



**CITY OF EDGEWOOD
REGULAR COUNCIL MEETING AGENDA**

Tuesday, July 8, 2025 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA
Meeting Link: <https://cityofedgewood-org.zoom.us/j/86916509308>

- 1. CALL TO ORDER**
- 2. PRESENTATION**
 - A.** Draft Climate Impacts Report and Policy Audit
- 3. AUDIENCE COMMENT**
- 4. MAYOR'S REPORT**
- 5. CONSENT AGENDA:** *The consent agenda includes items that are routine in nature and are adopted by one motion. Should Council wish to discuss a consent agenda item, the item would be removed from the consent agenda and discussed under Council Business.*
The following items are presented for Council approval:
 - A.** June 24, 2025 Regular City Council Meeting Minutes
 - B.** Study Session Meeting Minutes of July 1, 2025
 - C. AB25-071-** a motion approving July 2025 Budgeted Expenditures as follows: AWC Employee Benefit Trust; Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of \$185,123.28 and Vendor Check Numbers 26519 through 26528, with EFT, and Direct Pay Payments in the amount of \$142,948.78. Total distributions submitted for review and authorization in the amount of \$328,072.06.
 - D.** Resolution 25-0779, SR161 Fish Passages Sewer Agreement
- 6. COUNCIL BUSINESS**
- 7. COUNCIL COMMENTS**
- 8. 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 Council Agenda Summary Sheet

Subject: Draft Climate Impacts Report and Policy Audit	Agenda Item #: 2.A
	For Agenda of: 7/8/2025
	Prepared by: Jeremy Metzler
Attachments (list): 1. Presentation - Edgewood City Council_7_08_25 2. Edgewood_Climate_Impacts_Draft 3. Edgewood_Policy Audit	
Approval of Materials: Jeremy Metzler Rachel Pitzel, Assistant City Administrator 7/2/2025 Dave Olson, Mayor 7/2/2025	Expenditure Required: N/A Amount Budgeted: N/A Timeline: 07/08/2025 RCM

Summary Statement:

As authorized by Resolution 25-0762, staff has been working with Measure Meant to prepare the attached Draft Climate Impacts Report and Draft Policy Audit. Measure Meant is here this evening to present these deliverables to the City Council. This work was completed on schedule and within the approved budget. Future work is needed to fully comply with the statutory planning requirements, but that work does not need to be completed until 2029. Staff currently expects to resume this in mid-2027.

Item History:

January 14, 2025 - Council adopted Resolution 25-0762, authorizing this work

Recommended Action:

Presentation Only

Fiscal Note/Consideration:

N/A



Edgewood Climate Planning Process

Prepared for City Council

July 8th, 2025

Climate in the Comp Plan

HB 1181 (2023) amended the GMA, requiring WA jurisdictions to consider climate in their Comprehensive Plan updates.

1. GHG Reduction Sub-element
2. Resilience Sub-element

All plans should consider prioritizing goals and actions by co-benefits and their ability to reduce **Environmental Justice** disparities.

This is required by the state, however it is Edgewood's plan to make your own.



Requirements for GHG Sub-Element

1. ↓ overall GHG emissions from transportation & land use
2. ↓ per capita vehicle miles traveled (VMT)
3. Prioritize overburdened communities



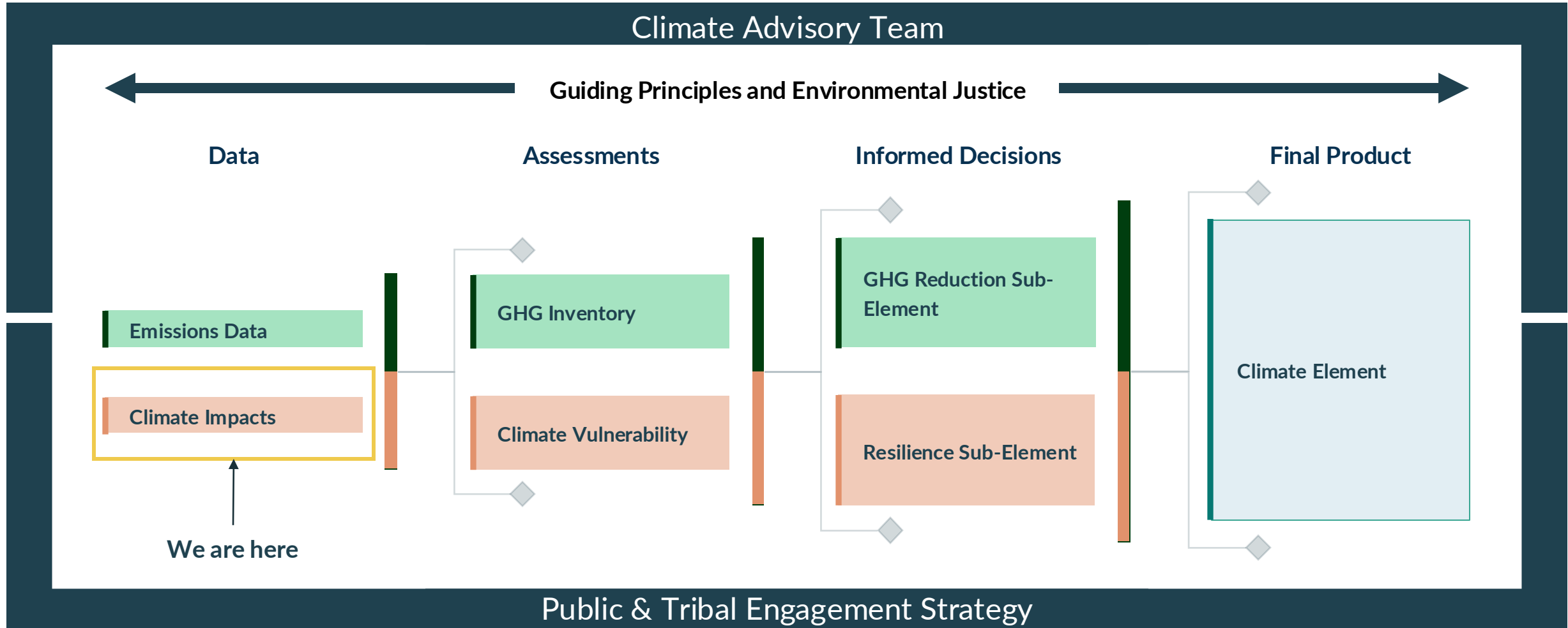
Requirements for Resilience Sub-Element

1. Address natural hazards
2. Protect natural areas
3. Enhance community resilience



Nelson Nature Park Photo credit: WillHiteWeb.com

Comprehensive Climate Planning Process



Project components

Planning & Engagement

- Climate Advisory Team
- 1:1 interviews with experts
- Public survey and online feedback solicitation
- Public and community organization's events

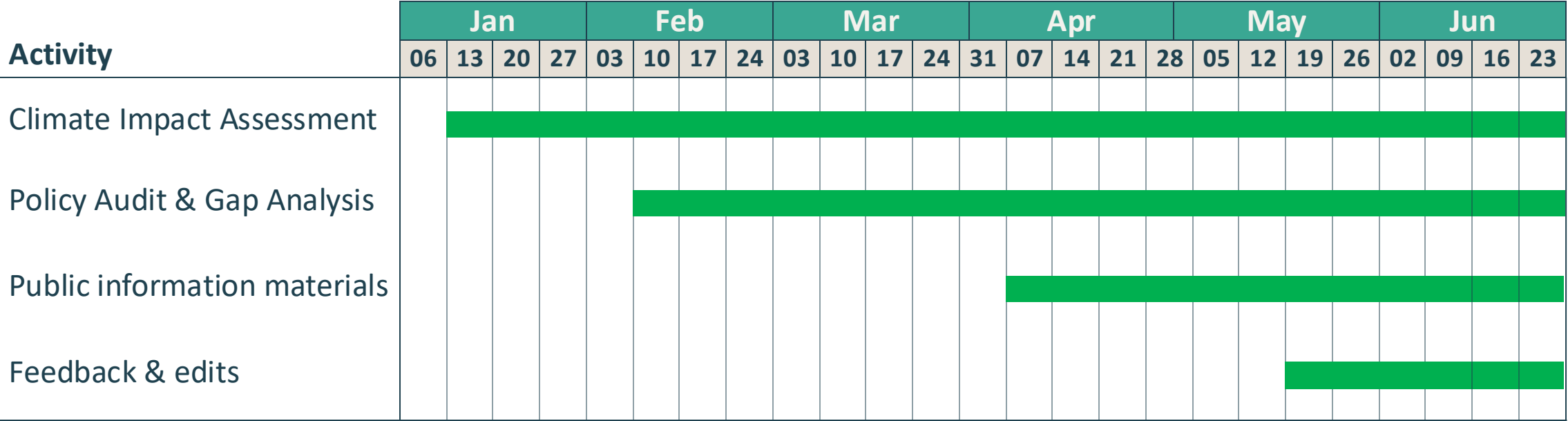
Policy Audit & Integration

- Comprehensive Plan
- Hazard Mitigation Plan
- PROST
- Vision 2050

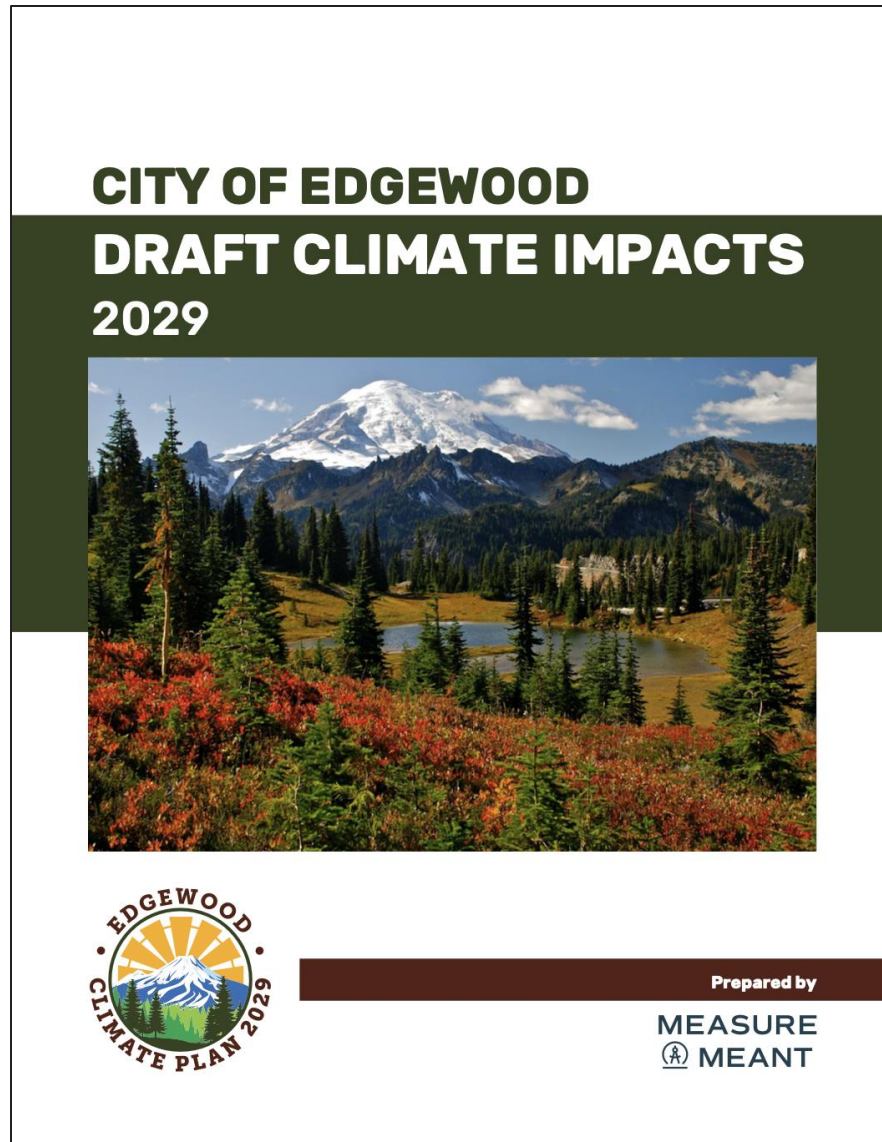
11 Sectors

Agriculture
Buildings & Energy
Cultural Resources & Practices
Economic Development
Ecosystems
Emergency Management
Human Health
Transportation
Waste Management
Water Resources
Zoning & Development

Completed Project Steps & Timeline



Climate Impact Report



Primary Climate Drivers

- Increasing temperatures
- Shifting precipitation and increased storms/flooding
- Increased wildfire and smoke

Primary Impact areas



At-risk
Communities



Water &
Ecosystems



Economic
Development



Health & Wellbeing



Infrastructure

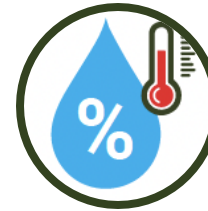
Climate Drivers Summary

Projected impacts between 2070-2099

Changes compared with historical average for the period 1980-2009



+9 days
High Heat Days
Number of days with maximum daytime temperatures above 100° F



+36 days
Heat Index
Increase in the average number of days in a year with a “feels like” index above 90°F



+3.5 inches
Precipitation
Increase in average annual precipitation

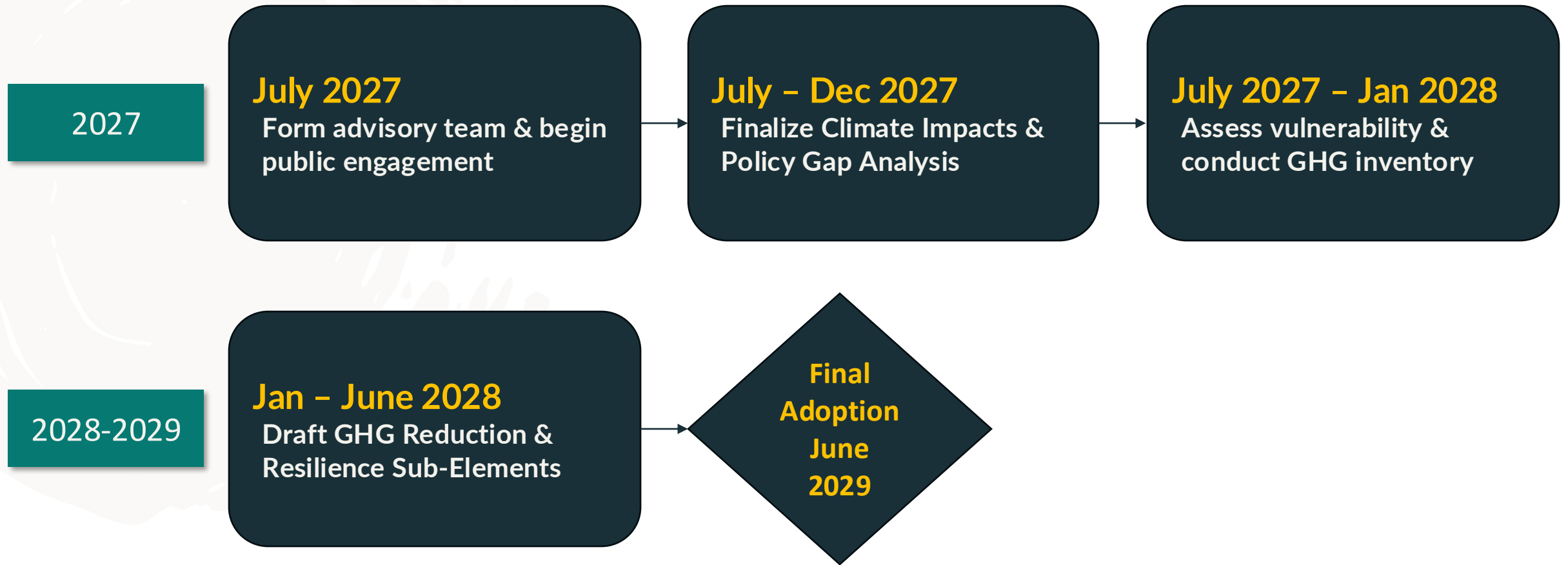


+39%
Drought
Increased likelihood of drought in summer months

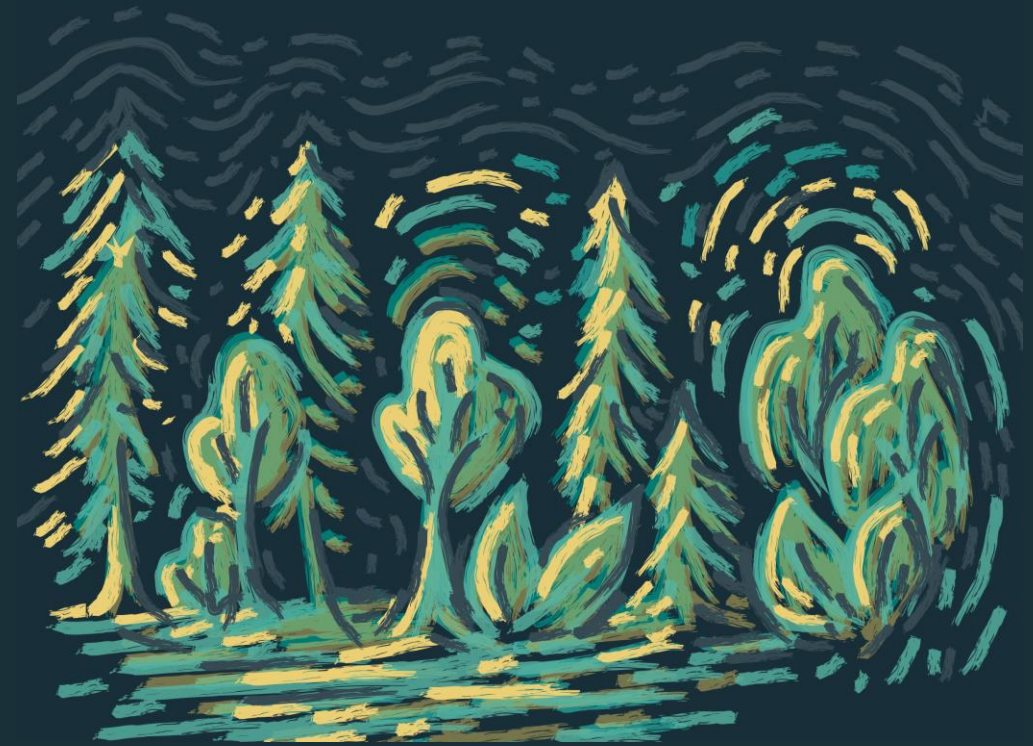


+14 days
High Fire Danger
Total days classified as 'high' fire danger, calculated as days with 100-hour fuel moisture below the 20th percentile from historical years.

Continued Project Timeline



Questions?





Thank you!

Please contact us with any questions:



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CITY OF EDGEWOOD

DRAFT CLIMATE IMPACTS

2029



Prepared by

MEASURE
 **MEANT**

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About this Report

Introduction

This climate impact report is a first step in the City of Edgewood's broader climate planning process. In 2023, the State of Washington adopted House Bill 1181 which requires all cities and counties planning under the Growth Management Act to include climate planning as part of their comprehensive plans. The City of Edgewood must adopt a new climate element with their 2029 Comprehensive Plan update.

This project follows the climate planning guidance provided by the Washington State Department of Commerce with funding from the Climate Commitment Act.



Purpose

A climate impact report is an analysis of how future climate projections are expected to interact with key assets and systems within a community. For example, increasing temperatures are likely to impact human health which may strain resources within the healthcare system. Increased risk of wildfire may justify increasing investment into emergency services. Understanding the extent of these impacts will help policy makers better plan for future climate-related hazards.

The City of Edgewood intends to use the data and analyses in this report to guide the creation of their Climate Resilience Sub-Element as required by state law.

Acknowledgments

This report was prepared by Measure Meant with support from City of Edgewood Planning Department and Lotus Engineering & Sustainability.

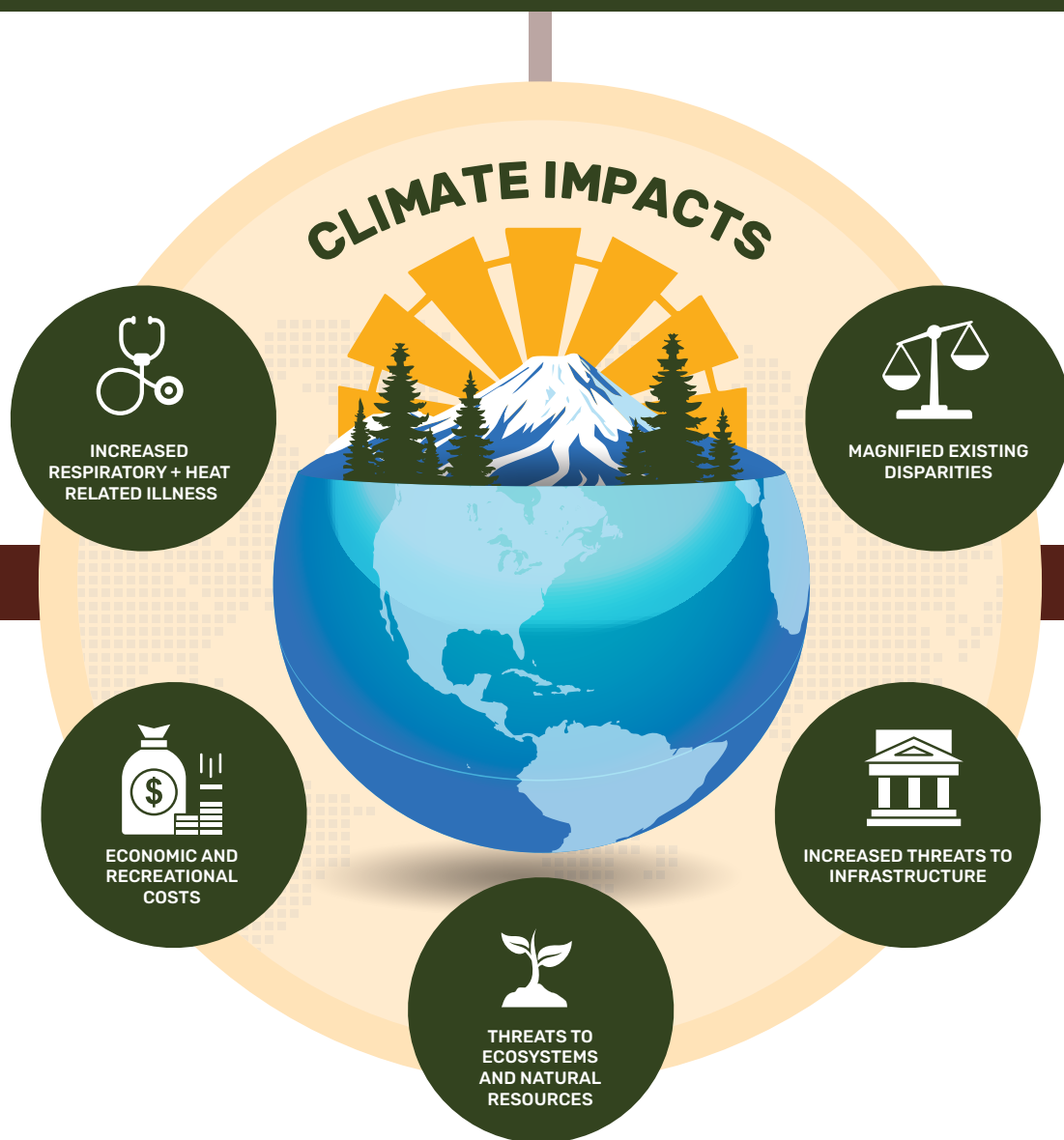


This report was reviewed and edited for accuracy by Dr. Katherine Hegewisch. Dr. Hegewisch created the statistically downscaled climate data used in this report and helped to develop the visuals from both the Climate Toolbox and the Climate Mapping for a Resilient Washington tools which were used in this report.

Report Overview

Summary of Climate Impacts

Communities across the country are already experiencing effects of climate change due to global temperature rise. In the Pacific Northwest, these effects are primarily experienced through increasing temperatures, shifts in precipitation, rising sea levels, increased storms, and more intense wildfires.¹ As the impacts intensify, so do the costs. Human health, natural resources, infrastructure, and economic systems are all at risk.



1. The Fifth National Climate Assessment, <https://nca2023.globalchange.gov/>

Understanding the Impacts of Climate Change

Climate change will impact all aspects of life in Edgewood. In fact, many impacts are already being felt in the form of warmer summers and increased wildfire smoke. This report examines how changes in temperature and precipitation will impact the following aspects of life in Edgewood. In brief, climate change is expected to impact Edgewood residents in the following ways:



Health & Wellbeing

- Increasing temperatures, especially during the summer months, increases the risk of heat-related illnesses.
- Wildfire smoke is expected to increase with longer, more intense fire seasons throughout the Pacific Northwest, exacerbating asthma and other pre-existing diseases.
- Emergency resources like cooling centers, emergency response, and medical facilities may be strained by increased demand as the frequency of climate-related events increases.



Water Resources & Ecosystems

- Shifting precipitation and increasing temperatures threaten aquifer recharge.
- Projected increases in water temperatures will put native fish species, including salmon and trout, at risk.
- A slight decrease in soil moisture may threaten the health of Edgewood's forests and will likely raise wildfire risk.



Infrastructure

- Increased flood events have the potential to disrupt transportation routes, impacting both commuters and businesses.
- Current data trends show no significant increase in wind gusts above 40 miles per hour which could lead to infrastructure damage. Continued monitoring is recommended.
- People living in or near forests or vegetation are likely to experience increasing fire risk to their homes.



Economic Impacts

- Local and global climate hazards may negatively impact Edgewood businesses, which could have a direct impact on the financial resilience of the entire community.
- Insurance premium increases and rising demand for cooling during heat waves may create additional financial burdens for businesses and residents.
- Climate-related migration is increasing and access to housing may be constrained if more people relocate to Edgewood in search of a safer environment.



At-Risk Communities

- Climate change is already impacting all people living in the city of Edgewood, but existing socio-economic factors mean that some people will be hurt more than others.
- Children, outdoor workers, first-responders, people who are under-sheltered, and those living near high-traffic corridors are more exposed to climate impacts.
- Children, seniors, low-income and low-wealth households, people with pre-existing health conditions like asthma, heart disease, respiratory disease, and diabetes may be the most impacted by climate change.

Future Climate Scenarios

Future climate realities depend on two key variables: decisions humans make today and over the next couple decades, and how climate systems impacted by those decisions affect the planet.² These two variables lead to some level of uncertainty in our future climate projections. One way we adjust for this uncertainty is to examine projections using multiple climate scenarios.

The climate data in this report considers two future climate scenarios called Representative Concentration Pathways (RCPs). The two pathways – RCP4.5 and RCP8.5 – represent two ends of a range of possibilities and are reflected in many of the charts that follow. RCPs are based on different human activities and are dependent on time and space. RCPs also include land use and land cover, and time series of emissions and concentrations of greenhouse gases, aerosols, and chemically active gases.³

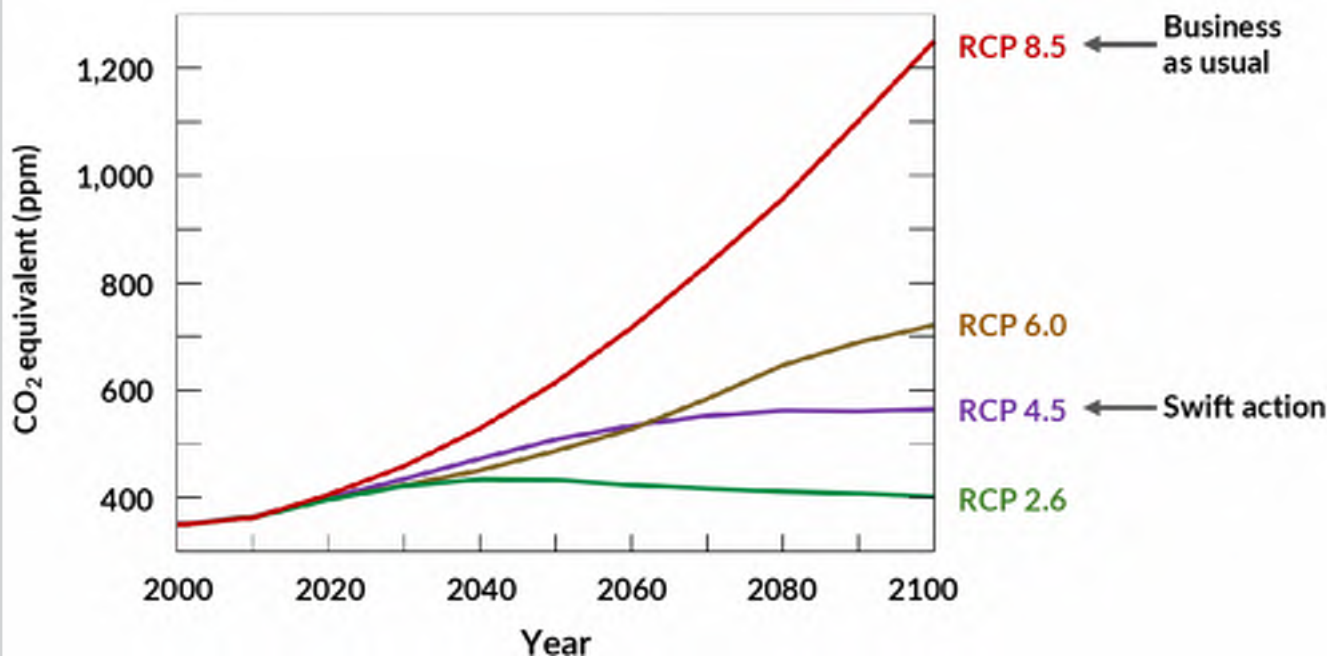
- **RCP8.5 – Higher Emissions (Business as usual)**

Considers the current trajectory of increased greenhouse gas emissions and population growth through the end of the century with nominal policies to reduce emissions. This scenario assumes a continued global dependence on coal. However, since 2010, the use of coal has continued to decrease. This scenario serves as an upper bound on what we might expect to see in the future.

- **RCP4.5 – Lower Emissions (Swift action)**

Considers a curtailment in greenhouse gas emissions through greenhouse gas mitigation efforts and global cooperation. Mitigation to achieve this scenario has still not been realized globally. This scenario serves as a lower bound of what we might expect to see in the future.

Figure 1: IPCC Representative Concentration Pathways (RCP)



Source: van Vuuren, D.P., Edmonds, J., Kainuma, M. et al. *The representative concentration pathways: an overview*. *Climatic Change* 109, 5 (2011). <https://doi.org/10.1007/s10584-011-0148-z>

2. Katharine Hayhoe, "[Which Climate Scenario Should We Be Using](#)"

3. [IPCC Glossary](#)

Details of Climate Impacts



Health & Wellbeing



Overview

Climate change presents a growing threat to human health and wellbeing in Edgewood, especially as rising temperatures, increased wildfire smoke, and worsening air pollution converge. Already, residents face elevated exposure to airborne pollutants—particularly in census tracts near high-traffic corridors, which rank among the highest in the state for air pollution from vehicle emissions. These existing conditions amplify the physical and mental health burdens posed by climate change.

Extreme heat events, such as the 2021 heat dome, are expected to become more common, increasing the risk of heat-related illnesses including heat stroke and cardiovascular stress. Children, seniors, outdoor workers, and people with pre-existing health conditions like asthma—already prevalent in Edgewood—will be disproportionately affected. Compounding this, rising humidity levels will intensify the health impacts of heat, and longer wildfire seasons will significantly

increase exposure to harmful fine particulate matter (PM2.5) from smoke, aggravating respiratory and cardiovascular diseases.

Climate change also threatens mental health. Prolonged smoke events, dangerous heat, and disrupted outdoor activities contribute to feelings of isolation and anxiety. Among youth, climate anxiety is especially acute, with growing numbers expressing deep concern about the future—including fears around starting families.⁴

As the frequency and severity of extreme events increase, Edgewood's emergency response systems and healthcare infrastructure may face added strain. Equitable climate adaptation strategies must include expanding access to cooling, air filtration, and medical support, particularly in underserved and pollution-burdened neighborhoods.

Health & Wellbeing Facts

- Median age - 38.8 years
- 65 years and older - 14.1%
- Under 18 years old - 25.1%
- Disabled population - 7.3%
- Poverty - 4.7%
- Married - 60.8%
- Nearest Hospital – 3.7 miles from city center (St Francis Hospital)
- Urgent Care – 2 locations on the edge of city limits

Source: U.S. Census Bureau, "Edgewood City, Washington Profile,"
https://data.census.gov/profile/Edgewood_city_Washington?g=160XX00US5320645.



4. Climate Anxiety is Taking Its Toll on Young People" (2025) <https://time.com/7280989/climate-anxiety-mental-health-young-people/>

Health & Wellbeing

Key Climate Impacts

- Strong evidence suggests that climate change is leading to rising temperatures that will likely correspond to a rise in heat-related illnesses in Edgewood.
- Projected increases in regional wildfires is likely to increase the risk of respiratory illnesses.
- Under the high emissions scenario, the average hottest summer day is projected to increase by more than 10°F by the end of the century compared to historic averages.
- Humidity intensifies the impact of high temperatures on the body, increasing the likelihood of heat stress on individuals most at-risk including children, seniors, and people with pre-existing conditions.
- Climate change is expected to increase demands on emergency systems and resources.
- People without access to cooling or air filtration are at higher risk of climate impacts than the general population.
- By the end of the century, the growing season is projected to increase by over 3 months.



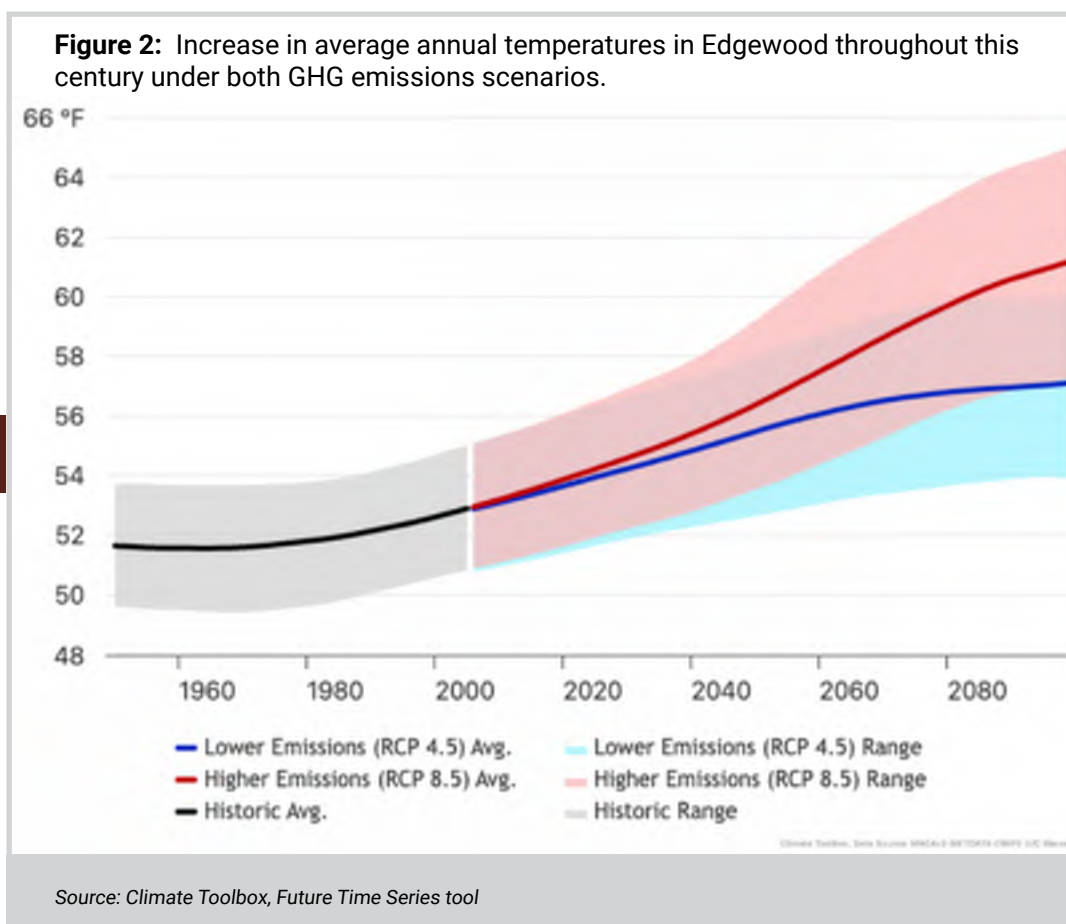
Health & Wellbeing

Temperatures

Average annual temperatures will likely increase over the next 80 years. The lower emissions scenario represents a potential 3°F increase by the end of the century while the higher emissions scenario shows a 11°F increase over the same period (see Figure 2).

Temperatures, including daytime highs and nighttime lows, are rising during all seasons and will continue to rise unless greenhouse gas emissions are significantly reduced. Heatwaves and extreme heat events, such as

the 2021 heat dome, will become more frequent mid-to-late century. Temperature extremes will especially impact people who are most exposed (including children, outdoor workers, summer recreationalists, first responders, people without adequate housing) and those who are most impacted (including people with pre-existing diseases, children, low-income individuals). Children are both more exposed and more impacted to the effects of climate change.⁵



5. EPA Climate Change & Children's Health <https://www.epa.gov/climateimpacts/climate-change-and-childrens-health>

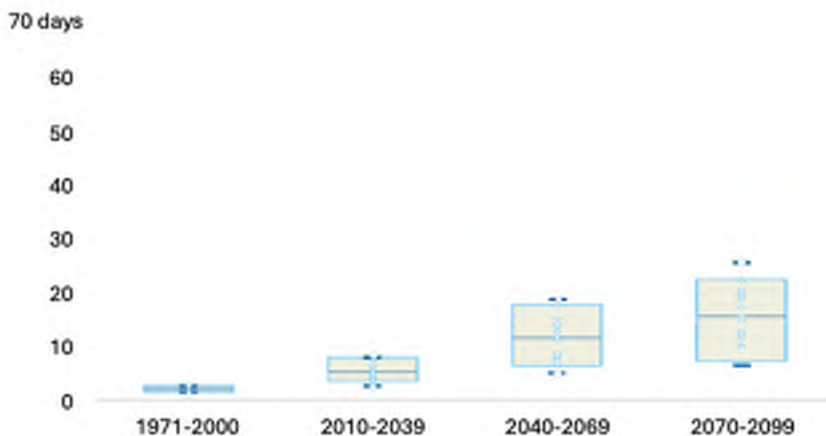
Health & Wellbeing

Heat and Humidity

Heat index is a measure of how hot the day feels considering both heat and humidity. Heat index is often the measurement for the “feels like” statement on weather reports. High temperatures and high humidity make it difficult for the body to cool itself through sweating. Days with a heat index greater than or equal to 90°F are projected to increase by 36.3 days by the

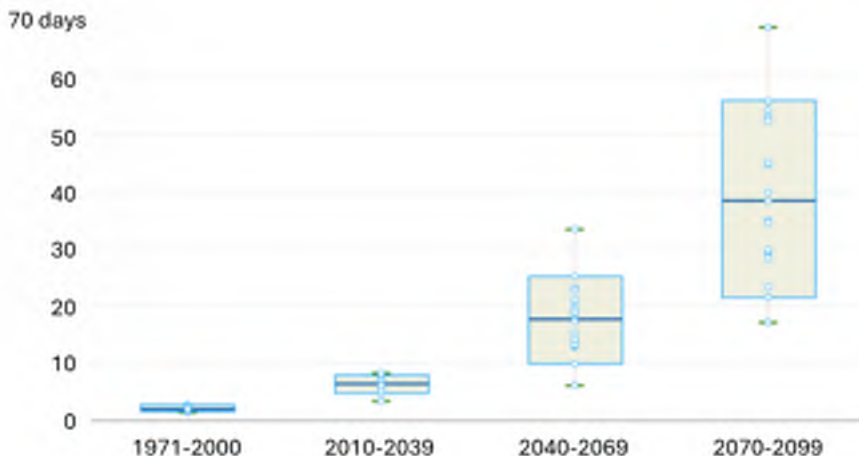
end of this century under the RCP8.5 scenario (see Figure 4). The increase in heat index days will likely lead to an increase in heat-related illnesses. People who participate in outdoor recreation, play sports, or work outdoors in the summer will be especially impacted by increasing heat index days.

Figure 3: Days with Heat Index $\geq 90^{\circ}\text{F}$ in Edgewood under RCP4.5



Source: Climate Toolbox, Future Boxplot tool

Figure 4: Days with Heat Index $\geq 90^{\circ}\text{F}$ in Edgewood under RCP8.5



Source: Climate Toolbox, Future Boxplot tool



Health & Wellbeing

Wildfire Smoke

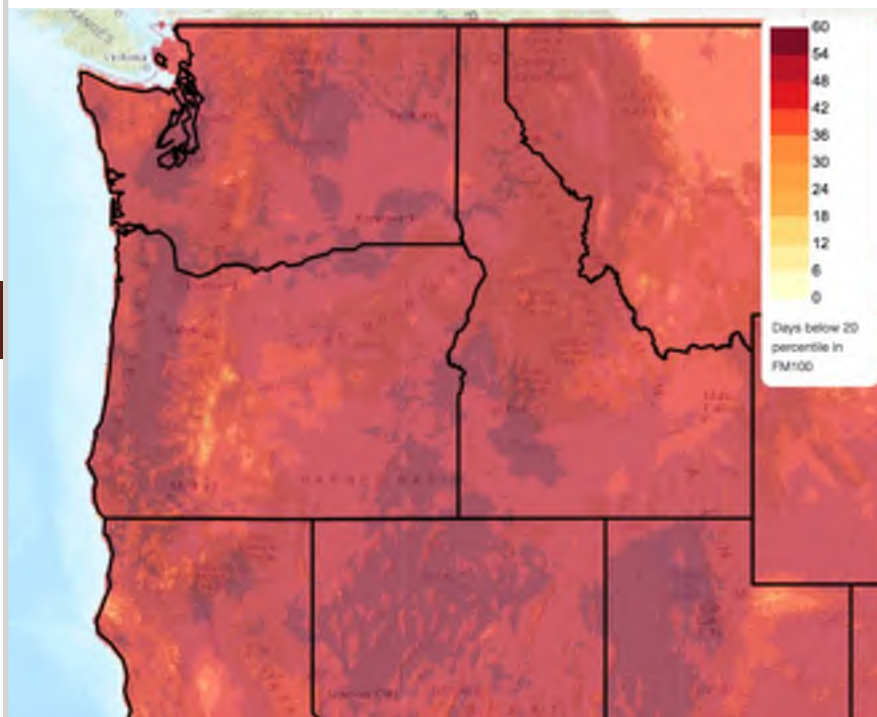
One way to evaluate the risk of wildfire is using fire danger days. In the case of “high” fire danger days, the measurement is the number of days with 100-hour fuel moisture that is below the 20th percentile from historical years. “High” fire danger days are expected to increase across the Pacific Northwest by mid-century under the RCP8.5 scenario.

Increased risk of regional wildfires will increase the risk of smoke throughout the Pacific Northwest, resulting in more days with poor air quality. Wildfire smoke is one of the leading causes of air pollution in

the summer and fall months. The primary pollutant in wildfire smoke is PM2.5, a type of air pollution composed of particles smaller than 2.5 micrometers in diameter.⁶ Increased concentration of PM2.5 can cause and exacerbate existing cases of asthma and other respiratory illnesses and in otherwise healthy individuals, it can cause eye and throat irritation.⁷

Poor air quality and extreme heat together are especially dangerous for those who spend time outdoors and for people with preexisting health conditions such as asthma and cardiovascular disease.

Figure 5: Regional “High” Fire Danger Days (Jun-Jul-Aug), RCP8.5, 2040 vs. Historical Simulation 1971-2000.



Source: Climate Toolbox, Climate Mapper tool

During smoke events, cooling indoor air temperatures by opening windows becomes less feasible, resulting in either higher electricity use for cooling or greater exposure to harmful particulate matter.

6. Washington State Department of Labor & Industries. “Wildfire Smoke.” <https://www.lni.wa.gov/safety-health/safety-topics/topics/wildfire-smoke#:~:text=Fine%20particulates%20known%20as%20PM2.5,of%20concern%20in%20wildfire%20smoke>.

7. Allergy and Asthma Network <https://allergyasthmanetwork.org/news/how-wildfire-smoke-can-worsen-your-asthma/>

Health & Wellbeing

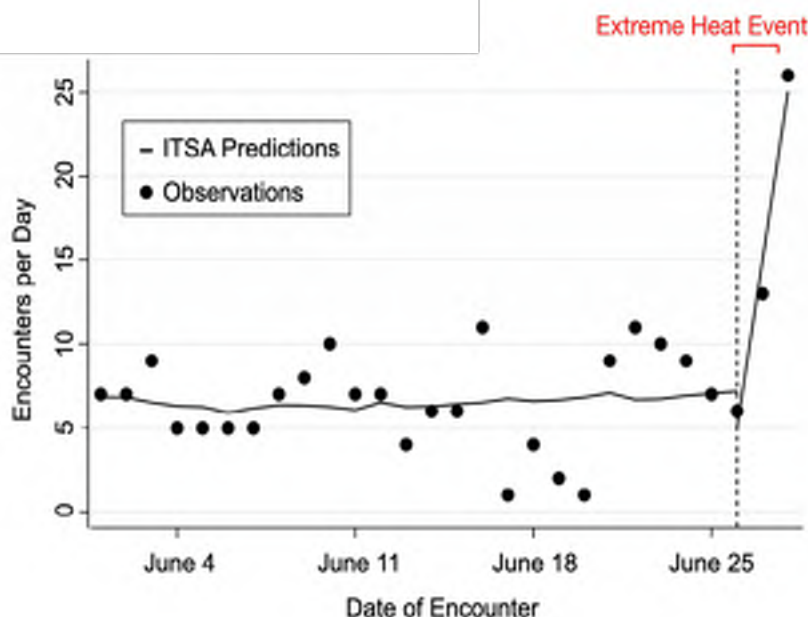
Emergency Response

Climate change is expected to increase demands on emergency systems and resources. With an increase in the intensity, duration, and frequency of extreme events, both the private and public sectors will need to plan for increased resource needs. This includes coordination among healthcare providers, emergency management, and government agencies. This is especially true for smaller cities like Edgewood that may not have their own emergency management resources, instead relying on the county and larger neighboring cities. There is an increasing potential for extreme weather events to occur simultaneously, such as extreme heat and wildfire smoke. Compounded

events will lead to further resource strain, and local response teams should update their emergency response and Hazard Mitigation Plans accordingly.

During the 2021 heat dome, emergency room visits in the Seattle area increased by 21.7 per day.⁸ Sudden increases in hospital visits strains resources and could lead to over occupancy and force people to travel longer distances for care. People who are uninsured or who lack access to transportation may find it difficult to receive needed care which may result in increased fatalities.

Figure 6: Unplanned hospitalizations due to heat-related illnesses during the 2021 Heat Dome in the Seattle area.



Source: Wettstein ZS, Hall J, Buck C, Mitchell SH, Hess JJ. "Impacts of the 2021 heat dome on emergency department visits, hospitalizations, and health system operations in three hospitals in Seattle, Washington." JACEP Open. 2024;5:e13098. <https://doi.org/10.1002/emp2.13098>

“ Climate change is increasing the chances of multiple climate hazards occurring simultaneously or consecutively across the US and its territories. Such interactions between multiple hazards across space or time, known as compound events, exacerbate the societal and ecosystem impacts of individual hazards and hinder the ability of communities, particularly frontline communities, to respond and cope. Therefore, infrastructure design, planning, governance, and disaster preparedness for compound events are critical for building resilient systems. ”

- Fifth National Climate Assessment

U.S. Global Change Research Program, Washington, DC, USA. <https://doi.org/10.7930/NCA5.2023.F1>

8. Wettstein ZS, Hall J, Buck C, Mitchell SH, Hess JJ. "Impacts of the 2021 heat dome on emergency department visits, hospitalizations, and health system operations in three hospitals in Seattle, Washington." JACEP Open. 2024;5:e13098. <https://doi.org/10.1002/emp2.13098>

Health & Wellbeing

Winter Recreation

The amount and timing of snowfall in the mountains is projected to shift mid-to-late century, with rising temperatures causing more winter precipitation to fall as rain rather than snow. Future mountain snowpack is expected to melt earlier in the spring compared to past observations.

On nearby Mount Rainier, and throughout the Cascade Mountains, winter recreation that depends on snowpack will be negatively impacted. The availability

of opportunities for skiing, climbing, and other forms of winter recreation decreases each winter as snowpack decreases and winter rain increases.

The type of snow falling in higher elevations will also change. Typically, drier, powdery snow falls at high elevations. As temperatures warm, snow falling at higher elevations will become increasingly wet and heavy as compared to the drier, powdery snow preferred by skiers and snowboarders.

Figure 7: Percent Change in April 1st Snowpack in Pierce County, RCP8.5



Source: Climate Mapping for a Resilient Washington, Snowpack graph

Health & Wellbeing

Winter Recreation (cont.)

Snow Water Equivalent (SWE) measures the volume of water contained in the snowpack on April 1st. It is calculated by multiplying snow depth by snow density. Under RCP8.5, the SWE on April 1st at The Summit at Snoqualmie is projected to decrease by 36.1 inches by the end of the century (see Figure 8). At Crystal

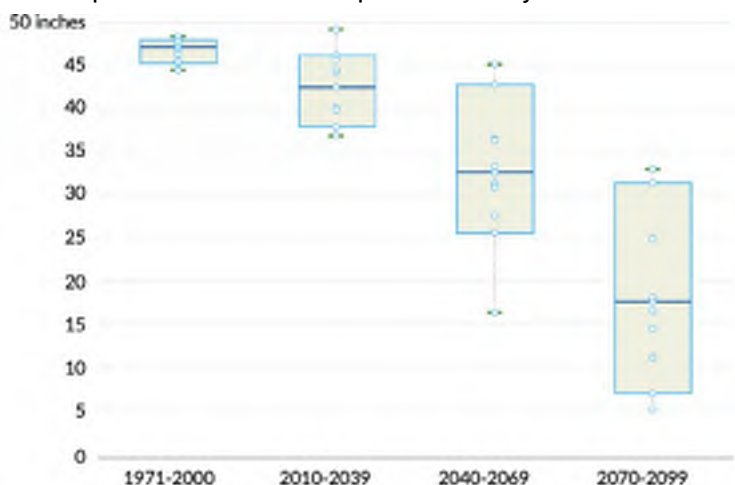
Mountain Resort the April 1st SWE is projected to decrease by 26.6 inches (see Figure 9). As snowpack decreases there will be shorter ski seasons. If winter temperatures continue to get warmer, local ski resorts may struggle to remain economically viable and the opportunity for outdoor winter recreation may diminish.

Figure 8: April 1st Snow Water Equivalent at The Summit at Snoqualmie, RCP8.5



Source: Climate Toolbox, Future Boxplots tool

Figure 9: April 1st Snow Water Equivalent at Crystal Mountain Resort, RCP8.5



Source: Climate Toolbox, Future Boxplot tool

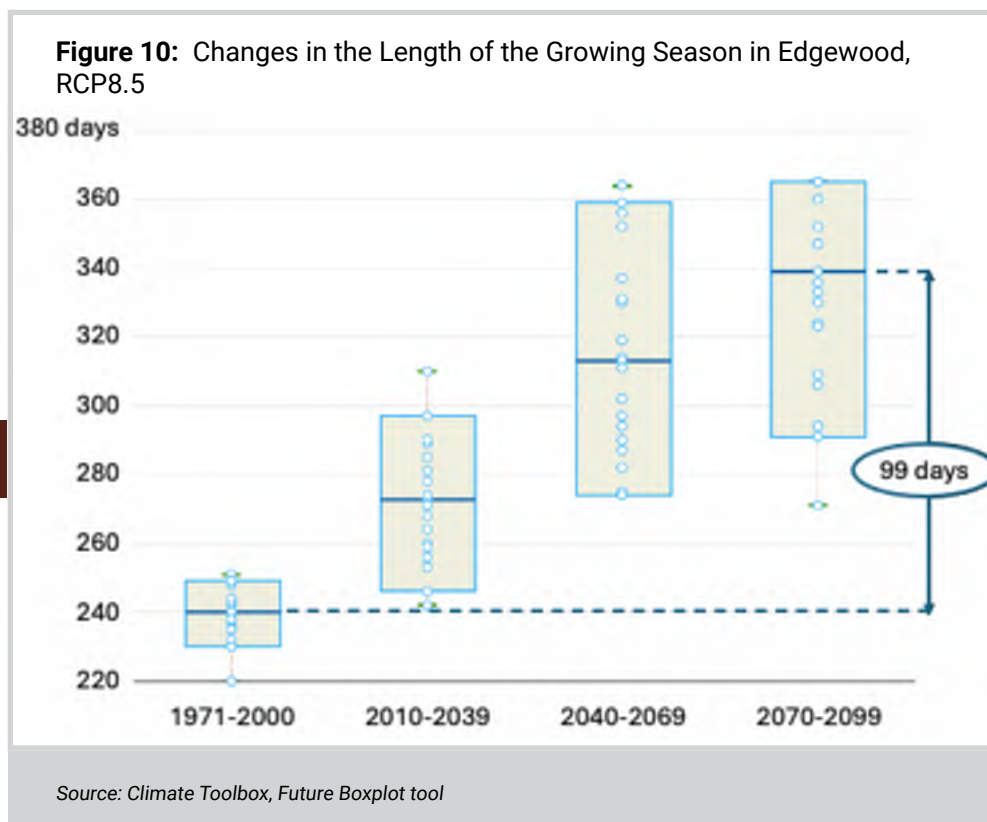


Health & Wellbeing

Gardening

In the Northeastern corner of Edgewood on a 10-acre plot sits Nelson Farm Park. It houses 30 raised garden beds available for community members to rent and a small flock of sheep. Community farms and backyard gardens will be impacted by warming temperatures, longer growing seasons, and increasing drought. By the end of the century, the growing season is projected to increase by over 3 months (see Figure 10).

While the longer growing season may provide more opportunity for growing food, increasing drought and summer temperatures may stress plants. Seasonal drought is projected to increase throughout the century across most of the state.⁹ Increased temperatures increases evaporation, which may lead to less moisture in the soils. Although the growing season will likely lengthen, water demand is likely to increase as well.



9. National Integrated Drought Information System; National Conditions, Washington accessed on May 9th, 2025 <https://www.drought.gov/states/washington>

Water Resources & Ecosystems



Overview

Water plays a foundational role in both human and ecological systems. In Edgewood, climate change is expected to alter precipitation patterns and temperature, which may in turn affect groundwater recharge, streamflows, and soil moisture. Edgewood relies on groundwater drawn from aquifers that are recharged by rainfall and natural features like wetlands and potholes. Shifts in the timing, intensity, and duration of precipitation events, as well as increased evaporation during warmer summers, may reduce the efficiency of this natural recharge system.

Future projections suggest that summer drought will likely increase throughout this century, while more intense precipitation events in other seasons could lead to flooding, potentially impacting both infrastructure and natural systems. Mountain snowpack and glacier melt—critical to the timing and quantity of streamflow in nearby river systems such as the Puyallup—are also projected to shift, with implications for native fish species and aquatic habitats.

Edgewood's natural areas, including wetlands, flood zones, and mature forests, contribute important ecosystem services such as water filtration, habitat provision, and aquifer recharge. As the community continues to grow, additional demand for water resources will need to be carefully balanced with efforts to preserve these systems. While more research is needed to fully understand the long-term effects of climate change on local water availability, proactive planning and conservation strategies will be essential to maintaining resilience across the city's environmental and human systems.

Water Resources & Ecosystems Facts

- Edgewood was once an agricultural and wooded area but has become increasingly urban in the last two decades.
- Elevation ranges from 20 feet above sea level at the lowest point to 500 feet at the highest.¹⁰
- The natural areas within city limits include steep slopes, natural reserves, wetlands, streams, flood areas, aquifer recharge areas, native growth easements, and stands of mature trees.¹¹



10. City of Edgewood. "City of Edgewood Comprehensive Plan." <https://cityofedgewood.org/DocumentCenter/View/3040/DRAFT-Comprehensive-Plan-11-22-2024?bidId=>

11. See above

Water Resources & Ecosystems



Key Climate Impacts

- Slight shifts in precipitation patterns combined with increased temperatures may threaten aquifer recharge while growing population increases demand for water. More information is needed to understand how climate change will impact drinking water resources in Edgewood.
- By the end of the century, summer drought is projected to increase strain on ground and surface water.
- Projected increases in water temperatures will put native fish species, including salmon and trout at risk.
- Increasing heavy rain events will likely increase impact to flood-prone areas.



Water Resources & Ecosystems



Ground Water

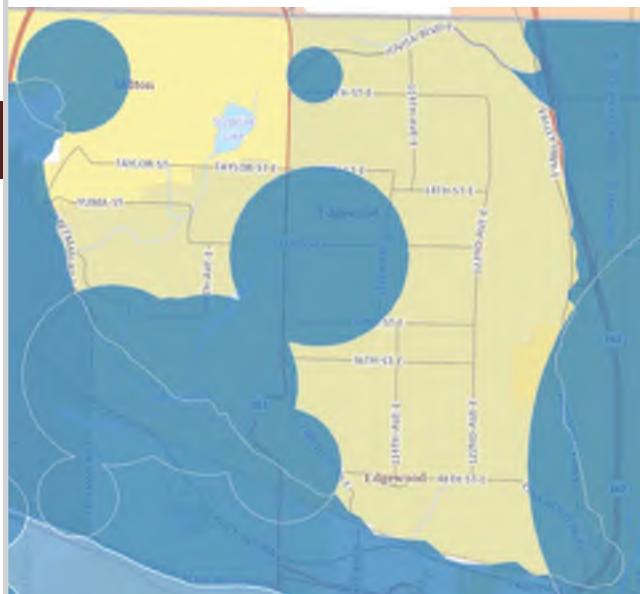
Edgewood's water supply is sourced from groundwater, which is accessed through wells that tap into local aquifers. The primary aquifer serving the area is the Redondo-Milton Channel (RMC), which extends south into the Mountain View–Edgewood region. Aquifer recharge areas—zones where rainwater infiltrates the ground to replenish aquifers—are essential to maintaining this water supply. As shown in Figure 11, the blue-shaded regions represent recharge areas within Edgewood and neighboring jurisdictions.

Edgewood is also home to naturally occurring closed depressions known as potholes. These are low-lying areas that collect water during heavy rainfall events. Because they have no engineered drainage systems,

potholes serve a dual function: they support wetland ecosystems by providing habitat for plants and wildlife, and they aid aquifer recharge by slowly allowing water to percolate into the ground.

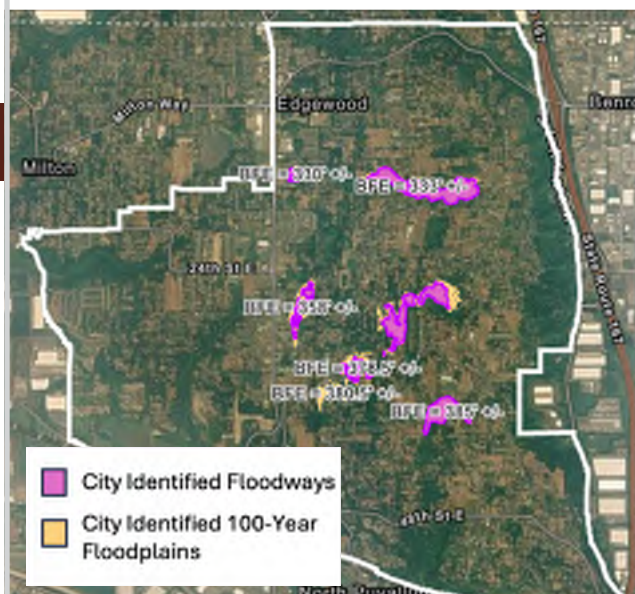
However, this slow drainage presents challenges. Water can accumulate and linger, complicating infrastructure development and land use planning. In summer months, much of the standing water in potholes is lost to evaporation, reducing the potential for aquifer recharge. With climate projections indicating an increase in extreme precipitation events, the limited drainage capacity of potholes may become a growing concern for stormwater management and groundwater sustainability.

Figure 11: Location of Aquifer Recharge Areas in Edgewood



Source: Pierce County Open Geospatial Data Portal, Aquifer Recharge Areas, <https://gisdata-piercecowa.opendata.arcgis.com/>. Accessed May 2025.

Figure 12: Potholes in Edgewood, Represented by Floodplains and Floodways



City of Edgewood GIS Web Application, City Identified Floodways and Floodplains Map, <https://edgewood-wa.maps.arcgis.com>. Accessed June 2025.

Water Resources & Ecosystems



Precipitation

Future climate projections for Edgewood indicate relatively modest changes in overall annual precipitation, but seasonal patterns are expected to shift. Under both RCP4.5 and RCP8.5 scenarios, precipitation is projected to increase slightly during the winter, spring, and fall. However, summer precipitation is projected to decline, contributing to drier soil conditions and an increased risk of seasonal drought. These seasonal imbalances could stress both natural ecosystems and the city's water supply systems.

Edgewood relies on groundwater drawn from local aquifers, and recharge is largely dependent on rainfall. According to the Mt. View–Edgewood Water Company, the number of water connections has increased from 2,500 to 3,800 over the last 35 years, reflecting significant population growth.¹² Existing water demand

projections are based on outdated estimates from 2005 and likely underestimate future water needs. As the community continues to grow, even small changes in precipitation timing and intensity could affect groundwater recharge and long-term water availability.

Natural climate variability, including El Niño and La Niña cycles, will continue to influence short-term precipitation and drought patterns. However, these fluctuations will now interact with long-term climate trends, potentially increasing the frequency and severity of extreme weather events. As a result, conserving aquifer recharge areas and maintaining natural drainage systems will be increasingly important to ensuring Edgewood's water resilience in a changing climate.

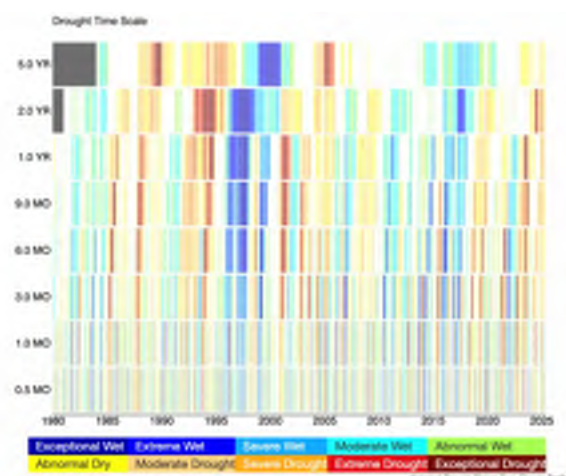
Table 1: Future Projections of Precipitation in Edgewood in Inches

RCP 4.5				
	Winter	Spring	Summer	Fall
Historic: 1971 – 2000	15.6	9.9	3.7	11.7
2040 – 2069	16.8	10	3.2	12.3
2070 – 2099	16.6	10.1	3.2	12.4

RCP 8.5				
	Winter	Spring	Summer	Fall
Historic: 1971 – 2000	15.6	9.9	3.7	11.7
2040 – 2069	16.9	10.1	3.2	12.3
2070 – 2099	17.9	10	3	12.9

Data Source: Climate Toolbox, Future Boxplots tool

Figure 13: Standardized Precipitation Index in Edgewood, 1980-2025



Source: Climate Toolbox, Historical Drought Stripes tool

12. Mike Craig, Mt View-Edgewood Water Company Personal Conversation with Measure Meant, March 20, 2025

Water Resources & Ecosystems



Mountain Reservoirs

Mount Rainier serves as a critical source of water storage for rivers that influence the greater Edgewood area, primarily through its seasonal snowpack and glacial ice. In spring and summer, melting snow and ice contribute to streamflows that support ecosystems, recreation, and downstream water users. The timing and volume of this melt are essential for maintaining reliable surface water supply throughout the year.

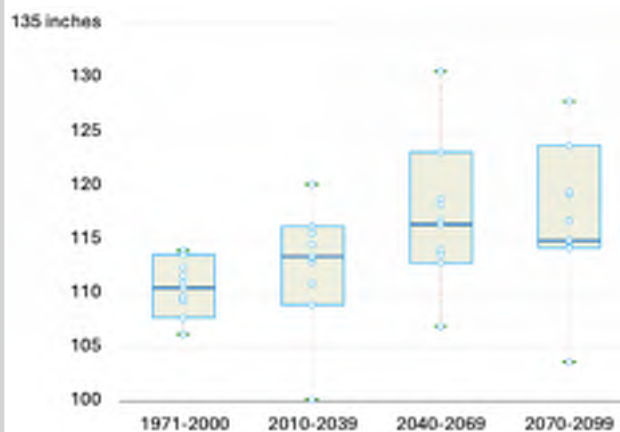
Projections indicate that the April 1st snow water equivalent (SWE)—a measure of the amount of water contained in the snowpack—at Mount Rainier may increase slightly, by about 4.4 inches by the end of the century. However, this does not reflect an increase in total precipitation. Instead, it suggests a shift in snowfall patterns, possibly driven by short-term variability or changes in storm intensity. Over the long term, warming temperatures are expected to cause more winter precipitation to fall as rain rather than snow, and to accelerate the retreat of glaciers, ultimately reducing the mountain's capacity to store water in frozen form.

This ongoing decline in snowpack has already prompted Pierce County to issue a drought advisory for its watersheds.¹³

The Puyallup River, which originates on the western slopes of Mount Rainier, relies heavily on snowmelt and glacial runoff. As snowpack diminishes and melt occurs earlier in the year, streamflow patterns are expected to shift. Projections for the Carbon River, a key tributary of the Puyallup, show that peak streamflows could occur as early as February rather than May by the end of the century. Under RCP4.5, peak flows are projected to increase by 25%, and under RCP8.5 by 38%, compared to historic averages. At the same time, summer low flows are likely to be significantly reduced.

These changes may stress aquatic ecosystems and reduce the availability of water for summer recreation and other uses.

Figure 14: April 1st Snow Water Equivalent at Mount Rainier, RCP8.5



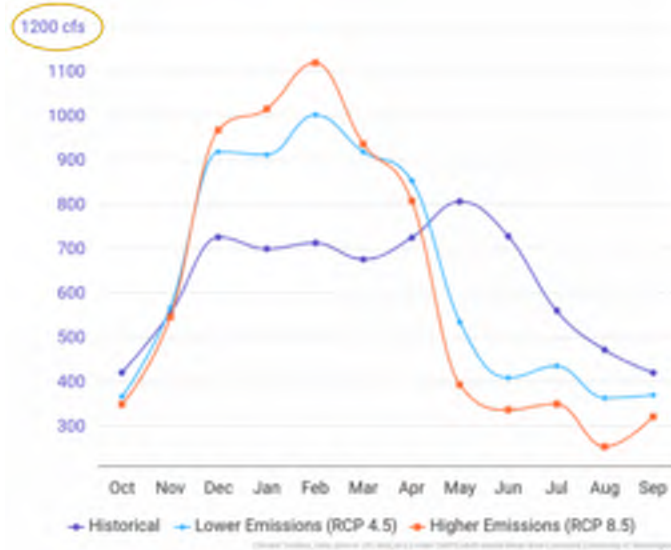
Source: Climate Toolbox, Future Boxplot tool

13. "Drought Response," Washington State Department of Ecology, n.d., <https://ecology.wa.gov/water-shorelines/water-supply/water-availability/statewide-conditions/drought-response>.

Water Resources & Ecosystems

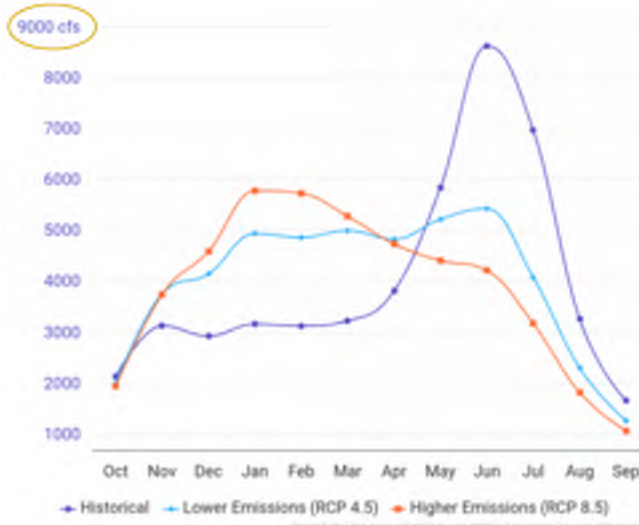


Figure 15: Projected Non-Regulated Streamflow for the Carbon River, 2070-2099 (bias-corrected)



Source: Climate Toolbox, Future Streamflows tool

Figure 16: Projected Non-Regulated Streamflow for the Puyallup River, 2070-2099 (not bias-corrected)



Source: Climate Toolbox, Future Streamflows tool

Water Resources & Ecosystems



Native Fish

Native fish species such as salmon and trout are highly sensitive to water temperature, and climate change poses a growing threat to their survival. Warmer stream temperatures can disrupt key phases of their lifecycle including spawning, migration, and reproduction.

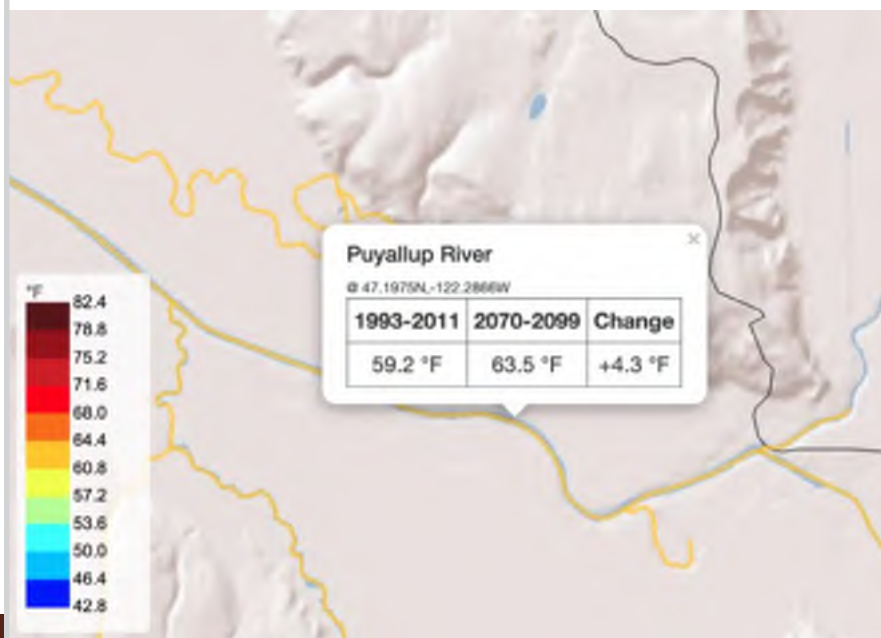
According to projections from the Tribal Climate Tool, average August stream temperatures in the Puyallup River are expected to rise from 59.2°F to 63.5°F by the end of the century, an increase of 4.3°F. This level of warming may exceed the thermal tolerance of several native fish species, potentially leading to habitat loss, reduced reproductive success, and population declines.

Given Edgewood's location within the broader Puyallup River watershed, these ecological changes could affect regional biodiversity and have cultural, economic, and environmental implications. For a more detailed

assessment of projected impacts to native fish species and potential adaptation strategies, the Puyallup Tribe's Climate Change Impact Assessment and Adaptation Options (2016) provides a comprehensive overview.¹⁴

Wapato Creek and Simon's Creek are fish-bearing streams within the City of Edgewood. These areas were not included in the scope of this report, and further research is needed to understand how climate change may affect their ecosystems.

Figure 17: Projected August Average Stream Temperature for the Puyallup River, 2070-2099 (moderate emissions)



Source: Climate Toolbox, Future Tribal Climate tool

14. Puyallup Tribe of Indians. 2016. Climate Change Impact Assessment and Adaptation Options. A collaboration of the Puyallup Tribe of Indians and Cascadia Consulting Group. https://www.puyalluptribe-nsn.gov/wp-content/uploads/PuyallupClimateChangeImpactAssessment_2016_FINAL_pages.pdf

Water Resources & Ecosystems

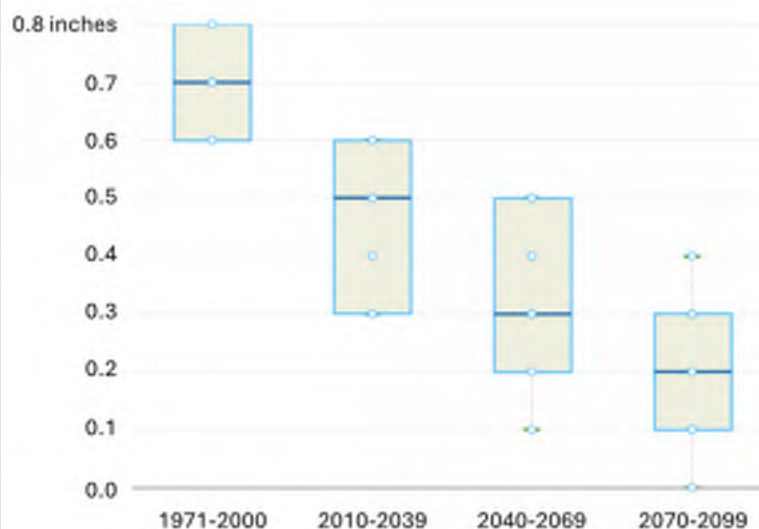


Forests

Edgewood contains approximately 20 acres of mature forests and wooded areas that provide important ecological and community benefits (see Figure 19). These forested sites play a vital role in maintaining air and water quality, supporting wildlife habitat, and reducing urban heat.

However, projected climate conditions may pose challenges to forest health. Extreme summer temperatures, combined with a decrease in summer precipitation, are expected to reduce soil moisture levels across the region. By the end of the century, soil moisture in Edgewood is projected to decline by approximately 0.5 inches (see Figure 18). This reduction may trigger ecological drought, a condition in which water deficits limit plant growth and increase forest vulnerability.

Figure 18: Summer Soil Moisture in Edgewood, RCP8.5



Source: Climate Toolbox, Future Boxplot tool

Figure 19: Inventory of Passive Open Spaces in Edgewood

FACILITY	ACRES	DEVELOPED (Y/N)	NATURAL FEATURES	CONDITION AND CAPACITY
Crawford Woods	4.57	N	Mature forest and habitat, memorial bench across the street	This site is in good condition. If developed, this park could accommodate a small interpretive loop trail.
Kempf Open Space	12.56	N	Undeveloped steep wooded site	This site is in good condition. If developed, this park could accommodate a trail.
Jovita Canyon	2.80	N	Undeveloped steep wooded site	This site is being considered for a connection between the historic Interurban Electric Railway and Jovita Boulevard along the future Interurban Trail connection.

Source: The Edgewood Comprehensive Plan, <https://cityofedgewood.org/DocumentCenter/View/3040/DRAFT-Comprehensive-Plan-11-22-2024?bidId=>

Forests in and around Edgewood, including Crawford Woods in the city's northeast corner, may experience slower growth rates, heightened susceptibility to pests and disease, and a decline in overall ecosystem services.¹⁵ Reduced soil moisture can also elevate wildfire risk, particularly during extended periods of heat and drought. Protecting and managing these forested areas will be critical to maintaining their resilience and the benefits they provide to the community.

15. National Integrated Drought Information system; Ecosystems, accessed on May 9, 2025 <https://www.drought.gov/sectors/ecosystems>

Infrastructure



Overview

Edgewood's infrastructure—roads, bridges, utilities, stormwater systems, and buildings—forms the foundation for everyday life in the community. As the climate changes, this built environment faces increasing risk from extreme heat, intense storms, flooding, and wildfire.

Projections show that extreme precipitation events are expected to increase by 17% by mid-century and 24% by the end of the century under the high emissions scenario. Heavier rainfall could overwhelm stormwater systems, flood roadways, and damage buildings. In Edgewood, areas such as 114th Avenue East and 36th Street East, along with neighborhoods like Dechaux and Cherrywood Mobile Manor, are already at elevated risk of flooding due to limited drainage infrastructure.

Rising temperatures and more frequent heatwaves may also place additional strain on the electrical grid, as more households rely on air conditioning for cooling. Prolonged heat can degrade pavement, buckle roads, and accelerate wear on other public infrastructure.

Edgewood's transportation network is essential, particularly given the city's role as a commuter community. Infrastructure failures could limit access to work, emergency services, and supply chains. Given the scale of projected climate impacts, maintaining and upgrading Edgewood's infrastructure will require proactive planning and coordination with regional partners. Resilient infrastructure is essential not only for public safety but also for the long-term economic and social stability of the community.

Infrastructure Facts

- The City of Edgewood is 8.4 square miles and is primarily zoned for residential development.
- Most residents live in single family homes, but there are also several multi-family developments and duplexes located throughout the city.
- Commercial land use is located primarily along the Meridian Avenue corridor and include services, office space, and retail sales.¹⁶
- Critical infrastructure in Edgewood consists of transportation systems, such as highways and road systems, and water and wastewater systems.



16. City of Edgewood. "City of Edgewood Comprehensive Plan." <https://cityofedgewood.org/DocumentCenter/View/3040/DRAFT-Comprehensive-Plan-11-22-2024?bidId=>

Infrastructure



Key Findings

- Under both emissions scenarios, extreme precipitation in Edgewood is projected to increase 17% by mid-century (2040-2069) and 24% by the end of the century (2070-2099).
- By mid-century, high fire danger days are projected to increase by an average of 14 days under RCP8.5, putting property and infrastructure at risk.
- Public Safety Power Shutoffs (PSPS) may become more frequent due to extreme weather events across the state, such as wildfires and high winds.
- The risk of flooding is expected to increase throughout the century, increasing damage to roads, homes, buildings, transportation systems, and other infrastructure.



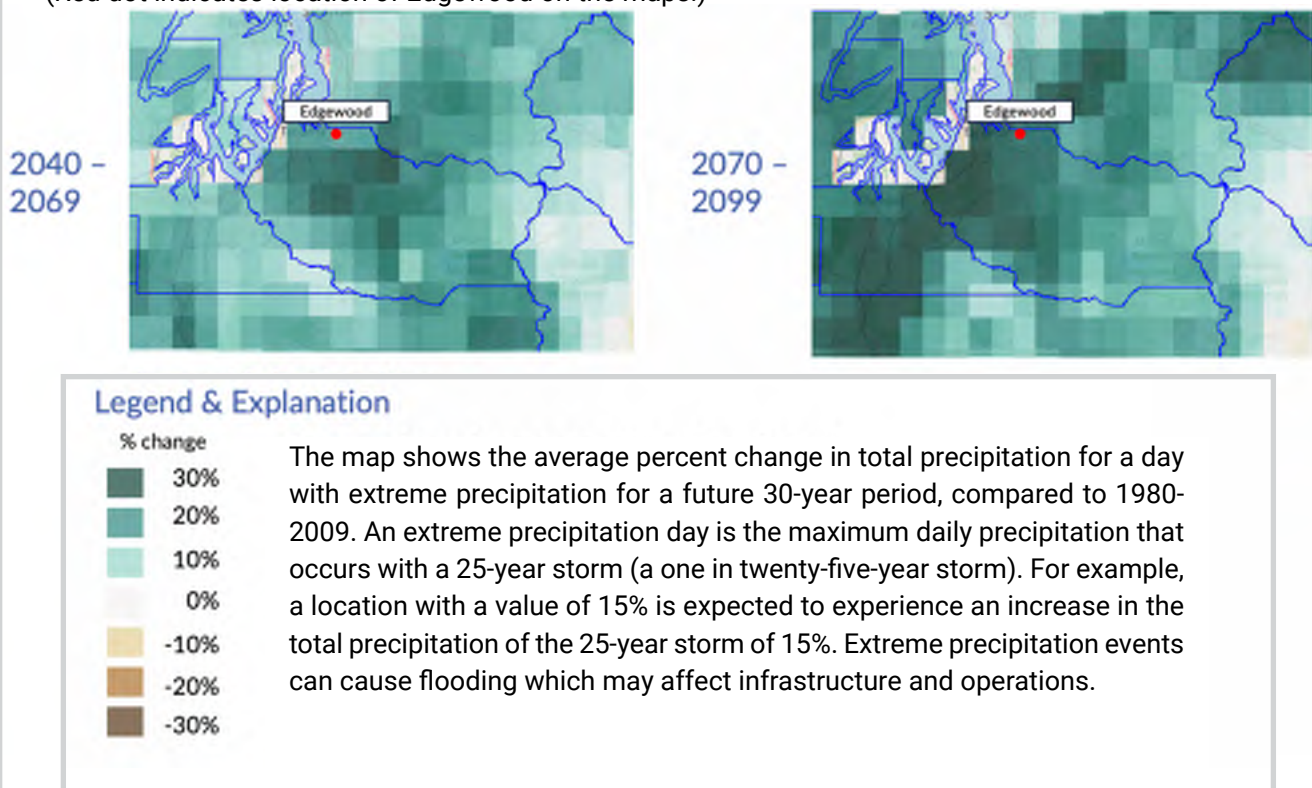


Extreme Precipitation

Edgewood has a mild climate of wet winters and cool, dry summers.¹⁷ Precipitation primarily occurs in the 8-month period from October to May, with annual average precipitation of 38.3 inches.¹⁸ Extreme precipitation is projected to increase for Edgewood throughout this century. Under RCP8.5, Edgewood is projected to see a 17% increase in 25-year storms by 2069 and a 24% increase by 2099 (see Figure 20).

Heavy precipitation events can lead to various natural disasters such as flooding and landslides and are likely to impact local transportation systems, commuters, and city infrastructure such as buildings and roads. Stormwater and septic systems may be overwhelmed during extreme precipitation events. Increasingly dry conditions during summer months increase vulnerability to flooding, because heavy precipitation is less likely to absorb into dry soils.

Figure 20: Magnitude of Extreme Precipitation under RCP8.5.
(Red dot indicates location of Edgewood on the maps.)



Source: Climate Mapping for a Resilient Washington, Extreme Precipitation Magnitude map

17. City of Edgewood. "City of Edgewood Comprehensive Plan." <https://cityofedgewood.org/DocumentCenter/View/3040/DRAFT-Comprehensive-Plan-11-22-2024?bidId=>

18. See above



Flood Damage

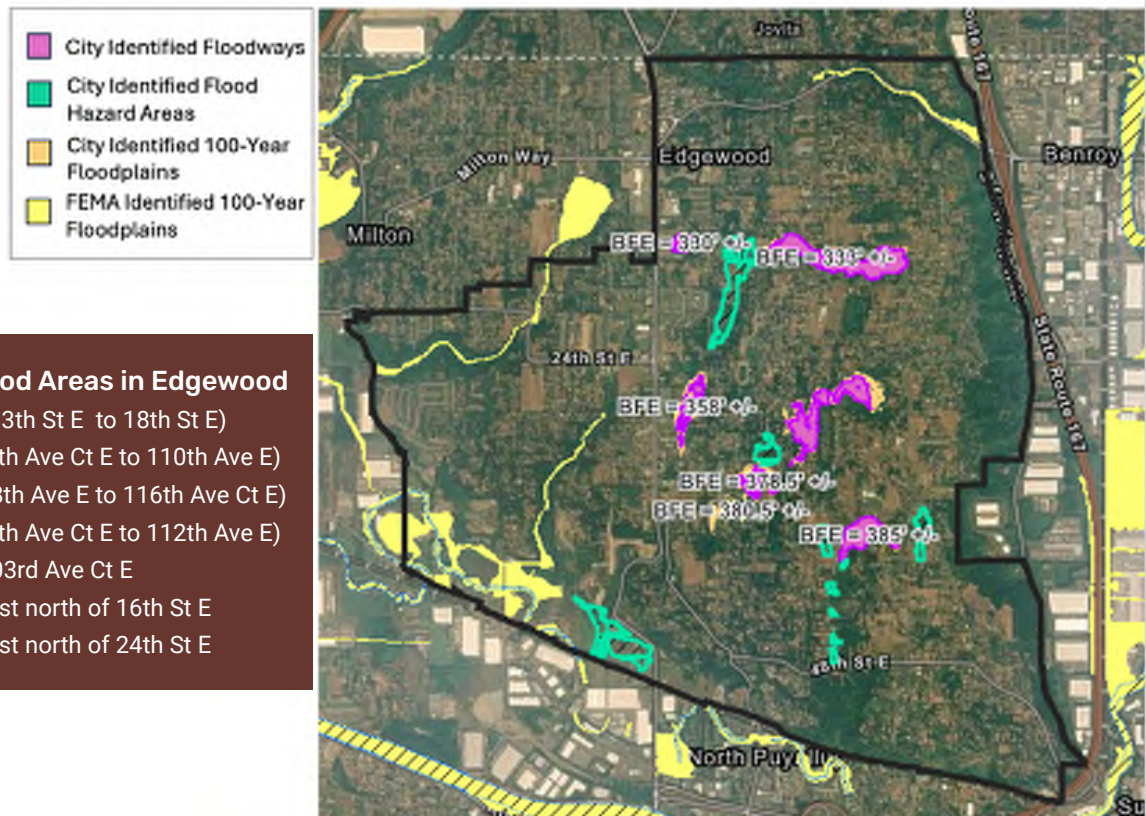
As extreme precipitation becomes more frequent and intense, Edgewood is expected to face a growing risk of localized flooding. Projections indicate a 17% increase in 25-year storm events by mid-century and a 24% increase by the end of the century under high-emissions scenarios (see Figure 20 on page 27).

Several areas in Edgewood are particularly vulnerable due to insufficient stormwater infrastructure. Roadways such as 114th Avenue East and 36th Street East, as well as neighborhoods like Dechoux and Cherrywood Mobile Manor, face higher flood risk during heavy

rainfall events. These areas may experience recurring impacts, including roadway closures, property damage, and increased maintenance demands.

Urban development can exacerbate flooding by increasing impermeable surfaces, reducing vegetation, and altering natural drainage pathways. As the city continues to grow, land use decisions that account for future precipitation trends will be critical. Integrating flood risk projections into planning and infrastructure design can help minimize damage, protect vulnerable communities, and reduce long-term recovery costs.

Figure 21: Location of city identified floodways, flood hazard areas, and 100-year floodplains



High Risk Flood Areas in Edgewood

- 114th Ave E (13th St E to 18th St E)
- 36th St E (105th Ave Ct E to 110th Ave E)
- 32nd St E (108th Ave E to 116th Ave Ct E)
- 16th St E (106th Ave Ct E to 112th Ave E)
- 29th St E @ 103rd Ave Ct E
- 110th Ave E just north of 16th St E
- 112th Ave E just north of 24th St E

Source: City of Edgewood GIS Web Application, City Identified Flood Hazard Map. <https://edgewood-wa.maps.arcgis.com>. Accessed April 2025.

Infrastructure



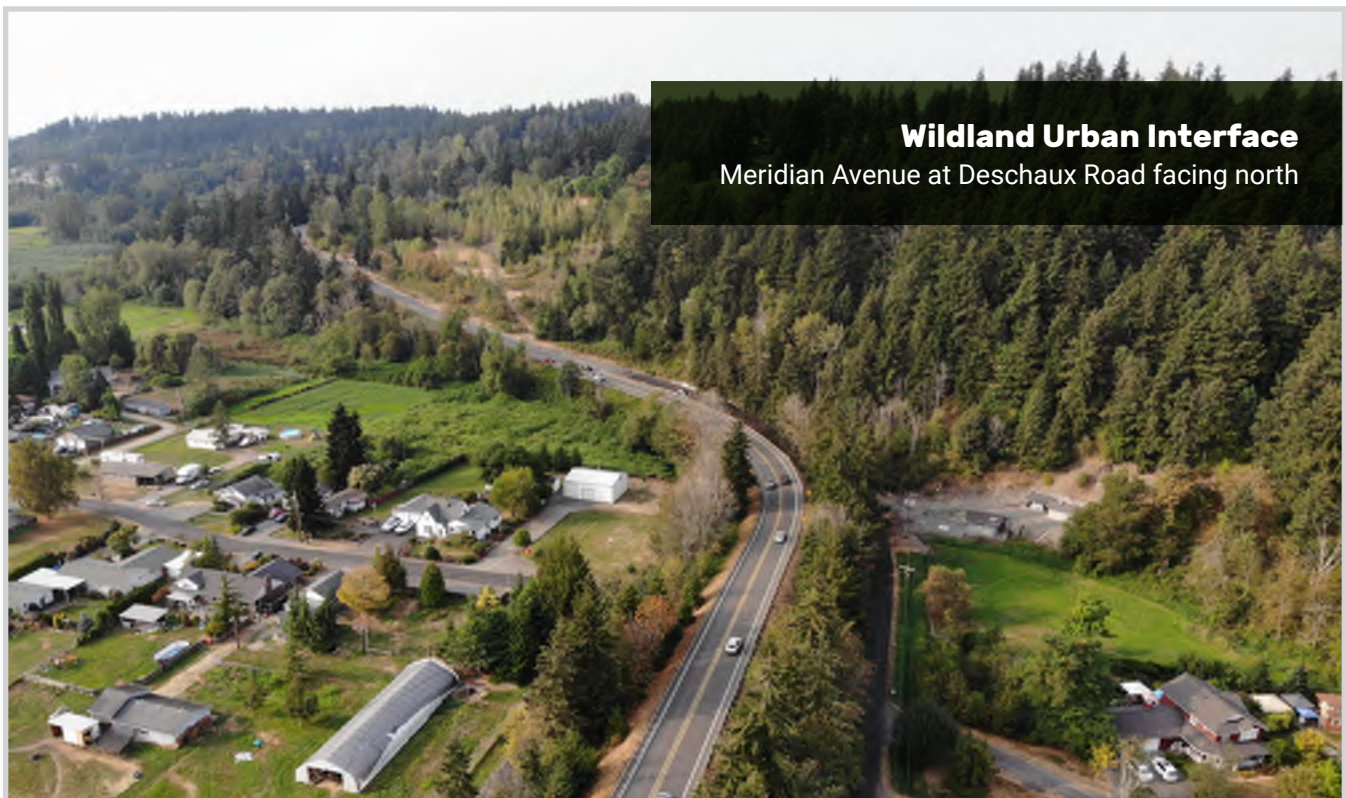
Wildland Urban Interface

The Wildland Urban Interface (WUI) refers to areas where developed land borders or is surrounded by wildlands. Within the WUI, “interface” areas are those where development borders wildland on one side, while “intermix” areas are where development is embedded within wildland on two or more sides.¹⁹

In Edgewood, a notable portion of development falls within intermix zones, as shown in yellow on the WUI map (see Figure 22 on page 30). For mapping purposes, wildlands are defined as areas with at least 50% burnable vegetation.²⁰ However, it is important to note that some areas included in the WUI map, such as wetlands, carry a lower risk of wildfire due to their moisture-rich environments.

As the number of high fire danger days continues to rise, Edgewood’s proximity to forested and vegetated areas presents an emerging threat to property, ecosystems, and public safety. Buildings and infrastructure located near flammable vegetation are at great risk for fire-related damage. While the risk of large-scale fires may currently be lower than in drier parts of the state, the city remains vulnerable—especially as fire and smoke from neighboring communities can easily spread across municipal boundaries.

As development continues, thoughtful land use planning and fire mitigation strategies in WUI areas will be essential to reducing future risk and protecting both residents and natural systems.



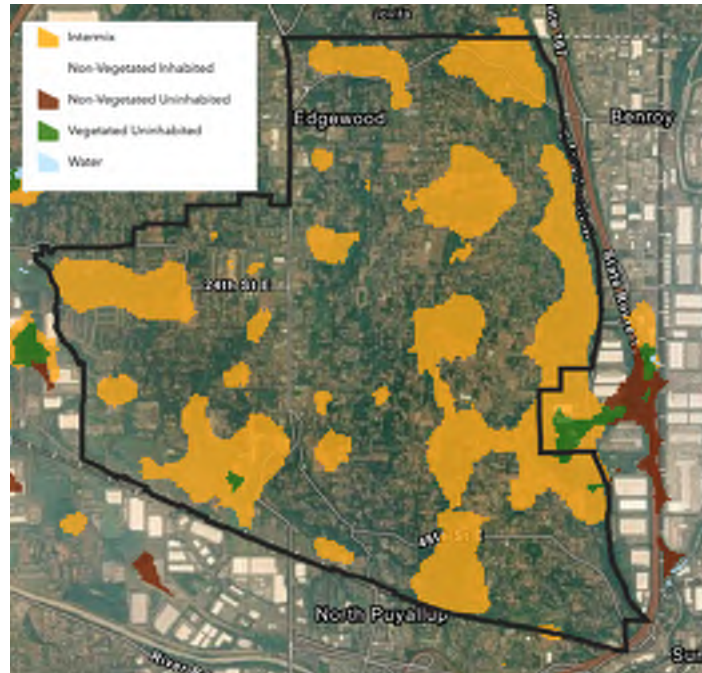
Wildland Urban Interface
Meridian Avenue at Deschaux Road facing north

19. “The Wildland-Urban Interface,” ArcGIS StoryMaps (Forest Resilience Division & Wildland Fire Management Division, October 21, 2019), <https://storymaps.arcgis.com/stories/7016c437623a4445997c072a05e26afbb>.

20. See above



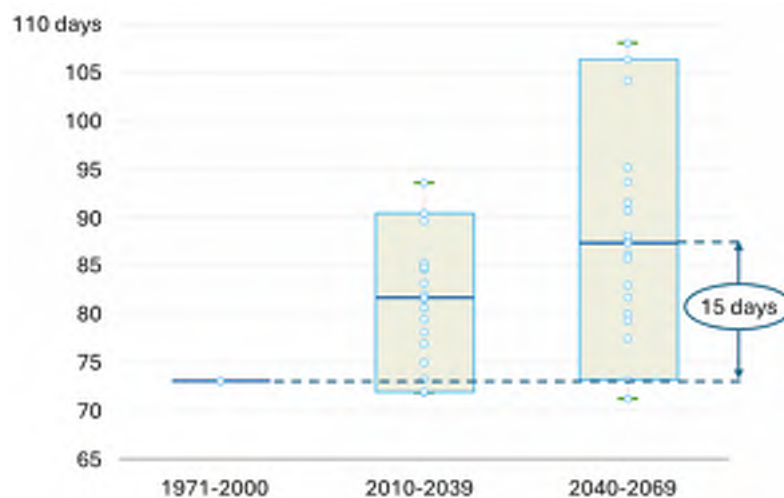
Figure 22: Wildland Urban Interface in Edgewood



Source: City of Edgewood GIS Web Application, Wildland Urban Interface Map.
<https://edgewood-wa.maps.arcgis.com>. Accessed April 2025.

Figure 23: Increase in Annual High Fire Danger Days in Edgewood (RCP8.5)

The number of high fire days is expected to rise by 15 days annually in Edgewood by the middle of this century



Source: Climate Toolbox, Future Boxplot tool



Wildfire Risk to Energy Delivery Systems

High fire danger days are projected to increase in Edgewood and across the broader Pacific Northwest (see Figure 5 on page 12). As wildfire risk grows, so does the potential for disruptions to the power grid and damage to critical energy infrastructure.

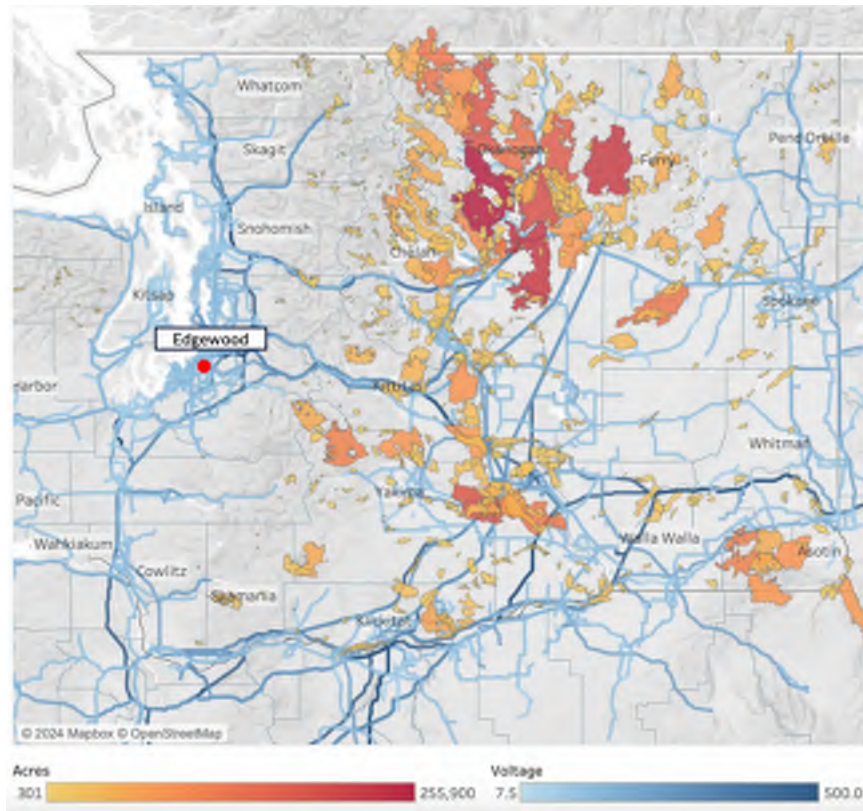
During extreme weather events, such as high winds or wildfire, Puget Sound Energy may implement Public Safety Power Shutoffs to prevent fire ignition. While these shutoffs can occur anywhere within PSE's service area, they are most likely in counties with moderate or high FEMA fire risk ratings (see Figure 24). Although Pierce County is currently classified as having a relatively low FEMA fire risk, major fires in

other regions, such as Eastern Washington, can still lead to widespread power outages across the state. Depending on the severity of the event, outages may last for several days.²¹

As wildfires become more frequent and severe across Washington, the reliability of the power grid is expected to decline, increasing the need for resilient energy systems and emergency preparedness.

Figure 24: Grid Infrastructure Cross-Reference between Historical Wildfires and FEMA Risk Rating.

PNW transmission lines and major fires (300+ acres) between 1973-2023.



Source: University of Washington Climate Risk Lab, https://foster.uw.edu/wp-content/uploads/2024/06/MSBA-2024_CRL_Final-report.pdf

21. Puget Sound Energy. "Public Safety Power Shutoff (PSPS)." <https://www.pse.com/en/pages/Wildfire-prevention/Public-Safety-Power-Shutoff>



Heat Island Effect

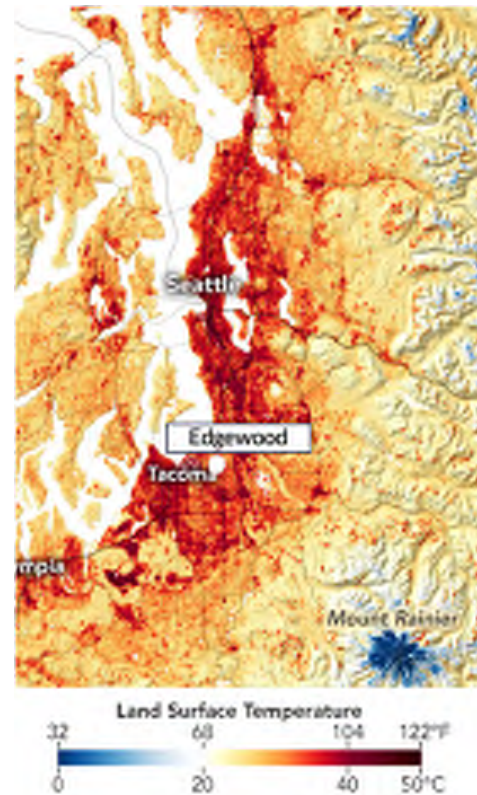
The urban heat island effect occurs when certain neighborhoods within a city experience significantly higher temperatures than others due to a lack of vegetation and an abundance of heat-retaining surfaces like pavement and buildings. Areas with less tree canopy and more impervious surfaces can be several degrees warmer than greener, more shaded neighborhoods nearby. These temperature variances are typically 1–7°F hotter during the day and 2–5°F hotter at night.²²

This effect is intensified during extreme heat events and is expected to worsen as average temperatures rise due to climate change. Prolonged and elevated temperatures increase demand for air conditioning, placing added stress on the electrical grid and driving up energy use. Higher surface temperatures also accelerate the deterioration of infrastructure, including roads and bridges, leading to increased maintenance costs for both households and local governments.

Importantly, the heat island effect does not impact all communities equally. Neighborhoods with fewer trees, limited green space, and more paved surfaces, often in low-income areas, are more exposed to excessive heat. This exacerbates existing health and economic disparities, as these residents are more likely to experience heat-related illness and face higher energy bills, with fewer resources available to cope with rising costs and health risks.

Addressing the urban heat island effect through strategies such as increased tree canopy, green infrastructure, and reflective building materials can help reduce heat exposure and promote greater equity in climate resilience.

Figure 25: Land Surface Temperatures on June 25, 2021, during the Heat Dome.



Source: Climate Hubs – U.S. Department of Agriculture. “Urban Heat Islands in the Northwest.” <https://www.climatehubs.usda.gov/hubs/northwest/topic/urban-heat-islands-northwest#:~:text=Weather%20and%20geography,Credit:%20Environmental%20Protection%20Agency>

22. Climate Hubs – U.S. Department of Agriculture. “Urban Heat Islands in the Northwest.” <https://www.climatehubs.usda.gov/hubs/northwest/topic/urban-heat-islands-northwest#:~:text=Weather%20and%20geography,Credit:%20Environmental%20Protection%20Agency>

Economic Impacts



Overview

Edgewood's economy is primarily supported by the construction, education, finance, insurance, and real estate sectors. As climate change intensifies, these industries will face both risks and opportunities that may affect long-term economic stability.

Construction may see increased demand due to the need for repairs following extreme weather events such as floods or wildfires. However, high temperatures and declining air quality could impact worker safety and reduce productivity, while rising costs for building materials may slow new development. These pressures could place additional financial burdens on both developers and residents.

The finance, insurance, and real estate sectors may appear less directly impacted by climate change, but shifts in the insurance industry suggest growing exposure. Across the country, insurance carriers are reevaluating their coverage models, with some scaling back or exiting high-risk markets altogether.

In Edgewood, this could result in higher premiums or limited access to homeowners and business insurance. These trends are especially concerning for vulnerable groups, such as low-income residents, who are less likely to carry adequate insurance and may lack the financial resources to recover from climate-related property damage.

Attracting new businesses may also become more difficult if climate risks are not adequately addressed. Companies that prioritize risk management may scrutinize how Edgewood prepares for and responds to climate hazards, particularly regarding infrastructure and supply chain reliability.

While Edgewood continues to experience steady growth in population and development, this momentum may mask underlying risks. Without proactive planning and investment in resilience, extreme weather could lead to costly damage, slow recovery efforts, and widen economic disparities across the community.



Industrial Development
South of Edgewood

Economic Impacts



Economic Impact Facts

- Since 2010 Edgewood has grown by 40% and is currently known as the second fastest growing city in the Puget Sound Region.²³
- The median household income in Edgewood is \$114,342 compared to the state average of \$94,605.²⁴
- In March of 2025, the median home value in Edgewood was \$715,000 compared to the state average of \$560,000.²⁵
- Most Edgewood residents leave Edgewood city limits for work, commuting to Seattle, Tacoma, and other locations in the region. Only 1.7% of employed residents remain in Edgewood for work or work remotely.²⁶
- In 2022 Edgewood housed 1,867 jobs, growing by over 50% from 2010.²⁷
- Within the next 20 years it is anticipated that finance, insurance, and real estate, construction, and education will continue to grow and be the largest economic sectors.

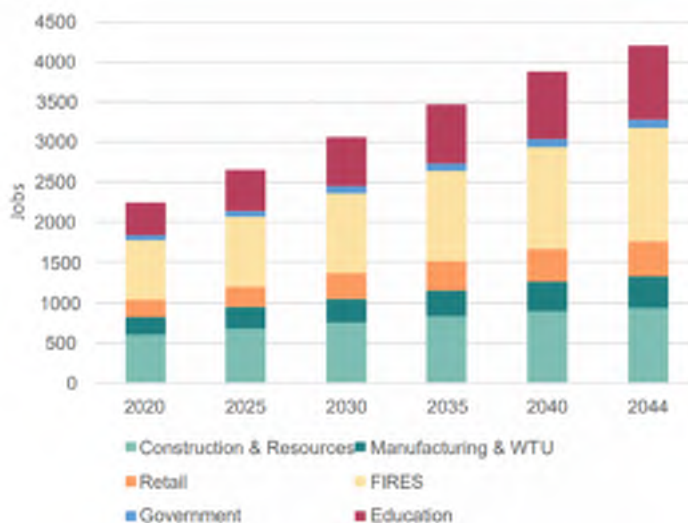


Figure 26: Demographic Information for the City of Edgewood.



Source: U.S. Census Bureau, "Edgewood City, Washington Profile," https://data.census.gov/profile/Edgewood_city,_Washington?g=160XX00US5320645. Accessed March 2025

Figure 27: Growth Projection by Sector Employment



Source: City of Edgewood Comprehensive Plan. <https://cityofedgewood.org/DocumentCenter/View/3040/DRAFT-Comprehensive-Plan-11-22-2024?bidId=>.

23. Edgewood Washington, "Economic Development", <https://wa-edgewood.civicplus.com/329/Economic-Development>

24. U.S. Census Bureau, "Edgewood City, Washington Profile," https://data.census.gov/profile/Edgewood_city,_Washington?g=160XX00US5320645, accessed on March 25, 2025.

25. "Edgewood, WA Housing Market," Redfin.com, accessed May 7, 2025, <https://www.redfin.com/city/5334/WA/Edgewood/housing-market>.

26. City of Edgewood Comprehensive Plan. <https://cityofedgewood.org/DocumentCenter/View/3040/DRAFT-Comprehensive-Plan-11-22-2024?bidId=>

27. See Above

Economic Impacts



Key Climate Impacts

- Extreme heat and increased wildfire smoke may decrease productivity of outdoor workers potentially increasing costs for employers.
- Insurance premiums are likely to rise due to increased risk of climate hazards at the local and national levels.
- Housing shortages may be exacerbated as people move to Edgewood from places made less desirable by climate change.
- Hotter summer temperatures are likely to increase use of electricity for cooling, resulting in increased costs for households and businesses.
- Global supply chains are likely to be disrupted with increasing extreme weather events around the world.



Economic Impacts



Industry Impacts – Construction

There are both opportunities and risks for the construction industry under a changing climate. Retrofitting and rebuilding after extreme events creates economic opportunity in this sector. However, as high heat and smoke events become more common, summertime work hours may be limited for outdoor workers to ensure safe working conditions and to comply with Washington State law. Washington State Department of Labor & Industries requires frequent

breaks and access to water and shade for outdoor workers to ensure safer working conditions in high temperatures.

Extreme heat and increased precipitation intensity may increase the rate at which materials degrade and increase the need for retrofitting existing infrastructure. Increased maintenance may be required on both new and existing buildings and roads.

Table 2: Washington State Department of Labor & Industries Outdoor Heat Exposure Rules

$\geq 90^{\circ}\text{F}$	$\geq 100^{\circ}\text{F}$
10-minute of paid rest period every two hours	15-minutes of paid rest every hour

Source: Washington State Department of Labor & Industries. "Permanent Changes to Outdoor Heat Exposure Rules". <https://lni.wa.gov/forms-publications/F417-300-000.pdf>

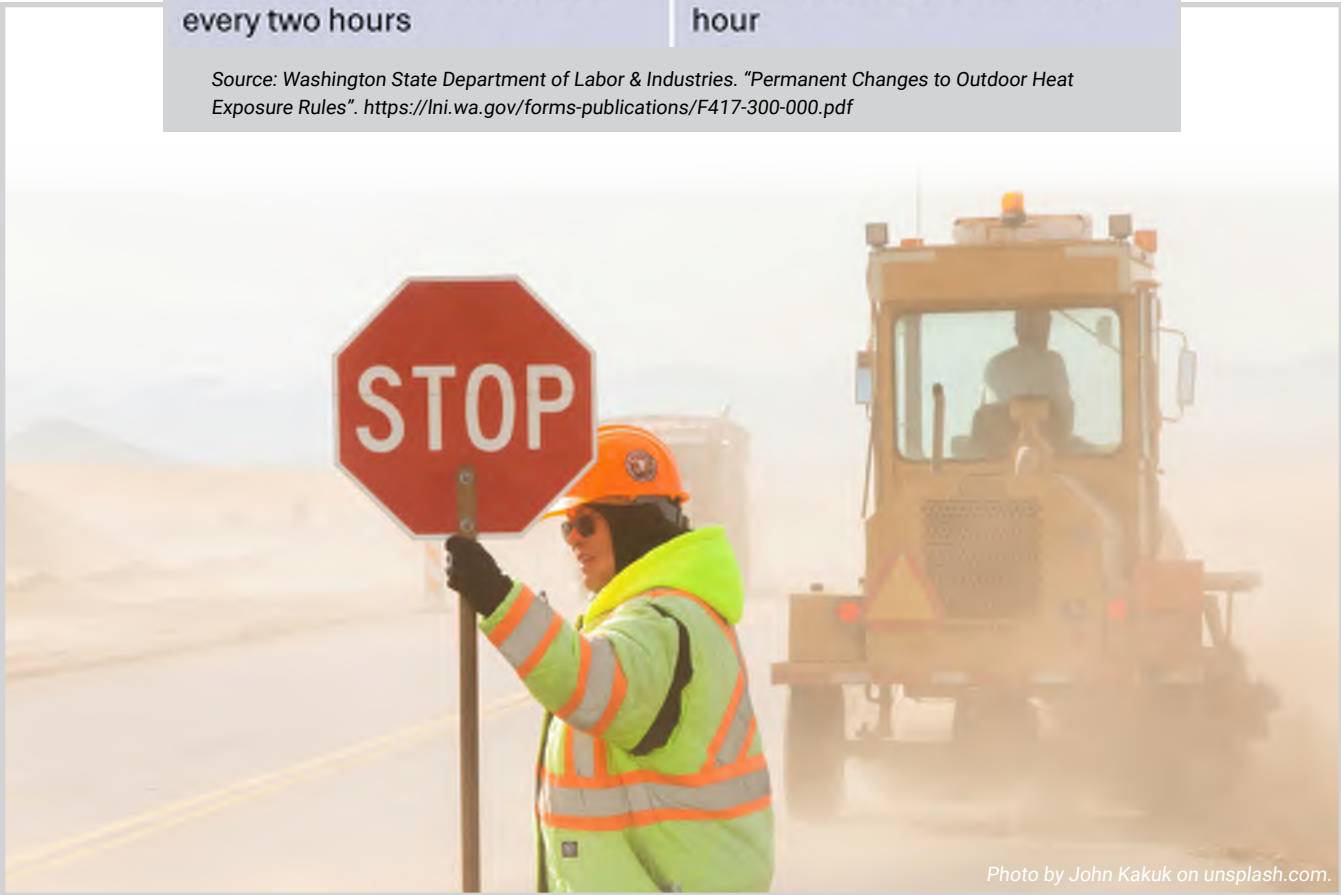


Photo by John Kakuk on unsplash.com.

Economic Impacts



“

Damage to supply chain networks caused by climate change reverberates through people's livelihoods and investments in ways that threaten quality of life and security, often in lasting and inequitable ways. Coordinated efforts can mediate impacts and help communities and companies adapt to these large, interconnected, and recurring risks. However, the pace, scale, and scope of efforts that have been undertaken to transform supply chains are not yet sufficient to meet either current or expected disruptions and costs.

”

- Fifth National Climate Assessment

U.S. Global Change Research Program, Washington, DC, USA. <https://doi.org/10.7930/NCA5.2023.F4>

Economic Impacts



Industry Impacts – Finance, Insurance, and Real Estate

The finance, insurance, and real estate industries are increasingly exposed to the effects of climate change, with hazards such as flooding and wildfire influencing property values, mortgage lending, and insurance availability. While Edgewood currently benefits from a relatively mild climate, this could make the city more attractive to people relocating from areas facing more severe climate risks, such as hurricanes, sea level rise, and prolonged drought. An influx of new residents may increase demand for housing, potentially exacerbating shortages and driving up costs in Edgewood and surrounding communities.

Nationwide, insurance carriers are reevaluating their exposure to climate risks. Premiums are rising in high-risk areas, and some insurers have begun limiting or withdrawing coverage altogether. Although Edgewood may not face the most severe climate threats, residents could still be affected by broader trends in the insurance market, especially if state- or region-wide risks increase. In the future, homeowners in areas of Edgewood vulnerable to flooding or wildfire may find it more difficult to secure affordable coverage, which could reduce the marketability and long-term value of those properties.

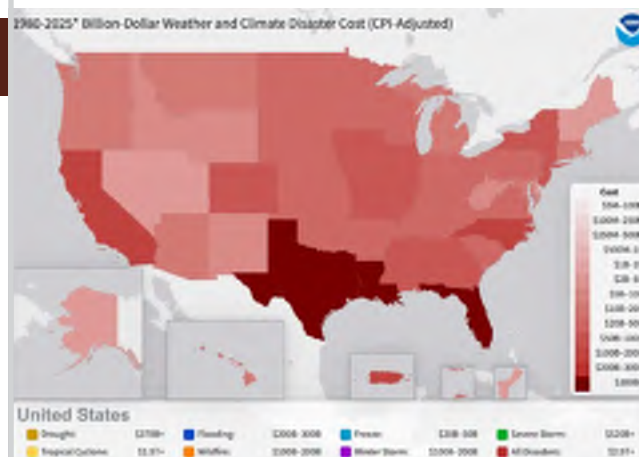
These dynamics suggest that climate change will influence the real estate sector not only through direct environmental impacts, but also through financial and policy shifts. Understanding and anticipating these changes will be important for maintaining a stable and resilient housing market.

Figure 28: States Where Homeowners Insurance Was Unprofitable



Source: Flavelle, Christopher, and Mira Rojanasakul. "As Insurers around the U.S. Bleed Cash from Climate Shocks, Homeowners Lose." WLRN. WLRN, May 27, 2024. <https://www.wlrn.org/business/2024-05-27/as-insurers-around-the-u-s-bleed-cash-from-climate-shocks-homeowners-lose>

Figure 29: U.S. Billion-Dollar Weather & Climate Disasters



Economic Impacts

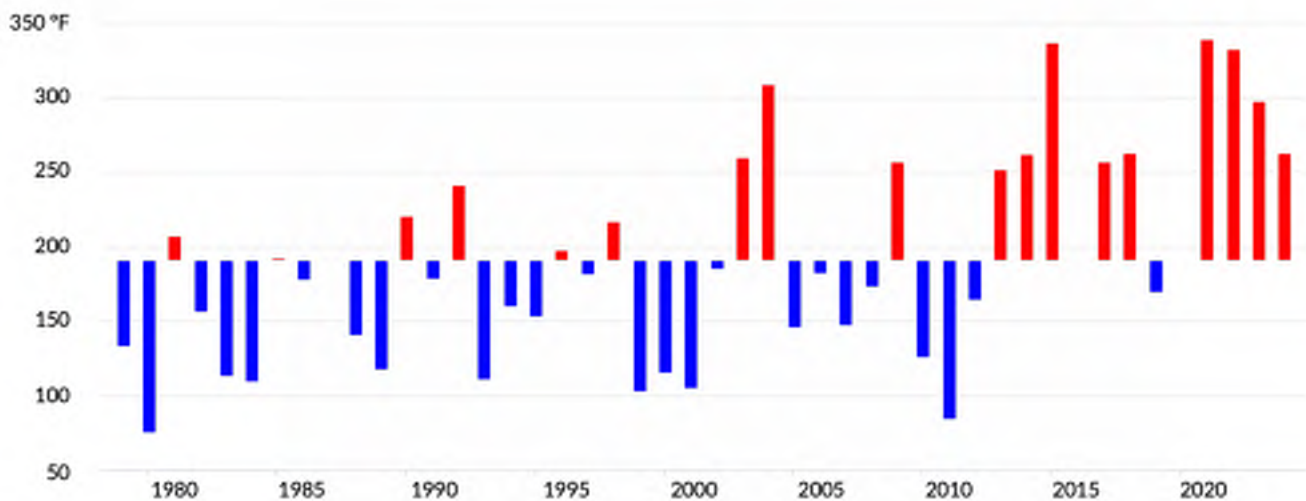


Household Impact – Cooling Degree Days

Cooling Degree Days (CDD) is a metric used to estimate the demand for energy needed to cool indoor spaces. CDD is calculated by measuring how many degrees the average daily temperature exceeds a baseline of 65°F. For example, if the average temperature on a given day is 80°F, that day would count as 15 cooling degree days.

The total CDD over the course of a year reflects the overall need for air conditioning. As temperatures rise and extreme heat becomes more frequent, the CDD increases. A higher CDD indicates greater energy use for cooling, which can lead to higher utility bills for residents. In response to increased heat, households may also need to invest in more robust air conditioning systems or other cooling infrastructure to stay comfortable and safe during hotter months.

Figure 30: Annual Cooling Degree Days in Edgewood, 1979-2024



Source: Climate Toolbox, Historical Climate Tracker tool

Economic Impacts



Household Impact – Flood Risk

Overall, the 30-year flood risk in Edgewood is lower than in surrounding areas. According to First Street, a national nonprofit that uses climate data to evaluate financial risk, the percentage of residential properties at risk of flooding over the next thirty years is 7.3% in Edgewood compared to 48.3% in nearby Puyallup (see Figure 31).

However, there are areas within the city limits that have significantly higher risk than the city overall. For example, homes within the Cherrywood Mobile Manor development have a 63% risk of flooding within the next 30 years (see Figure 32).

Figure 31: Percentage of Residential Properties at Risk of Flooding

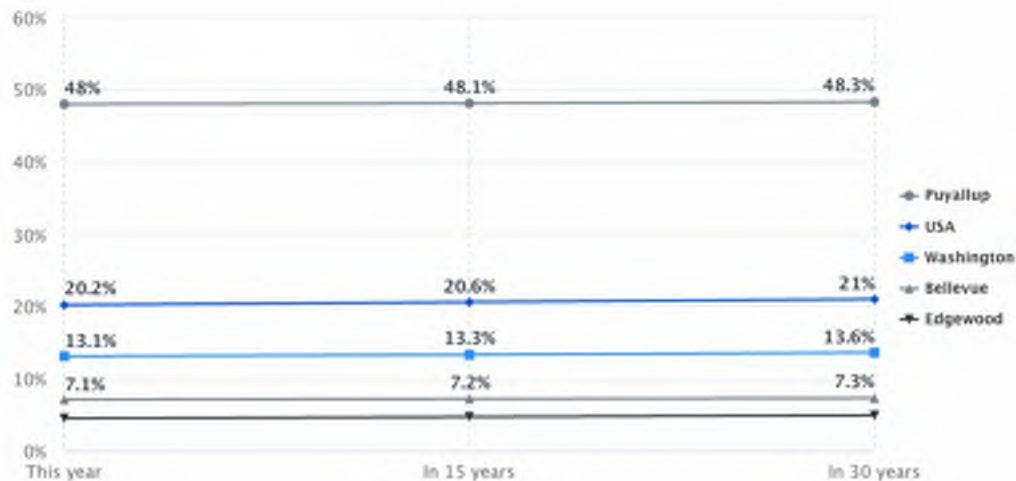
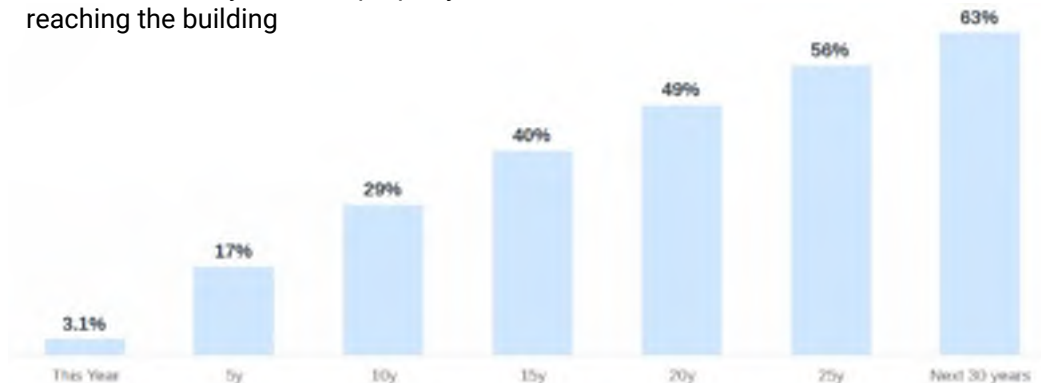


Figure 32: Future flood risk of property located inside Cherrywood Mobile Manor over the next 30 years shown as a percent increase from historic averages. Over the next 30 years, this property has a 63% chance of 1 inch of flood water reaching the building



Figures 31 & 32. First Street Foundation. "First Street Foundation Property Level Flood Risk Statistics V1.3". Zenodo, October 11, 2021. <https://doi.org/10.5281/zenodo.5768332>. Accessed on 4/26/25 Environmental risk data is provided by First Street™. First Street models are designed to approximate risk and not intended to include all possible scenarios.

Economic Impacts



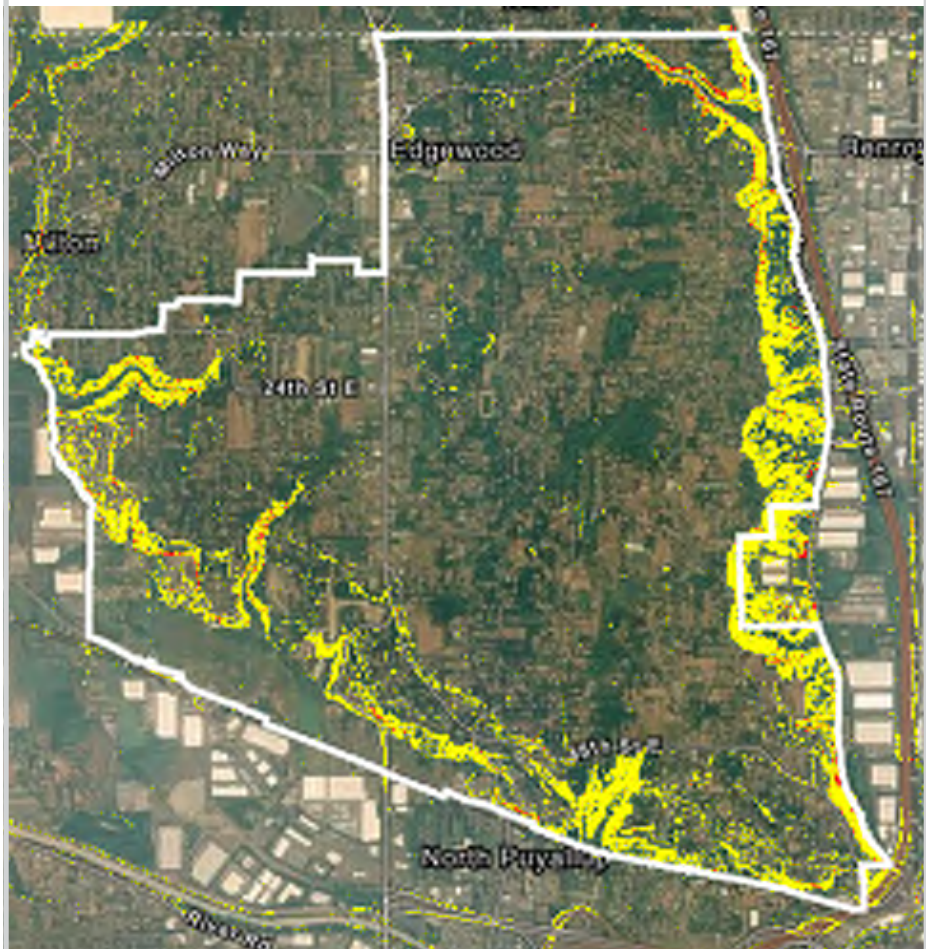
Household Impact – Landslide Risk

Edgewood's topography includes several steep hillsides, particularly along the western and southeastern edges of the city, where erosion and landslide hazards are already present. As climate change leads to more frequent and intense heavy rainfall events throughout the 21st century, these high-risk areas are expected to face an increased likelihood of slope instability and landslides.

For households in or near these areas, the economic implications include potential costs related to property repairs, erosion control, and insurance premiums. Proactive measures, such as land-use planning, stormwater management, and slope stabilization, will be essential to reducing future damage and financial burden for homeowners.

The map highlights areas most susceptible to erosion and landslides, which tend to align with steep gradients and stream-adjacent slopes (see Figure 33). Homes and infrastructure located near these zones may experience greater risk of property damage, increased maintenance costs, or limited access during and after major storm events. These risks can also affect property values and insurability, particularly in neighborhoods where hazard zones intersect with residential development.

Figure 33: Erosion and Landslide Risk Areas in Edgewood



Source: City of Edgewood GIS Web Application, Erosion and Landslide Hazard Area Map.
<https://edgewood-wa.maps.arcgis.com>. Accessed May 2025.

At-Risk Communities



Overview

Climate change will worsen existing disparities in Edgewood. While everyone is impacted by climate change, some groups of people and populations are at greater risk. Climate change is often described as a threat multiplier, meaning that climate impacts increase individual risk by adding onto existing disparities.

The at-risk population includes children, seniors, underhoused and low-income individuals and families, and people of color. It also includes groups that may not immediately come to mind as being at-risk groups like outdoor workers, first responders, and farmers. These populations have increased exposure and are likely to be disproportionately impacted.

Edgewood is more affluent than most communities in the State of Washington – residents have higher incomes, more education, and better healthcare coverage on average. As a result, the at-risk community in the city may be smaller and perhaps less visible, but the impacts will be no less significant on individuals and families compared to other communities.

Bankrate reports that nearly 60% of Americans in 2025 do not have enough savings to cover an unexpected \$1,000 emergency expense.²⁸ This could mean that residents may not have sufficient resources to cover property damage from extreme weather or pay the cost of healthcare events resulting from extreme temperatures. It may also mean they have limited resources to pay for cooling during hot summer months.

Support can include increasing shade in public places, providing access to cooling centers, and making citizens aware of available resources. In other cases, support might include providing energy assistance or establishing services directed at underserved and at-risk communities.

An easy first-step is ensuring that people in these communities have input into climate planning.

Table 3: Communities that are Disproportionately Exposed and Disproportionately Impacted by Climate Change

Disproportionately Exposed	Disproportionately Impacted
Children	Children
Outdoor workers	Seniors
Farmers	People with pre-existing health conditions
Low-income	People with disabilities
First Responders	Health Care workers & Emergency Personnel
Underhoused individuals	Low-income
People & communities of color	Non-English speakers
	People & communities of color

28. Bankrate, "Americans Backtrack: Just 41% Say They Could Pay A \$1,000 Emergency Expense From Their Savings" (2025) <https://www.bankrate.com/f/102997/x/1c82ee6b93/january-fsp-press-release-final.pdf>

At-Risk Communities



At Risk Communities Facts

- Most of the City's population classifies as white, at about 76%.²⁹ Other racial identities in the City include, Native Hawaiian or Other Pacific Islander; Alaska Native; Asian; and Black or African American.
- In Edgewood 28.8% of the residents have a bachelors degree or higher and 25.3% have a high school degree or equivalent.³⁰ Additionally, 24.3% of households speak a language other than English.³¹
- The poverty rate in Edgewood (4.7%) is lower than the Washington State average (10.3%).³² In Edgewood, 6.3% of the population live without healthcare coverage.³³



Figure 34: Demographics of Edgewood's Residents.



White
76.2% (9,396)
2020 Decennial Census



Hispanic or Latino
7.3% (933)
2020 Decennial Census



Education (Bachelors or Higher)
28.8%
2023 American Community Survey 5-Year Estimates



Healthcare (without coverage)
6.3%
2023 American Community Survey 5-Year Estimates

Source. U.S. Census Bureau, "Edgewood City, Washington Profile," https://data.census.gov/profile/Edgewood_city_Washington?g=160XX00US5320645. Accessed March 2025.

Key Climate Impacts

- A high portion of Edgewood residents are exposed to airborne particulates from diesel pollution. Many of those residents are also experiencing additional disparities including income constraints, pre-existing health conditions, and increased flood risk.
- Edgewood ranks high for environmental burden, meaning Edgewood residents are currently exposed to elevated levels of pollution and hazardous waste.
- Asthma rates and cancer diagnoses are prevalent for residents in Edgewood. Increased heat and smoke will further exacerbate existing health disparities.

29. U.S. Census Bureau, "Edgewood City, Washington Profile," https://data.census.gov/profile/Edgewood_city_Washington?g=160XX00US5320645. Accessed March 2025

30. See Above

31. See Above

32. See Above

33. See Above

At-Risk Communities



Proximity to Pollution

The Washington Tracking Network, developed by the Washington State Department of Health, provides publicly accessible data on a wide range of public health indicators. Its mapping tool presents various indices on a scale from 1 to 10, where 1 represents the lowest level of concern (lightest color) and 10 represents the highest (darkest color).

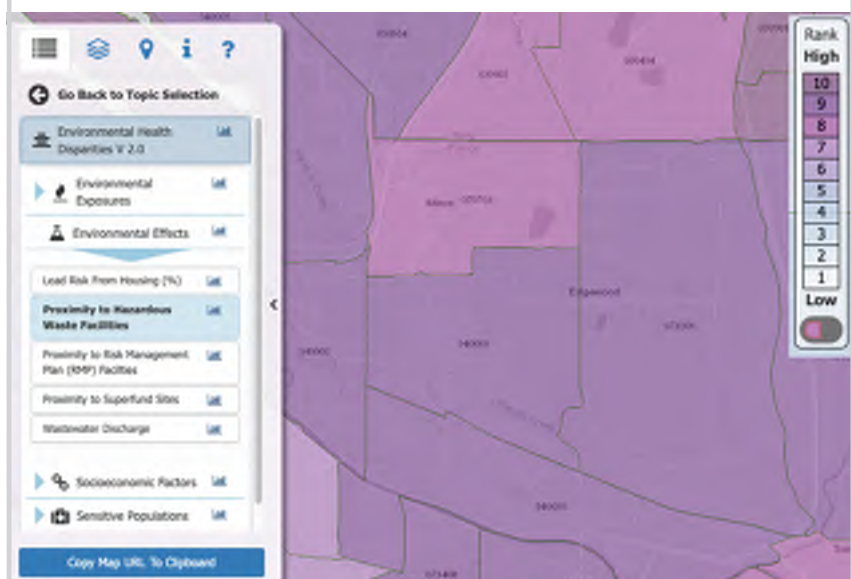
For this report, several key indices were examined, including Environmental Health Disparities, the Social Vulnerability Index, and Health Disparities. Two environmental exposure metrics in particular highlight elevated risks for Edgewood residents.

First, both of Edgewood's census tracts score a 9 out of 10 in proximity to hazardous waste facilities (see Figure 35). This indicates that all residents live near one or more facilities, increasing the potential risk of exposure in the event of a spill, leak, or accident.

Second, exposure to air pollution from vehicle traffic is notably high. The western census tract ranks a 10—placing it among the most heavily impacted areas in the state for traffic-related air pollution. The eastern tract ranks an 8, which also indicates a high level of exposure (see Figure 36 on page 45).

These findings underscore the importance of addressing environmental health risks in Edgewood, particularly for residents living near major roadways or industrial areas. Reducing exposure to pollution and enhancing monitoring in high-risk areas will be essential for improving community health outcomes.

Figure 35: Census Tracts Ranking at 9 in Proximity to Hazardous Waste Facilities

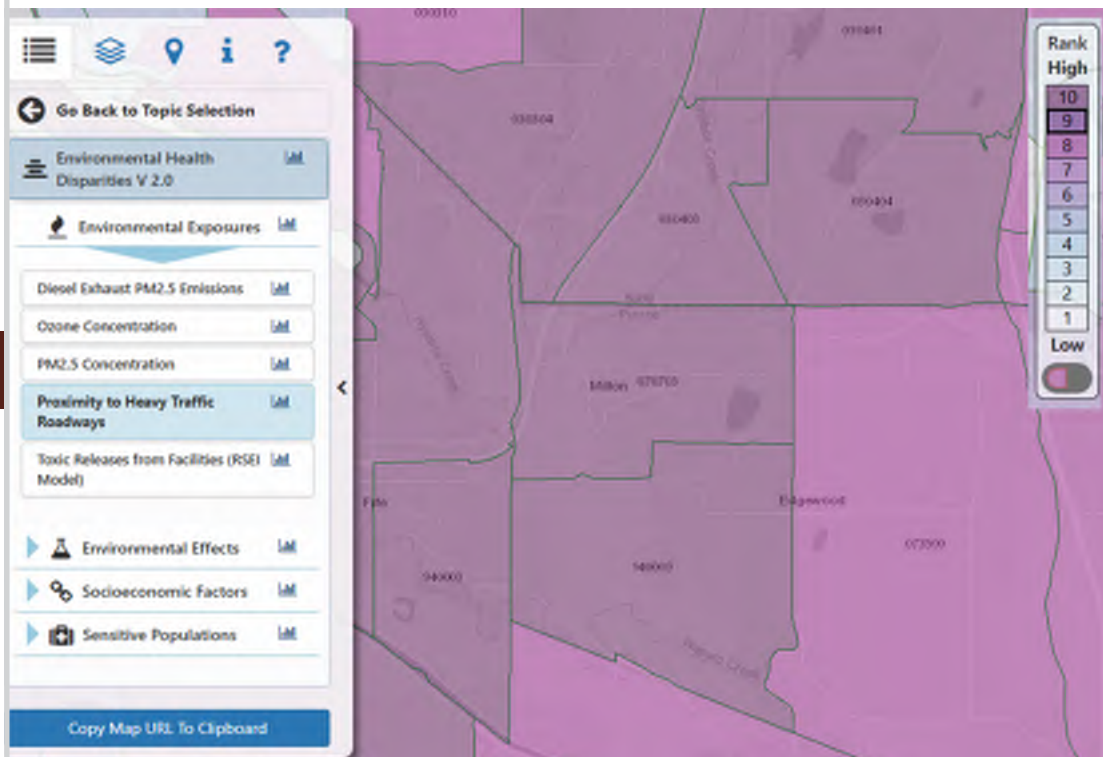


Source: Washington State Department of Health. Washington Environmental Health Disparities Map. <https://fortress.wa.gov/doh/wtnibl/WTNIBL/>. Accessed April 2025.

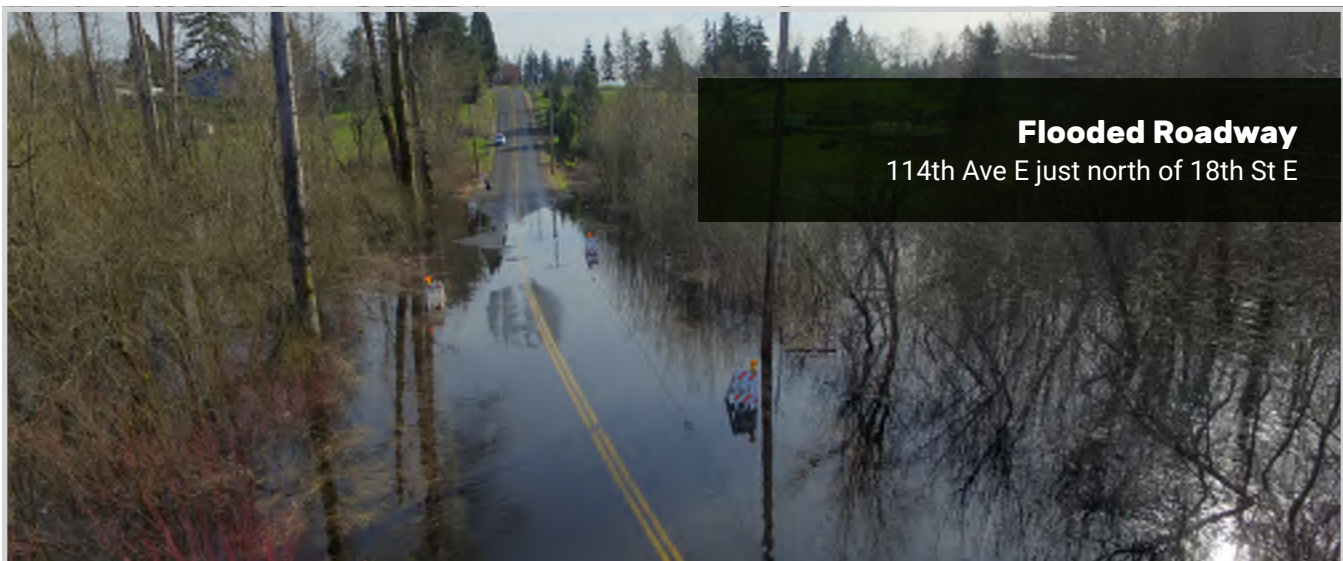
At-Risk Communities



Figure 36: Census Tracts that Rank Highest for Proximity to Heavy Roadway Traffic



Source: Washington State Department of Health. Washington Environmental Health Disparities Map. <https://fortress.wa.gov/doh/wtnibl/WTNIBL/>. Accessed April 2025.



At-Risk Communities

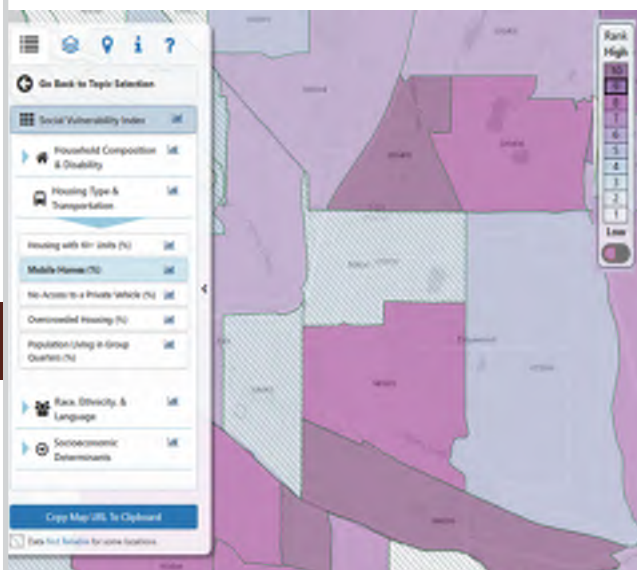


High-risk Housing

People are facing multiple climate and environmental exposures at any given time. Figure 37 shows that the census tract in Western Edgewood has a high percentage of mobile homes. That same census tract is at higher risk of air pollution due to proximity to heavy traffic roadways and includes areas identified by FEMA to be within a 100-year floodplain (see Figure 38).

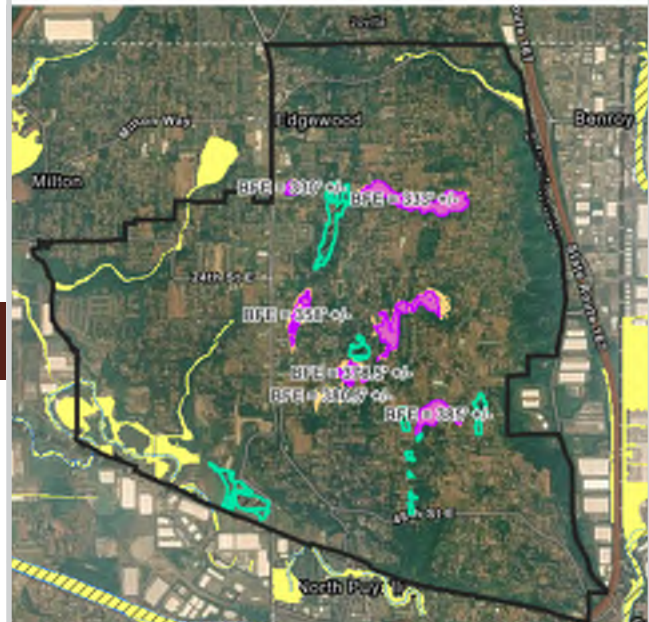
For example, the Cherrywood Manor Mobile Home Park is located in this area with higher exposure to air pollutants and a higher risk of flooding compared to other neighborhoods in Edgewood. This community is facing multiple exposures and may have fewer resources available to mitigate risk.

Figure 37: Census Tracts with the Highest Proportions of Mobile Homes



Source: Washington State Department of Health. Washington Environmental Health Disparities Map. <https://fortress.wa.gov/doh/wtnibl/WTNIBL/>. Accessed April 2025.

Figure 38: FEMA 100-year Floodplains in Edgewood (also see Figure 21 on page 28)



Source: City of Edgewood GIS Web Application, FEMA 100-year Floodplain. <https://edgewood-wa.maps.arcgis.com>. Accessed April 2025.

At-Risk Communities



Pre-existing Health Conditions

The U.S. Centers for Disease Control (CDC) defines highly burdened census tracts as those that rank at or above the 75th percentile for the overall Environmental Justice Index (EJI). The EJI is a combination of the percentile ranks for environmental burden, social vulnerability, and health vulnerability metrics for a given census tract. Though none of the three census tracts in the City of Edgewood qualify as highly burdened for the overall EJI, each tract qualifies as highly burdened for at least one health metric. All three census tracts rank above the 75th percentile for prevalence of asthma rates amongst residents (see red cells in Table 4). One census tract also ranks above the 75th percentile for prevalence of cancer diagnoses.

Figure 39: Locations of the U.S. Census Tracts in Edgewood

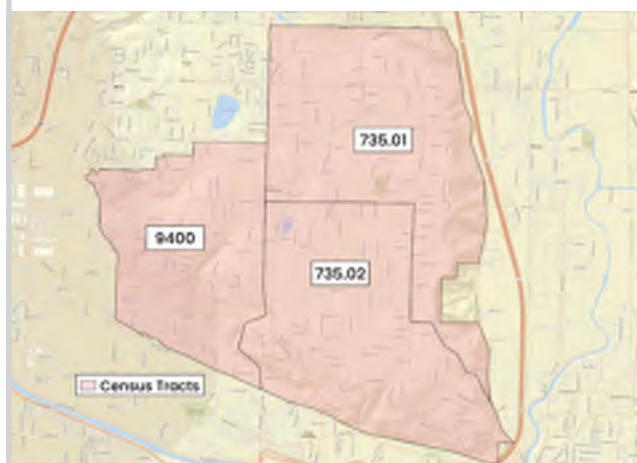


Table 4: CDC EJI and Health Indicator Data for the Census Tracts in Edgewood, WA. Red cells are those with high prevalence of a given indicator.

Census Tract #	Location	Population	Overall EJI Percentile	Asthma Rate Percentile	Chronic Heart Disease Percentile	Cancer Percentile	Diabetes Percentile	Mental Health Percentile
735.01	NE Edgewood	4,639	49 th	87 th	25 th	79 th	20 th	52 nd
735.02	S Edgewood	4,514	56 th	87 th	35 th	56 th	17 th	61 st
9400	W of Meridian Ave	3,684	54 th	77 th	31 st	62 nd	24 th	45 th

Source: EJI Explorer. <https://www.atsdr.cdc.gov/place-health/php/eji/eji-explorer.html>

People with preexisting health conditions are often disproportionately impacted by climate hazards. In Edgewood, poor air quality is already a persistent issue due to tailpipe emissions from nearby I-5, SR-161, and SR-167, as well as industrial pollution from the Puyallup River Valley and the Port of Tacoma. These constant sources of air pollution contribute to elevated rates of respiratory illness. As wildfire smoke events become more frequent and intense, they are likely to compound these existing air quality challenges, further aggravating respiratory conditions and increasing the risk of hospitalization for individuals with cardiovascular disease or diabetes. For residents who face barriers to medical treatment or emergency care, these overlapping exposures may significantly raise the risk of severe health outcomes or mortality.

Conclusions & Recommendations



Conclusion & Recommendations

Conclusion

The effects of climate change in Edgewood are already unfolding and are expected to intensify over the coming decades, reshaping the city's health, environment, infrastructure, and economy. Rising temperatures, increased wildfire smoke, and shifting precipitation patterns pose significant risks to public health—especially for vulnerable populations such as children, seniors, and individuals with pre-existing conditions. The city's infrastructure, including transportation routes, power systems, and emergency services, faces increasing strain from more frequent extreme weather events and heightened flood risk. At the same time, water resources and natural ecosystems are under pressure from prolonged droughts, declining snowpack, and reduced soil moisture, affecting both environmental quality and biodiversity.

Edgewood's economy is not insulated from these impacts. Both businesses and households will face growing financial burdens due to rising insurance premiums, higher energy costs, and potential supply chain disruptions. These economic stressors will disproportionately affect residents with limited financial resilience, compounding existing social and economic inequities. Additionally, climate-driven migration may place added pressure on already limited housing stock and social services.

This report highlights the urgent need for proactive planning, equity-centered adaptation strategies, and regional collaboration. Strengthening emergency response systems, protecting vital natural resources, and investing in climate-resilient infrastructure are essential steps to safeguard Edgewood's future. By anticipating challenges and prioritizing the needs of vulnerable communities, Edgewood can not only reduce risks but also build a more resilient and thriving community in the face of a changing climate.



Conclusion & Recommendations

Recommendations

The authors of this report recommend the following considerations as the City moves forward with their climate planning efforts.



Health & Wellbeing

- **Strengthen Emergency Response:** The City should work with regional partners to ensure there are policies and practices in place to support residents during extreme heat and wildfire events.
- **Prepare First Responders:** First responders should expect an increase in calls during heat and smoke events. The City might want to work with local law enforcement, fire fighters, and other first responders to ensure they are properly equipped for future demands.
- **Build Awareness:** Local government and health agencies should create and implement awareness campaigns, so the public knows how to remain safe during future heat and smoke events.
- **Prioritize Cooling:** The City should safeguard existing tree canopy and other shading infrastructure while also investing in future cooling strategies. Priority should be given to historically underserved areas of the city.
- **Address Existing Pollution:** As climate change is expected to exacerbate existing air quality issues, the City can mitigate some risk by adopting policies and practices that support reducing existing air pollutants from transportation and industrial processes.



Water Resources & Ecosystems

- **Protect Groundwater:** Additional research is needed to better understand how climate change will impact aquifer recharge because current reports are outdated and use population projections that are too low. Local agencies and water purveyors should develop a plan for addressing flooding while also ensuring aquifer recharge with the understanding that critical aquifer recharge areas may see increased flooding with climate change.
- **Promote Water Conservation:** The ways in which climate change impacts water systems are complex. Warmer temperatures and increased drought are likely to increase water demand. As demand for water increases so does the likelihood that the community will need to make tough decisions on how to prioritize water resources. The City may want to work with regional partners to examine existing water conservation and drought response and make necessary updates to policies.
- **Partner with Regional Tribes:** Tribes across Washington state are providing leadership and resources aimed at protecting wildlife. The City of Edgewood could consider supporting regional tribal efforts for salmon and fish conservation.
- **Mitigate Flood Areas:** Decisions will need to be made on how to manage flooding to mitigate damage to property and transportation routes while also ensuring water is not diverted from aquifer recharge zones.

Conclusion & Recommendations

Recommendations (cont.)

The authors of this report recommend the following considerations as the City moves forward with their climate planning efforts.



Infrastructure

- **Identify Flood Areas:** Identify residential, commercial, and public infrastructure and assets that are most at-risk of flooding and create programs to mitigate loss and risk.
- **Evaluate Transportation:** Additional research is needed to determine if increased flooding across the county will shut down transportation routes and impact emergency management and supply routes.
- **Wildland Urban Interface (WUI):** Though the risk is greater in drier parts of the state, homes, businesses, and other infrastructure in the WUI are subject to increasing fire risk. The City should investigate adopting policies and programs designed to mitigate loss of lives and property during fires.
- **Build Awareness:** The City should explore ways to prepare residents for the impacts of increased storms including how to mitigate property damage from fire, flooding, and wind.



Economic Impacts

- **Identify High Risk Properties & Businesses:** Additional analysis is needed to fully understand which properties are most at-risk of flooding and wildfire.
- **Consider Climate in Future Development:** As Edgewood continues to create policies addressing housing and commercial needs, it will be important to consider future climate projections when making development decisions.
- **Recognize Existing Economic Disparities:** Climate change will make existing socio-economic disparities worse. For example, residents in the Cherrywood Mobile Manor development already experience increased levels of particulate matter from high traffic corridors and other airborne pollutants from nearby industrial facilities. The rate of asthma in this census tract is elevated (see Table 4 on page 47). They are also at an increased risk of flooding compared to other areas within Edgewood. If low-income is a factor, people living in this area will have fewer resources to rebuild property or address health-related impacts.



At-Risk Communities

- **Engage At-Risk Communities:** It is extremely important for the City to engage people who are already experiencing disparities to participate in the climate planning project. The City can invite people with diverse experiences to sit on their climate advisory team and collaborate with community-based organizations to better understand the impacts and co-create solutions.
- **Prioritize Action:** Climate impacts vary throughout the city; some areas of Edgewood and some groups of people will suffer greater impact than others. The City should use this information to prioritize those residents expected to experience the greatest impact from climate change.

Appendices



Appendix A: Climate Data Summaries

Summary of Edgewood Temperatures

Measure	Scenario	Historical	2010 - 2039	2040 - 2069	2070 - 2099
 Average Annual Temperature³⁴	RCP4.5	52°F	54.1°F	56°F	56.9°F
	RCP8.5	52°F	54.5°F	57.3°F	60.5°F
Average temperatures will likely increase annually, up from a historical average of 52°F.					
 Max Winter Temperature³⁵	RCP4.5	47.5°F	49.4°F	51.4°F	52.2°F
	RCP8.5	47.5°F	49.9°F	52.2°F	55.6°F
The average maximum daytime temperatures in winter will likely increase, from a historical average of 47.5°F. This has implications for precipitation and winter recreation.					
 Max Summer Temperature³⁶	RCP4.5	75.2°F	78°F	80.2°F	81.3°F
	RCP8.5	75.2°F	78.3°F	82.2°F	85.8°F
The average maximum daytime temperatures in summer are projected to increase in both RCP scenarios. An increase of 10°F (RCP8.5) by the end of the century will impact all aspects of the community.					
 High Heat Days³⁷	RCP4.5	--	+ 0.4 day	+1 day	+1.7 days
	RCP8.5	--	+0.4 day	+2.3 days	+8.9 days
The number of days with maximum daytime temperatures above 100°F are expected to increase. High heat days impact highly sensitive groups and make outdoor work more dangerous.					

34. Source: Climate Toolbox

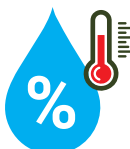
35. Source: Climate Toolbox

36. Source: Climate Toolbox

37. Source: Climate Toolbox

Appendix A: Climate Data Summaries

Summary of Edgewood Temperatures

Measure	Scenario	Historical	2010 - 2039	2040 - 2069	2070 - 2099
 Heat Index ³⁸	RCP4.5	2 days	5.1 days	11.4 days	15.4 days
	RCP8.5	2 days	6.3 days	17.7 days	38.3 days
The average number of days in a year with a maximum heat index greater than 90°F in a 30-year period compared to the 1980-2009 average. This increase will impact public health.					

Measure	Scenario	Historical	2020 - 2049	2050 - 2079	2070 - 2099
 Cooling Degree Days ³⁹	RCP4.5	Not Available	163 DD	284 DD	319 DD
	RCP8.5	Not Available	193 DD	549 DD	780 DD
Cooling degree days are the annual number of degree-days above an average daily temperature of 65°F. An increase in cooling degree days is an indicator of the protentional for higher cooling demand for buildings in the summer.					

38. Source: Climate Toolbox

39. Source: Climate Mapping for a Resilient Washington

Appendix A: Climate Data Summaries

Summary of Edgewood Precipitation & Drought

Measure	Scenario	Historical	2010 - 2039	2040 - 2069	2070 - 2099
 Precipitation⁴⁰	RCP4.5	40.8"	41.7"	42.5"	42.7"
	RCP8.5	40.8"	41.4"	42.6"	44.3"
Precipitation is projected to increase slightly. Winters are projected to be slightly wetter, but summers are projected to be increasingly dry, which can strain water availability.					
 Extreme Precipitation⁴¹	RCP4.5	--	not available	not available	not available
	RCP8.5	--	not available	+17%	+24%
The potential for heavy rains associated with a 25-year storm are projected to increase modestly. There could be cascading effects from a widespread increase in extreme storms.					
 Drought⁴²	RCP4.5	--	not available	not available	not available
	RCP8.5	--	not available	+27%	+39%
Projections are for increased drought in summer months due to evaporative losses from temperature increases. In recent years Washington has experienced prolonged drought.					

40. Source: Climate Toolbox

41. Source: Climate Mapping for a Resilient Washington

42. Source: Climate Mapping for a Resilient Washington

Appendix A: Climate Data Summaries

Summary of Edgewood Wildfire Risk

Measure	Scenario	Historical	2010 - 2039	2040 - 2069	2070 - 2099
 Annual "high" fire danger days ⁴³	RCP4.5	73 days	78.9 days	81.3 days	not available
	RCP8.5	73 days	81.6 days	87.4 days	not available
Days of high fire danger are projected to increase by 8 to 14 days by the end of the century. Other areas in the region may have increased fire danger, which will increase the risk of smoke.					
 # change in "high" fire danger days ⁴⁴	RCP4.5	--	+5 days	+8 days	not available
	RCP8.5	--	+8 days	+11 days	not available
This measure shows the change in the number of days of high fire danger days by the end of the century.					
Measure	Scenario	Historical	2020 - 2049	2040 - 2069	2070 - 2099
 Likelihood of wildfire ⁴⁵	RCP4.5	--	+3%	+23%	+33%
	RCP8.5	--	+7%	+37%	+3%
The likelihood of wildfire is projected to increase 50% or more by mid-century over the historic average. Increases in Pierce County and Edgewood are low compared to other parts of Washington.					

43. Source: Climate Toolbox

44. Source: Climate Mapping for a Resilient Washington

45. Source: Climate Mapping for a Resilient Washington

Appendix B: Climate Tool Summaries

Tool Overview – Climate Toolbox

<https://climatetoolbox.org/>

Purpose

The Climate Toolbox is a collection of tools that provide summaries of climate and hydrology data on maps and graphs so there is no need to download or process the data yourself to obtain the important information the data contain. The tools provide maps of climate metrics providing a regional view of past and real-time conditions, forecasts and projections. There are graphs and dashboards of location-specific climate information illustrating past and real-time conditions, forecasts and projections. The tools make it easy for an individual or community to access climate data for their area.

The projected models utilized are from phase 5 of the Coupled Model Intercomparison Project (CMIP5) from the Intergovernmental Panel on Climate Change (IPCC), and these represent the best science for climate modelling. The future climate data used here are future projections from 20 climate models and 2 scenarios (RCP4.5 and 8.5) which were downscaled to a ~4-km resolution over the contiguous US using the MACAv2 statistical method with the gridMET training dataset.

Source

The Climate Toolbox was created by University of California Merced. It was funded by the NOAA Climate Program Office, the Climate Impacts Research Consortium (NOAA RISA), the USGS NW and North Central Climate Adaptation Science Centers, the National Integrated Drought Information System and the USDA NW Climate Hub.

Details

Future Climate Model Outputs

The future climate data used here are future projections from 20 climate models and 2 scenarios (RCP4.5 and 8.5) which were downscaled to a ~4-km resolution over the contiguous US using the MACAv2 statistical method with the gridMET training dataset.

Future Climate Scenarios

The CMIP5 models ran future projections utilizing future scenarios in terms of Representative Concentration Pathways (RCPs). The “High Emissions Scenario (RCP8.5)” represents a future pathway similar to a business-as-usual continuation of our emissions back in 2010. The “Low Emissions Scenario (RCP4.5)” represents a future of curtailing greenhouse gas emissions through greenhouse gas mitigation efforts.

Statistical Downscaling

The CMIP5 model outputs were statistically downscaled using the Multivariate Adaptive Constructed Analogs (MACA, Abatzoglou and Brown, 2012) method version 2 using the gridMET (Abatzoglou, 2012) training dataset. This method removes biases and increases the resolution of the model outputs.

Future Hydrology & Streamflow Projection Data

The Variable Infiltration Capacity (VIC) hydrology model was forced with the downscaled climate projections to produce gridded hydrology outputs over the Northwest US. These gridded outputs were routed into streams to produce non-regulated natural streamflow projections (i.e., without reservoirs and irrigation withdrawals).

Tools used for this report

Future Time Series

Hegewisch, K.C., Abatzoglou, J.T., ‘Future Time Series’ Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Future Boxplots

Hegewisch, K.C. and Abatzoglou, J.T., ‘Future Boxplots’ web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Climate Mapper

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Historic Drought Stripes

Hegewisch, K.C. and Abatzoglou, J.T., ‘Historical Drought Stripes’ web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Future Streamflows

Hegewisch, K.C., Abatzoglou, J.T., and Chegwidan, O., ‘Future Streamflows’ web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Future Tribal Climate Tool

Krosby, M., Hegewisch, K.C., Norheim, R., Mauger, G., Yazzie, K., H. Morgan. 2018. “Tribal Climate Tool” web tool. Climate Impacts Group (<https://cig.uw.edu/resources/tribal-vulnerability-assessment-resources/>) and Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Historical Climate Tracker

Hegewisch, K.C. and Abatzoglou, J.T., ‘Historical Climate Tracker’ web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Appendix B: Climate Tool Summaries

Tool Overview – Climate Mapping for a Resilient Washington

<https://data.cig.uw.edu/climatemapping/>

Purpose

The Climate Mapping for a Resilient Washington web tool provides state agencies, local governments and communities in Washington State with data and information on the expected changes in the climate and related natural hazards. Information is intended to inform assessment and planning for climate resilience. You can use this web tool to customize information for hazard and sector-specific climate impacts with multiple future scenarios and time periods as appropriate for planning applications in your area.

Source

The Climate Mapping for a Resilient Washington tool was created by the Climate Impacts Group at the University of Washington.

Details

Future Climate Scenarios

The future climate data are from global climate models from the Coupled Model Intercomparison Project. Most of the climate data are from CMIP Phase 5 (CMIP5; Taylor et al., 2012) while the stream temperature data is from Phase 3 (CMIP3 ; Meehl et al., 2007).

Climate Downscaling

The raw global climate model outputs have a spatial resolution of about 100-km by 100-km. These data are “downscaled” to finer resolutions using two methods: statistical downscaling from Multivariate Adaptive Constructed Analog (MACA) (Abatzoglou and Brown, 2012), and dynamical downscaling using the Weather Research and Forecasting model (Salathé et al., 2010 and Dulière, Salathé et al., 2013),

Hydrology, Wildfire and Stream Temperature Projections

Hydrology data is generated using the Variable Infiltration Capacity (VIC) and Precipitation Runoff Modeling System (Liang et al., 1994; Regan et al., 2018). Wildfire modeling uses the dynamic vegetation model MC2 (Bachelet, 2015). Stream temperature modeling uses the NorWeST stream temperature model (Isaak et al., 2017).

Tools used for this report

Precipitation & Heavy Precipitation

Salathé, E.P., Leung, L.R., Qian, Y., Zhang, Y. 2010. Regional climate model projections for the State of Washington. Climatic Change 102(1-2): 51-75. <https://doi.org/10.1007/s10584-010-9849-y> accessed April 2025

Snowpack

Chegwidden, O. S., B. Nijssen, D. E. Rupp, P. W. Mote, 2017: Hydrologic Response of the Columbia River System to Climate Change [Data set]. Zenodo. doi:10.5281/zenodo.854763. accessed April 2025

Climate Mapper

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Historic Drought Stripes

Hegewisch, K.C. and Abatzoglou, J.T.. 'Historical Drought Stripes' web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Future Streamflows

Hegewisch, K.C., Abatzoglou, J.T., and Chegwidden, O., 'Future Streamflows' web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Future Tribal Climate Tool

Krosby, M., Hegewisch, K.C., Norheim, R., Mauger, G., Yazzie, K., H. Morgan. 2018. "Tribal Climate Tool" web tool. Climate Impacts Group (<https://cig.uw.edu/resources/tribal-vulnerability-assessment-resources/>) and Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Historical Climate Tracker

Hegewisch, K.C. and Abatzoglou, J.T.. 'Historical Climate Tracker' web tool. Climate Toolbox (<https://climatetoolbox.org/>) accessed April 2025

Appendix C: Equity Analysis



Objectives

The City of Edgewood, Washington is undertaking an update to their comprehensive plan. As part of this scope of work, Measure Meant, in partnership with Lotus Engineering and Sustainability, is leading the Climate Action component as mandated by House Bill 1181 which now requires cities and counties to incorporate climate mitigation and resilience policies into their comprehensive plan updates. In service of engagement and research initiatives as part of the Climate Action component, the consultant team has conducted an Equity Analysis of the City. This document summarizes research from agencies at the State, Federal, and local level. Research will be focused on environmental justice, social vulnerability, and economic metrics to help paint a picture of what the City of Edgewood looks like in 2025. The purpose of the Equity Analysis is four-fold:

1. Ensure Edgewood's climate planning prioritizes those most at-risk of climate impacts
2. Help create targeted, tailored communications for the planning process.
3. Inform the focus of the Plan's climate vulnerability and risk assessment.
4. Inform equitable policy recommendations.

Washington State's Equity Statement:

The Washington State Office of Equity envisions everyone in Washington having full access to the opportunities and resources they need to flourish and achieve their full potential.

The work of the office must:

- Be guided by the following principles of equity:
 - Equity requires developing, strengthening, and supporting policies and procedures that distribute and prioritize resources to those who have been historically and currently marginalized, including tribes;
 - Equity requires the elimination of systemic barriers that have been deeply entrenched in systems of inequality and oppression; and
 - Equity achieves procedural and outcome fairness, promoting dignity, honor, and respect for all people;
- Complement and not supplant the work of the statutory commissions.

The original occupants of the City of Edgewood include members of many tribes, including, but not limited to, the Puyallup Tribe of Indians and Muckleshoot Indian Tribe. Members of these tribes still reside in the area now known as Edgewood today. In fact, the far eastern edge of the Puyallup Off-Reservation Trust Land overlaps with the far western part of the City's boundary. This area was colonized in the mid- to late 1800s and officially became a city in 1996.⁴⁶ Edgewood is located in far north-central Pierce County, in the west central part of Washington state, just east of the City of Tacoma. This area is relatively new in terms of development, which creates unique economic, environmental, and social challenges.

Land Acknowledgement:⁴⁷

ʔukʷədiid čəʔ ʔuhigwəd txʷəl tiitʔ ʔa čəʔ ʔal tə swatxʷixʷtxwəd ʔə tiitʔ puyaləpabš. ʔa ti dxʷʔa ti swatxʷixʷtxwəd ʔə tiitʔ puyaləpabš ʔəstəʔatʔil tulʼal tudiʔ tuhaʔkʷ. didiʔtʔ ʔa həlgwəʔ ʔal ti sləxiil. dxʷəstəʔatʔils həlgwəʔ ɡwəl ʔʼuyayus həlgwəʔ ɡwəl ʔʼuʔaʔwəd həlgwəʔ tiitʔ bədədəʔs ɡwəl tiɬdxʷ həlgwəʔ tiitʔ ʔiisəds həlgwəʔ ɡwəl ʔʼuʔalalus həlgwəʔ ɡwəl ʔʼutxwəlšucidəb. ʔwəla...b ʔə tiitʔ tuyəlʼyəlabs.

We gratefully honor and acknowledge that we rest on the traditional lands of the Puyallup People. The Puyallup people have lived on this land since the beginning of time. They are still here today. They live, work, raise their children, take care of their community, practice their traditional ways and speak the Twulshootseed language – just as their ancestors did.

The area now known as Edgewood was colonized in the mid- to late 1800s and officially became a city in 1996.⁴⁸ Edgewood is located in far north-central Pierce County, in the west central part of Washington state, just east of the City of Tacoma.

This area is relatively new in terms of development, which creates unique economic, environmental, and social challenges. Since 2000, Edgewood has had an annual growth rate of 1.8% far exceed Pierce County 1.3% growth.⁴⁹

The following sources were used to compile this analysis:

- US Census American Community Survey
- Climate and Economic Justice Screening Tool
- Environmental Justice Screening and Mapping Tool
- The Washington Tracking Network from Washington State Department of Health

46. See: <https://web.archive.org/web/20091029134930/http://www.cityofedgewood.org/CITY.HTM>

47. City of Edgewood Comprehensive Plan

48. Ibid

49. City of Edgewood Comprehensive Plan, Housing Chapter

Appendix C: Equity Analysis

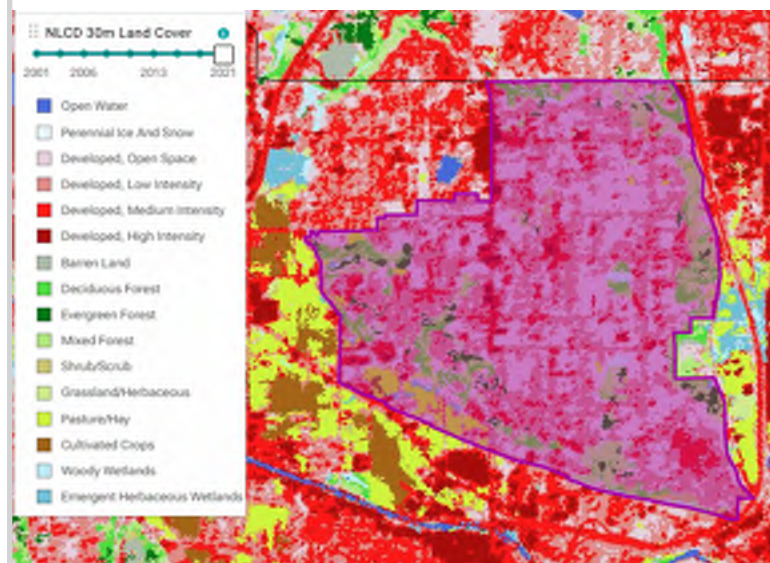


Community Overview

Geography

The City of Edgewood is located in west-central Washington. Edgewood is bordered by several small suburbs of the City of Tacoma, including Milton and Fife to the West, Lakeland South to the North, Puyallup to the South, and Lake Tapps to the East. The City's climate is classified as temperate with warm, dry summers.⁵⁰ Edgewood is found at the top of the North Hill, an elevated area to the north of the City of Puyallup.⁵¹ Edgewood is currently a "bedroom" or commuter community and has a higher proportion of green spaces to developed land than other suburbs in the area (see Figure 40).

Figure 40: Land cover map of the City of Edgewood.



Demographic Makeup

Per the 2023 American Community Survey 1-Year Estimates, the resident population of Edgewood was 12,683 in 2023. Educational attainment varies throughout Edgewood. It is estimated that 28.8% of residents have a Bachelor's degree or higher, and 25.2% of the population has a high school or equivalent degree.⁵²

50. See: <https://www.arcgis.com/apps/instant/atlas/index.html?appid=0cd1cdee853c413a84bfe4b9a6931f0d&webmap=9966020554ae4b468c5ca9b62739e2a2>.

51. See: <https://movetotacoma.com/whats-it-like-living-in-edgewood-washington/>.

52. See: https://data.census.gov/profile/Edgewood_city,_Washington?g=160XX00US5320645.

Appendix C: Equity Analysis



Racial and Ethnic Makeup

Per the US Census, the majority of the population in the City of Edgewood considers themselves to be not of Hispanic or Latino origin (72%). Racial identities in the City include American Indian and Alaska Native; Asian; Black or African American; and Native Hawaiian or Other Pacific Islander. The vast majority of the city's population classifies as white (76%). "Other" includes racial identities outside of those already listed. Since 2012, persons of color have increased 11%.⁵³ See Table 5 for more information.

Table 5: Racial and ethnic identity populations and percents in Edgewood.⁵⁴

Racial/Ethnic Identity	Population	% of Total Population
American Indian and Alaska Native	91	0.7%
Asian	807	6.4%
Black or African American	306	2.4%
Hispanic or Latino	933	7.4%
Native Hawaiian or Other Pacific Islander	91	0.7%
Not Hispanic or Latino	9,173	72.3%
Other	334	2.6%
White	9,396	76.2%

Economic Makeup

The median household income in Edgewood is \$114,342 per 2023 ACS data, which is considerably higher than the state median household income of \$94,605.⁵⁵ Edgewood is currently a bedroom community, where residents live and commute to work outside of the city. The city has few commercial properties and is working to incentivize commercial development by expediting permitting and targeted fee reduction.⁵⁶ The city is currently working to implement its plan for developing a Town Center.

The poverty rate in Edgewood is 4.7%, far below the Washington state average of 10.3%. Additionally, housing values in Edgewood are very high. Housing values above \$500,000 make up 76.4% of the housing stock in Edgewood, and housing values above \$300,000 total 94.8% of houses in the city.⁵⁷ Currently, the average home value in Edgewood is \$430,600.⁵⁸

53. City of Edgewood Comprehensive Plan

54. See: https://data.census.gov/profile/Edgewood_city,_Washington?g=160XX00US5320645.

55. Ibid.

56. See: <https://wa-edgewood.civicplus.com/329/Economic-Development>.

57. See: https://data.census.gov/profile/Edgewood_city,_Washington?g=160XX00US5320645.

58. See: <https://wa-edgewood.civicplus.com/329/Economic-Development>.

Appendix C: Equity Analysis



Community Data Analysis

Environmental Data

The Climate and Economic Justice Screening Tool (CEJST) uses datasets to evaluate communities for potential environmental, economic, and health burdens. If a Census Tract meets thresholds for at least one environmental and one economic indicator, the tract is considered “Disadvantaged.” Table 6 below notes the one tract in Edgewood that is deemed Partially Disadvantaged as well as which indicators exceeded the threshold.

Table 6: CEJST Disadvantaged Census Tracts in Edgewood, WA.

Disadvantaged Census Tract	Population	Area	CEJST Indicator
53053940009	3,141	West of Meridian St	Partial overlap with Federally Recognized Tribal Land (55% of land area), 99 th percentile in expected population loss from climate change and natural hazards.

The Environmental Justice Screening Tool (EJScreen) estimates a Census Block Group’s exposure to various environmental and air quality metrics. In Edgewood, the environmental burden indicator metric that has several block groups in the 90th percentile and above compared to all other Block Groups in the US is the exposure to diesel particulate matter pollution. Particulate matter are microscopic air pollutants that can harm human health. For this metric, particulate matter comes from the combustion of diesel in engines. See Figure 41 on page 64 which shows the Census Block Groups that rank in the highest percentiles for exposure to diesel particulate matter.

One other significant metric in the EJScreen tool is proximity to US EPA-designated Risk Management Plan facilities. These facilities are required to have risk plans due to the potential for chemical accidents. One block group in the southern part of Edgewood falls in the 90th percentile for proximity to these facilities. See Figure 42 on page 64.

Appendix C: Equity Analysis



Figure 41: Census Block Groups with High Exposure to Diesel Particulate Matter Emissions. Orange/darker blocks rank in the 90th percentile and above.

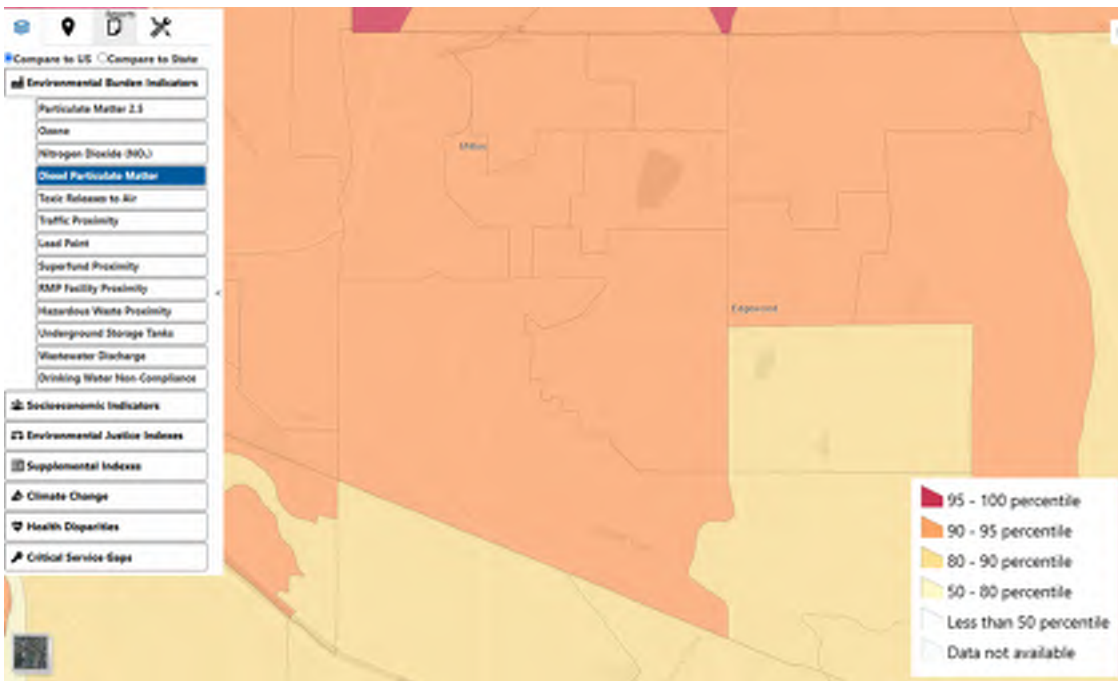
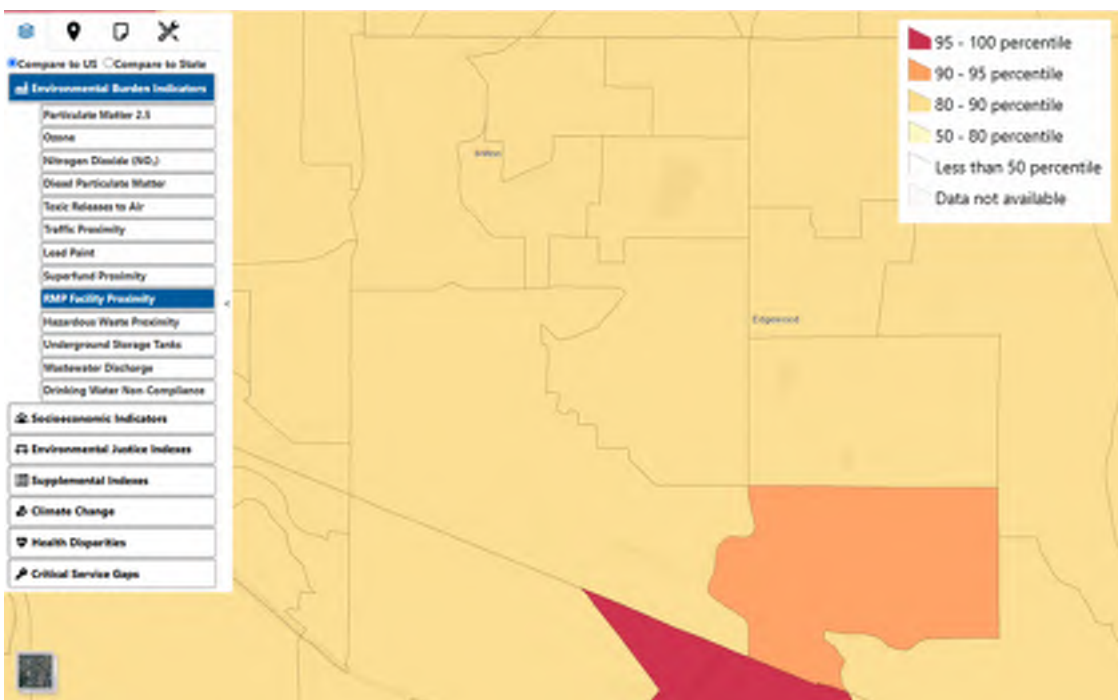


Figure 42: Census Block Groups with close proximity to US EPA-designated Risk Management Plan facilities. Orange/darker blocks rank in the 90th percentile and above (closest proximity to facilities).



Appendix C: Equity Analysis

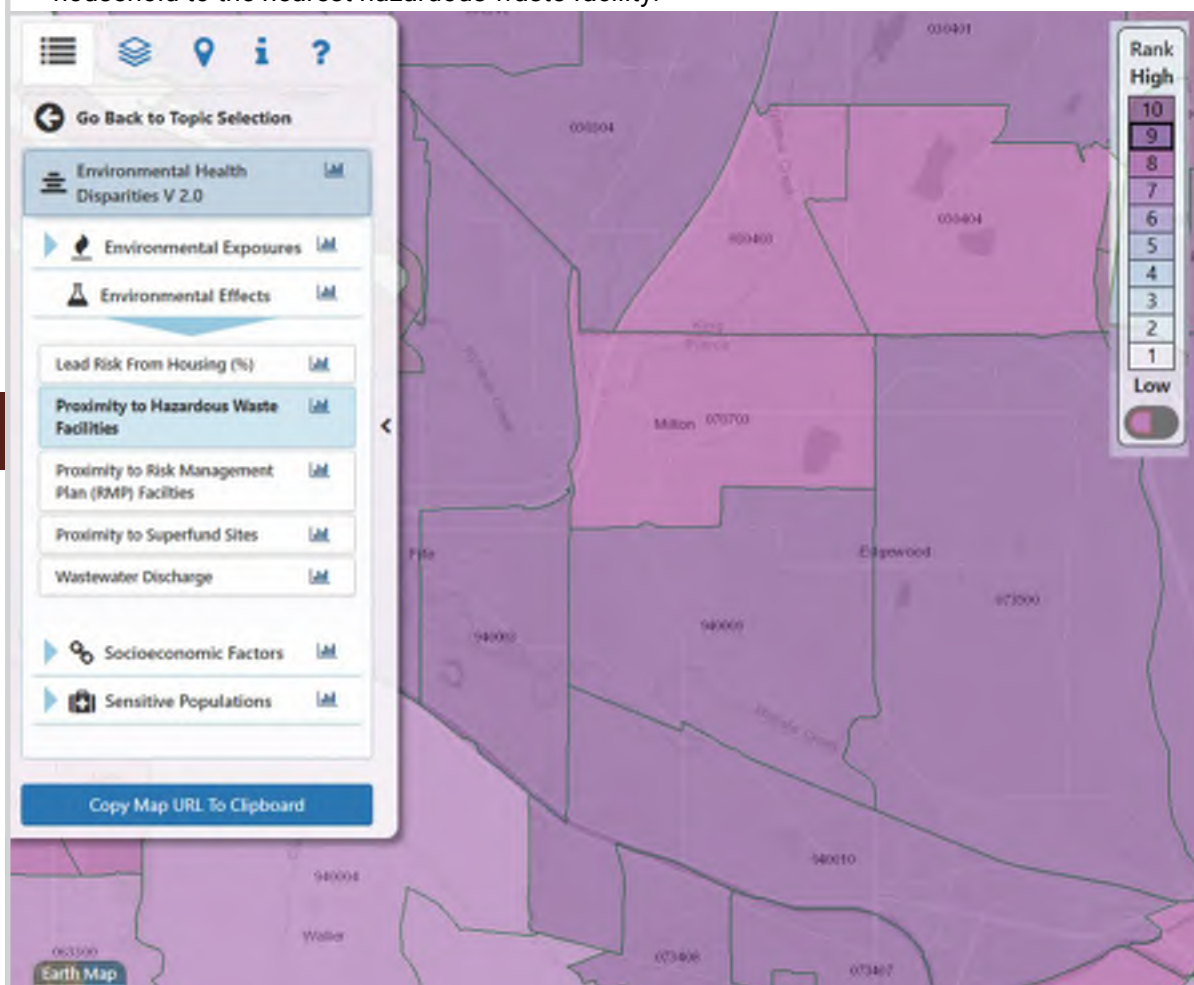


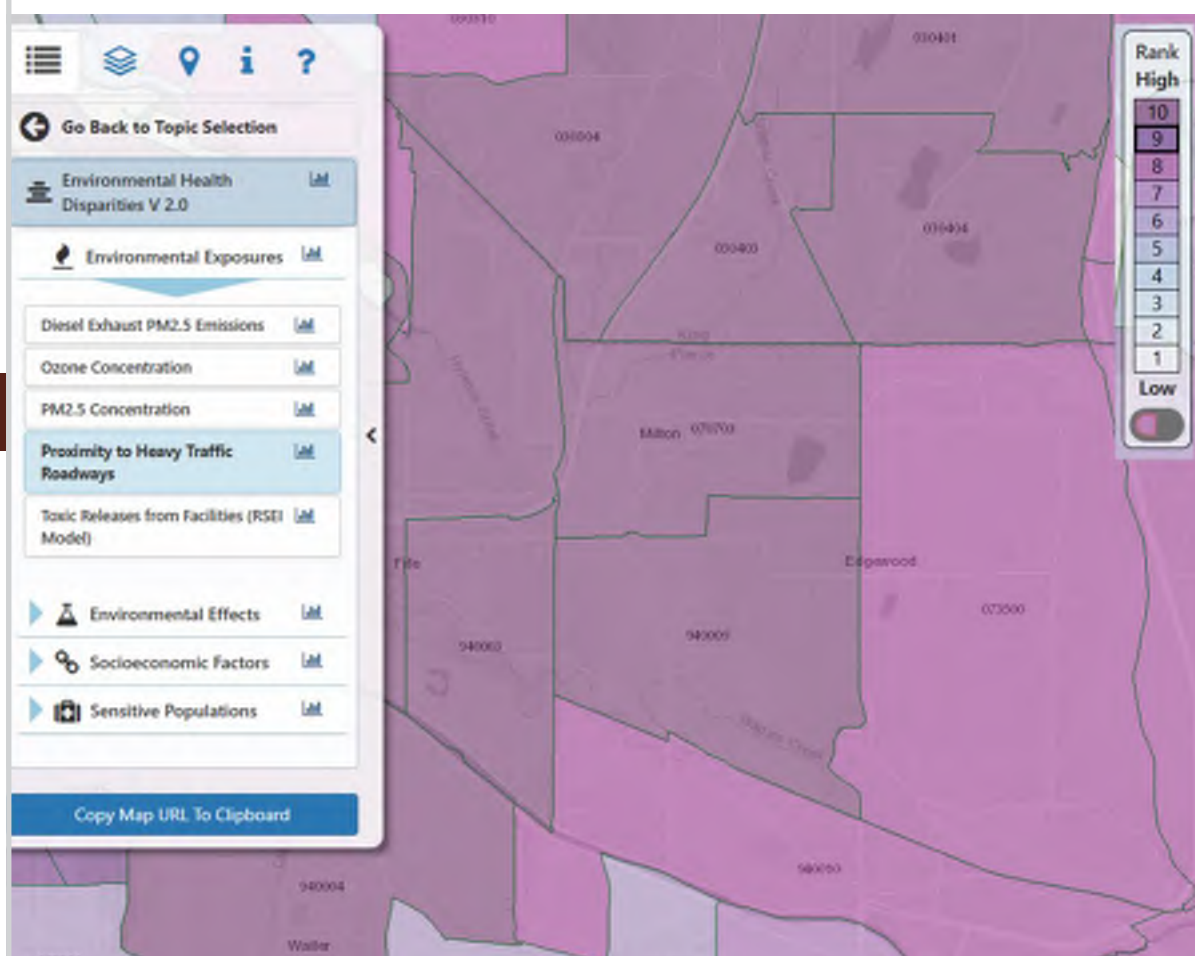
Social Vulnerability and Other Environmental Metrics

The Washington Tracking Network is a publicly available resource for public health related data developed by the Washington State Department of Health. Metrics and indices in the mapping tool are measured on a scale of 1-10, 1 being the low end of the metric (lighter colors) and 10 being the highest (darkest colors). Several sections of this mapping tool were analyzed for this Equity Analysis, including Environmental Health Disparities, Social Vulnerability Index, and Health Disparities.

When analyzing the Environmental Health Disparity metrics, two metrics stand out. The first metric is proximity to hazardous waste facilities (see Figure 43). Both census tracts in Edgewood rank a 9 in the scoring of this metric, meaning that all of the City is located close to one or more hazardous waste facilities and are at risk of the negative impacts of a spill or accident at these facilities. The other metric is proximity to heavy traffic roadways. One census tract ranks a 10 for this metric, meaning it is the most exposed to air pollution from vehicles and trucks (see Figure 44 on page 66).

Figure 43: Census tracts ranking at 9 in proximity to hazardous waste facilities (darkest polygons). This means these polygons have short distances for the average household to the nearest hazardous waste facility.



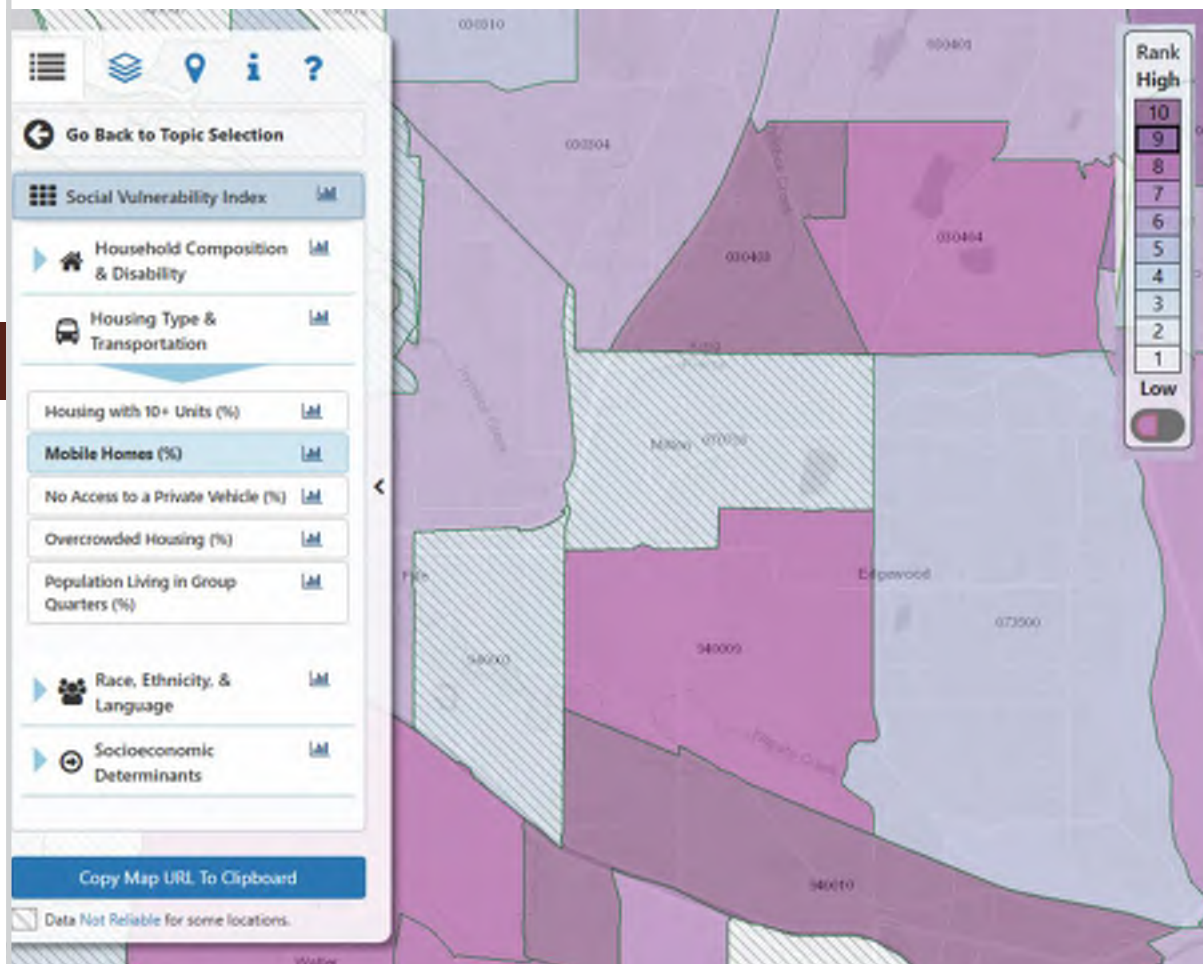


Appendix C: Equity Analysis



Finally, two Health Disparities metrics stood out in the Washington Tracking Network tool for the City of Edgewood. One metric is the instance of mortality rate of cardiovascular disease (see Figure 46 on page 68). The other metric is the proportion of the population ages 19-64 who have no health insurance coverage (see Figure 47 on page 69). The same census tract has high ratings for both of these metrics as well as the Environmental Health Disparity and Social Vulnerability Index metrics.

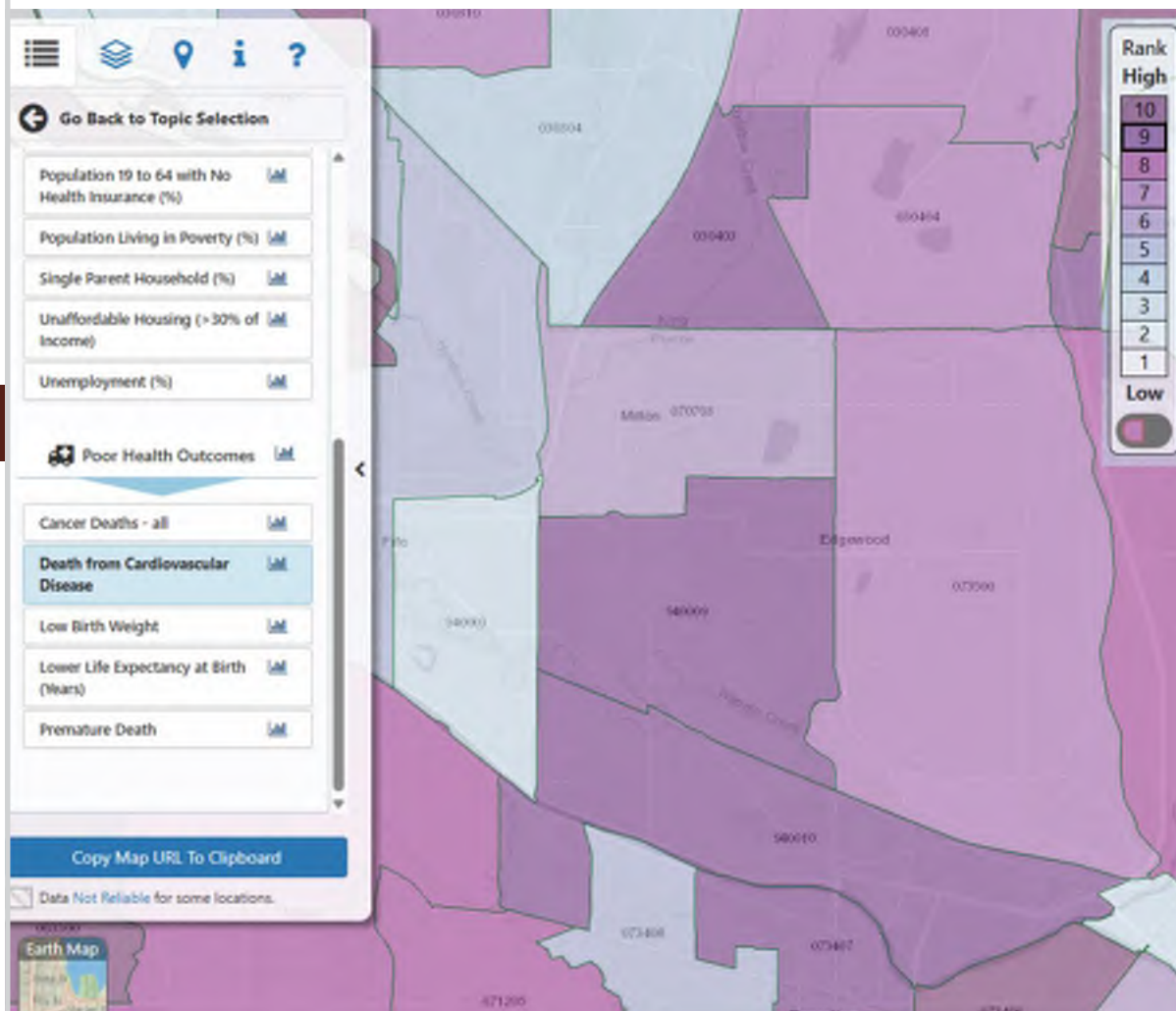
Figure 45: Census tracts with high proportions of mobile homes. This tract in Edgewood is tract #940009, which ranks 8 out of 10 for proportion of housing units as mobile homes.



Appendix C: Equity Analysis



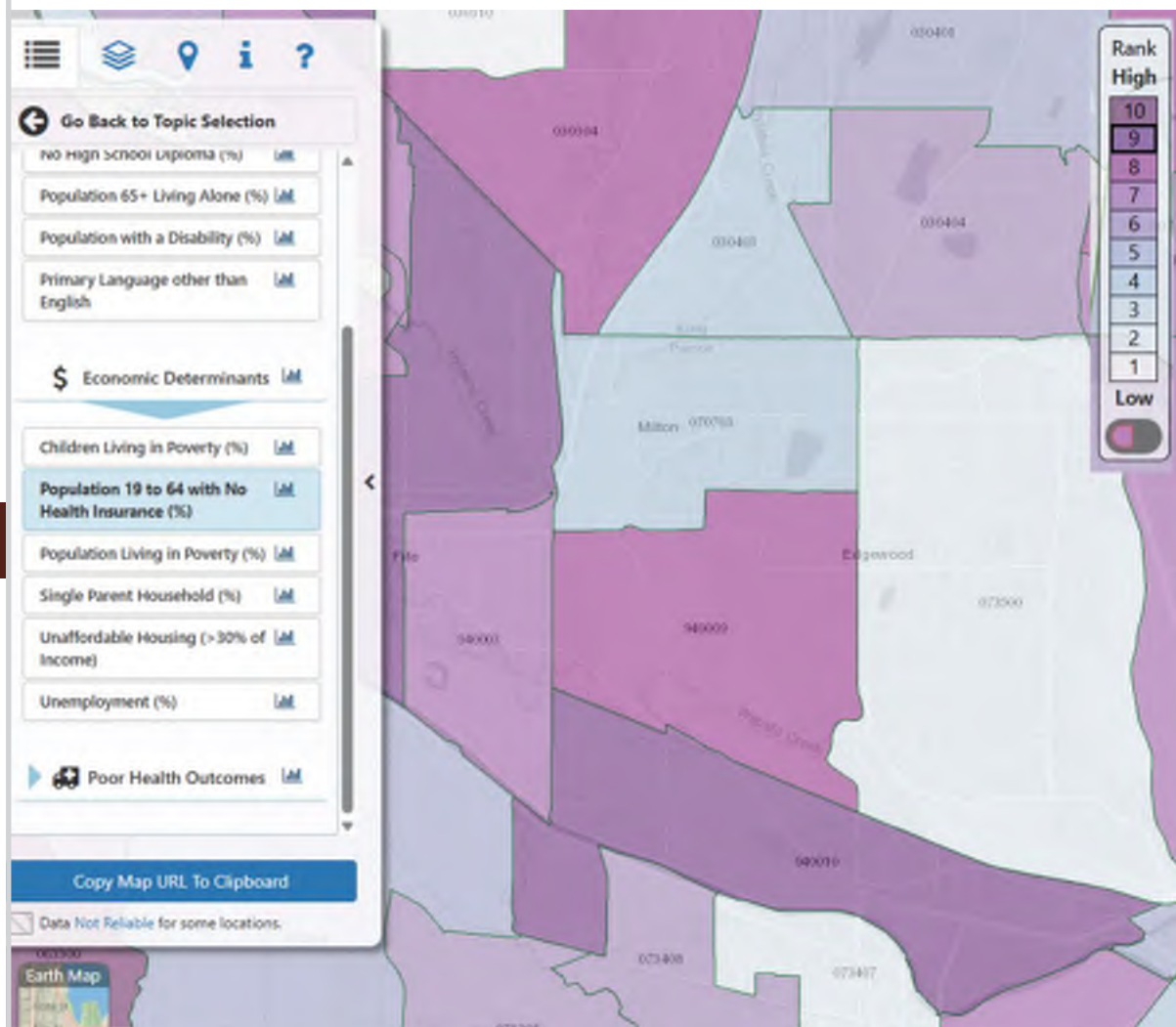
Figure 46: Census tracts with high rates of mortality from cardiovascular disease. Tract #940009 ranks a 9 out of 10 for this metric.



Appendix C: Equity Analysis



Figure 47: Census tracts with a high proportion of the population ages 19-64 who do not have health insurance coverage. Tract #940009 ranks 8 out of 10 for this metric.

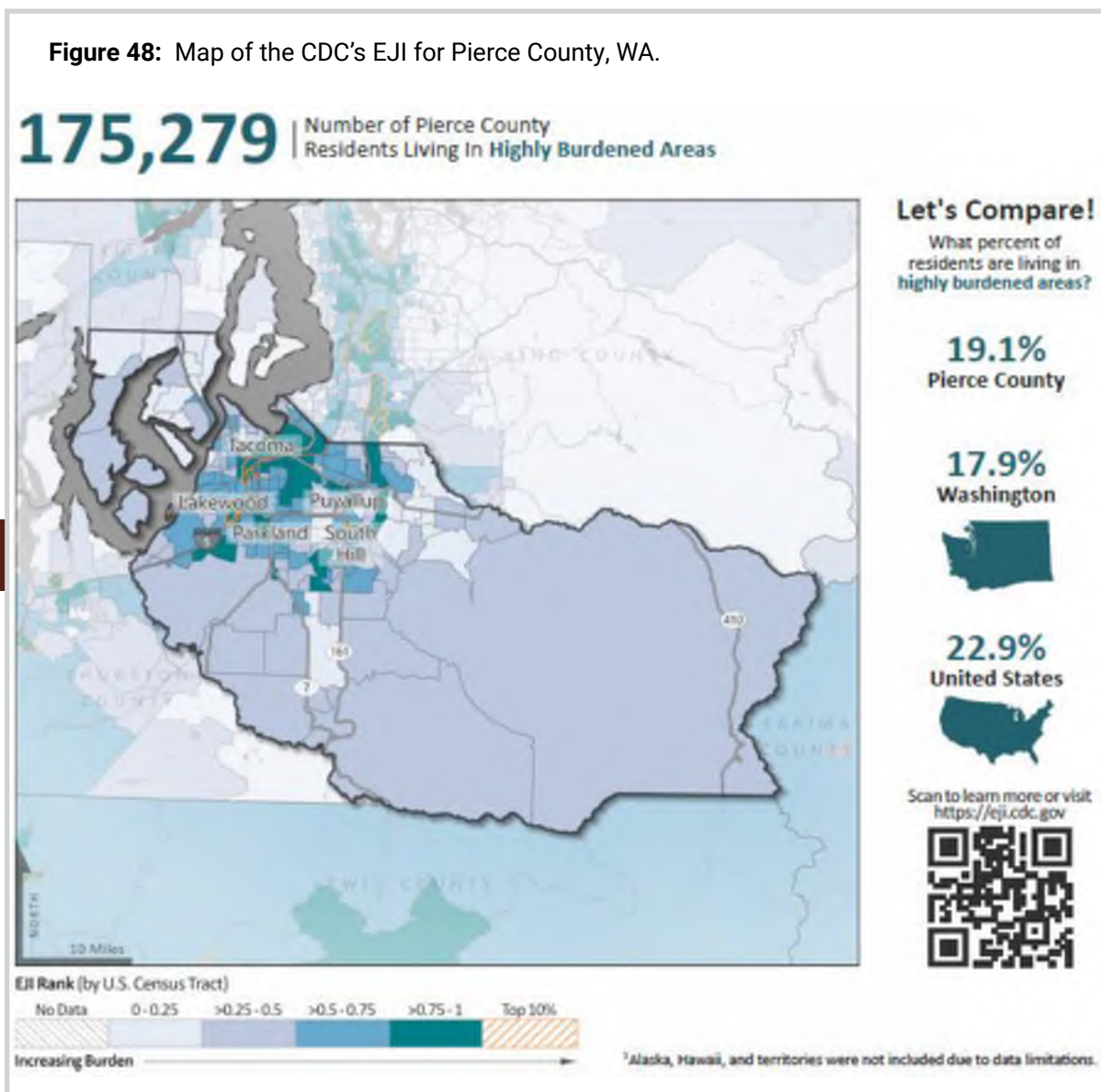


Appendix C: Equity Analysis



The US Center for Disease Control and Prevention (CDC) calculates an index called the Environmental Justice Index (EJI). The EJI “measures the cumulative impacts of environmental injustice in communities across the United States; the ranks are based on the percentile rankings of all tracts in the contiguous US.” A map of the EJI for Census Tracts in Pierce County, WA is depicted below; the CDC EJI creates summary infographics for Counties in the US and provides data for EJI metrics down to the Census Tract level for analysis. The darker colors in Figure 48 represent a higher EJI score, or an increased burden. More than 175,000 residents in Pierce County are living in highly burdened areas, roughly 19% of the County’s population. In comparison, nearly 18% of all Washington state residents are living in highly burdened areas while nearly 23% of US residents are living in highly burdened areas (see Figure 48).

Figure 48: Map of the CDC’s EJI for Pierce County, WA.



Appendix C: Equity Analysis

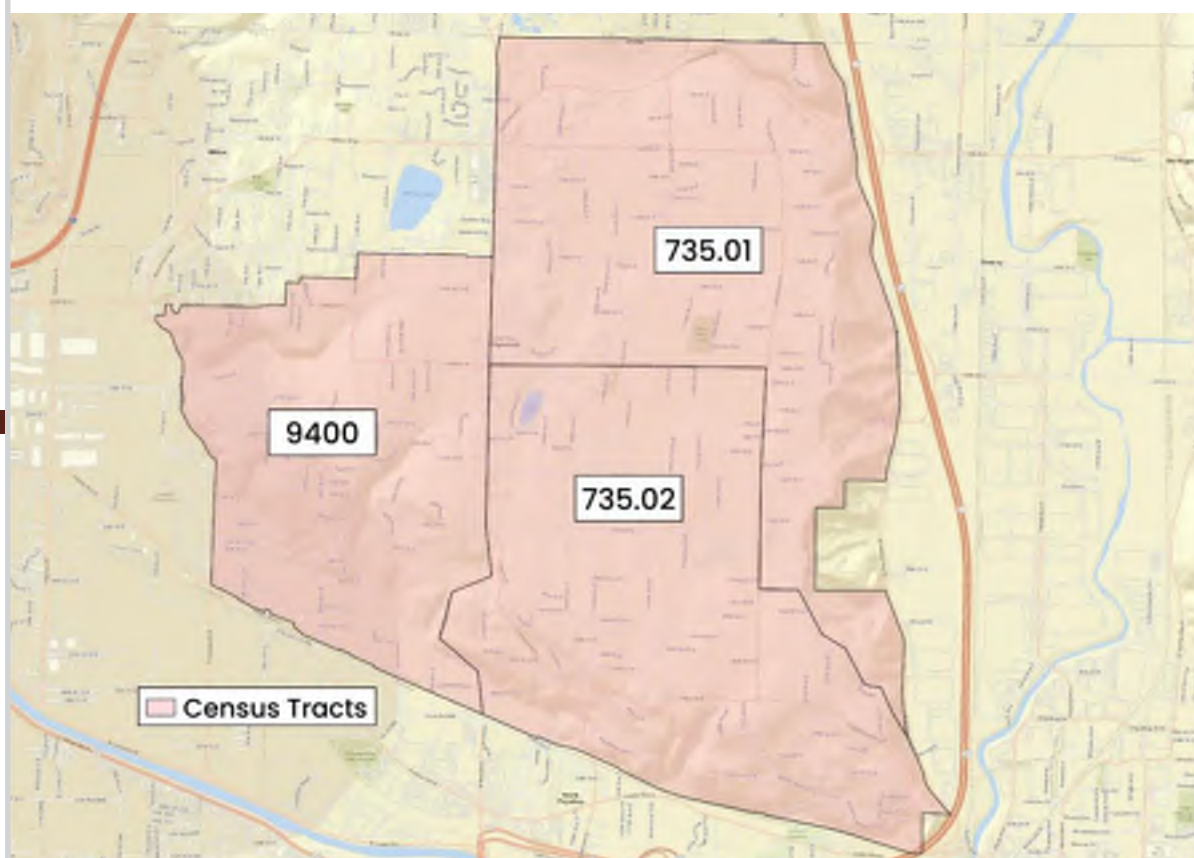


The CDC defines highly burdened census tracts as those that rank at or above the 75th percentile for the overall environmental justice index (EJI). The EJI is a combination of the percentile ranks for environmental burden, social vulnerability, and health vulnerability metrics for a given census tract. Though none of the three census tracts in the City of Edgewood qualify as highly burdened for the overall EJI, each tract qualifies as highly burdened for at least one health metric. All three census tracts rank above the 75th percentile for prevalence of asthma rates amongst residents. One census tract also ranks above the 75th percentile for prevalence of cancer diagnoses. See Table 7 and Figure 49.

Table 7: CDC EJI and Health Indicator Data for the Census Tracts in Edgewood, WA.
Red cells are those with high prevalence of a given indicator.

Census Tract #	Location	Population	Overall EJI Percentile	Asthma Rate Percentile	Chronic Heart Disease Percentile	Cancer Percentile	Diabetes Percentile	Mental Health Percentile
735.01	NE Edgewood	4,639	49 th	87 th	25 th	79 th	20 th	52 nd
735.02	S Edgewood	4,514	56 th	87 th	35 th	56 th	17 th	61 st
9400	W of Meridian Ave	3,684	54 th	77 th	31 st	62 nd	24 th	45 th

Figure 49: Locations of the Census Tracts in Edgewood, WA.



Appendix C: Equity Analysis



Conclusion

This equity analysis provides a snapshot of environmental, social, and health-related conditions in the City of Edgewood as of 2025, offering valuable insight to guide the City's future policy decisions. Although Edgewood is generally characterized by high household incomes, low poverty rates, and a predominantly white population, localized disparities persist across a range of climate-related vulnerabilities.

These findings highlight that even in communities with overall economic advantage, pockets of vulnerability can persist and may be overlooked without intentional analysis. By using equity-focused tools and data, the City can more effectively identify at-risk populations and design policies that are responsive to their needs. This approach ensures that climate resilience strategies not only address environmental risks but also promote social well-being and long-term community health.

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CITY OF EDGEWOOD

DRAFT POLICY AUDIT

JUNE 2025



Prepared by

MEASURE
 MEANT

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Overview

The City of Edgewood has taken meaningful steps toward climate resilience through its planning documents, regional partnerships, and environmental goals. The purpose of this policy audit is to understand the City's current policy strengths related to climate resilience. Notable areas of progress include environmental stewardship policies, open space planning, and alignment with Vision 2050 objectives. At the same time, there are opportunities to expand climate-related strategies in areas such as emergency management, critical areas, and green infrastructure. Strengthening the connection between planning goals and municipal code requirements could help Edgewood more fully integrate climate considerations into zoning, development, and public health policy.

Documents included in this policy audit & analysis

CITY OF EDGEWOOD PLANS & POLICIES

- Edgewood Comprehensive Plan (2024)
- Edgewood Municipal Code as of June 1, 2025
- Edgewood PROST Plan (2022)
- Capital Improvement Plan (2024-2029)

OUTSIDE PLANS & POLICIES

- Pierce County Hazard Mitigation Plan (2020-2025)
- Puget Sound Regional Council's Vision 2050 (2020)
- General Sewer Plan (2024)
- Mt. View-Edgewood Water Company Water System Plan (2011)

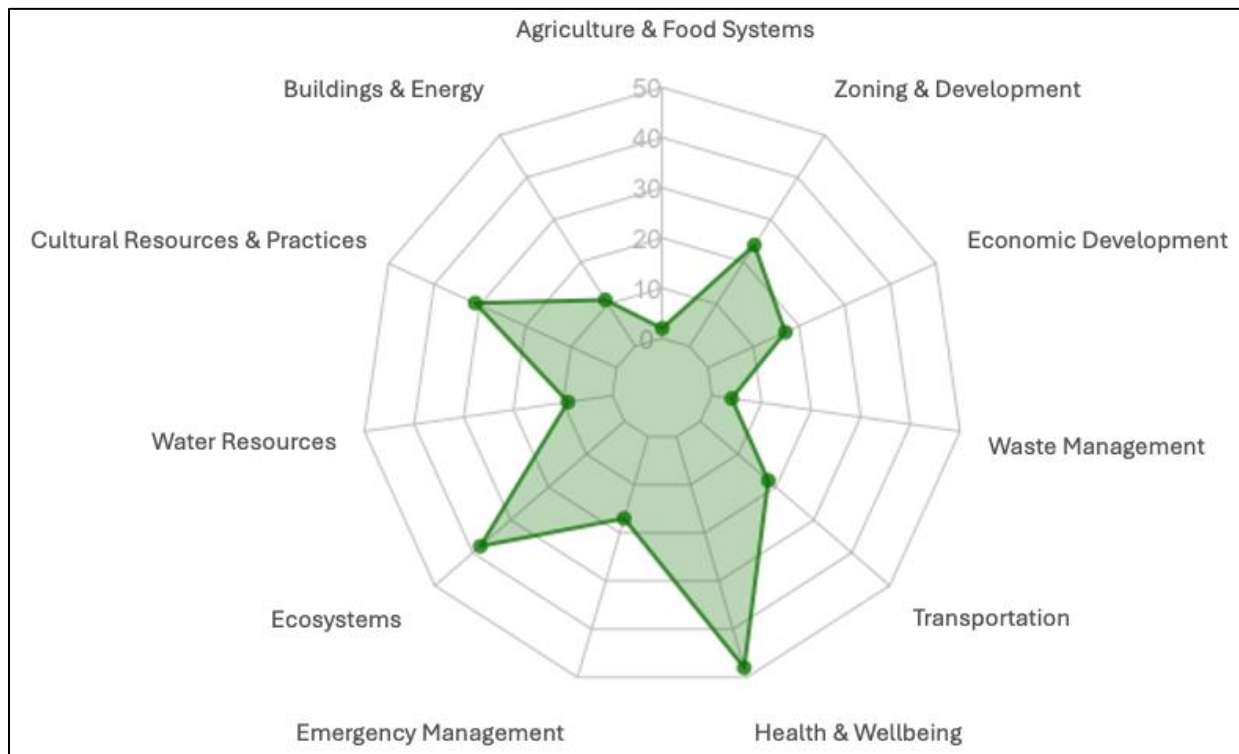


Figure 1. The chart above depicts the number of climate resilience related policies by sector in Edgewood's planning documents, including the Comprehensive Plan, Land Use and Zoning Ordinances, PROST Plan, Pierce County Hazard Mitigation Plan, Capital Improvement Plan, and General Sewer Plan. Excluded from this visual are Vision 2050 goals in order to focus on the policies in the City. Policies that relate to two sectors have been counted in both relevant sectors. These results show that greater focus on Buildings & Energy, Waste Management, Water Resources, and Agriculture & Food Systems may be advantageous.

Edgewood's Key Policy Strengths and Opportunities

The City of Edgewood has established a solid foundation for climate resilience through its planning documents, regional partnerships, and environmental priorities. Across the Comprehensive Plan and PROST Plan, the City articulates a clear vision for preserving ecological integrity, supporting community health, and fostering sustainable growth. These values are reflected in policies promoting compact development, protection of critical areas and riparian zones, water quality stewardship, inter-jurisdictional hazard mitigation, and transportation choices that reduce reliance on personal vehicles.

KEY STRENGTHS:

- Strong environmental stewardship policy language, particularly regarding riparian protection, water quality management, and ecosystem health.
- Open space planning through the PROST Plan supports physical and mental wellbeing while enhancing habitat connectivity and stormwater infiltration.
- Regionally, the City is aligned with Puget Sound Regional Council's Vision 2050 goals for reducing emissions, supporting green infrastructure, and creating more resilient, compact communities.

KEY OPPORTUNITIES:

- Agriculture & Food Systems, Buildings & Energy, and Economic Development lack explicit climate-related strategies. For example, the City may develop specific goals supporting green job creation, renewable energy deployment, or local food security.
- Emergency management does not yet fully incorporate climate projections or adaptive planning for future risks such as extreme heat or wildfire smoke. Public health planning would benefit from a more explicit focus on climate vulnerabilities, especially for frontline communities.
- The City promotes sustainability in zoning and development. However, many policies are suggestive rather than mandatory. This presents an opportunity to strengthen climate adaptation by requiring, rather than encouraging, climate-smart zoning, building codes, and green infrastructure.
- The City's Waste Management policies may be strengthened, with opportunities to formalize recycling, composting, and material reuse programs.
- The City may include policies on water reuse and long-term drought adaptation.

Aligning Planning documents with Edgewood Municipal Code:

- Include the best available climate science to guide the Surface Water Management and Site Development, Sewer System General Provisions, and Critical Areas Chapters (Titles 11, 13, & 14). Include climate considerations in infrastructure design standards and funding to accommodate more intense storms, flooding, and heat.
- Incorporate proactive, climate-friendly, and resilient design strategies in the Health and Wellness, Streets, Sidewalks and Public Areas, Buildings and Construction, and Development Standards Chapters (Titles 8, 12, 15, & 18). Include climate resilience strategies in waste management, landscaping, parking requirements, and materials standards.

The City is well-positioned to lead with proactive, enforceable policies that translate vision into action. The City of Edgewood can align its regulatory framework with its climate planning ambitions by closing the gap between policy goals and Municipal Code, ensuring that the built environment, ecosystems, and communities are prepared to thrive in a changing climate.

Edgewood's Primary Climate Considerations

Edgewood, like many communities globally, is experiencing the effects of a changing climate—trends that are expected to intensify in the coming years. Anticipated impacts include rising temperatures and more frequent extreme heat events; shifting precipitation patterns marked by heavier storms and prolonged droughts; and an increased risk of wildfires within the city and across the region.

These evolving conditions pose risks to public health, critical infrastructure, and natural systems. To ensure long-term community resilience, it is essential that climate projections inform current and future policy, planning, and investment decisions. The chart below summarizes how major climate drivers intersect with core areas of municipal planning:

Climate Driver	Policy Implications
Increasing temperatures and extreme heat events	• Ensure emergency management planning includes extreme heat response and considers periods of prolonged heat and smoke; emergency management preparedness should also include the possibility of two or more events happening at the same time. • Identify urban heat islands and include policies to mitigate high temperatures while prioritizing cooling resources for underserved and at-risk populations. • Evaluate transportation systems for vulnerabilities associated with high temperatures.
Increase high fire danger	• Build awareness and provide resources for people during smoke events. • Update land use policies and development regulations to include fire risk mitigation. • Prioritize populations most at-risk from wildfire smoke.
Shifting precipitation patterns	• Support an assessment to better understand how climate change will impact aquifer levels. • Implement policies to protect groundwater resources. • Evaluate capital facilities plans and water resource plans to include climate considerations. Identify opportunities to invest in flood mitigation for publicly owned infrastructure and for human safety. • Educate and support homeowners and people living in floodplains or near closed depressions.
Existing Disparities	• Identify existing socioeconomic disparities during long-term planning projects and take actions to address them. • Understand that climate change will make existing disparities worse and take action to address these disparities. • Conduct a climate vulnerability assessment to better understand which individuals and groups are most at-risk from climate change. Prioritize actions and resources accordingly. • Work with local tribes to ensure land access to first foods and native fish protections.

Policy Analysis by Sector

Agriculture & Food Systems

STRENGTHS

Although Edgewood is not a major agricultural hub, its land use policies contribute indirectly to food system resilience. The Comprehensive Plan and Vision 2050 emphasize the protection of rural character and open spaces, which can safeguard peri-urban agricultural capacity. A focus on preservation of green corridors and undeveloped land provides a foundation for future community gardens or small-scale food production.

GAPS & OPPORTUNITIES

The City currently lacks a comprehensive strategy for strengthening food systems in the face of climate change. There is only one explicit policy related to access to healthy food in the Comprehensive plan. Including support for local food producers could strengthen this sector. By considering food resilience in planning, such as incentives for community gardens, local procurement policies, or urban agriculture zones, Edgewood could better address climate-related disruptions to food supply chains.

Buildings & Energy

STRENGTHS

The City of Edgewood supports energy-efficient and resilient development, renewable energy development, and natural means of heating and cooling through trees and building design. Development standards encourage environmental design principles, and Vision 2050 reinforces a regional commitment to reducing greenhouse gas emissions from the built environment. The City's emphasis on compact, walkable development also contributes to reducing energy demand from transportation and infrastructure.

GAPS & OPPORTUNITIES

The City does not have explicit incentives for energy retrofits and renewable energy installations. There is no formal framework to support electrification or zero-emission buildings. Strengthening development regulations to include energy benchmarking, on-site renewables, and energy efficiency performance standards would align Edgewood more closely with regional climate targets.

Cultural Resources & Practices

STRENGTHS

Edgewood's Comprehensive Plan demonstrates respect for cultural heritage, including recognition of the Puyallup Tribe and the preservation of historic sites. The PROST Plan reinforces this by incorporating cultural and historic features into the vision for park and trail development. These policies help safeguard the community's identity and sense of place amid growth and environmental change.

GAPS & OPPORTUNITIES

There is limited engagement and collaborative stewardship with local Tribes in climate or environmental planning. Formalizing consultation processes into natural resource and land management decisions could enhance resilience while supporting reconciliation and cultural integrity. Identifying and investing in additional cultural resources beyond parks and natural areas can deepen residents' connection to Edgewood, potentially creating awareness of and resilience to climate change.

Economic Development

STRENGTHS

Edgewood's economic development framework emphasizes local business vitality, encouraging diverse industries, walkable commercial centers, and strategic infill—aligning well with climate resilience goals. The Town Center chapter of the Comprehensive Plan supports a mixed-use, pedestrian-oriented economy that reduces reliance on fossil fuel-based transportation and encourages local resilience. Equitable outcomes are considered for persons of color, and attention is paid to avoid potential impacts of gentrification on existing businesses.

GAPS & OPPORTUNITIES

Explicit links between climate resilience and economic planning could be established. Edgewood can improve integration by promoting green workforce development, sustainable industries, and climate-adaptive business support services. Emphasizing resilience in economic development may include supporting energy-independent businesses, local supply chains, and workforce training in clean technologies.

Ecosystems

STRENGTHS

Edgewood has strong policies protecting riparian corridors, wetlands, and critical habitats through its Comprehensive Plan, zoning overlays, and development codes. The PROST Plan also calls for improved habitat connectivity and ecological restoration in parks and open spaces, which further supports biodiversity and ecosystem health.

GAPS & OPPORTUNITIES

Protecting critical ecosystems features prominently in Edgewood's planning documents. However, restoration initiatives are not as robust. Proactive measures like reforestation, invasive species management, and green infrastructure installation could further climate resilience by improving stormwater management and mitigating urban heat islands. Strategic investment in ecological restoration can enhance both adaptive capacity and community well-being.

Emergency Management

STRENGTHS

The Pierce County Hazard Mitigation Plan includes Edgewood in its regional risk assessments and identifies natural hazards such as earthquakes, flooding, and severe storms. Local policies

support hazard mapping and interjurisdictional coordination, laying the groundwork for more resilient emergency response systems.

GAPS & OPPORTUNITIES

Edgewood's emergency planning does not yet fully reflect emerging climate risks such as extreme heat, wildfire smoke, potential flooding, or chronic drought. Updating emergency preparedness protocols to include these hazards, and identifying vulnerable populations, will be crucial. The City should ensure alignment between emergency plans and climate adaptation strategies to foster long-term community resilience. Climate hazards can compound with other climate and non-climate hazards; they can also last for longer durations. It is important for emergency management planning to consider compounding risks and the potential for emergencies that last more than a couple hours or days.

Health & Wellbeing

STRENGTHS

Edgewood's planning documents promote community health through access to open space, pedestrian infrastructure, and clean air and water. The PROST Plan prioritizes equity in park access, emphasizing the mental and physical health benefits of nature for all residents. Policies limiting noise, light, and pollution also contribute to health-focused environmental quality.

GAPS & OPPORTUNITIES

The City does not currently assess or address climate-related health impacts, including exposure to heatwaves or air pollution. Future resilience planning should incorporate public health risk assessments and outreach, particularly for seniors, children, and low-income residents. Several locations within Edgewood are exposed to above-average pollution (in the 90th percentile compared to the rest of the U.S.) from diesel particulate matter and proximity to facilities that are required to have risk plans due to the potential for chemical accidents (noted through US EPA-designated Risk Management Plan facilities using the Environmental Justice Screening Tool). People in areas with high pollutant levels will likely be more affected by high heat, smoke, and other climate-related hazards.

Transportation

STRENGTHS

Edgewood promotes multimodal transportation through compact, pedestrian- and bicycle-friendly development and connectivity goals in the Comprehensive Plan. Vision 2050 amplifies these priorities with regional goals for compact development, reducing vehicle miles traveled, and expanding public transit.

GAPS & OPPORTUNITIES

Edgewood could further climate resilience by integrating electric vehicle infrastructure, strengthening transit partnerships, and enhancing the durability of transportation infrastructure to withstand extreme weather. Setting local emission targets and incentives for non-auto travel would further align Edgewood with regional transportation climate goals.

Waste Management

STRENGTHS

Waste management goals are present in the Comprehensive Plan, particularly around establishing infrastructure for recyclables. Regional policies in Vision 2050 support waste reduction and circular economy approaches, providing a policy context for expansion.

GAPS & OPPORTUNITIES

Edgewood has not yet implemented specific programs for composting, organic waste diversion, or waste-related emissions reduction. Developing these services or partnering with appropriate agencies, alongside educational campaigns and business waste diversion incentives, could significantly improve this sector's contribution to resilience and sustainability.

Water Resources

STRENGTHS

Edgewood's Water System Plan and Comprehensive Plan include policies for groundwater protection and water quality monitoring. Mt. View-Edgewood Water Company demonstrates strong operational practices, including metering, leakage tracking, and conservation-based demand projections. The City's emphasis on riparian protection and stormwater infiltration further supports ecological water management.

GAPS & OPPORTUNITIES

Despite these strengths, Mt. View-Edgewood Water Company does not formally assess future climate risks to water supply, such as seasonal variability or long-term drought. Incorporating adaptive strategies such as water reuse, decentralized stormwater systems, and demand reduction programs will be increasingly important as climate variability intensifies. Population growth projections should be updated for accuracy in current and future water system plans. Additionally, we recommend more research on how climate change is expected to impact aquifer recharge.

Zoning & Development

STRENGTHS

Edgewood employs zoning strategies that promote compact growth, protect critical areas, and incorporate low-impact development techniques. Overlay zones and design guidelines help align development with environmental protection goals. These approaches support hazard avoidance and minimize impervious surface coverage.

GAPS & OPPORTUNITIES

Many zoning policies are encouraged rather than required, and resilience considerations (e.g., wildfire buffers, heat-resilient landscaping, flood mitigation) are not consistently embedded in land use regulations. Codifying resilience strategies within the zoning code, such as requiring native green infrastructure, would create enforceable standards for future growth.

Climate-Resilient Municipal Code Updates

This preliminary review identifies potential opportunities to enhance Edgewood's Municipal Code in support of climate resilience and greenhouse gas mitigation. The findings should be validated through staff review and informed by a Climate Vulnerability Assessment.

Edgewood has incorporated a range of environmental considerations throughout its Municipal Code, including provisions for development standards, critical area protections, stormwater and sewer management, and public health. However, climate-specific considerations have not yet been integrated into the planning documents adopted by the Code or within the Code itself. Key climate drivers—such as rising temperatures and extremes, prolonged periods of drought and flooding, and increasing storm intensity—should be systematically incorporated into all planning and permitting processes. Several sections of the Municipal Code present clear opportunities to integrate best available climate science and support both climate adaptation and greenhouse gas mitigation:

- **Title 8: Health and Wellness** – While Pierce County's Health Code does not currently address climate hazards or emissions goals, Edgewood may adopt supplementary standards to reflect local priorities—particularly for waste and water systems. The hazardous vegetation removal chapter could also be updated to guide landowners in proactive climate-resilient vegetation management to reduce carbon emissions from vegetation removal.
- **Title 11: Sewer System General Provisions** – The Sewer System General Provisions chapter and General Sewer Plan should be revised to include flood frequency and intensity analysis and potential impacts on infrastructure.
- **Title 12: Streets, Sidewalks and Public Places** – Development standards for pathways and sidewalks that incorporate design to increase stormwater infiltration while still using low-maintenance surfacing.
- **Title 13: Surface Water Management and Site Development** – Stormwater regulations could require that engineering designs incorporate climate projections, including updated precipitation and runoff models. Funding mechanisms for surface water management should also reflect future flooding scenarios.
- **Title 14: Critical Areas** – Critical Area maps and setback requirements for wetlands, landslide zones, floodplains, and aquifer recharge areas could be updated to reflect the best available science as approved by the associated state departments.
- **Title 15: Buildings and Construction** – Expand provisions to support energy retrofits and climate-smart building practices, particularly for new development.
- **Title 16: Subdivisions** – New subdivisions, which often emphasize low-density residential development and car dependency, may be inconsistent with long-term climate goals. Opportunities exist to reconsider subdivision standards through a climate resilience lens.
- **Title 18: Development Standards** – Landscaping requirements should be updated to require native, drought-tolerant, and low water use plant species. Additionally, limiting new parking development could further support alternative transportation and reduce emissions.

Next Steps

CONDUCT A CLIMATE VULNERABILITY ASSESSMENT

Edgewood's next step is to conduct a climate vulnerability assessment to identify key areas for targeted climate adaptation and resilience planning. This policy audit evaluates the City's current adaptive capacity as reflected in local planning documents, including preparedness for emergencies, regulatory protections for natural areas and water resources, and existing design standards aimed at reducing greenhouse gas emissions in future development.

USE THIS POLICY AUDIT AND THE VULNERABILITY ASSESSMENT TO INFORM THE CLIMATE ELEMENT

This audit highlights policy gaps that can directly inform updates to the Comprehensive Plan and other relevant planning efforts. Updates to the Comprehensive Plan should consider that discrepancies may exist between adopted policies and their practical implementation. This audit can serve as a foundation for community engagement and dialogue to help close any gaps between written policy and action, and develop new, community-driven policies.

ALIGN EDGEWOOD'S MUNICIPAL CODE WITH THE CITY'S PLANNING OBJECTIVES

Edgewood can undertake a comprehensive code audit to identify and implement necessary amendments. This process should involve community engagement and interdepartmental coordination. By proactively updating the Municipal Code to reflect Edgewood's Comprehensive planning goals, Edgewood can enhance its resilience to climate change and promote sustainable development practices.

Funding Acknowledgment

The City of Edgewood's climate planning process is supported with funding from Washington's Climate Commitment Act (CCA). The CCA supports Washington's climate action efforts by putting cap-and-invest dollars to work reducing climate pollution, creating jobs, and improving public health. Information about the CCA is available at www.climate.wa.gov.





CITY OF EDGEWOOD

REGULAR COUNCIL MEETING AGENDA SUMMARY

Tuesday, June 24, 2025 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1 CALL TO ORDER

Mayor Olson called the meeting to order at 7:00pm and Councilmember Keith led attendees in the Pledge of Allegiance. **Present:** Mayor Olson, Deputy Mayor Tomy (via Zoom), Councilmember Ramirez, Councilmember Keith, Councilmember West, Councilmember Buckley (via Zoom), Councilmember Southard **Excused:** Councilmember Pazaruski

2 PRESENTATION

- A. Chief Jon Parkinson - East Pierce Fire & Rescue
Chief Parkinson reviewed the 2024 city statistics, discussed EPF&R's plans for the future and answered the Council's questions.

3 AUDIENCE COMMENT

Mike Stanzel spoke.

4 MAYOR'S REPORT

Mayor Olson shared his report with those in attendance.

5 CONSENT AGENDA:

- A. June 10, 2025, Regular City Council Meeting Minutes
- B. June 17, 2025, Study Session Meeting Minutes
- C. Review of Board/Commission Minutes
- D. **AB25-069-** a motion approving June 2025 Budgeted Expenditures as follows: Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of \$138,379.85 and Vendor Check Numbers 26507 through 26518, with EFT, and Direct Pay Payments in the amount of \$385,009.98 and Void Check #26474 in amount of \$(178.24). Total distributions submitted for review and authorization in the amount of \$523,211.59.

Motion: As read **Action:** Approved **Moved by:** Councilmember Ramirez **Seconded by:** Councilmember Southard **Motion Passed 6-0**

6 COUNCIL BUSINESS

- A. **AB25-070** - Mayoral appointment / Council confirmation to the Planning Commission / Economic Development Advisory Board open positions
Motion: As read **Action:** Approved **Moved by:** Councilmember Ramirez **Seconded by:** Councilmember West **Motion Passed 6-0**
- B. **AB25-0682** - Second Reading of Ordinance 25-0682 granting unto Mountain View Edgewood Water Company the right, privilege, authority and nonexclusive franchise agreement
Motion: As read **Action:** Approved **Moved by:** Councilmember Keith **Seconded by:**

Councilmember Ramirez **Motion Passed 6-0**

- C. AB25-0684** - Ordinance 25-0684 Implementing the Requirements of Engrossed Second Substitute Senate Bill (E2SSB) 5258 and Engrossed House Bill (EHB) 1337 for Impact Fees

Motion: As read **Action:** Approved **Moved by:** Councilmember Keith **Seconded by:** Councilmember Southard **Motion Passed 6-0**

- D. AB25-0685** - Ordinance 25-0685 Relating to Amendments to EMC Title 18 and the Current Zoning Map to Ensure Consistency Between the Comp Plan, Land Use Table, and Affected Regulations

Motion: As read **Action:** Approved **Moved by:** Councilmember Southard **Seconded by:** Councilmember Keith **Motion Passed 6-0**

- E. AB25-0778** - Resolution 25-0778 Fee Schedule Update

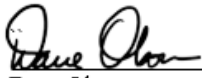
Motion: As read **Action:** Approved **Moved by:** Councilmember Keith **Seconded by:** Councilmember Southard **Motion Passed 6-0**

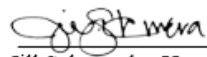
7 COUNCIL COMMENTS

Deputy Mayor Tomy, and Councilmembers Ramirez and West spoke.

8 ADJOURN

Mayor Olson adjourned the meeting at 7:52pm.


Dave Olson
Mayor


Jill Schwerzler-Herrera
City Clerk/HR Director



CITY OF EDGEWOOD

STUDY SESSION MEETING AGENDA SUMMARY

Tuesday, July 1, 2025 – 7:00 PM ♦ City Hall – 10440 Dom Calata Way E ♦ Edgewood, WA

1 CALL TO ORDER

Mayor Olson called the meeting to order at 7:00pm and led attendees in the Pledge of Allegiance **Present:** Mayor Olson, Deputy Mayor Tomya (virtually via Zoom), Councilmember Pazaruski, Councilmember Ramirez, Councilmember Keith (virtually via Zoom), Councilmember West (virtually via Zoom), Councilmember Buckley (arrived after roll at 7:08pm), Councilmember Southard (virtually via Zoom)

2 COUNCIL BUSINESS

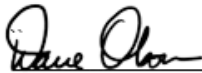
- A.** Equity, Diversity, and Inclusion Council Sub-Committee Update
No update the next sub-committee meeting is currently being rescheduled for July.
- B.** Budget Discussion – General Fund (GF) Projections
Finance Director Goraya presented the General Fund 2025 budget changes and answered the Council's questions.
- C.** Transportation Impact Fee Updates
Director Metzler presented the draft updated Transportation Impact Fee Program Report and TIF Schedule for Council's review and discussion.
- D.** SR161 Fish Passages Sewer Agreement
Director Metzler explained Atkinson must execute this agreement with the City of Edgewood before they can begin their franchised utility work.

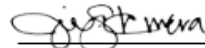
3 OTHER COUNCIL ITEMS

Mayor Olson, and Councilmember Ramirez spoke.

4 ADJOURN

Mayor Olson adjourned the meeting at 8:15pm.


Dave Olson
Mayor


Jill Schwerzler-Herrera
City Clerk/HR Director



City Of Edgewood Council Agenda Summary Sheet

Subject: AB25-071- a motion approving July 2025 Budgeted Expenditures as follows: AWC Employee Benefit Trust; Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of \$185,123.28 and Vendor Check Numbers 26519 through 26528, with EFT, and Direct Pay Payments in the amount of \$142,948.78. Total distributions submitted for review and authorization in the amount of \$328,072.06.	Agenda Item #: 5.C
	For Agenda of: 7/8/2025
	Prepared by: Stephanie Goff, Vicki Lundgren
Attachments (list): 1. 070825 Claims Register 2. 070825 Voucher Directory	
Approval of Materials: Stephanie Goff, Vicki Lundgren Rachel Pitzel, Assistant City Administrator 7/2/2025 Dave Olson, Mayor 7/2/2025	Expenditure Required: \$328,072.06
	Amount Budgeted: \$328,072.06
	Timeline:

Summary Statement:

AB24-030 approving July 2025 Budgeted Expenditures as follows: AWC Employee Benefit Trust; Deferred Compensation Program; Payroll Direct Deposit; Department of Retirement Systems; and IRS 941 in the amount of \$185,123.28 and Vendor Check Numbers 26519 through 26528, with EFT, and Direct Pay Payments in the amount of \$142,948.78. Total distributions submitted for review and authorization in the amount of \$328,072.06.

Item History:

Recommended Action:

MOTION to adopt AB25-071- a motion approving July 2025 Budgeted Ex as presented under the Consent Agenda.

Fiscal Note/Consideration:

July 8th, 2025 Council Meeting Check & EFT Payment Distribution Review & Authorization

Number	Name	Print Date	Amount
CLAIM VOUCHER ACCOUNT DISTRIBUTION			
26518 Last Number Issued Previous Authorization			
<u>26519</u>	City of Sumner	7/8/2025	\$432.00
<u>26520</u>	Code Publishing Inc.	7/8/2025	\$284.61
<u>26521</u>	Department of Transportation	7/8/2025	\$2,394.92
<u>26522</u>	Gray & Osborne, Inc	7/8/2025	\$1,095.59
<u>26523</u>	Kelley Create	7/8/2025	\$28.77
<u>26524</u>	LONG Building Technologies, Inc.	7/8/2025	\$330.30
<u>26525</u>	Northwest Playground Equipment, Inc.	7/8/2025	\$2,570.53
<u>26526</u>	Pierce County Budget & Finance PW	7/8/2025	\$22,909.17
<u>26527</u>	Psomas	7/8/2025	\$84,994.62
<u>26528</u>	WA State Treasurer	7/8/2025	\$433.50
<u>Direct Pay Payment</u>	Amazon Capital Services	7/8/2025	\$2,121.78
<u>Direct Pay Payment</u>	CDW Government	7/8/2025	\$3,283.59
<u>Direct Pay Payment</u>	Jennings Equipment, Inc.	7/8/2025	\$677.17
<u>Direct Pay Payment</u>	McClatchy Company LLC	7/8/2025	\$674.55
<u>Direct Pay Payment</u>	McKinstry Co, LLC	7/8/2025	\$1,105.20
<u>Direct Pay Payment</u>	Mimecast North America Inc.	7/8/2025	\$7,430.75
<u>Direct Pay Payment</u>	Raedeke Associates, Inc.	7/8/2025	\$4,111.25
<u>Direct Pay Payment</u>	SS Landscaping Services	7/8/2025	\$4,141.44
<u>EFT Payment 7/1/2025</u>	Comcast	7/8/2025	\$99.42
<u>EFT Payment 7/1/2025</u>	Kings III Emergency Communications	7/8/2025	\$54.95
<u>EFT Payment 7/1/2025</u>	McLendon - Parkrose Hardware	7/8/2025	\$2,184.74
<u>EFT Payment 7/1/2025</u>	O'Reilly Auto Parts	7/8/2025	\$161.25
<u>EFT Payment 7/1/2025</u>	Verizon Wireless	7/8/2025	\$1,428.68

Claims Voucher Approval: I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Edgewood, and that I am authorized to authenticate and certify to said claim.

_____ Accounting Manager, Stephanie Goff

_____ Mayor, Dave Olson _____ Council Member



Voucher Directory

Fiscal : 2025 - July
Council Date : 2025 - July - 1st Council Meeting

Vendor	Number	Reference	Account Number	Description	Amount
Amazon Capital Services					
	Direct Pay Payment 7/1/2025 4:46:22 PM - 1		2025 - July - 1st Council Meeting		
	1W9Y-6FRW-RKC9				
	June Statement				
	001-018-000-518-20-31-01	Office & Operational Supplies			\$279.24
		Monitor Riser,Office Chair,Circuit Breaker Lockout,Metal Wall Plate,Hand Soap,Pens,Coil Chain			
	001-018-000-518-20-35-01	Small Tools/Minor Equipment			\$47.33
		Soldering Iron Station Kit			
	001-018-000-518-85-35-01	IT Small Tools/Minor Equipment			\$170.20
		Graphics Thermal Pad,iPhone Case,Mouse Pad,Keyboard/Mouse			
	001-022-000-548-30-32-02	Supplies/Parts-Vehicles & Equipment			\$72.54
		Towing Mirrors-Vehicle #6			
	001-022-000-548-30-35-01	Small Tools/Minor Equipment			\$185.30
		Cordless Drill,Cutting Wheel			
	001-076-000-576-80-31-01	Operational Supplies			\$1,342.99
		Hand Cleaner,Rubber Repair Kits,Litter Pickup Tool			
	410-000-000-531-38-32-02	Supplies/Parts-Vehicles & Equipment			\$24.18
		Towing Mirrors-Vehicle #6			
	Total 1W9Y-6FRW-RKC9				\$2,121.78
	Total Direct Pay Payment 7/1/2025 4:46:22 PM - 1				\$2,121.78
Total Amazon Capital Services					\$2,121.78
CDW Government					
	Direct Pay Payment 7/1/2025 4:46:22 PM - 2		2025 - July - 1st Council Meeting		
	AE59F6L				
	PO 2025021				
	001-018-000-594-18-64-02	Cap Exp-Computer Hardware			\$2,989.45
		MS Surface Laptop-H.Goraya			
	Total AE59F6L				\$2,989.45
	AE59V5I				
	PO 2025021				
	001-018-000-594-18-64-02	Cap Exp-Computer Hardware			\$294.14
		MS Complete for Business w/Accidental Damage			
	Total AE59V5I				\$294.14
	Total Direct Pay Payment 7/1/2025 4:46:22 PM - 2				\$3,283.59
Total CDW Government					\$3,283.59

Vendor	Number	Reference	Account Number	Description	Amount
City of Sumner					
	26519			2025 - July - 1st Council Meeting	
		070125-COS			
			2nd Qtr 2025 Animal Licenses		
			650-000-000-589-30-00-05	Animal Licenses	\$432.00
				2nd Qtr 2025 Animal Licenses	
		Total 070125-COS			\$432.00
	Total 26519				\$432.00
Total City of Sumner					\$432.00
Code Publishing Inc.					
	26520			2025 - July - 1st Council Meeting	
		GCI0017866			
			EMC Web Update		
			001-019-030-514-20-41-01	Professional Services	\$284.61
				EMC Updates	
		Total GCI0017866			\$284.61
	Total 26520				\$284.61
Total Code Publishing Inc.					\$284.61
Comcast					
		EFT Payment 7/1/2025 4:44:56 PM - 1		2025 - July - 1st Council Meeting	
		8498 35 021 0602869 6/29-7/28/25			
			6/29-7/28/25 Services		
			001-018-000-518-85-42-01	Cell Phones/Internet/Telecommunications	\$99.42
				City Hall Public Internet	
		Total 8498 35 021 0602869 6/29-7/28/25			\$99.42
		Total EFT Payment 7/1/2025 4:44:56 PM - 1			\$99.42
Total Comcast					\$99.42
Department of Transportation					
	26521			2025 - July - 1st Council Meeting	
		RE-313-ATB30117078			
			Dec 2022 Svcs-Emerald St. Signal Improvements		
			340-000-000-595-64-63-01	Traffic Control Devices-Other Improvements	\$1,048.05
				Emerald St. Signal Improvements	
		Total RE-313-ATB30117078			\$1,048.05
		RE-313-ATB30213081			
			Jan 2023 Svcs-Emerald St. Signal Improvements		
			340-000-000-595-64-63-01	Traffic Control Devices-Other Improvements	\$1,346.87
				Emerald St. Signal Improvements	
		Total RE-313-ATB30213081			\$1,346.87
	Total 26521				\$2,394.92
Total Department of Transportation					\$2,394.92

Vendor	Number	Reference	Account Number	Description	Amount
Gray & Osborne, Inc	26522			2025 - July - 1st Council Meeting	
		1-G&O Prj. 21565.10			
			June Svcs-Cost Estimate-Fish Passage Culvert		
			401-000-000-594-35-63-01	Cap Sewer Design/Construction	\$974.68
				Cost Estimate-Fish Passage Culvert Utility Relocation	
		Total 1-G&O Prj. 21565.10			\$974.68
		6-G&O Prj. 24596.01			
			June Svcs-48th Street East Preservation		
			340-000-000-595-10-63-01	Capital Improvements-Engineering	\$120.91
				T-14 48th St E Preservation Project	
				48th Street East Preservation-T-14 CIP	
		Total 6-G&O Prj. 24596.01			\$120.91
	Total 26522				\$1,095.59
Total Gray & Osborne, Inc					\$1,095.59
Jennings Equipment, Inc.					
		Direct Pay Payment 7/1/2025 4:46:22 PM - 3		2025 - July - 1st Council Meeting	
		063025-JEI			
			June Statement		
			001-022-000-548-30-32-02	Supplies/Parts-Vehicles & Equipment	(\$54.54)
				Return Parts Kubota Lawnmower	
			001-022-000-548-30-35-01	Small Tools/Minor Equipment	\$731.71
				String Trimmer;Hedge Trimmer	
		Total 063025-JEI			\$677.17
		Total Direct Pay Payment 7/1/2025 4:46:22 PM - 3			\$677.17
Total Jennings Equipment, Inc.					\$677.17
Kelley Create	26523			2025 - July - 1st Council Meeting	
		IN2003492			
			3/30-6/29/2025-Copy Charges		
			001-018-000-518-20-42-03	Copy Machine Charges	\$28.77
				Copy Overage Charges	
		Total IN2003492			\$28.77
	Total 26523				\$28.77
Total Kelley Create					\$28.77
Kings III Emergency Communications					
		EFT Payment 7/1/2025 4:44:56 PM - 2		2025 - July - 1st Council Meeting	
		3096430			
			Service Elevator Phone(s)		
			001-018-000-518-85-42-01	Cell Phones/Internet/Telecommunications	\$54.95

Vendor	Number	Reference	Account Number	Description	Amount
				Service Elevator Phone(s)-7/1-7/31/25	
		Total 3096430			\$54.95
		Total EFT Payment 7/1/2025 4:44:56 PM - 2			\$54.95
Total Kings III Emergency Communications					\$54.95
LONG Building Technologies, Inc.					
	26524			2025 - July - 1st Council Meeting	
		SRVCE0015196			
		PO 2025013			
			310-000-000-594-76-63-05	Improvements - Cap Park Projects	\$330.30
				Annual Subscription/Licensing-Avigilon Alta	
		Total SRVCE0015196			\$330.30
	Total 26524				\$330.30
Total LONG Building Technologies, Inc.					\$330.30
McClatchy Company LLC					
	Direct Pay Payment 7/1/2025 4:46:22 PM - 4			2025 - July - 1st Council Meeting	
	302938				
		May Statement			
			001-019-030-514-30-41-02	Legal Publications	\$165.60
				May Statement	
			001-058-000-558-60-41-08	Legal Notices/Publications	\$508.95
				May Statement	
		Total 302938			\$674.55
	Total Direct Pay Payment 7/1/2025 4:46:22 PM - 4				\$674.55
Total McClatchy Company LLC					\$674.55
McKinstry Co, LLC					
	Direct Pay Payment 7/1/2025 4:46:22 PM - 5			2025 - July - 1st Council Meeting	
	10290569				
		June Services			
			001-018-000-518-30-48-03	Maintenance/Repairs - Buildings	\$1,105.20
				Diagnose & Repair Leaking Air Vent	
		Total 10290569			\$1,105.20
	Total Direct Pay Payment 7/1/2025 4:46:22 PM - 5				\$1,105.20
Total McKinstry Co, LLC					\$1,105.20

Vendor	Number	Reference	Account Number	Description	Amount
McLendon - Parkrose Hardware					
		EFT Payment 7/1/2025 4:44:56 PM - 3		2025 - July - 1st Council Meeting	
		063025-MH			
			June Statement		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$156.54
				Lights for Flag-Barn	
			001-022-000-548-30-31-01	Operating Supplies	\$239.48
				Fence Boards-Resident;Gorilla Glue; Ammo Can; Drill Bits; General PW Supplies	
			001-076-000-576-80-31-01	Operational Supplies	\$1,509.60
				Irrigation-ECP;Fasteners-Jovita Restrooms;Supplies-Resurfacing Pathway & Graffiti-	
				ECP/Parks	
			001-076-000-576-80-35-01	Small Tools/Minor Equipment	\$38.31
				Garden Hoe	
			101-000-000-542-70-31-01	Roadside-Operational Supplies	\$240.81
				Supplies for City Owned Signs-ROW	
		Total 063025-MH			\$2,184.74
		Total EFT Payment 7/1/2025 4:44:56 PM - 3			\$2,184.74
Total McLendon - Parkrose Hardware					\$2,184.74
Mimecast North America Inc.					
		Direct Pay Payment 7/1/2025 4:46:22 PM - 6		2025 - July - 1st Council Meeting	
		INVUS1757835			
			PO 2025019		
			001-018-000-518-85-49-03	Computer Subscriptions	\$7,430.75
				Email Security w/Support	
		Total INVUS1757835			\$7,430.75
		Total Direct Pay Payment 7/1/2025 4:46:22 PM - 6			\$7,430.75
Total Mimecast North America Inc.					\$7,430.75
Northwest Playground Equipment, Inc.					
		26525		2025 - July - 1st Council Meeting	
		55917			
			June Purchases		
			001-076-000-576-80-35-05	Park Equipment	\$1,863.75
				Swing & Chains-ECP	
		Total 55917			\$1,863.75
		55918			
			June Purchases		
			001-076-000-576-80-35-05	Park Equipment	\$706.78
				Parts-Playground Equipment-ECP	
		Total 55918			\$706.78
		Total 26525			\$2,570.53
Total Northwest Playground Equipment, Inc.					\$2,570.53

Vendor	Number	Reference	Account Number	Description	Amount
O'Reilly Auto Parts					
		EFT Payment 7/1/2025 4:44:56 PM - 4	2025 - July - 1st Council Meeting		
		062825-OAP			
			June Statement		
			001-022-000-548-30-32-02	Supplies/Parts-Vehicles & Equipment	\$120.94
				Wiper Blades-Vehicle #20	
			410-000-000-531-38-32-02	Supplies/Parts-Vehicles & Equipment	\$40.31
				Wiper Blades-Vehicle #20	
		Total 062825-OAP	\$161.25		
		Total EFT Payment 7/1/2025 4:44:56 PM - 4	\$161.25		
Total O'Reilly Auto Parts					\$161.25
Pierce County Budget & Finance PW					
	26526		2025 - July - 1st Council Meeting		
		CI-370688			
			May Services		
			101-000-000-542-64-41-02	Traffic Control Devices-Traffic Operations (Contract)	\$992.29
				May Services-Signs & Signals	
		Total CI-370688	\$992.29		
		CI-370794			
			May M&O Services		
			101-000-000-542-38-41-02	Roadway-Road Maint (Intergov contract)	\$422.03
			101-000-000-542-70-41-04	Roadside-ROW Veg Maint (Intergov)	\$10,412.64
		Total CI-370794	\$10,834.67		
		CI-370795			
			January Materials		
			410-000-000-531-38-41-12	Storm Drainage-Drain Maint	\$11,082.21
		Total CI-370795	\$11,082.21		
	Total 26526				\$22,909.17
Total Pierce County Budget & Finance PW					\$22,909.17
Psomas					
	26527		2025 - July - 1st Council Meeting		
		222735			
			May Svcs-Interurban Trail Phase III		
			310-000-000-594-76-63-05	Improvements - Cap Park Projects	\$84,994.62
				P-1 Interurban Trail Ph 3 Design/Construction	
				Interurban Trail Phase III	
		Total 222735	\$84,994.62		
	Total 26527				\$84,994.62
Total Psomas					\$84,994.62

Vendor	Number	Reference	Account Number	Description	Amount
Raedeke Associates, Inc.					
		Direct Pay Payment 7/1/2025 4:46:22 PM - 7	2025 - July - 1st Council Meeting		
		61993			
			May Services		
			001-058-000-558-60-41-01	Professional Services-Reimbursable	\$46.50
				120a-2 Prologis Park-EIS Support 2nd and 3rd Review	
			001-058-000-558-60-41-01	Professional Services-Reimbursable	\$4,064.75
				214-b1 23-1528 Pasquier Buffer Averaging Plan	
		Total 61993			\$4,111.25
		Total Direct Pay Payment 7/1/2025 4:46:22 PM - 7			\$4,111.25
Total Raedeke Associates, Inc.					\$4,111.25
SS Landscaping Services					
		Direct Pay Payment 7/1/2025 4:46:22 PM - 8	2025 - July - 1st Council Meeting		
		62724			
			June Services		
			101-000-000-542-70-48-04	Roadside- ROW Veg Maint Contractor	\$2,593.21
				Landscape Maintenance Services for June	
		Total 62724			\$2,593.21
		62754			
			June Services		
			001-076-000-576-80-41-10	Parks Maintenance	\$1,548.23
				Landscape Maintenance Services for June-City Hall	
		Total 62754			\$1,548.23
		Total Direct Pay Payment 7/1/2025 4:46:22 PM - 8			\$4,141.44
Total SS Landscaping Services					\$4,141.44
Verizon Wireless					
		EFT Payment 7/1/2025 4:44:56 PM - 5	2025 - July - 1st Council Meeting		
		6116829828			
			June Statement		
			001-018-000-518-85-42-01	Cell Phones/Internet/Telecommunications	\$1,428.68
				June Monthly Statement	
		Total 6116829828			\$1,428.68
		Total EFT Payment 7/1/2025 4:44:56 PM - 5			\$1,428.68
Total Verizon Wireless					\$1,428.68
WA State Treasurer					
	26528		2025 - July - 1st Council Meeting		
		070125-WST			
			Q2 2025 Building Fees		
			650-000-000-589-30-00-04	State Bldg Code Fee	\$433.50

Vendor	Number	Reference	Account Number	Description	Amount
				Q2 2025 Building Fees	
		Total 070125-WST			\$433.50
	Total 26528				\$433.50
Total WA State Treasurer					\$433.50
Grand Total		Vendor Count	23		\$142,948.78



City Of Edgewood Council Agenda Summary Sheet

Subject: Resolution 25-0779, SR161 Fish Passages Sewer Agreement	Agenda Item #: 5.D
	For Agenda of: 7/8/2025
	Prepared by: Jeremy Metzler
Attachments (list): 1. Resolution 25-0779 2. Final Utility Agreement City of Edgewood U-006-Signed	
Approval of Materials: Jeremy Metzler Rachel Pitzel, Assistant City Administrator 7/2/2025 Dave Olson, Mayor 7/2/2025	Expenditure Required: NTE \$600,000
	Amount Budgeted: \$450,000 (Sanitary Sewer Utility Fund)
	Timeline: 07/01/2025 SS 07/08/2025 RCM

Summary Statement:

The Washington State Department of Transportation (WSDOT) notified the City of Edgewood about upcoming culvert replacement work along Enchanted Parkway (SR161) in early 2022, making a presentation to the Council on April 12, 2022 about the three new fish-passable crossings. While all these locations are north and outside of the City of Edgewood, our sanitary sewer system conveys all flows to the Lakehaven Water and Sewer District using two pressure mains that discharge to a gravity sewer main, located down the center of Enchanted Parkway through these three work sites.

WSDOT contracted with Atkinson Construction in November 2022 to perform design and construction. Staff has been coordinating with Atkinson Construction throughout the design process, and due to multiple external factors they are proposing to cut through the City's existing lines to perform their work, requiring temporary bypass and replacement of our lines in the work area. The current cost estimate is roughly \$600,000, to be paid entirely with Sanitary Sewer Utility Funds, and they are tentative to begin work this summer. Depending on timing constraints and other external factors, two of the three work sites may have to be delayed until Summer 2026.

Before Atkinson can begin, they must execute an agreement with Edgewood to perform our franchised utility work. Attached for Council's consideration is an authorizing resolution and agreement, including provisions for a "not to exceed" contract total and that the City be billed actual costs as they are incurred (i.e., this is not a lump sum contract). If all the work is completed this calendar year, and the total exceeds the currently budgeted \$450,000, staff will bring forward a budget amendment for Council's consideration.

Item History:

WSDOT Presentation to City Council - April 12, 2022
Annual Capital Improvement Plan Update - October 2024

Recommended Action:

MOTION to adopt Resolution 25-0779, SR161 Fish Passages Sewer Agreement

Fiscal Note/Consideration:

This contract will not impact the City's General Fund balance. The Sanitary Sewer Utility has a fund balance of more than \$900,000. Staff is preparing to update the rate study performed for the recently adopted General Sewer Plan to ensure the utility remains adequately funded for future capital improvement and replacement work.

RESOLUTION NO. 25-0779

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE MAYOR TO EXECUTE A UTILITY RELOCATION AGREEMENT WITH GUY F. ATKINSON CONSTRUCTION, LLC FOR THE SR 161 FISH PASSAGE PROJECT.

WHEREAS, the City's Capital Improvement Plan (CIP) contains Project SS-1, the SR-161 Enchanted Parkway Fish Passage – Franchise Utility Work (hereafter “the Project”), with an estimated project budget of \$450,000; and

WHEREAS, following a competitive bid process, the Washington State Department of Transportation (WSDOT) contracted with Guy F. Atkinson Construction, LLC (Atkinson) in November 2022 to perform design and construction of the subject fish passages; and

WHEREAS, staff has been coordinating with Atkinson throughout the design process, and due to multiple external factors they are proposing to cut through the City's existing sanitary sewer lines to perform their work, requiring temporary bypass and replacement of our lines within the work area; and

WHEREAS, due to the complexity and timing of the required work, staff recommends contracting with Atkinson to perform the necessary bypass and replacement work for the City's sanitary sewer lines; and

WHEREAS, staff has negotiated with Atkinson in good faith to develop a Utility Relocation Agreement (Agreement) with a scope of work not to exceed \$600,000, to be paid from the City's Sewer Utility Fund; and

WHEREAS, pursuant to WAC 197-11-800(19), this action is categorically exempt from environmental (SEPA) review; and

WHEREAS, the City Council reviewed this Agreement at their study session held on July 1, 2025, and considered action at their regular meeting held on July 8, 2025;

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

Section 1. Agreement Authorized. The Mayor is hereby authorized to execute the Utility Relocation Agreement No. U-006 with Guy F. Atkinson Construction, LLC for design and construction of the Project as set forth in the Agreement and scope of work attached hereto and incorporated herein as Exhibit A.

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

ADOPTED THIS 8TH DAY OF JULY, 2025

Dave Olson, Mayor

ATTEST:

Jill Schwerzler-Herrera, CMC
City Clerk

Exhibit A
Utility Relocation Agreement No. U-006

Utility Relocation Agreement No. U-006 I-90, SR 161, SR 202, & SR 203 – Fish Passage Project		Utility Name & Address: City of Edgewood 2224 104 Ave E, Edgewood, WA 98372
Design Responsibility:	Jacobs	Contractor Name & Address: Guy F. Atkinson Construction, LLC 707 S. Grady Way #500 Renton, WA 98057
Construction Responsibility:	Guy F. Atkinson	
Cost Responsibility:	City of Edgewood	WSDOT #9750 RFP Utility Designation: ☒ Type 1 ☐ Type 2 ☐ Type 3

This Utility Relocation Agreement (the Agreement) is made and entered into between Guy F. Atkinson Construction, LLC (ATKINSON) and the above-named Utility (UTILITY), collectively the "Parties" and individually the "Party".

Recitals

- The Washington State Department of Transportation (WSDOT) is planning an improvement of unnamed tributaries to Hybelos Creek under State Route 161, per the project titled above, and has contracted with ATKINSON to perform the necessary improvements.
- The WSDOT has granted an "Assignment/Delegation of Utility Permit/Franchise Rights and Obligations" dated December 07, 2022 to ATKINSON regarding WSDOT Utility Permit/Franchise No. UF10719, as shown in Exhibit A.
- In connection therewith, it is necessary to design and remove and/or relocate and/or construct certain UTILITY facilities (the Work) to facilitate the Project.
- In order to facilitate the completion of the Work, ATKINSON will provide all materials, equipment, labor, contract administration, and any other efforts required to perform the following for facilities owned by UTILITY:

☒ Design

☐ Design review

☒ Protect in place

☒ Removal

☒ Relocation

☒ Construction

☐ Field inspection

☐ Betterments

☒ As-built survey

☐ As-built review

☐ Franchise/permit application/amendment

☒ Permanent Material Supply for Construction
- In order to facilitate the completion of the Work, UTILITY will provide all materials, equipment, labor, contract administration, and any other efforts required to perform the following for facilities owned by UTILITY:

☐ Design

☒ Design review

☐ Protect in place

☐ Removal

☐ Relocation

☐ Construction

☒ Field inspection

☐ Betterments

☐ As-built survey

☒ As-built review

☒ Franchise/permit application/amendment

☐ Permanent Material Supply for Construction
- As defined in the conformed Request for Proposals (RFP) of WSDOT Project #9750, dated November 21, 2022, the following Party is entirely responsible for the cost to complete all aspects of the Work for UTILITY facilities:

☐ ATKINSON
☒ UTILITY
- Both ATKINSON and UTILITY will perform their respective duties in a timely manner so that the Work is completed by December 31, 2026.

Now, therefore, in consideration of the terms, conditions, covenants, and performances contained herein, as well as the attached Exhibits which are incorporated and made a part hereof,
IT IS MUTUALLY AGREED AS FOLLOWS:

1. Plans and Special Provisions

- 1.1 Program Guide: The "Utility Relocation and Accommodation on Federal Aid Highway Projects" shall determine and establish the definitions and applicable standards for this Agreement. By this reference this document is adopted and made a part of this Agreement as if fully contained herein.
- 1.2 Betterment: A betterment is any improvement to UTILITY facilities not required by code, regulation, standard industry practice, or any other applicable regulation. If any of the Work constitutes a betterment as defined in the "Utility Relocation and Accommodation on Federal Aid Highway Projects", the UTILITY is solely responsible for the costs of such improvement.
- 1.3 The Party performing the construction agrees to perform the Work in accordance with:
- ☒ the Plans identified in Exhibit B
 - ☐ the Special Provisions in Exhibit C

UTILITY agrees that it is solely responsible for ensuring that all Plans and Special Provisions meet UTILITY's standards, codes, and regulations. In the event of a discrepancy between UTILITY's standards, codes, and regulations and those of WSDOT, those of UTILITY shall prevail unless it is determined by WSDOT that this condition will present a hazard to the safety and comfort of the traveling public.

2. Construction, Inspection, and Acceptance

- 2.1 UTILITY agrees to disconnect/reconnect and or deactivate/activate its facilities as requested by ATKINSON when such action is required to be performed by UTILITY. The Parties agree to define disconnect/reconnect and or deactivate/activate requirements, including notification and response, in Exhibit C. UTILITY facilities not removed pursuant to this Agreement shall remain the ownership, operation and maintenance responsibility of UTILITY.
- 2.2 Salvage: All materials removed from UTILITY's facilities shall become the property of UTILITY and disposed of by UTILITY, unless otherwise specified in Exhibit C. Arrangements to salvage certain materials for later usage by either Party shall be specified in Exhibit C.
- 2.3 Where ATKINSON is to perform the Work, UTILITY shall furnish an inspector in a timely manner to observe the Work and verify that all standards, codes, and regulations are being met as described in Section 1.3. Where UTILITY is to perform the Work, ATKINSON shall supply an inspector in a timely manner to observe the Work and verify that all improvements are compatible with the overall design, phasing, and construction of the Project.

- 2.4 The Party performing the construction agrees to promptly notify the other Party upon completion of the Work.
- 2.5 Where ATKINSON is performing the Work, UTILITY shall, within twenty (20) working days of being notified that the Work is completed:
- (a) deliver a letter of acceptance to WSDOT which shall include a release and waiver of all future claims or demands of any nature resulting from the performance of the Work and WSDOT's administration thereof, or
 - (b) deliver to WSDOT written reasons why the Work does not comply with the previously approved Plans and Special Provisions. UTILITY agrees to work diligently and in good faith with ATKINSON to resolve any issues so as not to delay the Project. If all issues are resolved, UTILITY agrees to deliver to WSDOT a letter of acceptance as provided herein.
 - (c) The General Warranty shall commence on the day of Physical Completion. The General Warranty shall remain in effect until ***one*** year(s) after Physical Completion.
- 2.6 Where UTILITY is performing the Work, ATKINSON shall, within twenty (20) working days of being notified that the Work is completed:
- (a) deliver a letter of acceptance to UTILITY which shall include a release and waiver of all future claims or demands of any nature resulting from the performance of the Work and UTILITY's administration thereof, or
 - (b) deliver to UTILITY written reasons why the Work does not comply with the previously approved Plans and Special Provisions. ATKINSON agrees to work diligently and in good faith with UTILITY to resolve any issues so as not to delay the Project. If all issues are resolved, ATKINSON agrees to deliver to UTILITY a letter of acceptance as provided herein.
- 2.7 If either Party does not respond within twenty (20) working days as provided in Sections 2.5 and 2.6, the Work and the administration thereof will be deemed accepted by the other Party, and the Party performing the Work shall be released from all future claims and demands.
- 2.8 Upon completion and acceptance of the Work pursuant to Sections 2.5, 2.6, or 2.7, UTILITY agrees that it shall be solely responsible for all future ownership, operation, and maintenance costs of its facilities, without ATKINSON or WSDOT liability or expense.
- 2.9 ATKINSON will prepare the final construction "as-built" survey and documentation in general conformance with WSDOT's Construction Manual. ATKINSON will maintain one set of plans as the official "as-built" set, then make notations in red of all plan revisions typically recorded per standard WSDOT practice, as directed by WSDOT's Construction Manual. Once the approving Party has accepted the Work per Section 2.5, 2.6, or 2.7, ATKINSON will provide one (1) reproducible set of "as-builts" to UTILITY.

3. Payment

- 3.1 The Party identified in Recital 6 of this Agreement agrees that it shall be responsible for the actual direct and related indirect costs of the Work. Costs are specified in Exhibit D and include costs associated with Section 4.1.

3.2 The total cost to achieve completion of the Work is estimated to be:

- ☐ Unspecified
☒ NTE Dollars (\$600,000.00)

An itemized estimate of costs for the Work is:

- ☐ Not included
☒ Included in Exhibit D

- 3.3 If monies are deemed to be due from one Party to the other as required by the terms of this Agreement, the Party identified in Recital 6 of this Agreement agrees to pay the other Party the actual cost for its participation in the completion of the Work. The Party identified in Recital 6 shall make any payments due to the other Party within thirty (30) calendar days after receiving request for payment.
- 3.4 Should the Party identified in Recital 6 of this Agreement fail to make payment to the other Party according to the terms of this Agreement, the Party owed unpaid monies shall have the right to terminate this Agreement, charging the Party identified in Recital 6 for all associated costs of termination to relocate UTILITY's facilities in order to proceed with the Project.

4. Change in Work or Cost Increase

- 4.1 Increase in Cost: In the event unforeseen conditions require an increase in the cost of the Work as specified in Section 3.2, a change in the agreed total cost will:

- ☐ Be paid One Hundred Percent (100%) by ATKINSON
☒ Be paid One Hundred Percent (100%) by UTILITY
☐ Be paid at a split cost as identified below:
ATKINSON: _____ Percent (____%)
UTILITY: _____ Percent (____%)

A change to the total cost of the Work identified in Section 3.2 will only be considered if the actual cost to complete the Work is equal to or more than the following percentage over the value identified in Section 3.2:

- ☒ (Not applicable)
☐ _____ percent (____%)

- 4.2 If it is determined by the Party performing the Work that additional Work or a change in the Work is required, prior written approval must be secured from the Party identified in Recital 6. However, where the change is required to mitigate a Project emergency or safety threat to the traveling public, the Party performing the Work may direct the change without the approval of the Party identified in Recital 6. Proper notifications shall be made between both Parties of such changes as soon as possible thereafter.

- 4.3 Regardless of the Party performing the Work, UTILITY may request additions to the Work in writing. ATKINSON will review the request and accommodate the requested changes as elective changes, provided that a change does not negatively impact WSDOT's transportation system and complies with the Standard Specifications, Project permits, state and/or federal law, applicable rules and/or regulations, and/or WSDOT design policies, and does not unreasonably delay critically scheduled Project contract activities. Costs to construct UTILITY facilities above and beyond the cost required for the scope of the Work will be paid for solely by UTILITY, regardless of the Party performing these additional activities.

5. Franchise or Permit

- 5.1 At the completion of the Work and upon receiving "as-built" documentation from ATKINSON, UTILITY shall apply for a new permit, franchise, or an amendment to its current franchise for those new or modified UTILITY facilities that will be located within WSDOT's right of way. After receiving the application, WSDOT will issue UTILITY a new permit, or a new or amended franchise.

6. Right of Entry

- 6.1 UTILITY agrees to arrange for rights of entry upon all privately owned lands upon which UTILITY has a claimed property right and which are necessary to perform the Work. UTILITY also agrees to obtain all necessary permissions for ATKINSON to perform the Work on such lands, which may include reasonable use restrictions on those lands. UTILITY agrees to provide the rights of entry and applicable permissions under this section to ATKINSON within ten (10) calendar days of entering into this Agreement. Upon completion of the Work on such lands, those rights of entry and permissions beyond the rights of entry and permissions granted by the WSDOT permit or franchise shall terminate.

7. General Provisions

- 7.1 Indemnification: To the extent authorized by law, UTILITY and ATKINSON shall indemnify and hold harmless one another and their employees and/or officers from and shall process and defend at its own expense any and all claims, demands, suits at law or equity, actions, penalties, losses, damages (both to persons and/or property), or costs, of whatsoever kind or nature, brought against the one Party arising out of, in connection with, or incident to the other Party's performance or failure to perform any aspect of this Agreement, provided, however, that if such claims are caused by or result from the concurrent negligence of (a) UTILITY and (b) ATKINSON, their respective employees and/or officers, or involves those actions covered by RCW 4.24.115, this indemnity provision shall be valid and enforceable only to the extent of the negligence of UTILITY or ATKINSON, and provided further, that nothing herein shall require the UTILITY or ATKINSON to hold harmless or defend the other or its employees and/or officers from any claims arising from that Party's sole negligence or that of its employees and/or officers. The terms of this section shall survive the termination of this Agreement.
- 7.2 Disputes: If a dispute occurs between the UTILITY and ATKINSON at any time during the prosecution of the Work, the Parties agree to negotiate at the management level to resolve any issues. Should such negotiations fail to produce a satisfactory resolution, the Parties agree to enter into mediation before proceeding to any other legal remedy. Each Party shall be responsible for its own fees and costs. The Parties agree to equally share the cost of a mediator.

- 7.3 Venue: In the event that either Party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this Agreement, the Parties hereto agree that any such action or proceedings shall be brought in the superior court situated in Pierce County, Washington. Each Party shall be responsible for its own attorney's fees and costs.
- 7.4 Termination:
- 7.4.1 Unless otherwise provided herein, UTILITY may terminate this Agreement upon thirty (30) calendar days written notice to ATKINSON. If this Agreement is terminated by UTILITY prior to the fulfillment of the terms stated herein, UTILITY shall reimburse ATKINSON for all actual direct and related indirect expenses and costs, including mobilization, construction engineering, contract administration and overhead costs, incurred up to the date of termination associated with the Work, as well as the cost of non-cancelable obligations, including any redesign, reengineering or re-estimating, if necessary, to delete the Work, and contractor claims, if any, payment in accordance with Section 3. Further, UTILITY acknowledges and agrees that should it terminate this Agreement, such termination shall not relieve the Party identified in Recital 6 from its responsibility to ultimately pay for the design, removal, relocation and/or construction of UTILITY facilities so as not to delay or conflict with the Project.
- 7.5 Amendments: This Agreement may be amended by the mutual agreement of both Parties. Such amendments or modifications shall not be binding unless put in writing and signed by persons authorized to bind each of the Parties.
- 7.6 Independent Contractor: Both Parties shall be deemed independent contractors for all purposes, and the employees of each Party and any of its contractors, subcontractors, consultants, and the employees thereof, shall not in any manner be deemed to be the employees of the other Party.

- 7.7 Audit and Records: During the progress of the Work and for a period of not less than six (6) years from the date of final payment, both Parties shall maintain the records and accounts pertaining to the Work and shall make them available during normal business hours and as often as necessary, for inspection and audit by the other Party, Washington State, and/or Federal Government and copies of all records, accounts, documents or other data pertaining to the Work will be furnished upon request. The requesting Party shall pay the cost of copies produced. If any litigation, claim, or audit is commenced, the record, accounts along with supporting documentation shall be retained until any litigation, claim, or audit finding has been resolved even though such litigation, claim, or audit continues past the six-year retention period.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT AS OF THE DAY AND YEAR LAST WRITTEN BELOW.

UTILITY

ATKINSON

Signature

Signature

By (print name)

By (print name)

Title

Title

Date

Date

ATTACHMENTS:

- ☒ Exhibit A – Assignment/Delegation of Utility Permit/Franchise Rights and Obligations
- ☒ Exhibit B – Plans
- ☐ Exhibit C – Special Provisions
- ☒ Exhibit D – Cost Estimate

Limited Assignment and Delegation of Utility Permit/Franchise Rights and Obligations

This is a Limited Assignment of Rights and Delegation of Obligations (“Assignment”) by and between the Washington State Department of Transportation (“WSDOT”) and Guy F. Atkinson Construction, LLC (“Design-Builder”).

RECITALS

1. WSDOT entered into a design-build contract with Design-Builder, for a highway improvement project on I-90, SR 161, SR 202, & SR 203 – Fish Passage (“Project”).
2. The Project requires the relocation of utilities that are located on WSDOT right of way pursuant to certain Utility Permits or Franchises.
3. WSDOT determined that it is in the best interest of the State of Washington and the traveling public to temporarily assign certain rights and delegate certain obligations under the Utility Permits and Franchises to the Design-Builder for the orderly, efficient, and effective relocation of utility facilities for the Project.
4. Design-Builder agrees that WSDOT’s temporary assignment of rights and delegation of obligations under the Permits and Franchises will facilitate the orderly, efficient, and effective relocation of utility facilities for the Project.

NOW, THEREFORE, IT IS MUTUALLY AGREED THAT:

In consideration of the orderly, efficient, and effective relocation of utility facilities located within state highway right of way in support of the Project, WSDOT does hereby assign, transfer, and delegate unto Design-Builder the Utility Permits and Franchises identified in Exhibit A, subject to the terms and conditions set forth below.

1. This Assignment includes only those rights and obligations under the Permit or Franchise (and the General Provisions, Special Provisions, and Exhibits of the Permit or Franchise, if any) that are necessary or convenient for the Design-Builder to execute the Project.
2. This Assignment includes any amendment to, or replacement of, the Permit or Franchise (and the General Provisions, Special Provisions, and Exhibits thereto, if any) issued by WSDOT after the date of execution of this Assignment.
3. This Assignment does not include the right to amend, revoke, cancel, issue or otherwise modify the Permit or Franchise.
4. This Assignment is non-exclusive and WSDOT retains the right to exercise all rights and obligations under the Permit or Franchise.
5. This Assignment shall automatically terminate upon completion of the Project, unless terminated earlier by WSDOT in writing.
6. Design-Builder agrees that it shall be solely responsible for any causes of action or claims, if any, that arise between the Design-Builder and the Utility during the term of this Assignment; therefore, Design-Builder, its agents, employees, contractors, successors or assigns, will protect, save and hold harmless WSDOT, its authorized agents and employees, from all claims, actions,

costs, damages (both to persons and property), injuries or expenses of any nature whatsoever by reason of the acts or omissions of Design-Builder, its agents, employees, contractors, successors or assigns, arising out of or in connection with Design-Builder's or its agents', employees', contractors', successors', or assigns' acts or omissions related to this Assignment; provided, that if the claims or damages are caused by or result from the concurrent acts or omissions of (a) WSDOT's authorized agents or employees and (b) Design-Builder, its agents, employees, contractors, successors or assigns, this indemnity provision shall be valid and enforceable only to the extent of the acts or omissions of Design-Builder, its agents, employees, contractors, successors or assigns. This provision shall survive the termination of this Assignment.

7. The Design-Builder shall not assign or transfer the rights or obligations granted in this Assignment in any manner whatsoever, unless WSDOT consents thereto in writing.

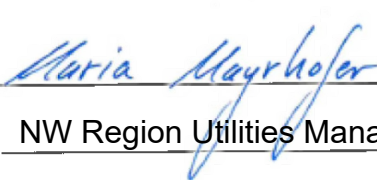
8. WSDOT shall provide a copy of this Assignment to the Utility after it is executed by WSDOT and Design-Builder.

9. The Design-Builder shall exercise its rights and obligations granted in this Assignment in a reasonable and prudent manner.

Design-Builder hereby accepts the rights and assumes the obligations from WSDOT as set forth above.

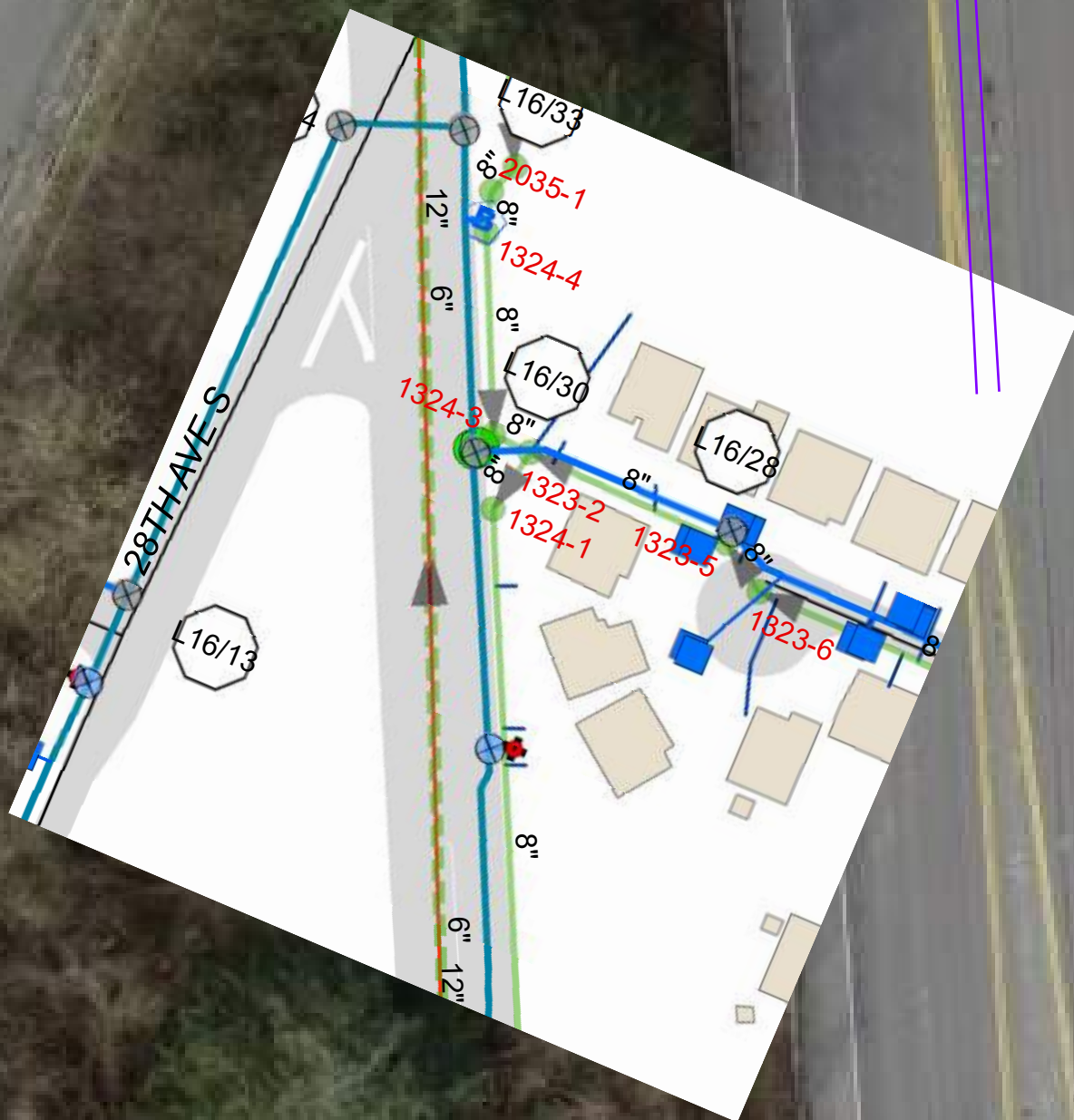
WSDOT hereby assigns the rights and delegates the obligations as set forth above to Design-Builder.


 Title: CONSTRUCTION Manager
 Dated: 11/18/22


 Title: NW Region Utilities Manager
 Dated: 12/7/22

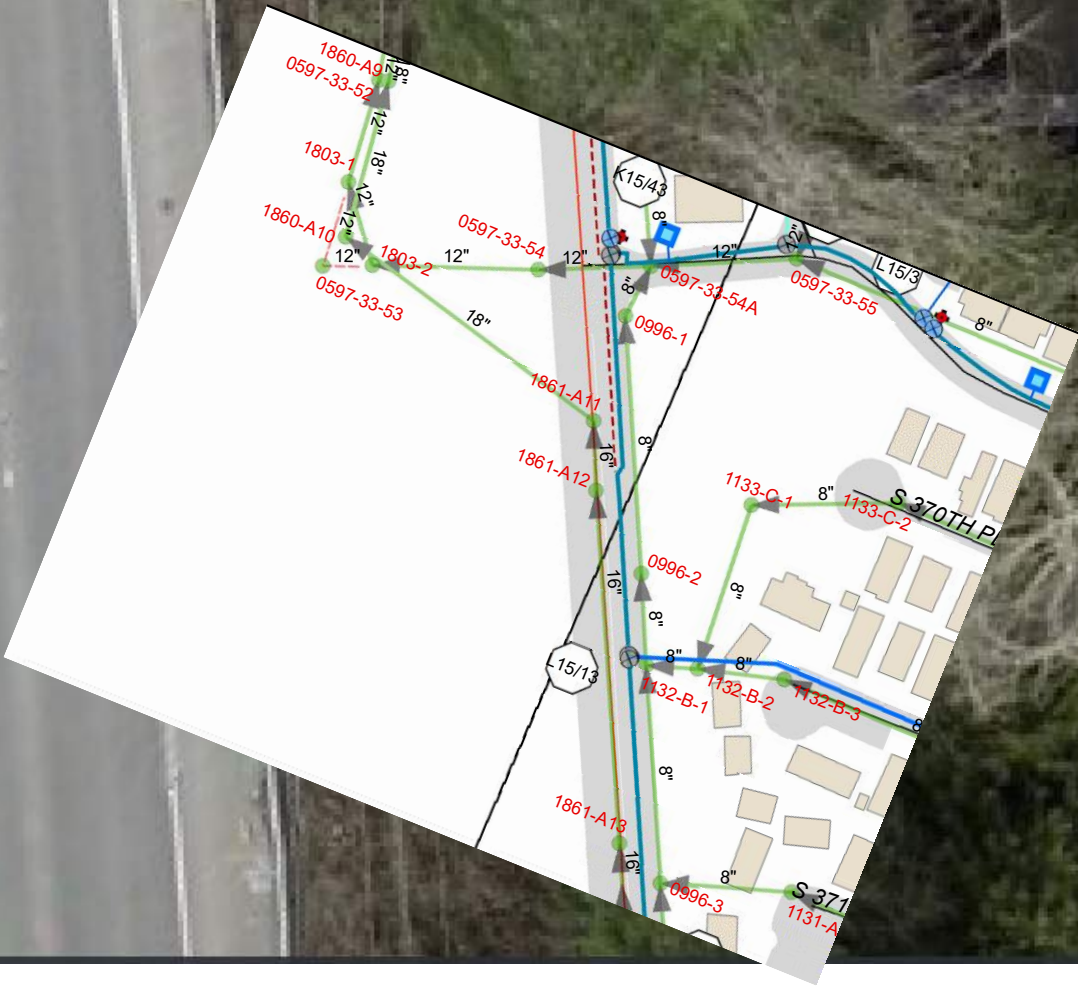
MP 34.14

cut & cap FM's.
C900 pipe.



MP 34.71

cut & cap 16" gravity
sewer. C900 pipe.



C9750 I-90, SR161, SR202 & SR203 Fish Passage Project

Change Order/Issue Number:

80-001000

SCOPE OF WORK:

Sewer Relocation and Design for Edgewood.

MP34.03 includes cut and cap of existing 6" and 12" force mains.

MP34.14 includes cut and cap of existing 6" and 12" force mains.

MP34.71 includes cut and cap of existing 16" gravity sewer line.

All cut and cap lines will be bypassed during construction and reconnected after installation of the box culverts, inspected, tested and turned back on.

DIRECT COST

\$ 521,134 A

ENGINEERING

\$ - B

T&M COST

\$ - C

DESIGN BUILD MARK UP RISK

10.1%
5.0%

\$ 52,809 on A+B

\$ 26,057 on A+B

OH Staff

GRAND TOTAL \$ 600,000

AGREED TO BY:

DATE:

Edgewood _____

Mitchell Huynh-Atkinson _____

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Equip. Labor All Costs	Expend. Matls.	Perm. Matls.	Sub Contract	Total
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PARENT ITEM = 9999100

Description = Utility COs Unit = Takeoff Quan: 0.000 Engr Quan: 0.000

Listing of Sub-Biditems of Parent Item 9999100:

PARENT ITEM = 80001000

Description = City of Edgewood Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

For the sewer and waterline relocation at SR161 MP34.03, 34.14, and 34.71 with City of Edgewood.

MP34.03

The existing 6" and 12" force main will be cut and capped during construction, a temporary bypass, reinstalled after installation of box culvert, and tested.

MP34.14

The existing 6" and 12" force main will be cut and capped during construction, a temporary bypass, reinstalled after installation of box culvert, and tested.

MP34.71

The existing 16" gravity sewer will be cut and capped during construction, a temporary bypass, reinstalled after installtion of the box culvert, and testing.

City of Edgewood will tv the lines once construction and testing is complete.

Listing of Sub-Biditems of Parent Item 80001000:

BID ITEM = 80001035

Description = SR 161 Edgewood Sewer 34.03, 34.14, & 34 Land Item SCHEDULE: 1 100 Unit = LS Takeoff Quan: 1.000 Engr Quan: 0.000

33005000 ~FRANCHISE UTILITIES Quan: 1.00 LS Hrs/Shft: 8.00 Cal: 508 WC: WA0101

**Unreviewed

SEE ATTACHED QUOTE FROM KLB for MP 34.03

Edgewood 6" Force Main Sewer - \$122,815.19

Edgewood 12" Force Main Sewer - \$85,835.84

Total = \$208,651.03

4UT	UTILITIES	1.00	1.00 LS	515,026.400				515,026	515,026
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BID ITEM = 80001050

Description = QA/ENVIRONMENTAL Land Item SCHEDULE: 1 100 Unit = LS Takeoff Quan: 1.000 Engr Quan: 0.000

07001030 QA Personnel Quan: 1.50 MO Hrs/Shft: 8.00 Cal: 508 WC: WA0101

**Unreviewed

Quality Assurance estimated at 160hr and 1.5 mo for vehicle.

160Hr to be split 50/50 between Lakehaven and City of Edgewood.

Lakehaven - 80hr and 0.75mo

City of Edgewood - 80hr and 0.75mo

4QA	QUALITY ASSURANCE	1.00	80.00 HR	76.220				6,098	6,098
8TRPU150C	=> F-150 MOT TRUCK	1.00	0.75 MO	13.637	10			10	
\$6,107.82				[]	10			6,098	6,108

====> Item Totals: 80001050 - QA/ENVIRONMENTAL

\$6,107.82				[]	10			6,098	6,108
6,107.820	1 LS				10.22			6,097.60	6,107.82

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit Unit	Unit Cost	Equip. Labor All Costs	Expend. Matls.	Perm. Matls.	Sub Contract	Total
BID ITEM	= 80001050								
Description =	QA/ENVIRONMENTAL		Land Item Unit =	SCHEDULE: 1 100					
				LS Takeoff Quan:		1.000	Engr Quan:		0.000
Total of Above Sub-Biditems									
====> Item Totals:	80001000	- City of Edgewood							
\$521,134.22				[]	10		521,124	521,134	
521,134.220	1 LS				10.22		521,124.00	521,134.22	
Total of Above Sub-Biditems									
====> Item Totals:	9999100	- Utility COs							
\$521,134.22				[]	10		521,124	521,134	
0.000	0								
\$521,134.22	*** Report Totals ***				10		521,124	521,134	

>>> indicates Non Additive Activity

-----Report Notes:-----

The estimate was prepared with BID Quantities.

This report shows TAKEOFF Quantities with the resources.

'Unreviewed' Activities are marked.

Bid Date: 08/31/22 Owner: Engineering Firm:

Estimator-In-Charge: DLR

JOB DOES NOT HAVE NOTES

* on units of MH indicate average labor unit cost was used rather than base rate.

[] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens

In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

-----Calendar Codes-----

410 4 - 10 HR DAYS
 508 5 - 8 HR DAYS STD WORK WEEK (Default Calendar)
 509 5 - 9 HR DAYS
 510 5 - 10 HR DAYS
 610 6 - 10 HR DAYS
 612 6 - 12 HR DAY
 S10 SATURDAY - 10 HR DAY
 S12 SATURDAY - 12 HR DAY
 S8 SATURDAY - 8 HR DAY
 SX8 SAT & SUN - 8 HR DAY
 W1S WEEKEND SINGLE SHIFT NIGHTS
 W2S WEEKEND WORK ROUND CLOCK
 X10 SUNDAY - 10 HR DAY
 X12 SUNDAY - 12 HR DAY
 X8 SUNDAY - 8 HR DAY