Area is meeting demand in the area for lower cost office space, despite limited new construction since 2013.

Retail rents and vacancies in the Edgewood Market Area roughly followed County trends over the last decade. Rising rents combined with low vacancy rates indicate rising demand for retail space both in the Edgewood Market Area and the County. Retail leakage data indicates that there is a gap in meeting demand locally for all major retail types analyzed, with the greatest gap for general merchandise.

Industrial rents have more than doubled for both the Edgewood Market Area and Pierce County since 2013. In 2023, the Edgewood Market Area had a 7.6% vacancy rate for industrial space. Coupled with rising rents, these trends indicate rising demand for industrial uses particularly in the Edgewood Market Area. Since 2013, the Edgewood Market Area accounted for about a third of new industrial space in the County.

SWOT Analysis

SWOT analysis refers to an assessment of Strengths, Weaknesses, Opportunities, and Threats (SWOT). These represent internal and external factors that can have positive or negative impacts on economic outcomes in Edgewood.

Table 36 outlines key findings for these factors when considering potential economic growth and development in the City.

⁴⁴ Because the inventory of office, retail, and industrial commercial types is limited in Edgewood, this analysis aggregates these commercial types in Edgewood with the surrounding cities of Fife, Milton, and Sumner as the 'Edgewood Market Area' as well as a comparison of trends in Pierce County.

Table 36: SWOT Summary Analysis

	POSITIVE	NEGATIVE
INTERNAL	<p>Strengths:</p> <ul style="list-style-type: none"> • Prime location nearby the growing cities of Tacoma, Puyallup, and Federal Way, and the smaller cities of Milton, Fife, and Sumner and short distance from the Port of Tacoma with railroad and cargo shipping infrastructure. Located in an interconnected region with regional economic opportunities. • Skilled workforce, high income levels, and growth anticipated in both its population. • Plans for a Town Center subarea plan. • Potential for small-scale investments in the Town Center and more restaurants and food stores. • Great support for a farmer’s market, food truck park, restaurants, and public plaza/pocket park in the Town Center. 	<p>Weaknesses:</p> <ul style="list-style-type: none"> • Challenging environmental constraints for commercial development. • Business owners are challenged by the permitting/fees, safety concerns, and traffic issues. • Limited sewer infrastructure near urban development. • Need for greater local capacity building in Edgewood and with surrounding jurisdictions.
EXTERNAL	<p>Opportunities:</p> <ul style="list-style-type: none"> • Attract highly skilled workers with locational flexibility. • Identify target retail for managing land capacity and expected growth. • Make improvements to pedestrian walkways. • Develop small business services. • Possibility to leverage state programs to support businesses. • Greater coordination on economic development initiatives with surrounding jurisdictions and the Puyallup Tribe. • Explore Tax Increment Financing (TIF), modifying license fees/permit process timelines. • Support commercial development with support for parcel assembly, aid in developing narrow properties, and create opportunities in the Town Center. 	<p>Threats:</p> <ul style="list-style-type: none"> • Growing disparities between remote and non-remote workers. • Rising housing costs proportionate to income levels. Lack of affordable housing options for a range of income levels. • Small market surrounded by competing jurisdictions.

GOALS AND POLICIES

Using the existing Comprehensive Plan as a guide for understanding Edgewood’s goals for economic development, this section includes proposed goals and policies to include in the 2024 update. The Economic Development Element includes goals and policies previously located in other chapters of the plan (either with modifications or without them), as well as new policies developed through community engagement and analysis of economic trends in Edgewood and the region.

Goal ED.1: Establish the Town Center area as the commercial, mixed-use heart of Edgewood.

- ED.1a: Support the continued development of the Town Center to better serve the community, create opportunities for employment, and attract regional visitors.
- ED.1b: Consider leveraging City-owned property next to City Hall and others along Meridian Ave E to catalyze the development of the Town Center and to attract more people to the Town Center. Consider other opportunities to support development through acquisition and parcel assembly.
- ED.1c: Explore partnerships with developers to support development of unique, community-serving projects that acknowledge changing trends in employment such as co-working spaces or a community center.
- ED.1d: Promote a mix of community-desired uses in Town Center, including residential units at a range of price points, restaurants, retail, offices, and community gathering places.
- ED.1e: Encourage ground floor commercial or public uses in development and explore options to support feasibility.
- ED.1f: Improve multimodal transportation options in the Meridian Corridor to improve safety, provide more opportunities for active transportation (especially walking and bicycling), and increase local spending by residents by attracting health services, food services, personal services, retailers, other specialty shop businesses to meet local needs and preferences.
- ED.1g: Support recommendations in the Town Center Element which covers housing, public services, and various other recommendations.

- ED.1h: Encourage the designation and development of a City “gateway” at strategic points in Edgewood as well as placemaking and wayfinding efforts within the Town Center to develop a distinct identity and attract visitors.
- ED.1i: Enhance the Meridian Corridor to include pedestrian amenities, landscaping, cohesive frontage improvements and other design considerations to support a vibrant mixed-use corridor.

Goal ED.2: Promote commercial uses that offer quality, unique services for residents and visitors and that distinguish Edgewood from surrounding commercial centers.

- ED.2a: Ensure City land use policies and regulations enable and support commercial development that captures the spending power of residents, regional commuters, visitors, and of those seeking alternative retail experiences.
- ED.2b: Encourage diversification of the City’s industries and retail options.
- ED.2c: Support the long-term economic vitality of commercial development by removing barriers for development through improving application and permit processes, providing applicant support for commercial developers, and reviewing requirements for change of use.
- ED.2d: Establish standards to ensure long-term compatibility of commercial development with surrounding areas while providing clear and objective design requirements for commercial uses.
- ED.2e: Promote easy access to commercial corridors and centers for pedestrians, bicyclists and transit users. Establish safe, grade-separated pedestrian connections on the Meridian Corridor when feasible.
- ED.2f: Encourage ground floor commercial uses in mixed-use development and consider new incentives for developers.
- ED.2g: Expand needed infrastructure like extending sidewalks in commercial areas and explore additional options for beautification and public realm enhancements to attract visitors to the Town Center area.

Goal ED.3: Provide support for small businesses, home-based

businesses, and entrepreneurs in Edgewood.

- ED.3a: Provide support for existing small businesses, home-base businesses, and entrepreneurs with initiatives such as facilitating regular meetings for home-based businesses, maintaining and circulating a list of local small businesses, and providing education and resources.
- ED.3b: Encourage home-based businesses that do not impact the residential character of the neighborhood. Limit signs, parking and truck deliveries, and other potential adverse impacts and consider an amnesty program for existing unlicensed or unregistered home-based businesses.
- ED.3c: Use flexible regulatory standards that enable local businesses to expand, grow, or redevelop at existing locations.
- ED.3d: Support local, small business start-ups through the development of incubator spaces or accelerator programs and access to state grants or other funding sources.

Goal ED.4: Advance regional coordination for economic development efforts.

- ED.4a: Coordinate efforts for economic development and develop goals for economic growth with the Puyallup Tribe and other tribal governments in the area. Explore potential partnerships for public realm improvements and public art in the Town Center or other commercial areas.
- ED.4b: Collaborate with the Fife-Milton-Edgewood Chamber of Commerce on business promotion, retention, and recruitment as well as building collaborative partnerships with other stakeholders.
- ED.4c: Coordinate on workforce development initiatives within the County and Puget Sound region.

Goal ED.5: Enhance equitable access to economic opportunities.

- ED5a: Ensure equitable economic opportunities for persons of color including small business owners and celebrate diversity in Edgewood. Seek partnerships with community organizations in the city and region to collaborate on initiatives to reduce economic disparities.

- ED.5b: Ensure that housing opportunities match job growth to provide options for people to both live and work in Edgewood.
- ED.5c: Prioritize regulations and programs that facilitate needed and desired outcomes for achieving an equitable and sustainable local economy.
- ED.5d: Address and prevent potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure.

EMC 18.70 Permitted Land Uses

Chapter 18.70

PERMITTED LAND USES

Sections:

- 18.70.010 Purpose of provisions.
- 18.70.020 Characterization of use and organization.
- 18.70.040 Establishing use.
- 18.70.050 Land use table.

Prior legislation: Ords. 03-203, 07-283, 08-305, 11-359, 15-448, 16-463, 16-469 and 16-482.

18.70.010 Purpose of provisions.

This chapter lists the land uses that are regulated within this title in order to ensure orderly, uniform, and fair regulation that results in not only the appropriate siting of land uses, but also the appropriate physical relationship of different land uses, which are sometimes not complementary, to one another as zoning is applied. (Ord. 20-579 § 2 (Exh. B)).

18.70.020 Characterization of use and organization.

A. Each land use within Edgewood shall be characterized according to the North American Industry Classification System or land use definition provided in Chapter 18.20 EMC, Definitions. The use of a property is defined by the activity for which it or structures occupying it is or are intended, designed, arranged, occupied, or maintained. In all regulatory zones there shall be no limit as to the number of principal uses allowed on a lot, provided each principal use is permitted in the zone and meets all pertinent regulatory requirements. However, no more than one single-family detached dwelling unit or one two-unit dwelling unit, as appropriate, shall be permitted as a principal use on any individual lot.

B. All references to the North American Industry Classification System (NAICS) are to the titles and descriptions found in the North American Industry Classification System, 2017 Edition, prepared by United States Office of Management and Budget, which is hereby adopted by reference. The NAICS is used to suit the purposes of this title, to list and define land uses authorized to be located in the various zoning district consistent with the comprehensive plan.

C. The NAICS uses a six-digit coding system to identify particular industries and their placement in the hierarchical structure of the classification system. The first two digits of the code designates the sector, the third digit designates the subsector, the fourth digit designates the industry group, the fifth digit designates the NAICS industry, and the sixth digit designates the national industry.

D. A “part” in the NAICS column of the land use table means that only a part of the associated NAICS definition will be included into the specified land use. The community development director or assignee will respond to requests for clarification on a project by project basis.

E. A “special” in the NAICS column of the land use table means that the NAICS definition for the specified land use is not provided or that the city has modified the definition by this title. The “special” definition is provided in Chapter 18.20 EMC, Definitions.

F. The community development director shall determine whether a proposed land use not specifically listed in a land use table or specifically included within a NAICS classification is allowed in a zone. The director’s determination shall be based on whether or not permitting the proposed use in a particular zone is consistent with the purposes of this title and the zone’s purpose as set forth in Chapter 18.80 EMC, by considering the following factors:

1. The physical characteristics of the use and its supporting structures, including but not limited to scale, traffic and other impacts, and hours of operation;
2. Whether or not the use complements or is compatible with other uses permitted in the zone; and

3. The NAICS classification, if any, assigned to the business or other entity that will carry on the primary activities of the proposed use. (Ord. 20-579 § 2 (Exh. B)).

18.70.040 Establishing use.

A. The use of land or buildings shall be in accordance with those listed in the Land Use Table. No land or building shall hereafter be used and no building or structure erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The legend for interpreting the Land Use Table is:

✓	Designates use permitted in the zoning district indicated
–	Designates use prohibited in district indicated
A	Designates use may be approved by administrative use permit
CUP	Designates use may be approved by conditional use permit

B. If a use is identified as requiring a temporary use permit (TUP), then the use is only allowed if the TUP is obtained in accordance with EMC 18.50.070.

C. If a use is not listed, it is not allowed in any zoning district.

D. It is recognized that new types of land use will develop and forms of land use not presently anticipated may seek to locate in the city of Edgewood. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Land Use Table shall be performed in accordance with EMC 18.50.020(D).

E. Any proposed use, business, structure, or other land occupancy is subject to the primary, secondary, and incidental uses expressed in the Land Use Table. As an example, a company performing surveying and mapping services may locate their office in accordance with their primary NAICS code for the service function and any secondary, tertiary, or otherwise accompanying or secondary outdoor storage, maintenance facility, information services, or other use is subject to the development standards and conditions of the incidental use. (Ord. 20-579 § 2 (Exh. B)).

18.70.050 Land use table.

SEE ATTACHMENT.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	EMC 18.70.050 Land use table														
2	Land Use	NAICS Code	Single-Family-2 Residential 1	Single-Family-3 Residential 2	Single-Family-5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes	Staff Notes
3	✓ – Permitted Use CUP – Use may be approved via CUP A – Approval Requires AUP – Prohibited Use	NAICS Code	SF2 R-1	SF3 R-2	SF5	MR-1	MR-2	MUR	TC	C	BP	I	P	All Uses Subject to Conditions 1 and 6	Highlighted rows are being modified by middle housing ordinance and animals amendments (likely to be adopted prior to this item) or are being added as new land uses.
4	Residential														
5	Accessory														
6	Accessory Dwelling Unit (ADU), Attached	Special	✓	✓	✗	✓	✓	✓	–	–	–	–	–	See EMC 18.90.190 for ADU requirements for both attached and detached (backyard cottage) ADUs	Row to be removed (Middle Housing)
7	ADU, Detached (Backyard Cottage)	Special	✓	✓	✗	✓	✓	✓	A–	A–	–	–	–	Detached ADU allowed secondarily in TC and C zones only when paired with townhouse use.	Row to be removed (Middle Housing)
8	Caretaker Residence	Special	GUP ✓	GUP ✓	GUP ✗	GUP ✓	GUP ✓	GUP ✓	GUP ✓	GUP A	GUP A	–	–		Row to be removed (Middle Housing)
9	Single-Family														
10	Detached Dwelling	Special	✓	✓	✗	✓	✓	✓	–	–	–	–	–	Not permitted within 1 mile of Meridian Ave E (SR-161) in the MUR zone.	
11	Cottage Court	Special	✗	✓	✗	✓	✓	✓	–	–	–	–	–	Not permitted within 1 mile of Meridian Ave E (SR-161) in the MUR zone.	Row to be removed (Middle Housing)
12	Middle Housing														
13	Accessory Dwelling Unit (ADU)	Special	✓	✓	✗	✓	✓	✓	A	A	–	–	–	See EMC 18.90.190 for ADU requirements. ADUs are allowed secondarily in TC and C zones only when paired with a townhouse use.	Row to be added (Middle Housing)
14	Cottage Housing	Special	✓	✓	✗	✓	✓	✓	–	–	–	–	–		Row to be added (Middle Housing)
15	Courtyard Apartments	Special	✓	✓	✗	✓	✓	✓	–	–	–	–	–		Row to be added (Middle Housing)
16	Duplex	Special	✓	✓	✗	✓	✓	✓	–	–	–	–	–		Row to be added (Middle Housing)
17	Stacked Flats	Special	✓	✓	✗	✓	✓	✓	–	–	–	–	–		Row to be added (Middle Housing)
18	Multifamily														
19	Duplex: Side by Side	Special	✗	✓	✗	✓	✓	✓	–	–	–	–	–	Not permitted within 1 mile of Meridian Ave E (SR-161) in the MUR zone.	Row to be removed (Middle Housing)
20	Duplex: Back to Back	Special	✗	✓	✗	✓	✓	✓	–	–	–	–	–	Not permitted within 1 mile of Meridian Ave E (SR-161) in the MUR zone.	Row to be removed (Middle Housing)
21	Duplex: Top and Bottom	Special	✗	✓	✗	✓	✓	✓	–	–	–	–	–	Not permitted within 1 mile of Meridian Ave E (SR-161) in the MUR zone.	Row to be removed (Middle Housing)
22	Attached Dwelling	Special	✗	✓	✗	✓	✓	✓	–	–	–	–	–		Row to be removed (Middle Housing)
23	Multi-plex (tri-, four-, five-, six-)	Special	–	–	–	✓	✓	✓	–	–	–	–	–		
24	Townhouse	Special	–	–	–	✓	✓	✓	✓	✓	–	–	–	Only permitted in the TC zone if part of a commercial mixed use project and as a secondary use to a primary commercial use.	Consider limit
25	Apartment	Special	–	–	–	–	–	✓	✓	✓	✗–	–	–	Only permitted in the MUR, TC, and C zone if part of a mixed use project	Consider limit. Remove BP allowance for apartments with a CUP in 18.80.080.

	Land Use	NAICS	R-1	R-2	SF-5	MR-1	MR-2	MUR	TC	C	BP	I	P	Notes	Staff Notes
26	Other														
27	Adult Family Home	623990, part	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	In accordance with RCW 70.128.010(1), as amended	Consider only allowing in MUR and TC as an accessory use or part of a mixed-use project.
28	Nursing and Residential Care Facilities	6231; 6232	-	-	-	- CUP	CUP A	✓	✓	✓	✓	-	-	Only permitted in MR-1 if located on a Arterial or Collector road. This land use is considered a residential use for the purposes of mixed use determinations.	
29	Assisted Living Facilities	6233	-	-	-	CUP	CUP A	✓	✓	✓	✓	-	-	Only permitted in MR-1 if located on a Arterial or Collector road. This land use is considered a residential use for the purposes of mixed use determinations.	
30	Live/Work Unit	Special	-	-	-	- A	- A	✓	✓	✓	✓	-	-	Only permitted in MR-1 if located on a Arterial or Collector road. This land use is considered a residential use for the purposes of mixed use determinations.	
31	Work/Live Unit	Special	=	=	=	=	A	✓	✓	✓	=	=	=		Row to be added, also need to Add definition in EMC 18.20
32	Permanent Supportive Housing		✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-		
33	Transitional Housing		✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-		
34	Agriculture and Resource (Sector 11-21)														
35	Family Farm	111; Special	✓	✓	A	-	-	-	-	-	-	✓	✓	Activities must be performed on parcels larger than two acres in size, unless in the SF2 or SF3 zone	Row to be removed (Animals)
36	Agricultural Sales	Special 454390, part	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Activities permitted in all districts, but require TUP and must comply with EMC 18.50.070	See animal code amendments
37	Crop Production														
38	Crop Production	111, part	A	A	A	A	=	=	=	=	A	A	=		Row to be added (Animals)
39	Marijuana Production	111; Special	-	-	-	-	-	-	-	-	-	-	-	See Condition 2	
40	Crop Production, All Other	111, part	✓	✓	A	-	-	-	-	-	-	✓	✓		See animal code amendments
41	Animal Production and Aquaculture	<u>All Uses subject to Condition 6. Personal animal uses are permitted in all zones per EMC 18.100.030.</u>													See animal code amendments
42	Hog and Pig Farming	112210	-	-	-	-	-	-	-	-	-	-	-		
43	Cattle Feedlots	112112	CUP =	-	-	-	-	-	-	-	-	-	-	- CUP	See animal code amendments
44	Animal Production and Aquaculture, All Other	112 except 112210, part; 112112, 1122, 1123 20; 112541, part	✓	CUP	-	-	-	-	-	-	-	✓	CUP		See animal code amendments
45	Animal Production, All Other	112, part	✓	✓	✓	✓	A	=	=	=	=	✓	CUP	Only permitted as an accessory use to a primary residential use	Row to be added (Animals)
46	Mining, Quarrying, and Oil and Gas Extraction	21	-	-	-	-	-	-	-	-	-	-	-	Unless otherwise authorized or permitted by the state where city of Edgewood is preempted from regulating	
47	Utilities (Sector 22)														
48	Electric Power Generation	22111, except 221114 and 221115	CUP -	CUP -	CUP -	CUP -	CUP -	-	-	-	-	CUP	CUP	Not applicable to small-scale, independent residential units or single-building power supply units	
49	Solar Electric Power Generation	221114	✓	✓	✓	A	A	A	A	A	✓	✓	✓		Row to be added
50	Wind Electric Power Generation	221115	✓	✓	✓	✓	✓	✓	✓	✓	✓	A	A		Row to be added
51	Potable Water Treatment	221310, part	CUP	CUP	CUP	CUP	CUP	-	-	-	-	CUP	CUP		

	Land Use	NAICS	R-1	R-2	SF-5	MR-1	MR-2	MUR	TC	C	BP	I	P	Notes	Staff Notes
52	Sewage Collection or Treatment Facility	221320, part	CUP	CUP	CUP	CUP	CUP	-	-	-	-	CUP	CUP		Check to make sure this doesn't include necessary infrastructure.
53	Wireless Communication Facilities	517312; 517919, part	See Note											Activities subject to Edgewood Ord. No. 18-526 and any successors, as modified (EMC 18.100.110)	
54	Manufacturing (Sector 31-33)														
55	Animal Slaughtering and Processing	3116	-	-	-	-	-	-	-	-	-	-	-	-	-
56	Marijuana Processing	Special	-	-	-	-	-	-	-	-	-	-	-	See Condition 2	
57	Manufacturing, Craft	Special	-	-	-	-	-	CUP A	CUP A	CUP ✓	CUP ✓	✓	-		
58	Manufacturing, Light	23, part; 311 except 3116; 312; 313; 314; 315; 316; 337	-	-	-	-	-	-	-	-	CUP A	✓	-		
59	Manufacturing, Heavy	23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339	-	-	-	-	-	-	-	-	-	CUP	-		
60	Wholesale and Retail Trade (Sector 42, 44-45)														
61	Wholesale Trade	423; 424; 425	-	-	-	-	-	-	-	-	A	✓	-		
62	Retail Trade														
63	Automobile and Other Motor Vehicle Dealers	4411; 4412	-	-	-	-	-	-	-	CUP -	A	A	-		TO BE DISCUSSED: This may still be a desirable use in the Commercial zone...
64	Gasoline Stations	447	-	-	-	-	-	CUP	CUP -	A CUP	✓	✓	-	Use is limited to a total 25,000 square feet of site area in the MUR and C zones (total square footage includes all accessory and ancillary uses associated with the gasoline station)	
65	Alternative Fueling Stations	Special					✓	✓	✓	✓	✓	✓	✓		Row to be added, definition needed in 18.20. This will be for EV charging stations.
66	Pet and Pet Supplies Stores	453910	-	-	-	-	-	A ✓	✓	✓	✓	✓	-		
67	Fuel Dealers	454310	-	-	-	-	-	-	-	-	CUP	✓ CUP	-		
68	Marijuana Retailers	453998, part	-	-	-	-	-	-	-	-	-	-	-	See Condition 2. Per Ord. Nos. 11-356, 13-410, 14-425, 17-502, and regulations regarding cannabis in Chapter 69.51A RCW or I-502	
69	Sexually Oriented Retail Businesses	Special	-	-	-	-	-	-	-	- A	- A	- A	-	Subject to standards provided in EMC 18.100.100	
70	Retail Trade, All Other	All Other 44; 45	-	-	-	-	- A	✓	✓	✓	✓	✓	- CUP		
71	Transportation and Warehousing (Sector 48-49)														
72	Transportation														
73	Pipeline Transportation	486	See Note											Activities must follow city of Edgewood permitting requirements and are subject to Condition 3	
74	Transportation, All Other	48 except 486	See Note											See Condition 4	
75	Warehousing and Storage														
76	Mini-Warehouses and Self-Storage Units	53113	-	-	-	-	-	-	-	-	✓	✓	-		
77	Warehousing and Storage, All Other										CUP	✓	-		Row to be removed
78	Warehousing and Storage, All Other up to 50,000 sq. ft.										✓	✓	=		Row to be added
79	Warehousing and Storage, All Other 50,001 sq. ft. and greater										✓	✓	=		Row to be added

	Land Use	NAICS	R-1	R-2	SF-5	MR-1	MR-2	MUR	TC	C	BP	I	P	Notes	Staff Notes
80	Business and Professional Services (Sector 51-56)														
81	General	All Office Use, plus: 51 except 517; 52; 534; 533; 54 except 541940; 55; 561; 813	-	-	-	-	-	✓	✓	✓	✓	A	-		
82	Wedding and Special Occasion Venues and Events	Special	A	A	A	A	✓	✓	✓	✓	A	A	A		Row to be added, Definition needed in 18.20.
83	Rental and Leasing														
84	Passenger Car Rental and Leasing	53211	-	-	-	-	-	✓-	✓-	✓A	✓	✓	-		
85	Truck, Utility Trailer, and RV Rental and Leasing	53212	-	-	-	-	-	CUP-	CUP-	-	✓	✓	-		
86	Consumer Goods Rental	5322; 5323, part	-	-	-	-	-	✓	✓	✓	✓	✓	-		
87	Commercial and Industrial Equipment Rentals	5323, part; 5324	-	-	-	-	-	-	-	-	✓	✓	-		
88	Waste Management and Remediation Services														
89	Waste Management and Remediation Services, All Other	5622, part; 5629	-	-	-	-	-	-	-	-	-CUP	CUP	-CUP		
90	Educational Services (Sector 61)														
91	Elementary and Secondary Schools	6111	CUP	CUP	CUP	CUP	CUP	A	✓	✓	✓	CUP	A		
92	Junior Colleges, Colleges, Universities, and Professional Schools	6112; 6113; 6114	-	-	-	-	-CUP	A	✓	✓	✓	CUP	A		
93	Technical and Trade Schools	6115	-	-	-	-	-CUP	A	✓	✓	✓	CUP A	A		
94	Educational Services, All Other	6116; 6117	-	-	-	-	-A	A	✓	✓	✓	CUP	-A		
95	Health Care and Social Assistance (Sector 62)														
96	Ambulatory Health Care Services, All Other	All Other 621	-	-	-	-	CUP	✓	✓	✓	✓	CUP	CUP		
97	Hospitals	622	-	-	-	-	-CUP	-CUP	✓	✓	✓A	CUP	-CUP		
98	Community Care & Walk-in Clinics	Special	-	-	-	-	-A	✓	✓	✓	✓	✓	✓		Row to be added, Definition needed in 18.20.
99	Social Assistance														
100	Services for the Elderly and Persons with Disabilities	624120	-	-	-	-A	CUP A	✓	✓	✓	✓	CUP	✓		
101	Vocational Rehabilitation Services	624310	-	-	-	-CUP	CUP A	✓	✓	✓	✓	CUP	✓		
102	Child Daycare Services, Home-Based	624410, part	A ✓	A ✓	A	A ✓	A ✓	✓	✓	✓	✓-	-	-	Subject to standards provided in EMC 18.100.040 and requires Home Business Permit.	
103	Child Daycare Services, All Other	624410, part	-	-	-	-A	CUP A	✓	✓	✓	✓	CUP A	✓	Subject to standards provided in EMC 18.100.040	
104	Social Assistance, All Other	All Other 624	-	-	-	-CUP	CUP A	✓	✓	✓	✓	CUP A	✓		
105	Emergency Housing	-	-	-	-	-	-	CUP A	✓	✓	CUP A	CUP A	✓		
106	Emergency Shelter	-	-	-	-	-	-	CUP A	✓	✓	CUP A	✓	✓		
107	Arts, Entertainment, and Recreation (Sector 71)														
108	Libraries	Special	-	-	-	A	A	✓	✓	✓	✓	A	✓		
109	Museums and Art Galleries	712 except 712130	-	-	-	A	A	✓	✓	✓	✓	A	✓		
110	Zoos, Aquariums, and Botanical Gardens	712130	-	-	-	-	-	A	✓	✓	✓	✓	A		
111	Golf Courses and Country Clubs	713910	A	A	-	-A	-A	A	✓	✓	✓	✓	A		
112	Sexually Oriented Entertainment	Special	-	-	-	-	-	-	-	-	CUP	-CUP	-	Subject to standards provided in EMC 18.100.100	

	Land Use	NAICS	R-1	R-2	SF-5	MR-1	MR-2	MUR	TC	C	BP	I	P	Notes	Staff Notes	
113	Gambling Industries	7132	-	-	-	-	-	-	CUP A	A	A	✓	-			
114	Indoor Arts, Entertainment, and Recreation Activities, Other	Special	-	-	-	- CUP	- A	CUP ✓	✓	✓	✓	A	✓			
115	Outdoor Arts, Entertainment, and Recreation Activities, Other	Special	- A	- A	-	- A	- A	CUP ✓	A	A	A	-	✓			
116	Accommodation (Sector 721)															
117	Hotels (except Casino Hotels) and Motels	721110	-	-	-	-	- A	CUP ✓	✓	✓	CUP	✓ -	-			
118	Bed-and-Breakfast Inns	721191	- A	- A	-	CUP A	CUP A	CUP ✓	✓	✓	CUP	-	-			
119	Short-term Rentals	Special	✓	✓	✓	✓	✓	✓	✓	✓					Row to be added, Definition needed in 18.20.	
120	RV Parks and Recreational Camps	7212	- A	- A	-	- A	- A	-	-	-	-	- A	- A		TO BE DISCUSSED: This is a broad expansion of this use that was previously undesired...	
121	Food Service and Drinking Places (Sector 722)															
122	Special Food Services	7223 except 722330	See Note					✓	✓	✓	✓	✓	- ✓	- ✓	Allowed as incidental use in residential districts	
123	Mobile Vendors	722330	- A	- A	-	- A	- ✓	✓	✓	✓	✓	✓	✓	Activities always require TUP and must comply with EMC 18.50.070. In R-1, R-2, and MR-1 this use is only permitted on street corners or within 600 feet of a street corner and fronting on a Collector or Arterial road.		
124	Drinking Places for Alcoholic Beverages	722410	- A	- A	-	- A	- ✓	CUP ✓	✓	✓	✓	✓	CUP ✓	Subject to regulation and classification by the Washington State Liquor and Cannabis Board. In R-1, R-2, MR-1, and MR-2 this use is only permitted on street corners or within 600 feet of a street corner and fronting on a Collector or Arterial road.	Consider use, setback, and buffering standards. May need use-specific update for mitigating impacts in more residential areas.	
125	Restaurants, Full Service	722511	- A	- A	-	- A	- ✓	✓	✓	✓	✓	✓	✓	In R-1, R-2, and MR-1 this use is only permitted on street corners or within 600 feet of a street corner and fronting on a Collector or Arterial road.	Consider use, setback, and buffering standards. May need use-specific update for mitigating impacts in more residential areas.	
126	Restaurants, Limited Service	722513; 722514	- A	- A	-	- A	- ✓	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable. In R-1, R-2, and MR-1 this use is only permitted on street corners or within 600 feet of a street corner and fronting on a Collector or Arterial road.	Consider use, setback, and buffering standards. May need use-specific update for mitigating impacts in more residential areas.	
127	Snack and Nonalcoholic Beverage Bars	722515	- A	- A	-	- A	- ✓	✓	✓	✓	✓	✓	✓	Subject to compliance with drive-up windows (special) use, if also applicable. In R-1, R-2, and MR-1 this use is only permitted on street corners or within 600 feet of a street corner and fronting on a Collector or Arterial road.	Consider use, setback, and buffering standards. May need use-specific update for mitigating impacts in more residential areas.	
128	Services (Sector 811-812)															
129	Automotive Repair and Maintenance															
130	Automotive Oil Change and Lubrication Shops	811191	-	-	-	-	-	-	-	CUP A	A	✓	-			
131	Car Washes	811192	-	-	-	-	-	CUP A	✓ -	✓	✓	✓	-			
132	Automotive Repair and Maintenance, All Other	All Other 8111	-	-	-	-	-	-	-	CUP A	CUP A	✓	-			
133	Personal Care Services	8121; 812310; 8123200	- A	- A	-	- A	- ✓	CUP ✓	✓	✓	✓	✓	-	In R-1, R-2, and MR-1, this use is only permitted on street corners or within 600 feet of a street corner and fronting on a Collector or Arterial road.		

	Land Use	NAICS	R-1	R-2	SF-5	MR-1	MR-2	MUR	TC	C	BP	I	P	Notes	Staff Notes
134	Other Repair and Maintenance														
135	Other Repair and Maintenance, Consumer	811 except 8111	-	-	-	-	-	-	-	CUP A	CUP A	✓	-		
136	Other Repair and Maintenance, Commercial/Industrial	811 except 8111	-	-	-	-	-	-	-	-	CUP A	✓	-		
137	Funeral Homes and Funeral Services	812210	- A	- A	-	- A	- A	- A	-	CUP A	CUP A	✓	-	In R-1, R-2, and MR-1, this use is only permitted on street corners or within 600 feet of a street corner and fronting on a Collector or Arterial road.	
138	Crematoria	812220, part	-	-	-	-	-	-	-	-	CUP	CUP	-		
139	Pet Care Services	All uses subject to Condition 6.													
140	Kennels	Special 812910, part	-	-	-	-	-	- A	-	- A	CUP A	A	- CUP		See animal code amendments
141	Veterinary Services	541940	- A	- A	-	- A	- A	A ✓	A ✓	✓	✓	A	- A	Only permitted in residential zones and MR-1 as an accessory use to a primary residential use.	See animal code amendments
142	Pet Care Services, All Other	812910, part	- A	- A	-	- A	- A	✓	✓	✓	✓	A	-	Only permitted in residential zones and MR-1 as an accessory use to a primary residential use.	See animal code amendments
143	Civic and Public Uses (Sector 813)														
144	Cemeteries	812220, part	- A	- A	-	- A	-	-	-	-	-	-	CUP		
145	Correctional Institutions	922140	-	-	-	-	-	-	-	CUP -	CUP	- CUP	CUP		Moved above religious
146	Administrative Public Facility	92 except 922140	- A	- A	-	- A	- A	✓	✓	✓	✓	✓	✓		TO BE DISCUSSED: Why the suggested expansion of this use? Moved above religious
147	Nonadministrative Public Facility	Special	- A	- A	-	- A	- ✓	- ✓	- ✓	- ✓	- A	- A	A	Activities with Outside Storage also subject to EMC 18.90.120	TO BE DISCUSSED: Why the suggested expansion of this use? Moved above religious
148	Parks, Open Space, and Public Recreation	Special	✓	✓	✓	✓	✓	✓	✓	✓	✓	A	✓		Moved above religious
149	Religious Assembly														
150	Up to 10,000 sq. ft.	813110, Assembly Only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
151	10,000 to 19,999 sq. ft.	813110, Assembly Only	✓	✓	✓	A	A	CUP A	CUP A	✓	✓	-	CUP		
152	20,000 to 29,999 sq. ft.	813110, Assembly Only	A	A	A	A	A	CUP	CUP	✓	✓	-	CUP		
153	30,000 to 39,999 sq. ft.	813110, Assembly Only	CUP A	CUP A	CUP A	A	A	CUP	CUP	✓	✓	-	CUP		
154	40,000 sq. ft. or greater	813110, Assembly Only	-	-	-	-	-	-	-	✓ CUP	✓	-	CUP		
155	Other Uses														
156	Parking Lots	812930, part	-	-	-	-	-	- A	- A	CUP	-	- CUP	- CUP	No more than 25,000 square feet of total parking area per lot or contiguous ownership in MUR, TC, or C zoning districts, except for Transit agency park-and-rides or public parks and services.	
157	Parking Structures	812930, part	-	-	-	-	-	CUP ✓	CUP ✓	CUP ✓	-	- A	- A		
158	Drive-Up Windows	Special	-	-	-	-	-	CUP A	CUP A	CUP ✓	CUP A	CUP ✓	CUP -	Window shall not face a public ROW and facility must be screened from ROW	
159	Outside Displays	Special	-	-	-	-	-	✓ -	✓	✓	✓	✓		Activities also subject to EMC 18.95.030(I)	

	Land Use	NAICS	R-1	R-2	SF-5	MR-1	MR-2	MUR	TC	C	BP	I	P	Notes	Staff Notes
160	Outside Storage	Special	-	-	-	-	-	-	CUP -	-	CUP	A	See Note	Allowed as incidental use in Public district.	
161															Activities also subject to EMC 18.90.120
162	Conditions														
164	(1) Operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the site, property, or parcel on which such use is located.														
165	(2) Subject to regulation and classification by the Washington State Liquor and Cannabis Board, where applicable and must comply with Edgewood City Ordinance Nos. 14-425 and/or 17-502; plus any regulations regarding cannabis in Chapter 69.51A RCW or I-502.														
166	(3) Subject to Washington Utilities and Transportation Commission regulations and the federal Pipeline and Hazardous Materials Safety Administration (PHMSA). As allowed under state or federal regulations, any use(s) or appurtenances subject to local municipal control will require a CUP in all zoning districts.														
167	(4) NAICS Subsector Codes 481-485 and 487 (Air Transportation; Rail Transportation; Water Transportation; Truck Transportation; Transit and Ground Passenger Transportation; and Scenic and Sightseeing Transportation) permitted as services or systems, to include necessary support activities. The physical location of facilities, maintenance grounds, offices, or other structures incidental to the service or system is subject to the use regulations for said structure.														
168	(5) Essential public facilities are subject to EMC 18.50.060, Essential public facilities permit.														
169	(6) Subject to EMC 18.100.030, Animals.														



CITY OF EDGEWOOD
 STAFF REPORT
 EDAB AGENDA ITEM

Date: April 7, 2025
Title: Impact Fees
Attachments: 2025 Transportation Impact Fee Schedule
[Edgewood Municipal Code \(EMC\) 4.30 – Traffic Impact Fees](#)
Submitted By: Jeremy Metzler, PE – Community Development Director

Background Information:

The City Council held several conversations in 2024 regarding Impact Fees. While Edgewood imposes impact fees for transportation, parks, and schools, the only category that applies to non-residential development is transportation, making it a focus of the Council and a priority for review by the Economic Development Advisory Board (EDAB). Council members have expressed interest in having the EDAB review potential alternative strategies to spark retail development, such as reduced “per trip” rates or fee waivers for specific land uses. The Council has the authority to set the fee by policy, but they may adopt a fee that is lower for a variety of reasons. See the [March 3, 2025 Meeting Materials](#) for more information. A recording of the EDAB’s discussion can be viewed here: <https://vimeo.com/1062454707>.

Current Discussion:

Staff is seeking the EDAB’s guidance on any alternative economic strategies relating to Edgewood’s TIF Schedule (attached), followed by any recommendations to the Council on how to proceed. Following the March discussion, EDAB members were asked to review the non-residential uses currently listed on the Transportation Impact Fee (TIF) schedule and come to the April meeting with their 5 to 10 highest priorities for fee reductions. Staff will take these priorities and work with the City’s transportation engineering consultant to estimate the potential economic impact those land uses may have on the TIF fund balance. To assist the EDAB members in their review and preparation, staff provided an email with links to the City’s Local and Regional Planning Resources webpage (cityofedgewood.org/320) and the 2022 Town Center Survey Results (cityofedgewood.org/DocumentCenter/View/2605).

Staff again recommends reviewing the non-residential uses in the attached schedule and identifying those that might be targeted for economic development purposes. The non-residential uses currently listed on the schedule are:

Institutional –

- Multi-Purpose Recreational Facility
- Movie Theater
- Casino/Video Lottery Establishment
- Racquet / Tennis Club
- Health/Fitness Club
- Public Schools (K-12)
- Private School (K-12)
- Church
- Day Care Center
- Library
- Hospital
- Nursing Home

Business & Commercial –

- Hotel / Motel
- Building Materials / Lumber Sales
- Free-Standing Discount Store
- Hardware/Paint Store
- Nursery (Garden Center/Wholesale)
- Shopping Center
- Quality Restaurant
- High Turnover (Sit-Down) Restaurant
- Fast Food Restaurant
- Quick Lubrication Vehicle Shop
- Automobile Care Center
- Automobile Sales
- Gasoline/Service Station
- Self-Service Car Wash
- Tire Store
- Supermarket
- Convenience Market
- Home Improvement Superstore
- Electronics Superstore
- Toy/Children's Superstore
- Pet Supply Superstore
- Apparel Store
- Pharmacy/Drug Store
- Furniture Store
- Bank

Office –

- Clinic
- Animal Hospital / Veterinary Clinic
- General Office Building
- Medical-Dental Office Building
- Office/Business Park
- Research and Development Center

Industrial –

- General Light Industrial
- Industrial Park
- Manufacturing
- Warehousing
- Mini-Warehouse (Self-Storage)
- High-Cube Fulfillment Center Warehouse

Staff Recommendation:

Review and discuss the attached and linked information, provide staff direction on the highest priority land uses to evaluate for economic impact, and prepare for consideration of a formal recommendation to the City Council regarding reduced impact fees for economic development purposes.

While there is no imminent deadline for EDAB to consider and make a recommendation on this item, staff recommends targeting a formal recommendation to the City Council no later than their June meeting for consideration in parallel with the impact fee code update in progress.

**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)
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)
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IMPACT FEE CALCULATION:

Net New Trip Rate (3)	X	\$12,140 Per New PM Peak Hour Trip	=	Impact Fee per Unit of Development (4)
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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.



CITY OF EDGEWOOD
STAFF REPORT
EDAB AGENDA ITEM

Date: April 7, 2025

Title: 2025-2026 Work Plan

Attachments: FINAL 2025 -2026 Work Plan

Submitted By: Jeremy Metzler, Community Development Director

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. This year's meeting was held on Tuesday, February 18, 2025, and the City Council expressed general support and appreciation for the EDAB's efforts preparing the attached work plan. While no formal action was taken by the Council at that time, they expressed interest in reviewing the recommended priorities in more detail at their annual Council retreat, which was held Saturday, March 15, 2025.

Current Discussion:

The attached 2025-2026 Work Plan incorporates the additional feedback and direction provided by the Council at their March 15, 2025 retreat, being their final direction for the EDAB at this time.

Staff Recommendation:

Review and debrief on the attached Final Work Plan and prepare for further discussion and action on the items contained therein at future EDAB meetings.



Members of the Economic Development Advisory Board (“EDAB”) serve as volunteers in an advisory capacity to the City Council, pursuant to [EMC Chapter 2.32](#). They are responsible for studying the economic development needs of the residents, business owners, and potential developers/investors, and for making recommendations to the City Council concerning those needs. The EDAB strives to align with Edgewood’s vision statements for the City as a whole and Town Center specifically, as established in the 2024 Comprehensive Plan under the Economic Development Element. This includes ensuring equitable economic development opportunities for all people with a goal of celebrating diversity, equity, and inclusion in Edgewood.

2025-2026 WORK PLAN
AS UPDATED BY CITY COUNCIL MARCH 15, 2025

1) **City Council Priorities**

The City Council has identified the following initiatives as their top priorities for the 2025-2026 cycle:

- a. **Impact Fees** – EDAB to provide policy recommendation to City Council on strategic reductions and/or waivers of Transportation Impact Fees for economic development and viability of specific / targeted land uses
- b. **Business Retention / “Support Local” Initiatives**
 - i. Edgewood Marketplace (ex. food truck court, farmers market, etc.) – EDAB to work with City on helping make this a reality because it is what the local community wants and it maintains the Edgewood character. Determine if this is feasible separately from other large commercial development projects.
 - ii. Support existing businesses – various EDAB members to visit and establish, or leverage already established, relationships with 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 activities, issues, or needs.
 - iii. Regional economic development community and events – various EDAB members to attend Pierce County or Fife Milton Edgewood Chamber of Commerce event(s) to help facilitate connections for Edgewood businesses. Provide feedback to city on resources or information that may be helpful on the City website, etc.
 - iv. Placemaking & Wayfinding – Work with City staff on developing policy and process for designation and implementation of community based signage and informational handouts, to support the priorities listed above, to possibly include mapping or website resources for residents and visitors

2) **Town Center and Greater Meridian Corridor - Commercial Development**

For the 2025-2026 cycle, as time and resources allow, the EDAB will support staff’s focus on the commercial development of Town Center and the Greater Meridian Corridor. Our fundamental goal is to help the City recruit, attract, and establish substantial commercial development along the Meridian Corridor to kick-start the 20-year vision for Edgewood and its Town Center, as defined in the Comprehensive Plan. The EDAB will do this through the following activities:

- a. **Recruitment Ambassadors**
 - i. Invite potential commercial developers or interested parties as guest speakers or observers to one EDAB meeting or City Council Study Session per quarter. EDAB members to coordinate on upcoming guests as part of monthly meeting agendas.
 - ii. Provide advice and recommendations on advertising and recruiting efforts for substantial commercial development, as budget and appropriations may allow.

b. **City of Edgewood Coordination Efforts**

- i. Facilitate communication and information-sharing between EDAB, City Planning Commission, City Council, PRAB, and/or potential developers/investors or other stakeholders through:
 1. Current Permits/Proposals - EDAB monthly meeting agenda to include update from the City on Town Center (or other Meridian Corridor) proposals or permits in process
 2. Land Uses – Review of land use and zoning along Meridian
 3. Parks and Recreation - If necessary, collaborate meetings with Parks and Recreation Advisory Board or include their members on an invite to EDAB meetings with agenda topics that would be relevant to have a PRAB member there – specifically regarding the Edgewood Community Park on Meridian.

c. **Economic Policy Suggestions**

- i. EDAB to research 3 to 5 other cities in Washington State with similarities to Edgewood and provide detailed economic policy suggestions to the City Council related to capital planning, tax incentives, impact fees, or other related techniques used to attract new investors and developers to the city. ***EDAB to coordinate which cities to research and deadlines with the City Council before starting this effort.***

3) **Other Economic Development Activities**

The EDAB has identified the following economic development activities that should be maintained during the 2025-2026 cycle. The long-term goal for this section is to become an ongoing priority of future EDAB groups, as commercial development should already be established for the Town Center and Meridian Corridor. Regardless, these activities should not be ignored, and the EDAB will track the status of these items for review and updating over the next 2 years:

a. **Edgewood City Marketing & Communications Initiatives**

- i. Social media – provide advice on economic development posts (Example - Local business “spotlights” on Instagram or LinkedIn)
- ii. Help increase public engagement as needed

b. **Implementation Planning** – over the next year, develop a more detailed multi-year action plan template (ideally in matrix format) that establishes measurable action items to accomplish the priorities above, including status-tracking and timelines where applicable.

c. **Other Potential Activities**

- i. Home-based businesses evaluation and permitting improvements
- ii. Help explore alternative funding sources for various economic development projects (i.e. grant, private funding, etc.)

The below are not specific priorities of the EDAB for 2025-2026 but are examples of discussion topics that may become relevant in coordinating with the Planning Commission, PRAB, or others on the commercial development priority and other economic development activities above.

City of Edgewood Coordination – Potential discussion topics

- o Planning for public spaces in Town Center Subarea Plan
- o Improve curb appeal, enhance walkability, and increase pedestrian safety along Meridian Corridor
- o Continuing to promote parallel road network
- o Understanding maintenance responsibilities along Meridian Corridor
- o Incorporating Economic Development goals in land use and recreation planning