CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA
Tuesday, November 18, 2025 – 7:00 PM ♦ City Hall 10440 Dom Calata Way E ♦ Edgewood, WA
Meeting Link: https://cityofedgewood-org.zoom.us/s/86916509308

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1. **CALL TO ORDER**
   Roll Call, Pledge of Allegiance
2. **PRESENTATION**
   - **A.** Traffic Impact Fee (TIF) Program Update - Transpo Group
3. **COUNCIL BUSINESS**
   - **A.** Equity, Diversity, and Inclusion Council Sub-Committee Update
   - **B.** Economic Development Advisory Board (EDAB) Updates
   - **C.** Annual CIP Update
   - **D.** Property Tax Levy
   - **E.** General Budget Discussion
4. **OTHER COUNCIL ITEMS**
5. **ADJOURN**

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

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: Traffic Impact Fee (TIF) Program Update - Transpo Group	**Agenda Item #:** 2.A
	For Agenda of: 11/18/2025
	Prepared by: Jeremy Metzler

Attachments (list):

1. Edgewood TIF Update - City Council Meeting 11.04.2025
2. Edgewood Schedule of Transportation Impact Fees - Oct 2025_v3

Approval of Materials:		**Expenditure Required:**
Jeremy Metzler		N/A
Rachel Pitzel, Assistant City Administrator	11/12/2025	**Amount Budgeted:** N/A
Dave Olson, Mayor	11/12/2025	**Timeline:** ~~07/01/2025 SS~~ ~~08/19/2025 SS~~ ~~09/02/2025 SS~~ 11/18/2025 SS 11/25/2025 RCM

Summary Statement: Pursuant to RCW Chapter 82.02, the City of Edgewood has adopted a Traffic Impact Fee (TIF) Program. As currently codified, TIF's are established and regulated under Edgewood Municipal Code (EMC) Chapter 4.30, and Council passed Ordinance 25-0684 on June 24, 2025, allowing the Council to update the TIF by resolution (without the need to amend the EMC).

The City Council held a discussion about the TIF Program and the base rate calculation at their August 19, 2025 Study Session. The recording can be viewed here: https://vimeo.com/1111684817. Briefly summarizing the numbers:

- Current base rate: $12,140 per PM peak-hour trip
- New calculated maximum base rate: $12,426 (↑ 2.4% from current)
- Other cities in our region range from $4,500 (Puyallup) to $15,427 (North Bend) - summarized here: https://mrsc.org/getmedia/7b937ea4-f666-4b86-b21d-fd21f43115e3/m58impactFeeCompare.pdf.
- The current TIF fund balance is $5.65M, as of September 30, 2025.

Additional information was shared with the City Council at the September 2, 2025 study session. Following that discussion, staff reviewed the Economic Development Advisory Board's (EDAB) recommendation regarding certain non-residential land uses with Transpo Group, and tonight's presentation summarizes their findings and recommendations. Also attached herewith is a draft fee schedule demonstrating the effective change in rates for specific land uses, cross-referencing the Institute of Transportation Engineers (ITE) land use codes with the City of Edgewood Land Use Table.

Following tonight's presentation and any further direction from the City Council, staff is prepared to present an adopting ordinance for the Council's consideration as soon as next week's regular meeting.

Item History:
N/A

Recommended Action:
Presentation followed by discussion regarding Traffic Impact Fee (TIF) Program Update - Transpo Group

Fiscal Note/Consideration:
See Summary Statement

CITY OF EDGEWOOD
TRAFFIC IMPACT FEE UPDATE

City Council Meeting

November 4, 2025

EDGEWOOD Washington

transpogroup
WHAT TRANSPORTATION CAN BE.

AGENDA

- TIF Reduction Factors
  - Diverted Trips
  - Trip Length
- Example TIF Calculations
- Feedback / Questions

TIF REDUCTION FACTORS

Purpose:

- Implement TIF reductions for the uses identified by the EDAB
- Identify data sources and quantify reduction percentages to support reductions

The Economic Development Advisory Board voted 4-0 to recommend that the City Council exempt the following non-residential land uses from Transportation Impact Fees:

- Manufacturing, Craft
- Pet and Pet Supplies Stores
- Retail Trade, All Other
- Business and Professional Services, General
- Consumer Goods Rental
- Community Care & Walk-in Clinics
- Indoor Arts, Entertainment, and Recreation Activities, Other
- Outdoor Arts, Entertainment, and Recreation Activities, Other
- Special Food Services
- Drinking Places for Alcoholic Beverages
- Restaurants, Full Service
- Personal Care Services
- Veterinary Services
- Pet Care Services, All Other

TIF PROGRAM STRUCTURE

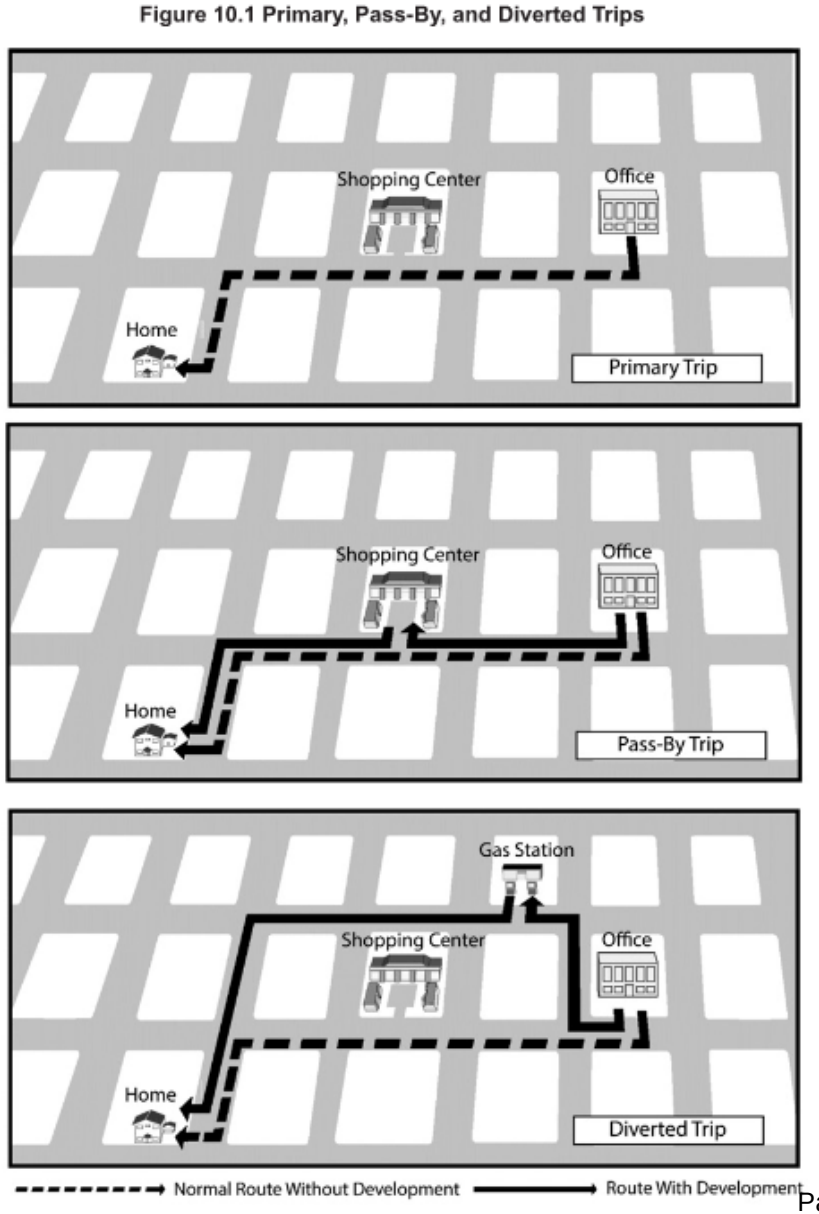
Current Approach with No Reductions
(Single TIF rate applied to all land uses)

Proposed Approach with Some Reductions
(Land-Use by Land-Use TIF reductions)

No Matter What, There are Always Tradeoffs

DIVERTED TRIP REDUCTION FACTOR

- Accounts for existing trips that are already in the network
- Applies only to some commercial uses
  - Retail Establishments
  - Banks
  - Restaurants
  - Gas Stations



TRIP LENGTH ADJUSTMENT FACTOR

- Proportionately adjusts TIF rate based on average trip length of each land use type
- Trip length data gathered from a third-party platform based on fleet, mobile device, and demographic data.
- General trends:
  - Trips to/from stores & restaurants are generally shorter
  - Trips to/from home & work are generally longer

Trip Purpose	Avg. Trip Length (mi)
Home	9.1
Work	10.4
Shop	**5.5**
Social	10.1
School	2.5
Errands	**6.6**
Commercial (freight)	9.1
Recreation	7.1
Other	7.0
Eat	**5.1**
Lodging (hotels, etc.)	7.4
ALL TRIPS	9.0

Source: Replica Data for the City of Edgewood on an Average Weekday in Spring 2025

COMBINED TIF RATE REDUCTION

- Reductions associated with the diverted trip and trip length were combined and applied to the base rates
- Updated rate sheet for all land uses provided in the packet

Land Use Category	Examples	Approx. TIF Rate Change
Residential	Single- and Multi-Family Housing	less than +5%
Retail	Supermarket, Retail Stores, Banks	-30% to -65%
Business/Professional Services	General Office	+20%
Schools	Elementary/Middle/High Schools	-70%
Healthcare	Medical Office, Clinic, Day Care	-25%
Recreational	Gym, Movie Theater, Bowling Alley	-20%
Restaurant/Dining	Sit-Down, Quick Service, Fast-Food Restaurants	-40% to -80%
Services	Hair Salon, Auto Service	-20% to -50%

EXAMPLE TIF CALCULATIONS

Quick Service Restaurant

- Examples: Chipotle, Subway, etc.
- Example Restaurant Size: 2,000 sf
- Reduction = 64%

	Current TIF Rate	Proposed TIF Rate (with Reductions)
Rate per ksf	$86,843 / ksf	$31,324 / ksf
Impact Fee	$173,687	$62,647

ksf = 1,000 square feet

EXAMPLE TIF CALCULATIONS

Full-Service (Sit-Down) Restaurant

- Examples: Applebee's, Red Robin, BJ's, etc.
- Example Restaurant Size: 4,000 sf
- Reduction = 68%

	Current TIF Rate	Proposed TIF Rate (with Reductions)
Rate per ksf	$62,624 / ksf	$20,038 / ksf
Impact Fee	$250,497	$80,154

ksf = 1,000 square feet

EXAMPLE TIF CALCULATIONS

Community Grocer

- Examples: Tacoma Boys, Trader Joe's, PCC, etc.
- Example Store Size: 8,000 sf
- Reduction = 61%

	Current TIF Rate	Proposed TIF Rate (with Reductions)
Rate per ksf	$82,576 / ksf	$32,039 / ksf
Impact Fee	$660,610	$256,314

ksf = 1,000 square feet

* Note that these calculations are based on standard ITE rates for a Supermarket.

QUESTIONS

City of Edgewood
DRAFT Schedule of Transportation Impact Fees
Cost per PM peak hour trip end = $12426

Land Use Category - ITE 12th Edition	Land Use Subcategory	Notes (see below)	ITE Land Use Code	Lad Use Category - EMC 18.50.070	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By & Diverted Trip Reduction Factor (2)	Net New Trip Rate (3)	Average Trip Length (miles)	Trip Length Adjustment Factor (4)	Impact Fee per Unit (5)	Change from Prior Rate
RESIDENTIAL												
Single-Family Detached Housing		2	210	Detached Dwelling	0.93	Dwelling Unit	1.00	0.93	9.10	1.01	$11,685	3.5%
Single-Family Attached Housing		2	215	Accessory Dwelling Unit (ADU)	0.51	Dwelling Unit	1.00	0.51	9.10	1.01	$6,408	3.5%
Multifamily housing (low-rise)		2	220	Middle Housing, Multifamily, Live/Work Unit	0.52	Dwelling Unit	1.00	0.52	9.10	1.01	$6,533	3.5%
Multifamily housing (mid-rise)	Not Close to Rail Transit	2	221	Apartment	0.38	Dwelling Unit	1.00	0.38	9.10	1.01	$4,774	3.5%
Affordable Housing	Income Limits		223	*Various*	0.46	Dwelling Unit	1.00	0.46	9.10	1.01	$5,779	3.5%
Affordable Housing	Senior	1	223	*Various*	0.17	Dwelling Unit	1.00	0.17	9.10	1.01	$2,136	3.5%
Mobile Home Park		2	240	Manufactured Home	0.46	Dwelling Unit	1.00	0.46	9.10	1.01	$5,779	3.5%
Senior Adult Housing - Single-Family		2	251	*Various*	0.29	Dwelling Unit	1.00	0.29	9.10	1.01	$3,644	3.5%
Senior Adult Housing - Multifamily		2	252	*Various*	0.25	Dwelling Unit	1.00	0.25	9.10	1.01	$3,141	3.5%
Assisted Living			254	Adult Family Home, Assisted Living Facilities	0.26	Bed	1.00	0.26	9.10	1.01	$3,267	3.5%
Continuing Care Retirement Community		2	255	Assisted Living Facilities	0.19	Units	1.00	0.19	9.10	1.01	$2,387	3.5%
AGRICULTURE AND RESOURCE (Sector 11-21)												
Nursery (Garden Center)		3 (a)	817	Agricultural Sales	6.94	1,000 sf GFA	0.75	5.21	5.50	0.61	$39,525	-37.4%
Nursery (Wholesale)		1, 3 (a)	818	Agricultural Sales	5.24	1,000 sf GFA	0.75	3.93	5.50	0.61	$29,843	-37.4%
UTILITIES (Sector 22)												
Utility		2	170	Utilities Sector	2.16	1,000 sf GFA	1.00	2.16	9.10	1.01	$27,138	3.5%
MANUFACTURING (Sector 31-33)												
General Light Industrial		2	110	Manufacturing, Light	0.49	1,000 sf GFA	1.00	0.49	9.10	1.01	$6,156	3.5%
Industrial Park			130	Manufacturing, Craft	0.23	1,000 sf GFA	1.00	0.23	9.10	1.01	$2,890	3.5%
Manufacturing		2	140	Manufacturing, Heavy	0.63	1,000 sf GFA	1.00	0.63	9.10	1.01	$7,915	3.5%
WHOLESALE AND RETAIL TRADE (Sector 42, 44-45)												
Building Materials and Lumber Store		3 (a)	812	Retail Trade, All Other	1.59	1,000 sf GFA	0.75	1.19	5.50	0.61	$9,055	-37.4%
Free-Standing Discount Superstore			813	Retail Trade, All Other	4.32	1,000 sf GFA	0.71	3.07	5.50	0.61	$23,291	-37.4%
Free-Standing Discount Store		2	815	Retail Trade, All Other	4.86	1,000 sf GFA	0.41	1.99	5.50	0.61	$15,131	-67.9%
Hardware/Paint Store			816	Retail Trade, All Other	2.98	1,000 sf GFA	0.44	1.31	5.50	0.61	$9,957	-62.8%
Shopping Center (>150k)	GLA (150k-300k)	2	820	Retail Trade, All Other	3.26	1,000 sf GLA	0.43	1.40	5.50	0.61	$10,645	-62.1%
Shopping Center (>150k)	GLA (300k-900k)	2	820	Retail Trade, All Other	3.26	1,000 sf GLA	0.56	1.83	5.50	0.61	$13,863	-56.8%
Shopping Plaza (40-150k)	Supermarket - Yes	2	821	Retail Trade, All Other	8.58	1,000 sf GLA	0.37	3.17	5.50	0.61	$24,107	-61.4%
Shopping Plaza (40-150k)	Supermarket - No		821	Retail Trade, All Other	4.76	1,000 sf GLA	0.37	1.76	5.50	0.61	$13,374	-61.4%
Strip Retail Plaza (<40k)		2, 3 (b)	822	Retail Trade, All Other	6.29	1,000 sf GLA	0.37	2.33	5.50	0.61	$17,673	-61.4%
Automobile Sales (New)		2, 3 (a)	840	Automobile and Other Motor Vehicle Dealers	2.29	1,000 sf GLA	0.62	1.42	5.50	0.61	$10,781	-48.3%
Automobile Sales (Used)		3 (a)	841	Automobile and Other Motor Vehicle Dealers	3.75	1,000 sf GFA	0.62	2.33	5.50	0.61	$17,655	-48.3%
Supermarket		2	850	Retail Trade, All Other	8.79	1,000 sf GFA	0.48	4.22	5.50	0.61	$32,039	-60.5%
Convenience Store		3 (d)	851	Retail Trade, All Other	48.30	1,000 sf GFA	0.48	23.18	5.50	0.61	$176,052	-60.5%
Discount Club			857	Retail Trade, All Other	4.21	1,000 sf GFA	0.66	2.78	5.50	0.61	$21,100	-37.4%
Wholesale Market		1, 3 (d)	860	Wholesale Trade	1.76	1,000 sf GFA	0.48	0.84	5.50	0.61	$6,415	-60.5%
Home Improvement Superstore			862	Retail Trade, All Other	2.28	1,000 sf GFA	0.34	0.78	5.50	0.61	$5,887	-63.3%
Toy/Children's Superstore		1, 3 (b)	864	Retail Trade, All Other	5.00	1,000 sf GFA	0.37	1.85	5.50	0.61	$14,048	-61.4%
Baby Superstore		1, 3 (b)	865	Retail Trade, All Other	1.82	1,000 sf GFA	0.37	0.67	5.50	0.61	$5,114	-61.4%
Pet Supply Superstore		1, 3 (b)	866	Pet and Pet Supplies Stores	3.55	1,000 sf GFA	0.37	1.31	5.50	0.61	$9,974	-61.4%
Office Supply Superstore		1, 3 (b)	867	Retail Trade, All Other	2.77	1,000 sf GFA	0.37	1.02	5.50	0.61	$7,783	-61.4%
Book Superstore		1, 3 (b)	868	Retail Trade, All Other	15.83	1,000 sf GFA	0.37	5.86	5.50	0.61	$44,477	-61.4%
Discount Home Furnishing Superstore		3 (b)	869	Retail Trade, All Other	1.57	1,000 sf GFA	0.37	0.58	5.50	0.61	$4,411	-61.4%
Bed and Linen Superstore		1, 3 (b)	872	Retail Trade, All Other	2.22	1,000 sf GFA	0.37	0.82	5.50	0.61	$6,237	-61.4%
Department Store		3 (b)	875	Retail Trade, All Other	1.95	1,000 sf GFA	0.37	0.72	5.50	0.61	$5,479	-61.4%
Apparel Store		3 (b)	876	Retail Trade, All Other	5.77	1,000 sf GFA	0.37	2.13	5.50	0.61	$16,212	-61.4%
Arts and Crafts Store		1, 3 (b)	879	Retail Trade, All Other	6.21	1,000 sf GFA	0.37	2.30	5.50	0.61	$17,448	-61.4%
Pharmacy/Drug Store without Drive-Through			880	Retail Trade, All Other	8.51	1,000 sf GFA	0.33	2.81	6.60	0.73	$25,590	-47.3%
Pharmacy/Drug Store with Drive-Through			881	Retail Trade, All Other	10.24	1,000 sf GFA	0.38	3.89	6.60	0.73	$35,458	-44.1%
Furniture Store		2	890	Retail Trade, All Other	0.57	1,000 sf GFA	0.16	0.09	5.50	0.61	$693	-78.7%
Medical Equipment Store		1, 3 (a)	897	Retail Trade, All Other	1.24	1,000 sf GFA	0.75	0.93	6.60	0.73	$8,475	-24.9%
Liquor Store		3 (a)	899	Retail Trade, All Other	16.71	1,000 sf GFA	0.75	12.53	5.50	0.61	$95,168	-37.4%
Walk-in Bank		1, 3 (e)	911	Retail Trade, All Other	12.13	1,000 sf GFA	0.45	5.46	6.60	0.73	$49,740	-48.0%
Drive-in Bank			912	Retail Trade, All Other	21.03	1,000 sf GFA	0.45	9.46	6.60	0.73	$86,235	-48.0%
Copy, Print, and Express Ship Store		1, 3 (a)	920	Retail Trade, All Other	7.42	1,000 sf GFA	0.75	5.57	6.60	0.73	$50,711	-24.9%
Gasoline/Service Station			944	Gasoline Stations, Alternative Fueling Stations	14.23	Vehicle Fueling Position	0.12	1.71	6.60	0.73	$15,560	-79.1%
Convenience Store/Gas Station	GFA (2-4k) - VFP (2-8)		945	Gasoline Stations	15.85	Vehicle Fueling Position	0.16	2.54	6.60	0.73	$23,109	-72.7%
Convenience Store/Gas Station	GFA (2-4k) - VFP (9-20)		945	Gasoline Stations	15.85	Vehicle Fueling Position	0.25	3.96	6.60	0.73	$36,108	-24.9%
TRANSPORTATION AND WAREHOUSING (Sector 48-49)												
Warehousing		2	150	Warehousing and Storage, All Other	0.15	1,000 sf GFA	1.00	0.15	9.10	1.01	$1,885	3.5%
Mini-Warehouse			151	Mini-Warehouses and Self-Storage Units	0.14	1,000 sf GFA	1.00	0.14	9.10	1.01	$1,759	3.5%
High-Cube Transload and Short-Term Storage Warehouse			154	Warehousing and Storage, All Other	0.10	1,000 sf GFA	1.00	0.10	9.10	1.01	$1,256	3.5%
High-Cube Fulfillment Center Warehouse	Non-Sort		155	Warehousing and Storage, All Other	0.14	1,000 sf GFA	1.00	0.14	9.10	1.01	$1,759	3.5%
BUSINESS AND PROFESSIONAL SERVICES (Sector 51-56)												
General Office Building		2	710	General	1.18	1,000 sf GFA	1.00	1.18	10.40	1.16	$16,944	18.3%
Small Office Building			712	General	2.16	1,000 sf GFA	1.00	2.16	10.40	1.16	$31,015	18.3%
Research and Development Center		2	760	General	0.45	1,000 sf GFA	1.00	0.45	10.40	1.16	$6,462	18.3%
Construction Equipment Rental Store		1, 3 (a)	811	Commercial and Industrial Equipment Rentals	0.99	1,000 sf GFA	0.75	0.74	5.50	0.61	$5,638	-37.4%
Beverage Container Recycling Depot		1, 3 (a), 4 (a)	895	Waste Management and Remediation Services, All Other	10.10	1,000 sf GFA	0.75	7.58	6.60	0.73	$69,026	-24.9%
EDUCATIONAL SERVICES (Sector 61)												
Elementary School			520	Elementary and Secondary Schools	0.16	Students	1.00	0.16	2.50	0.28	$552	-71.6%
Middle School/Junior High School			522	Elementary and Secondary Schools	0.15	Students	1.00	0.15	2.50	0.28	$518	-71.6%
High School			525	Elementary and Secondary Schools	0.15	Students	1.00	0.15	2.50	0.28	$518	-71.6%
School District Office		2	528	Educational Services, All Other	0.72	Employee	1.00	0.72	10.40	1.16	$10,338	18.3%
Private School (K-12)		1	532	Elementary and Secondary Schools	0.19	Students	1.00	0.19	2.50	0.28	$656	-71.6%
Junior/Community College			540	Junior Colleges, Colleges, Universities, and Professional Schools	0.11	Students	1.00	0.11	2.50	0.28	$380	-71.6%
University/College		2	550	Junior Colleges, Colleges, Universities, and Professional Schools	0.15	Students	1.00	0.15	2.50	0.28	$518	-71.6%
HEALTH CARE AND SOCIAL ASSISTANCE (Sector 62)												
Hospital			610	Hospitals	0.86	1,000 sf GFA	1.00	0.86	7.00	0.78	$8,312	-20.4%
Nursing Home			620	Nursing and Residential Care Facilities	0.59	1,000 sf GFA	1.00	0.59	7.00	0.78	$5,702	-20.4%
Clinic			630	Ambulatory Health Care Services, All Other Community Care and Walk-in Clinics Vocational Rehabilitation Services	3.67	1,000 sf GFA	1.00	3.67	7.00	0.78	$35,469	-20.4%
Free-Standing Emergency Room		1	650	Ambulatory Health Care Services, All Other	1.52	1,000 sf GFA	1.00	1.52	7.00	0.78	$14,690	-20.4%
Medical-Dental Office Building	Stand-Alone	2	720	Ambulatory Health Care Services, All Other	3.42	1,000 sf GFA	1.00	3.42	6.60	0.73	$31,164	-24.9%
Day Care Center		2	565	Child Daycare Services, All Other	0.79	Students	0.24	0.19	2.50	0.28	$654	-87.8%
Adult Detention Center			571	Social Assistance, All Other	0.25	Employee	1.00	0.25	10.40	1.16	$3,590	18.3%
ARTS, ENTERTAINMENT, AND RECREATION (Sector 71)												
Golf Course		1	430	Golf Courses and Country Clubs	0.28	Acre	1.00	0.28	7.10	0.79	$2,745	-19.3%
Miniature Golf Course		1	431	Outdoor Arts, Ent., and Rec. Activities, Other	0.33	Holes	1.00	0.33	7.10	0.79	$3,235	-19.3%
Golf Driving Range			432	Outdoor Arts, Ent., and Rec. Activities, Other	1.25	Tees/Driving Positions	1.00	1.25	7.10	0.79	$12,253	-19.3%
Batting Cages		1	433	Indoor Arts, Ent., and Rec. Activities, Other	2.22	Cages	1.00	2.22	7.10	0.79	$21,762	-19.3%
Rock Climbing Gym		1	434	Indoor Arts, Ent., and Rec. Activities, Other	1.64	1,000 sf GFA	1.00	1.64	7.10	0.79	$16,076	-19.3%
Multipurpose Recreational Facility		1	435	Indoor Arts, Ent., and Rec. Activities, Other	3.44	1,000 sf GFA	1.00	3.44	7.10	0.79	$33,721	-19.3%
Trampoline Park		1	436	Indoor Arts, Ent., and Rec. Activities, Other	1.5	1,000 sf GFA	1.00	1.50	7.10	0.79	$14,704	-19.3%
Bowling Alley		1	437	Indoor Arts, Ent., and Rec. Activities, Other	1.16	1,000 sf GFA	1.00	1.16	7.10	0.79	$11,371	-19.3%
Adult Cabaret		1	440	Sexually Oriented Entertainment	2.93	1,000 sf GFA	1.00	2.93	7.10	0.79	$28,722	-19.3%
Movie Theatre		1	445	Indoor Arts, Ent., and Rec. Activities, Other	0.08	Seats	1.00	0.08	7.10	0.79	$784	-19.3%
Casino		2	473	Gambling Industries	22.61	1,000 sf GFA	1.00	22.61	7.10	0.79	$221,640	-19.3%
Soccer Complex		1	488	Outdoor Arts, Ent., and Rec. Activities, Other	16.43	Fields	1.00	16.43	7.10	0.79	$161,059	-19.3%
Tennis Courts		1	490	Outdoor Arts, Ent., and Rec. Activities, Other	4.21	Tennis Court	1.00	4.21	7.10	0.79	$41,270	-19.3%
Racquet/Tennis Club		1	491	Outdoor Arts, Ent., and Rec. Activities, Other	3.82	Tennis Court	1.00	3.82	7.10	0.79	$37,446	-19.3%
Health/Fitness Club			492	Indoor Arts, Ent., and Rec. Activities, Other	3.77	1,000 sf GFA	1.00	3.77	7.10	0.79	$36,956	-19.3%
Athletic Club		1	493	Indoor Arts, Ent., and Rec. Activities, Other	3.38	1,000 sf GFA	1.00	3.38	7.10	0.79	$33,133	-19.3%
Recreational Community Center			495	Indoor Arts, Ent., and Rec. Activities, Other	2.89	1,000 sf GFA	1.00	2.89	7.10	0.79	$28,330	-19.3%
Museum		1	580	Museums and Art Galleries	0.25	Employee	1.00	0.25	7.00	0.78	$2,416	-20.4%
Library			590	Libraries	8.56	1,000 sf GFA	1.00	8.56	7.00	0.78	$82,730	-20.4%
ACCOMIDATION (Sector 721)												
Hotel		2	310	Hotels and Motels (except Casino Hotels)	0.47	Room	1.00	0.47	7.40	0.82	$4,802	-15.8%
All Suites Hotel		2	311	Hotels and Motels (except Casino Hotels)	0.34	Room	1.00	0.34	7.40	0.82	$3,474	-15.8%
Motel		2	320	Hotels and Motels (except Casino Hotels)	0.37	Room	1.00	0.37	7.40	0.82	$3,780	-15.8%
Campground/Recreational Vehicle Park		1	416	RV Parks and Recreational Camps	0.98	Acres	1.00	0.98	7.10	0.79	$9,607	-19.3%
FOOD SERVICE AND DRINKING PLACES (Sector 722)												
Fast Casual Restaurant		3 (f)	930	Restaurants, Full Service	14.35	1,000 sf GFA	0.31	4.45	5.10	0.57	$31,324	-68.5%
Fine Dining Restaurant			931	Restaurants, Full Service	8.10	1,000 sf GFA	0.29	2.35	5.10	0.57	$16,540	-70.0%
High Turnover (Sit-Down) Restaurant			932	Restaurants, Full Service	9.18	1,000 sf GFA	0.31	2.85	5.10	0.57	$20,038	-68.5%
Fast Food Restaurant without Drive-Through Window		3 (g)	933	Restaurants, Limited Service	36.73	1,000 sf GFA	0.26	9.55	5.10	0.57	$67,244	-66.5%
Fast Food Restaurant with Drive-Through Window			934	Restaurants, Limited Service	31.60	1,000 sf GFA	0.26	8.22	5.10	0.57	$57,852	-66.5%
Fast Food Restaurant with Drive-Through and No Indoor Seating			935	Restaurants, Limited Service	59.50	Drive-Through Lanes	0.43	25.59	5.10	0.57	$180,154	-63.9%
Coffee/Donut Shop without Drive-Through Window		3 (h)	936	Restaurants, Full Service	31.53	1,000 sf GFA	0.10	3.15	5.10	0.57	$22,202	-83.4%
Coffee/Donut Shop with Drive-Through Window		3 (h)	937	Restaurants, Limited Service	39.00	1,000 sf GFA	0.10	3.90	5.10	0.57	$27,461	-83.4%
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating			938	Restaurants, Limited Service	15.08	Drive-Through Lanes	0.02	0.30	5.10	0.57	$2,124	-42.0%
Wine Tasting Room		1, 3 (f)	970	Drinking Places for Alcoholic Beverages	9.84	1,000 sf GFA	0.31	3.05	10.10	1.12	$42,537	-37.5%
Brewery Tap Room		1, 3 (f)	971	Drinking Places for Alcoholic Beverages	9.83	1,000 sf GFA	0.31	3.05	10.10	1.12	$42,494	-37.5%
Food Cart Pod		1, 3 (a)	926	Snack and Nonalcoholic Beverage Bars	6.16	Food Carts	0.75	4.62	5.10	0.57	$32,531	-42.0%
Drinking Place		3 (f)	975	Drinking Places for Alcoholic Beverages	6.44	1,000 sf GFA	0.31	2.00	10.10	1.12	$27,839	-37.5%
SERVICES (Sector 811-812)												
Animal Hospital/Veterinary Clinic		2	640	Veterinary Services	3.53	1,000 sf GFA	1.00	3.53	7.00	0.78	$34,116	-20.4%
Automobile Parts Sales			843	Automotive Repair and Maintenance, All Other	4.86	1,000 sf GFA	0.57	2.77	5.50	0.61	$21,036	-37.4%
Tire Store			848	Automotive Repair and Maintenance, All Other	3.85	1,000 sf GFA	0.65	2.50	5.50	0.61	$19,003	-45.8%
Tire Superstore		3 (c)	849	Automotive Repair and Maintenance, All Other	2.11	1,000 sf GFA	0.65	1.37	5.50	0.61	$10,415	-45.8%
Hair Salon		1, 3 (a)	918	Personal Care Services	1.45	1,000 sf GFA	0.75	1.09	6.60	0.73	$9,910	-24.9%
Quick Lubrication Vehicle Shop		3 (i)	941	Automotive Oil Change and Lubrication Shops	8.70	Servicing Position	0.57	4.96	6.60	0.73	$45,188	-24.9%
Automobile Care Center		2, 3 (i)	942	Automotive Repair and Maintenance, All Other	4.90	1,000 sf GLA	0.57	2.79	6.60	0.73	$25,451	-24.9%
Automobile Parts and Service Center		3 (i)	943	Automotive Repair and Maintenance, All Other	2.06	1,000 sf GLA	0.57	1.17	6.60	0.73	$10,700	-24.9%
Self-Service Car Wash		3 (i)	947	Car Washes	4.69	Wash Stall	0.12	0.56	6.60	0.73	$5,128	-79.1%
Automated Car Wash		1, 3 (i)	948	Car Washes	22.40	Car Wash Tunnels	0.12	2.69	6.60	0.73	$24,494	-79.1%
Car Wash and Detail Center		1, 3 (i)	949	Car Washes	13.60	Wash Stall	0.12	1.63	6.60	0.73	$14,871	-79.1%
CIVIC AND PUBLIC USES (Sector 813)												
Public Park			411	Parks, Open Space, and Public Recreation	0.15	Acres	1.00	0.15	7.10	0.79	$1,470	-19.3%
Church			560	Religious Assembly	0.43	1,000 sf GFA	1.00	0.43	7.00	0.78	$4,156	-20.4%
Cemetery		1	566	Cemeteries	3.81	Employee	1.00	3.81	10.40	1.16	$54,708	18.3%
United States Post Office			732	Administrative Public Facility	16.73	1,000 sf GFA	1.00	16.73	6.60	0.73	$152,450	-24.9%
Fire and Rescue Station		1	575	Social Assistance, All Other	0.44	Employee	1.00	0.44	10.40	1.16	$6,318	18.3%

* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.
** The "Pass-By & Diverted Trip Reduction Factor" reduces the average trip rate based on average pass-by and diverted trip percentages published in the *ITE Trip Generation Handbook* (3rd Edition, 2021) and previously adopted factors.

ADJUSTED TRIP RATE CALCULATION:	**ITE Trip Rate (1)**	**X**	**Pass-By & Diverted Trip Reduction Factor (2)**	**=**	**Net New Trip Rate (3)**			
IMPACT FEE CALCULATION:	**Net New Trip Rate (3)**	**X**	**$12,426 per New PM Peak Hour Trip**	**X**	**Trip length Adjustment Factor (4)**	**=**	**Impact Fee per Unit of Development (5)**	

NOTES:
(1) *Trip Generation Manual* (12th Edition, 2021) has less than 6 studies supporting this average rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.
(2) Alternatively, the weekday PM peak hour trip regression equation in *Trip Generation Manual* can be used instead of the average trip rate identified in the table. However, the equation must be used according to the instructions in *Trip Generation Manual*.
(3) No pass-by rates are available. Pass-by and diverted trip rates were estimated from other similar uses as described below.

Code	Land Use	Pass-By Trip Reduction	Diverted Trip Reduction	Pass-By & Diverted Trip Reduction Factor
3 (a)	No Data Available 25% Estimated Pass-by	0.25		0.75
3 (b)	Shopping Plaza (40-150k) (LU #821)	0.40	0.23	0.37
3 (c)	Tire Store (LU #848)	0.25	0.10	0.65
3 (d)	Supermarket (LU #850)	0.24	0.28	0.48
3 (e)	Drive-in Bank (LU #912)	0.35	0.20	0.45
3 (f)	High Turnover (Sit-Down) Restaurant (LU #932)	0.43	0.26	0.31
3 (g)	Fast Food Restaurant with Drive-Through (LU #934)	0.55	0.19	0.26
3 (h)	Based on typical pass-by rate for coffee shops in Edgewood	0.90	-	0.10
3 (i)	Auto Parts Sales (LU #843)	0.43	-	0.57
3 (i)	Gasoline/Service Station (LU #944)	0.57	0.43	0.00

(4) Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. time period not avaiable. The following time period was used instead:

Code	Time Period Used
4 (a)	Weekday, PM Peak Hour of Generator

City Of Edgewood
Council Agenda Summary Sheet

Subject: Equity, Diversity, and Inclusion Council Sub-Committee Update	**Agenda Item #: 3.A**
	For Agenda of: 11/18/2025
	Prepared by: Jill Schwerzler-Herrera
Attachments (list):	
Approval of Materials: Jill Schwerzler-Herrera	**Expenditure Required:**
	Amount Budgeted:
	Timeline: Topic to be added to all future Study Sessions (see item history below)

Summary Statement:

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

Recommended Action:
N/A

Fiscal Note/Consideration:
N/A

City Of Edgewood
Council Agenda Summary Sheet

Subject: Economic Development Advisory Board (EDAB) Updates	**Agenda Item #: 3.B**
	For Agenda of: 11/18/2025
	Prepared by: Jeremy Metzler
Attachments (list):	

Approval of Materials:		**Expenditure Required:**
Jeremy Metzler		N/A
Rachel Pitzel, Assistant City Administrator	11/12/2025	**Amount Budgeted:** N/A
Dave Olson, Mayor	11/12/2025	**Timeline:** Monthly Report to Council, 2nd Study Session

Summary Statement:
The EDAB held a study session on November 7, 2025, where they discussed commercial development, potential ways to attract developers, and what prepared materials would be useful in that effort. There was also brief conversation about other agencies and their economic development websites, as well as a quick update from staff about the Food Truck Pilot Program that is under development.

The EDAB last met yesterday, November 17, 2025. A written summary was not available for this agenda bill, so a verbal summary will be provided by the EDAB Chair this evening. Their next study session is scheduled for Friday, December 5th at 2pm, and their next regular meeting will be on Monday, December 15th at 6pm.

Item History:
This is a reoccurring agenda item every second study session of the month.

Recommended Action:
Hold a discussion regarding Economic Development Advisory Board (EDAB) Updates

Fiscal Note/Consideration:
N/A

City Of Edgewood
Council Agenda Summary Sheet

Subject: Annual CIP Update	**Agenda Item #: 3.C**
	For Agenda of: 11/18/2025
	Prepared by: Jeremy Metzler

Attachments (list):
1. ORDINANCE 25-0xxx Annual CIP Update
2. DRAFT - 2026 CIP Program 2025-10-15

Approval of Materials:		**Expenditure Required:**
Jeremy Metzler		N/A
Rachel Pitzel, Assistant City Administrator	11/12/2025	**Amount Budgeted:** N/A
Dave Olson, Mayor	11/12/2025	**Timeline:** ~~10/07/2025 SS~~ ~~10/14/2025 RCM PH~~ ~~10/21/2025 SS~~ 11/18/2025 SS 11/25/2025 RCM

Summary Statement:
Tonight's discussion is to provide the City Council one more opportunity to ask questions and suggest revisions before potential action at next week's regular meeting.

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

Staff is taking a similar approach to this year's CIP Program update as prior years - reviewing and updating a priority list for all listed capital projects, then programming them for the next six years based on anticipated funding availability. For reference, here are links to the DRAFT CIP Priority List and project map, as provided in the October 14, 2025 meeting materials. The attached DRAFT CIP Program takes these project priorities and programs their execution over the upcoming six-year period. A public hearing was held at the October 14, 2025 regular council meeting, concluding the SEPA Environmental Review public comment period, and no public comments were provided. Please see Item History, below for links to additional materials from prior meetings.

Please note that this is still a "work in progress" - Staff relies on the City Council to guide this planning, to ensure it aligns with the Council's desires and sound management of the City's financial resources. Formal action on this item is tentatively scheduled for next week's regular council meeting, and attached is a draft

adopting ordinance for Council's future consideration.

Item History:
October 7, 2025 - Council Study Session
October 14, 2025 - Council Regular Meeting and Public Hearing
Ocotber 21, 2025 - Council Study Session

Recommended Action:
Hold a discussion and provide staff guidance regarding Annual CIP Update

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

ORDINANCE NO. 25-0xxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, RELATING TO THE CITY'S BUDGET, ADOPTING A CAPITAL IMPROVEMENT PLAN FOR THE YEARS 2026-2031

WHEREAS, the Capital Improvement Plan (CIP) is the City's annual budget preparation tool used to finance capital improvements within projected funding capacities, identifying sources of public money for such purposes over a six-year period; and

WHEREAS, the City's CIP has been updated to address the current and projected capital project needs and priorities of the City for fiscal years 2026 through 2031; and

WHEREAS, a public hearing was held at the City Council's regular meeting on October 14, 2025 regarding the proposed CIP updates; and

WHEREAS, after duly considering the public hearing and all materials presented at their October 7, 2025, October 21, 2025, and November 18, 2025 study sessions, the City Council finds that adoption of the updated CIP is in the best interests of the City and its residents; and

WHEREAS, per Chapter 43.21C RCW and WAC 197-11-340, a Determination of Nonsignificance was issued on September 26, 2025, which allowed for a 14-day-minimum comment period ending October 13, 2025, and a 14-day appeal period ending October 28, 2025, where no comments or appeals were received;

WHEREAS, the six-year CIP was submitted to the Department of Commerce for 60-day expedited review on September 26, 2025; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. 2026-2031 CIP Adopted. The City Council does hereby adopt the 2026-2031 Six-Year Capital Improvement Plan (CIP), a copy of which is attached as Exhibit A and incorporated herein by reference.

Section 2. Corrections. Upon the approval of the city attorney and/or the city clerk, the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of final passage.

PASSED BY THE CITY COUNCIL ON THE 25TH DAY OF NOVEMBER, 2025

Dave Olson, Mayor

ATTEST/AUTHENTICATED:

Jill Schwerzler-Herrera, CMC
City Clerk

APPROVED AS TO FORM:

Maili C. Barber, City Attorney

Date of Publication: 11/28/2025
Effective Date: 12/03/2025

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Exhibit A
2026-2031 Capital Improvement Plan (CIP)

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EDGEWOOD
Washington

CAPITAL IMPROVEMENT PLAN

Annual Update for years 2026–2031

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Introduction

Capital Improvement Plan Overview

The City of Edgewood's Capital Improvement Plan (CIP) is a six-year plan addressing the capital budget needs of the City, guiding the annual budget process and thereby satisfying the requirements of the Growth Management Act (GMA). The purposes and goals of the CIP are to:

- Provide capital facilities and infrastructure that are needed by the community and support the vision of Edgewood's future, as articulated in the City's Comprehensive Plan;
- Support the provision of City services consistent with the expectations of the community, as expressed in the City's declared level-of-service standards;
- Preserve level-of-service as growth and development add new demands on City government;
- Supply facilities that meet the needs of the community; and
- Rehabilitate or replace the City's facilities and infrastructure to extend the useful life and assure continued efficiency.

The GMA also requires jurisdictions to have capital facilities in place and readily available (constructed) when new development occurs or as a service area's population grows. This concept is known as *concurrency*. Specifically, this means that:

- All public facilities, needed to serve new development and a growing service area's population, must be in place at the time of the initial need. If the facilities are not in place, a financial commitment must have been made to provide the facilities within six years of the time of the initial need; and
- Such facilities must be of sufficient capacity to serve the service area's population and new development without decreasing service levels below locally established minimum standards, known as *level-of-service*.

Minimum standards are established at local levels. Factors that influence local standards are citizens, City Council recommendations, national standards, federal and state mandates, and the standards of neighboring jurisdictions.

The GMA stipulates that if a jurisdiction is unable to provide or finance capital facilities in a manner that meets concurrency and level-of-service requirements, it must either: 1) adopt and enforce ordinances which prohibit approval of proposed developments which would cause the level-of-service to drop below locally established standards, or 2) lower established standards for the level-of-service.

The Capital Improvement Plan provides a six-year list of proposed major capital expenditures for the City. This plan attempts to set funding strategies not only for the current year, but also to project future needs for major construction, land acquisition and equipment needs that

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improve the cultural environment, capital infrastructure and recreational opportunities for the citizens of Edgewood. Capital expenditures are viewed not only in the context of how much the new project will cost, but also what impact the project will have on the City's operating budget.

The Capital Improvement Plan is divided into seven sections: 1) Introduction, 2) CIP Summary, 3) Surface Water Projects, 4) Transportation and Pedestrian Projects, 5) Parks Projects, 6) Sanitary Sewer Projects, and 7) Public Facilities Projects.

Capital Improvement Program Summary

The CIP Summary contains a financial spreadsheet listing each project within the five capital project areas (Surface Water, Transportation, Parks, Sanitary Sewer, and Public Facilities), and anticipated revenue sources.

Capital Project Detail

Included for each capital project in the CIP is a capital project detail sheet providing information such as the following:

- Fund – The associated capital fund (Capital - General, Capital - Parks, Capital - Roads, Capital - TIB, Street, Surface Water and Sewer).
- Project Category – The appropriate category for the particular project. These categories are also used in the Program Financial Summary.
- Project Description – A brief description of the project.
- Comprehensive Plan Goal - Identification of the Comp Plan goal affected by the project.
- Service Impact – A brief description of the project's impact on Edgewood citizens or others that use the public facility and any impact to maintenance and operating costs.
- Total Project Budget - All costs associated with the project. This will include prior expenditures, current year estimates and projected costs included in the six-year plan.
- Funding Sources – All of the anticipated revenue sources for the project.
- Critical Milestones – A list of all of the most important project milestones with their expected completion dates.
- Project Budget – Actual expenditures from prior periods and projected future costs by project phase. It also displays the specific revenue sources used to fund the project and any impacts on the General Fund operating budget.

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Capital Improvement Program Summary

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City of Edgewood 2026 - 2031 Capital Improvement Plan

Budget Summary for Financially Programmed Projects

	Project	2026 Estimate	2027 Estimate	2028 Estimate	2029 Estimate	2030 Estimate	2031 Estimate	Totals
	Surface Water							
SW-1	City Drainage Infrastructure Program / Spot Improvements	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	**$ 600,000**
SW-5	108th Ave E / 36th St E Flooding	$ -	$ -	$ -	$ 150,000	$ -	$ -	**$ 150,000**
SW-6	Surface Water Management Plan Update (Including Stormwater Comprehensive Plan Update)	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	**$ 150,000**
SW-7	25th St. E. Drainage Improvements	$ -	$ 35,000	$ 200,000	$ -	$ -	$ -	**$ 235,000**
SW-8	Lake Chalet Pothole Flood Reduction Project	$ 285,000	$ -	$ -	$ -	$ -	$ -	**$ 285,000**
SW-12	Flood Reduction Plans for Closed Depression Basins	$ -	$ 170,000	$ 170,000	$ -	$ -	$ -	**$ 340,000**
SW-13	56th St E / Edgewood Dr E Drainage Improvements	$ 350,000	$ 600,000	$ -	$ -	$ -	$ -	**$ 950,000**
SW-16	Top O' Valley Outfall - Replace Failed Pipe	$ 100,000	$ -	$ -	$ -	$ -	$ -	**$ 100,000**
SW-17	Aquatic Resource Mitigation Program	$ 300,000	$ -	$ -	$ -	$ -	$ -	**$ 300,000**
	Total Surface Water	**$ 1,160,000**	**$ 930,000**	**$ 495,000**	**$ 275,000**	**$ 125,000**	**$ 125,000**	**$ 3,110,000**

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City of Edgewood 2026 - 2031 Capital Improvement Plan

Budget Summary for Financially Programmed Projects

	Project	2026 Estimate	2027 Estimate	2028 Estimate	2029 Estimate	2030 Estimate	2031 Estimate	Totals
	Transportation							
T-1	Citywide Road Preservation Program (TIP No. 6)	$ 150,000	$ 150,000	$ 200,000	$ 250,000	$ 250,000	$ 250,000	**$ 1,250,000**
T-2	Citywide Traffic Safety Program (TIP No. 9)	$ -	$ -	$ 50,000	$ 50,000	$ 50,000	$ 50,000	**$ 200,000**
T-3	Meridian & 12th/13th Intersection Improvements (TIP No. 13)	$ -	$ 500,000	$ -	$ 2,150,000	$ 2,000,000	$ -	**$ 4,650,000**
T-6	Transporation Engineering / Plan Support	$ -	$ -	$ 50,000	$ 50,000	$ 50,000	$ 50,000	**$ 200,000**
T-9	Citywide Pedestrian Mobility and Safety Improvements (TIP No. 8)	$ 25,000	$ 25,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	**$ 350,000**
T-10	Meridian Parallel Road Network Constr. - Various Seg's (TIP No. 11)	$ -	$ -	$ -	$ -	$ 500,000	$ 4,130,000	**$ 4,630,000**
T-11	108th Ave E (north of 32nd St E) - Rebuild Failing Roadway	$ -	$ -	$ -	$ 50,000	$ 200,000	$ -	**$ 250,000**
T-13	Caldwell & 129th Intersection Regrade (TIP No. 15)	$ -	$ 150,000	$ -	$ -	$ -	$ -	**$ 150,000**
T-14	48th St E Preservation Project	$ 300,000	$ -	$ -	$ -	$ -	$ -	**$ 300,000**
	Total Transportation	**$ 475,000**	**$ 825,000**	**$ 375,000**	**$ 2,625,000**	**$ 3,125,000**	**$ 4,555,000**	**$ 11,980,000**

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City of Edgewood 2026 - 2031 Capital Improvement Plan

Budget Summary for Financially Programmed Projects

	Project	2026 Estimate	2027 Estimate	2028 Estimate	2029 Estimate	2030 Estimate	2031 Estimate	Totals
	Parks							
P-1	Interurban Trail Phase III Design / Construction (TIP No. 7)	$ 500,000	$ 10,150,000	$ 11,500,000	$ 950,000	$ -	$ -	**$ 23,100,000**
P-2	Miscellaneous Park Improvements	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	**$ 150,000**
P-3	Edgewood Multi-Modal Trail Loop (8th, 122nd, 24th)	$ -	$ -	$ 160,000	$ -	$ -	$ -	**$ 160,000**
P-4	Nelson Farmhouse Remodel Eval.	$ 40,000	$ -	$ -	$ -	$ -	$ -	**$ 40,000**
P-6	Land Acquisition	$ -	$ -	$ -	$ -	$ 50,000	$ 50,000	**$ 100,000**
P-9	Wolf Point Trail	$ -	$ -	$ -	$ -	$ -	$ 800,000	**$ 800,000**
	Total Parks	**$ 565,000**	**$ 10,175,000**	**$ 11,685,000**	**$ 975,000**	**$ 75,000**	**$ 875,000**	**$ 24,350,000**
	Sanitary Sewer							
SS-1	SR-161 Enchanted Parkway Fish Passages - Franchise Utility Work	$ 650,000	$ -	$ -	$ -	$ -	$ -	**$ 650,000**
SS-2	Wetland Mitigation - Northwood Elementary (LID No. 1)	$ -	$ 55,000	$ -	$ -	$ -	$ -	**$ 55,000**
	Total Sanitary Sewer	**$ 650,000**	**$ 55,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 705,000**
	Public Facilities							
PF-1	Citywide IT/Security Upgrades	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
PF-2	Civic Center Campus Improvements	$ 115,000	$ -	$ -	$ -	$ -	$ -	**$ 115,000**
PF-3	Public Works Service Facility	$ 400,000	$ -	$ -	$ -	$ -	$ -	**$ 400,000**
	Total Public Facilities	**$ 515,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 515,000**
	TOTAL CAPITAL EXPENDITURES	**$3,365,000**	**$11,985,000**	**$12,555,000**	**$3,875,000**	**$3,325,000**	**$5,555,000**	**$40,660,000**
	Annual Cap Check:	$2,565,000	$1,780,000	$1,055,000	$2,925,000	$3,325,000	$4,755,000	

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City of Edgewood 2026 - 2031 Capital Improvement Plan

Budget Summary for Financially Programmed Projects

Project	2026 Estimate	2027 Estimate	2028 Estimate	2029 Estimate	2030 Estimate	2031 Estimate	Totals
CAPITAL REVENUE SOURCES:							
Surface Water Fees	$ 687,895	$ 905,000	$ 470,000	$ 100,000	$ 175,000	$ 100,000	**$ 2,437,895**
Other Surface Water Grant Revenue	$ 472,105	$ 25,000	$ 25,000	$ 175,000	$ 25,000	$ 25,000	**$ 747,105**
Est. Interagency Participation (SW)	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Traffic Impact Fees	$ 150,000	$ 3,195,000	$ 3,498,000	$ 1,327,500	$ 1,012,500	$ 929,250	**$ 10,112,250**
Transportation Grant Revenue	$ 259,500	$ 350,000	$ -	$ 1,000,000	$ 1,075,000	$ 2,000,000	**$ 4,684,500**
REET (1st 1/4% - Gen. Fund Capital)	$ 25,000	$ 25,000	$ 25,000	$ 257,500	$ 387,500	$ 300,750	**$ 1,020,750**
REET (2nd 1/4% - Pub. Works Capital)	$ 590,500	$ 300,000	$ 215,000	$ 190,000	$ 190,000	$ 190,000	**$ 1,675,500**
Park Impact Fees	$ 390,000	$ 325,000	$ 112,000	$ -	$ 50,000	$ 850,000	**$ 1,727,000**
Parks Grant Revenue	$ 115,000	$ 6,780,000	$ 8,050,000	$ 665,000	$ -	$ -	**$ 15,610,000**
Capital Parks Reserve Fund	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Sewer Fees	$ 650,000	$ 55,000	$ -	$ -	$ -	$ -	**$ 705,000**
Bonds / Loans (Future Debt Service)	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
School Zone Camera Fees	$ 25,000	$ 25,000	$ 110,000	$ 110,000	$ 110,000	$ 110,000	**$ 490,000**
General Fund Xfer (Property/Sales/Utility Tax)	*$ -*	*$ -*	*$ 50,000*	*$ 50,000*	*$ 50,000*	*$ 50,000*	***$ 200,000***
Anticipated Developer Participation	*$ -*	*$ -*	*$ -*	*$ -*	*$ 250,000*	*$ 1,000,000*	***$ 1,250,000***
TOTAL CAPITAL RESOURCES	**$ 3,365,000**	**$ 11,985,000**	**$ 12,555,000**	**$ 3,875,000**	**$ 3,325,000**	**$ 5,555,000**	**$ 40,660,000**
FUNDS NEEDED / (EXCESS)	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*

Capital Project Detail

Surface Water

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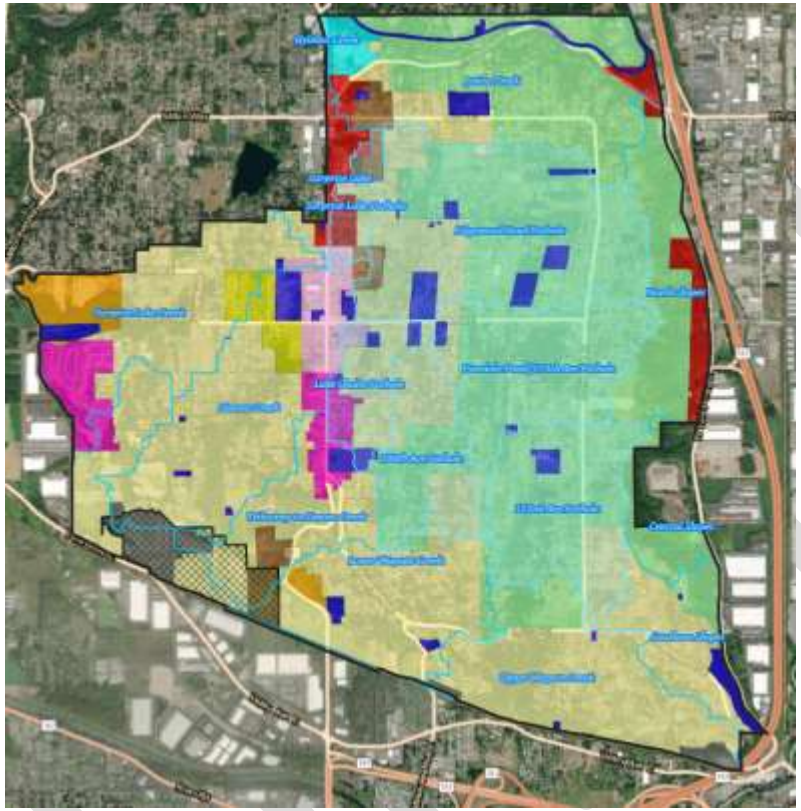
SW-1 – City Drainage Infrastructure Program / Spot Improvements

Fund:
Surface Water Fund

Project Category:
Surface Water



Project Description: New drainage problems are identified annually through routine maintenance inspections and review of public requests. The City Council annually budgets for small improvements to the public stormwater system, as several components of the City's drainage infrastructure are either undersized, failing, and/or incomplete. This program evaluates and installs culvert piping, catch basins, and ditch improvements, as well as other improvements associated with road projects. Work will generally include ditch lining, curbing, and catch basin and/or storm pipe installation / replacement.

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **NA.2:** Protect and enhance water quality and hydrological functions.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: This project will help alleviate localized flooding of private and public properties by making improvements to public storm drainage systems where a small project (*i.e. less than $50,000 per project*) can be cost-effective in resolving the problem.

Total 6-Year Project Budget: $600,000

Funding Source:

- Surface Water Fees

Critical Milestones:

- Various projects will be identified, evaluated, prioritized, designed and constructed each year.

SW-1

City Drainage Infrastructure Program / Spot Improvements

Total Project Budget: $600,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Masterplan	-	-	-	-	-	-	-
Planning/Design	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$90,000
Construction	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$510,000
Total Expenditures	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$600,000**
Revenue Sources:							
Grant Revenue (Ecology)							
REET 1 (Gen. Fund Capital)							
Surface Water Fees	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$600,000
Total Revenues	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$600,000**
General Fund Impacts:	-	-	-	-	-	-	-

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SW-2 – Mortenson Farm Regional Stormwater Improvements

Fund:
Surface Water Fund

Project Category:
Surface Water

Project Description: In 2003, the City purchased the old twelve-acre Mortenson farm with Surface Water Funds as a site for future stormwater quality enhancements and possible park use. Improvements are planned to enhance the water quality of Surprise Lake Creek before it leaves the City of Edgewood, thereby improving the health of the Hylebos Creek watershed. Restoration of the stream channel will create salmon rearing and spawning habitat, which is now more accessible to fish thanks to the City of Fife's improvements along Freeman Road. Efforts to decrease base flows leaving the site are planned by expanding and enhancing wetland areas on the site. This restoration may be complemented by a passive trail or boardwalk in the future, if funds and regulations allow.

The City has coordinated with the Washington State Department of Transportation (WSDOT) regarding the use of the property as a wetland impact mitigation site for the construction of the SR 167 Gateway Project (*construction underway*). An Interlocal Agreement was executed in September 2021 formalizing terms, property transfer was authorized in October 2021, and we do not expect the property to be returned to the City until at least 2035. The City's remaining contribution to the WSDOT project of $324,000 as cash payment was authorized in 2023 and paid in 2024.

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **NA.2:** Protect and enhance water quality and hydrological functions.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.4:** Design and locate capital facilities with features and characteristics that support the environment, energy-efficiency, aesthetics, technological innovation, cost-effectiveness and sustainability.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: Enhancing the natural environment will reduce uncontrolled stormwater runoff and help protect sensitive salmon bearing streams and wetlands.

Total 6-Year Project Budget: N/A

Funding Sources:

- Property Value (In-Kind)
- Surface Water Utility Fund

Critical Milestones:

- 2035 (est): Property transfer from WSDOT to City

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SW-3 – Jovita Creek Regional Improvement Feasibility Study

Fund:
Surface Water Fund

Project Category:
Surface Water

Project Description: As identified in the 1997 Surface Water Management Plan, this project includes preparation of an Engineering Feasibility Study for the design and construction of a regional retention/detention pond to reduce peak flow rates within the Jovita Creek basin. Other elements to be considered in the study include slope stability measures (i.e. piped slope drains) and property / easement acquisition.

The study will address known basin-wide flow control and water quality issues (i.e., TMDL for Fecal Coliform), identify possible location(s) for development of a regional facility, costs of property acquisition and development, and the environmental impacts associated with its construction.

Implementation of a regional facility will require the cooperation of multiple local agencies, including the City of Pacific and King County. Piped slope drains can be implemented completely within the City of Edgewood. **Pursuant to the City's project prioritization scoring system, funding for this project has been delayed to after 2031.**

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **NA.2:** Protect and enhance water quality and hydrological functions.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: Enhancing the natural environment will reduce uncontrolled stormwater runoff.

Total 6-Year Project Budget: $0

Funding Sources:

- Grant Revenue (*to be determined*)
- Inter-Agency Participation

Critical Milestones:

- After 2031 – Planning/Design
- After 2031 – Construction

SW-4 – Edgewood Pothole Pilot Project Feasibility Assessment (Water Quality / Treatment)

Fund:
Surface Water Fund

Project Category:
Surface Water

Project Description: The City of Edgewood has six closed depression basins that retain stormwater runoff and flood during winter months. Before removing flood waters, data is needed to determine the water quality treatment needs in each pothole.

This feasibility assessment will evaluate: 1) whether an advanced stormwater treatment facility can adequately treat stormwater in these basins, and 2) the volume of water that can be adequately treated. First, water elevation and water quality data will be collected to evaluate conditions at the candidate site, Walker Pond at 16th St E and 110th Ave E. A conceptual design for an advanced bioretention treatment facility will then be developed based on collected monitoring and hydraulic modeling data. Throughout the project, public and advisory group meetings will be held to inform the public and stakeholders about project progress and findings. **Pursuant to the City's project prioritization scoring system, funding for this project has been delayed to after 2031.**

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **NA.2:** Protect and enhance water quality and hydrological functions.
- **NA.5:** Minimize risks to people, property and the environment posed by geological and flood hazard areas.
- **LU.7:** Promote development that respects and preserves the natural environment.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **U.3:** Work with regional partners to address regional utility issues.

Service Impact: Understanding the water quality impacts from growth and development will help guide preservation of the natural environment.

Total 6-Year Project Budget: $0

Funding Sources:

- Surface Water Fees

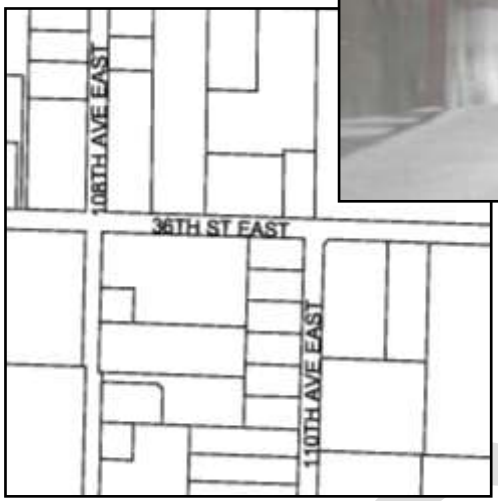
Critical Milestones:

- After 2031 – Data Collection / Design / Construction

SW-5 – 108th Avenue East / 36th Street East Road Flooding

Fund:
Surface Water Fund

Project Category:
Surface Water



Project Description: This project is located at 108th Ave. E. / 36th St. E. intersection approximately 500 feet in all directions. During heavy rains, this area is prone to flooding where the entire roadway ends up being underwater. Roadway intersection and adjoining streets routinely flood during wet winters resulting in the closure of the roadways for long periods of time. An engineering feasibility study is needed to assess alternatives for raising the intersection and adjoining streets to prevent roadway flooding. **Pursuant to the City's project prioritization scoring system, construction funding for this project has been delayed to after 2031.**

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **NA.2:** Protect and enhance water quality and hydrological functions.
- **T.9:** Assign a high priority to meeting the maintenance needs of the transportation system so that it is safe and functional.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: Improvements to this area are necessary to prevent prolonged closure of the roadway during wet winter months. This project will also help to prevent localized flooding.

Total 6-Year Project Budget: $150,000

Funding Sources:

- PC Flood Control Opportunity Fund
- Surface Water Fees

Critical Milestones:

- 2029 – Planning/Design
- After 2031 – Construction

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SW-5

108th Ave E / 36th St E Flooding

Total Project Budget: $150,000

No funding available to construct in 6-year plan, need to seek grant funds

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Planning/Design				$150,000			$150,000
Construction							$0
Total Expenditures	**$0**	**$0**	**$0**	**$150,000**	**$0**	**$0**	**$150,000**
Revenue Sources:							
PCFCZD Opp Fund (Grant)				$150,000			$150,000
Surface Water Fees							$0
Total Revenues	**$0**	**$0**	**$0**	**$150,000**	**$0**	**$0**	**$150,000**
General Fund Impacts:	-	-	-	-	-	-	$0

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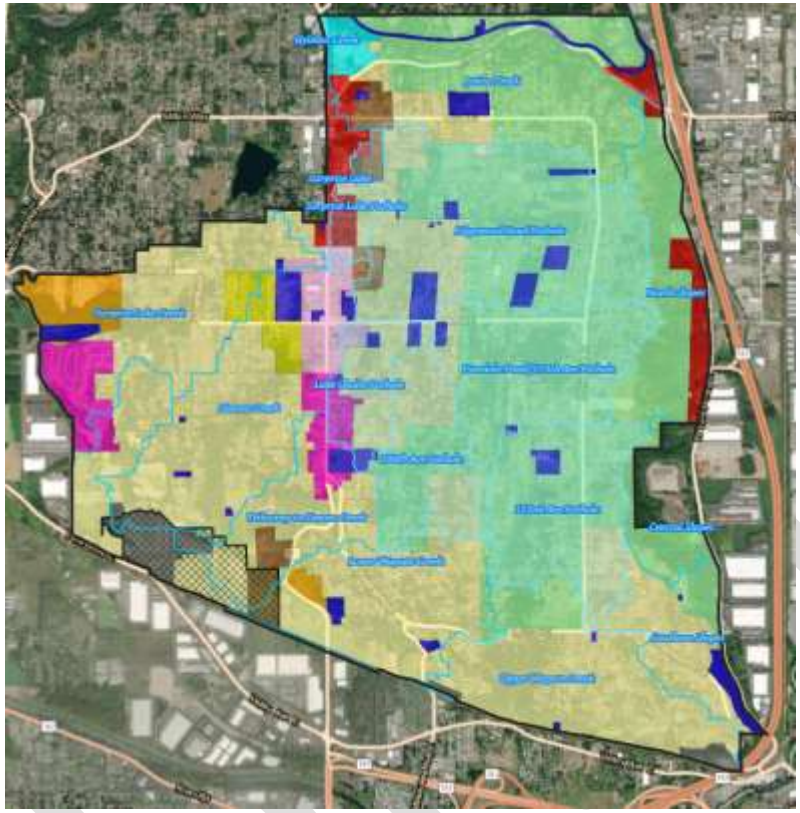
SW-6 – Surface Water Management Plan Update (including Stormwater Comprehensive Plan Update)

Fund:
Surface Water Fund

Project Category:
Surface Water



Project Description: Regular updates to the City's Surface Water Management Plan are required to address multiple NPDES Phase II permit conditions and deadlines. The City's current plan was updated and adopted in 2018, reflecting recent changes in local, state and federal requirements for stormwater management. A component of this update considers basin-level planning and targeted development standards to determine how to best address pothole flooding issues throughout the City. Also, the current NPDES permit requires annual updates to the SWMP and reporting to DOE and the citizens.

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **NA.2:** Protect and enhance water quality and hydrological functions.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.3:** Ensure that planned capital facilities are financially feasible.
- **U.1:** Ensure the location and design of utility facilities meets the community's needs.
- **U.3:** Work with regional partners to address regional utility issues.

Service Impact: An updated city-wide plan is needed to ensure adequate service for existing and future development.

Total 6-Year Project Budget: $150,000

Funding Sources:

- Dept. of Ecology Capacity Grant
- Surface Water Fees

Critical Milestones:

- *Last Comprehensive Surface Water Management Plan Update: 2018*
- Initial Basin-Level Planning – 2021/2022
- **Annual Updates/Reporting Ongoing**

SW-6

Surface Water Management Plan Update *(Including Stormwater Comprehensive Plan Update)*

Total Project Budget: $150,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Master Plan	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$150,000
Planning/Design							
Construction							
Total Expenditures	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$150,000**
Revenue Sources:							
DOE Capacity Grant	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$150,000
Surface Water Fees							$0
Total Revenues	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$150,000**
General Fund Impacts:	-	-	-	-	-	-	-

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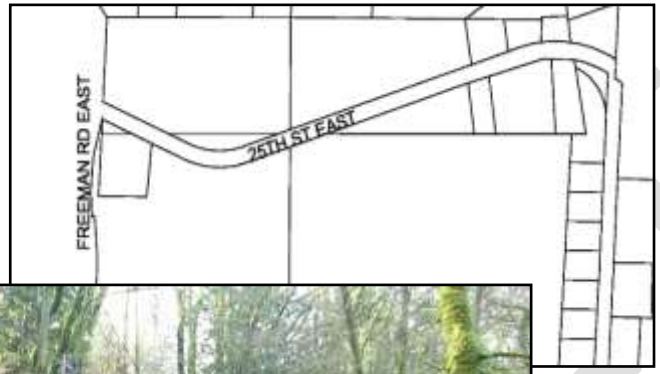
SW-7 – 25th Street East Drainage Improvements

Fund:
Surface Water Fund

Project Category:
Surface Water



Project Description: This project is located along the abandoned segment of 25th Street East between the recently installed cul-de-sac and Westridge Parkway. Work being considered includes construction of a thickened edge curb, catch basins, and piped road crossings to control drainage along the north side / slope. Work will also include restoration of the ditch along the south side, and possible relocation / consolidation of outfalls along the north side with slope drains piped to the bottom of the hill. This work is recommended in order to stabilize and repair slide damage to prevent slides along roadway, shoulder erosion and roadway flooding.

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **NA.2:** Protect and enhance water quality and hydrological functions.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.

Service Impact: This project will reduce downhill erosion and sliding of embankments. However, this section of roadway was closed in 2015, when Westridge Parkway was opened connecting 86th Avenue East to Freeman Road in Fife.

Total 6-Year Project Budget: $235,000

Funding Source:

- Surface Water Fees

Anticipated Milestones:

- 2027 — Design
- 2028 — Construction

SW-7

25th St. E. Drainage Improvements

Total Project Budget: $235,000

Need to evaluate need for this project - ranks higher than SW-9, but that one is almost ready for construction

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Planning/Design		$35,000					$35,000
Construction			$200,000				$200,000
Total Expenditures	**$0**	**$35,000**	**$200,000**	**$0**	**$0**	**$0**	**$235,000**
Revenue Sources:							
PCFCZD Opp Fund							$0
Surface Water Fees		$35,000	$200,000				$235,000
Total Revenues	**$0**	**$35,000**	**$200,000**	**$0**	**$0**	**$0**	**$235,000**
General Fund Impacts:	-	-	-	-	-	-	-

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SW-8 – Lake Chalet Pothole Flood Reduction Project

Fund:
Surface Water Fund

Project Category:
Surface Water

Project Description: While historically Lake Chalet has discharged to Simon's Creek, development over the last several decades has apparently blocked that pathway and Lake Chalet has become a closed depression pothole. As a result, seasonal rainfall events lead to flooding of public streets and private property adjacent to Lake Chalet, including flooding of 29th Street E.

Three options were considered: 1) pumped discharge, 2) gravity overflow, and 3) horizontal directional drilling / siphon. In 2020, the City acquired property in the vicinity of Lake Chalet to help facilitate this project. Due to a nearby development proposal and coordination opportunity, the City has designed a gravity overflow system which will collect and convey water from the corner of 29th St E and 103rd Ave Ct E to Meridian Ave E, then north to the existing stormwater facility's discharge that flows to Simons Creek.

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **NA.5:** Minimize risks to people, property and the environment posed by geological and flood hazard areas.
- **T.9:** Assign a high priority to meeting the maintenance needs of the transportation system so that it is safe and functional.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.3:** Ensure that planned capital facilities are financially feasible.

Service Impact: Protecting adjacent property from flooding will lower impacts to associated septic systems, thereby enhancing water quality in the existing natural environment.

Total 6-Year Project Budget: $285,000

Funding Sources:

- PC Flood Control Opportunity Fund
- Surface Water Utility Fees

Critical Milestones:

- 2021/2022 – Data Collection
- 2023-2026 – Design/Construction

SW-8

Lake Chalet Pothole Flood Reduction Project

Total Project Budget: $285,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Masterplan							
Planning/Design							$0
Construction	$285,000						$285,000
Total Expenditures	**$285,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$285,000**
Revenue Sources:							
PCFCZD Opp Fund (Grant)	$147,105						$147,105
Surface Water Fees	$137,895						$137,895
Total Revenues	**$285,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$285,000**
General Fund Impacts:	-	-	-	-	-	-	-

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SW-9 – 24th Street East / 112th Avenue East Intersection Seasonal Ponding

Fund:
Surface Water Fund

Project Category:
Surface Water

Project Description: Due to lack of existing piped conveyance, surface water collects at the northeast corner of 24th Street East and 112th Avenue East during wet weather periods, creating a safety hazard for vehicles and pedestrians. Both 24th and 112th are classified as arterial roadways, being primary routes for traffic through the City. To the west of this intersection, the existing ditch on the north side of 24th is very deep and the shoulder experiences erosion that threatens the road prism.

This project will provide a new piped conveyance for surface water flows along the north side of 24th Street East between 111th Avenue East and 112th Avenue East, eliminating the seasonal ponding and filling the deep ditch described earlier. By eliminating the ditch, this work helps prepare for future pedestrian improvements along the north side of 24th between 110th and 112th.

Pursuant to the City's project prioritization scoring system, funding for this project has been delayed to after 2031.

Applicable Comprehensive Plan Goals –

- **T.9:** Assign a high priority to meeting the maintenance needs of the transportation system so that it is safe and functional.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.3:** Ensure that planned capital facilities are financially feasible.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.
- **U.1:** Ensure the location and design of utility facilities meets the community's needs.

Service Impact: Completing this segment of the collection and conveyance system will prevent water from ponding on the road surface and adjacent private property during the wet season.

Total 6-Year Project Budget: $0

Funding Sources:

- Surface Water Fees

Critical Milestones:

- 2018/2019 - Design
- After 2031 - Construction

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SW-10 – 108th Avenue East (8th Street East to 16th Street East) Neighborhood Flooding

Fund:
Surface Water Fund

Project Category:
Surface Water

Project Description: A sub-basin of the Edgewood Bowl closed-depression pothole, this area experiences seasonal flooding on several private properties due in part to surface water flows leaving 108th Avenue East. The City asked their consultant, Gray & Osborne, to prepare a Hydrologic Surface Water Report in January 2017, analyzing the neighborhood and its surface water characteristics.

This project will take the conclusions in this report and perform the next steps needed to design and construct an appropriate conveyance improvement. The budget estimate considers costs for acquisition of easement(s) and coordination with other planning efforts in the Edgewood Bowl closed depression pothole.

Pursuant to the City's project prioritization scoring system, funding for this project has been delayed to after 2031.

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **NA.2:** Protect and enhance water quality.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.3:** Ensure that planned capital facilities are financially feasible.
- **U.1:** Ensure the location and design of utility facilities meets the community's needs.

Service Impact: Reduces the impact of uncontrolled stormwater runoff on private properties and associated septic systems.

Total 6-Year Project Budget: $0

Funding Sources:

- Surface Water Fees

Critical Milestones:

- After 2031 – Design
- After 2031 – Easement Acquisition
- After 2031 – Construction

SW-11 – Jovita Boulevard Rehabilitation

Fund:
Surface Water Fund

Project Category:
Surface Water

Project Description: This project is located on Jovita Boulevard from 114th Avenue East to West Valley Highway (approximately 5,400 lf.).

The project considers the reconstruction of the existing roadway, redefining of roadway alignment and superelevation in spots, additional slope protection (guardrails), stream protection, installation of additional seismic wall(s) to deter landslides, new storm drainage conveyance installation, and re-establishment of the roadway prism and shoulders. Since two seismic walls and associated drainage were constructed during the winter of 2016 / 2017, this project's priority has been lowered, but recent efforts to prioritize and fund the Interurban Trail may support this project. **Therefore, funding for this project has been removed from the six-year CIP pending design and construction of the Interurban Trail project.**

Applicable Comprehensive Plan Goals –

- **T.9:** Assign a high priority to meeting the maintenance needs of the transportation system so that it is safe and functional.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.3:** Ensure that planned capital facilities are financially feasible.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: This project is necessary to assess remaining problems and identify a solution to this stabilization problem.

Total 6-Year Project Budget: TBD

Funding Sources:

- Surface Water Fees
- Grant Revenues (*to be determined*)

Critical Milestones:

- TBD – Planning / Design
- TBD – Construction

DRAFT

SW-12 – Flood Reduction Plan for Closed Depression Basins

Fund:
Surface Water Fund

Project Category:
Surface Water

Project Description: More information is needed to evaluate and select the best solution to flooding problems within Edgewood's closed depression pothole basins, and the Edgewood Bowl is the largest of these (pictured above). Individual characteristics that need to be understood before developing a viable flood control plan include base flood elevation (high water surface), available storage volume, the existing stormwater conveyance network, and overall basin characteristics.

Monitoring data and findings from the feasibility assessment for the Edgewood Bowl pothole will be used to develop a continuous hydrologic and hydraulic model of the existing conditions, then used to develop and evaluate different solution alternatives. An initial report will be developed describing the pothole characteristics, modeling results and the alternatives. At least one meeting will be held with the public to discuss results, alternatives considered and recommendations. The solutions will be compared, and the best alternative will be selected. The models will also be used as the basis for a flood study to update FEMA maps of the potholes and potentially result in a letter of map revision (LOMR) for each pothole.

Pursuant to the City's project prioritization scoring system, funding for this project has been delayed to 2027, focusing on the Edgewood Bowl first, then Pinedale Pond.

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **NA.2:** Protect and enhance water quality and hydrological functions.
- **T.9:** Assign a high priority to meeting the maintenance needs of the transportation system so that it is safe and functional.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.3:** Ensure that planned capital facilities are financially feasible.
- **U.1:** Ensure the location and design of utility facilities meets the community's needs.
- **U.3:** Work with regional partners to address regional utility issues.

Service Impact: Flooding conditions continue to worsen as development occurs in the City's closed depression basins without a viable solution.

Total 6-Year Project Budget: $340,000

Funding Sources:

- Surface Water Fees

Critical Milestones:

- 2027/2028 – Planning / Design

DRAFT

SW-12

Flood Reduction Plans for Closed Depression Basins

Total Project Budget: $340,000

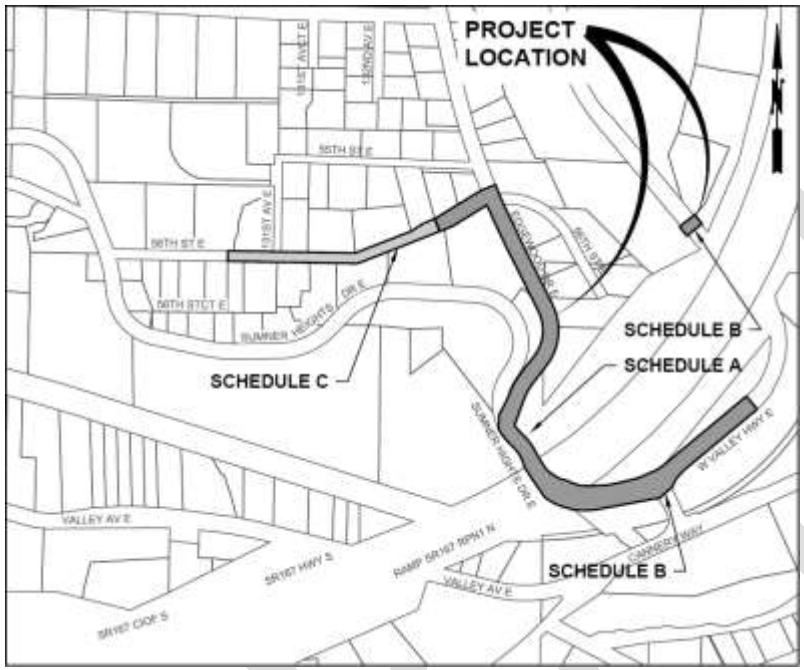
Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Masterplan							
Planning/Design		$170,000	$170,000				$340,000
Construction							
Total Expenditures	**$0**	**$170,000**	**$170,000**	**$0**	**$0**	**$0**	**$340,000**
Revenue Sources:							
Grant Revenue (DOE)							
Grant Revenue (TBD)							
REET 1 (Gen. Fund Capital)							
REET 2 (Pub. Works Capital)							
Surface Water Fees		$170,000	$170,000				$340,000
Total Revenues	**$0**	**$170,000**	**$170,000**	**$0**	**$0**	**$0**	**$340,000**
General Fund Impacts:	-	-	-	-	-	-	-

DRAFT

SW-13 – 56th St E / Edgewood Drive Drainage Improvements

Fund:
Surface Water Fund

Project Category:
Surface Water



Project Description: Failing infrastructure was identified through Citizen Action Requests and inspection in late 2018 / early 2019. During staff's investigation of the issues, the need for significant improvements became apparent from the affected neighborhood on 56th St E, down Edgewood Drive and Sumner Heights Drive, downstream into the City of Sumner. Due to the scope of improvements needed, this project has been elevated from the Spot Improvement Program to the Capital Improvement Program.

This project will install necessary surface water conveyance improvements along the entire length of road described above, converting an existing ditch line along Edgewood Drive into a culvert, improving traffic safety with widened travel lanes and new curbing, and increasing the conveyance capacity of the culvert and ditch system along Sumner Heights Drive to its destination at West Valley Highway in the City of Sumner. The conveyance along West Valley Highway will also be improved, including replacement of an existing culvert at the end of its service life with an outfall into WSDOT right-of-way.

Applicable Comprehensive Plan Goals –

- **NA.2:** Protect and enhance water quality and hydrological functions.
- **LU.8**: Promote the quality, character and function, and a welcoming sense of place for residential neighborhoods.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.
- **U.2:** Support the provision of quality utility services that are reliable, efficient and financially and environmentally sustainable.

Service Impact: Surface water inundation and trespass from seasonally significant storm events will continue to impact adjacent residences and roadways without this project.

Total 6-Year Project Budget: $950,000

Remaining Funding Source:

- Surface Water Utility Fees

Critical Milestones:

- 2019/2020 – Full Project Design
- 2021 – Intersection Construction (Sumner Heights Dr / Edgewood Dr)
- 2026 – Edgewood Dr (South of 56th)
- 2027+ – Remainder of Project

SW-13

56th St E / Edgewood Dr E Drainage Improvements

Total Project Budget: $950,000 *Cost Estimate Last Updated 04/2024, start pending PW staff bandwidth*

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Masterplan							
Planning/Design		$50,000					$50,000
Construction	$350,000	$550,000					$900,000
Total Expenditures	**$350,000**	**$600,000**	**$0**	**$0**	**$0**	**$0**	**$950,000**
Revenue Sources:							
REET 1 (Gen. Fund Capital)	$ -	$ -					$0
REET 2 (Pub. Works Capital)	$ -	$ -					$0
Surface Water Fees	$ 350,000	$ 600,000					$950,000
Total Revenues	**$350,000**	**$600,000**	**$0**	**$0**	**$0**	**$0**	**$950,000**
General Fund Impacts:	-	-	-	-	-	-	-

DRAFT

SW-14 – Monta Vista Drive E Drainage Improvements

Fund:
Surface Water Fund

Project Category:
Surface Water

Project Description: This project has been on the City's Spot Improvement Program for many years, but significant stormwater flows and velocities have caused more frequent maintenance issues in recent years. Due to the scope of improvements needed, this project has been elevated from the Spot Improvement Program to the Capital Improvement Program.

This project will install necessary surface water conveyance improvements along the stretch of Monta Vista between 51st St E and 53rd St Ct E, converting the existing ditch line into a culvert, replacing damaged and failing culverts with a new system meeting present-day design and construction standards, and improving traffic safety with widened travel lanes and new curbing.

Pursuant to the City's project prioritization scoring system, funding for completing design on this project has been delayed to after 2031.

Applicable Comprehensive Plan Goals –

- **NA.2:** Protect and enhance water quality and hydrological functions.
- **LU.8**: Promote the quality, character and function, and a welcoming sense of place for residential neighborhoods.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.
- **U.2:** Support the provision of quality utility services that are reliable, efficient and financially and environmentally sustainable.

Service Impact: Surface water inundation and trespass as a result of increasing seasonally significant storm event frequency will continue to impact adjacent residences and roadways without this project.

Total 6-Year Project Budget: $0

Funding Source:

- Surface Water Utility Fees

Critical Milestones:

- 2021-2023 – Initial Design
- After 2031 – Final Design / Construction

SW-15 – 48th St E / 127th Ave E Drainage Improvements

Fund:
Surface Water Fund

Project Category:
Surface Water

Project Description: Runoff along 48th St E collects in an existing ditch on the north side of the road, flows east toward 127th Ave E, then north toward Caldwell Rd E. The ditch is very shallow at the corner of 48th and 127th, with seasonal flows threatening to cross the road and impact adjacent driveways and homes. Due to the scope of improvements needed, this project has been elevated to the Capital Improvement Program.

This project will install necessary surface water conveyance improvements along 48th St E and 127th Ave E, converting some existing ditch to culvert pipes, meeting present-day design and construction standards, and providing some traffic safety benefit with a widened travel lane and new curbing.

Pursuant to the City's project prioritization scoring system, funding for this project has been delayed to after 2031.

Applicable Comprehensive Plan Goals –

- **NA.2:** Protect and enhance water quality and hydrological functions.
- **LU.8**: Promote the quality, character and function, and a welcoming sense of place for residential neighborhoods.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.
- **U.2:** Support the provision of quality utility services that are reliable, efficient and financially and environmentally sustainable.

Service Impact: Surface water inundation and trespass as a result of increasing seasonally significant storm event frequency will continue to impact adjacent residences without this project.

Total 6-Year Project Budget: $0

Funding Source:

- Surface Water Utility Fees

Critical Milestones:

- After 2031 – Design/Construction

SW-16 – Top O' Valley Outfall - Replace Failed Pipe

Fund:
Surface Water Fund

Project Category:
Surface Water

Project Description: The City was recently made aware of a failed culvert pipe on private property at 2407 126th Ave Ct E that conveys surface water runoff from the public roadway to a drainage course flowing downhill to the east. Due to the scope of improvements needed, this project was added to the Capital Improvement Program in 2024.

This project will replace the failed culvert with a new piped system to improve long-term maintenance, meeting present-day design and construction standards.

Applicable Comprehensive Plan Goals –

- **NA.2:** Protect and enhance water quality and hydrological functions.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.
- **U.1:** Ensure the location and design of utility facilities meets the community's needs.
- **U.2:** Support the provision of quality utility services that are reliable, efficient and financially and environmentally sustainable.

Service Impact: The existing culvert has already failed, creating a sinkhole in the rear yard of an existing residence. Without this project, this sinkhole may increase in size and create a significant hazard for the property owner.

Total 6-Year Project Budget: $100,000

Funding Source:

- Surface Water Fees

Critical Milestones:

- 2025-2026 – Design / Construction

SW-16

Top O' Valley Outfall - Replace Failed Pipe

Total Project Budget: $100,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Masterplan							
Planning/Design	$0						$0
Construction	$100,000						$100,000
Total Expenditures	**$100,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$100,000**
Revenue Sources:							
Grant Revenue (DOE)							
Grant Revenue (TBD)							
REET 1 (Gen. Fund Capital)							
REET 2 (Pub. Works Capital)							
Surface Water Fees	$100,000						$100,000
Total Revenues	**$100,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$100,000**
General Fund Impacts:	-	-	-	-	-	-	-

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SW-17 – Aquatic Resource Mitigation Program

Fund:
Surface Water Fund

Project Category:
Surface Water

Project Description: Protection and restoration of critical aquatic resources typically occurs in a piecemeal fashion, rather than as a thoughtful strategy optimized for achieving high value environmental benefit. This approach is costly and ineffective, caused by development pressures and the default regulatory framework.

While mitigation banks and fee-in-lieu programs may improve effectiveness, these are only being implemented by the largest cities and counties. Also, these tools are also typically focused on a single resource type and not appropriate for meeting the full suite of aquatic resource protection needs. We believe a more appropriate approach for smaller agencies is needed, perhaps similar to the Riparian Restoration Program (RRP) WSDOT is implementing to offset impacts from the new SR 167 Expressway.

Using funds appropriated by the State Legislature in 2025, the city will work with a stakeholder group to evaluate different approaches to meeting mitigation needs and develop a mitigation strategy that addresses all aquatic resources. A comprehensive strategy will likely accelerate the pace of recovery of degraded systems, provide more climate resiliency, and provide greater certainty and flexibility to the City, the adjoining areas, and the development community for meeting regulatory requirements.

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **NA.2:** Protect and enhance water quality and hydrological functions.
- **NA.4:** Protect and enhance fish and wildlife habitat.
- **LU.7:** Promote development that respects and preserves the natural environment.
- **TC.8:** Ensure Town Center development is sustainable and enhances the natural environment.

Service Impact: By developing a program that is scaled to smaller agencies like Edgewood, we anticipate more effective aquatic resource management and mitigation measures.

Total 6-Year Project Budget: $300,000

Funding Source:

- State Legislature (Commerce)

Critical Milestones:

- 2026 – Analysis and Reporting

SW-17

Aquatic Resource Mitigation Program

Total Project Budget: $300,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Masterplan							
Planning/Design	$300,000						$300,000
Construction							$0
Total Expenditures	**$300,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$300,000**
Revenue Sources:							
Grant Revenue (Commerce)	$300,000						$300,000
Grant Revenue (TBD)							
REET 1 (Gen. Fund Capital)							
REET 2 (Pub. Works Capital)							
Surface Water Fees							$0
Total Revenues	**$300,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$300,000**
General Fund Impacts:	-	-	-	-	-	-	-

DRAFT

Transportation

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T-1 – Citywide Road Preservation Program (TIP No. 6)

Fund:
General Fund

Project Category:
Transportation

Comprehensive Plan Transportation Element Project A-2

Project Description: The City's Road Preservation Program is designed to maintain the City's road system to the highest condition rating with the funds available using asphalt overlays and surface chip seals, and this work is performed in conjunction with Pierce County's annual maintenance program. Edgewood's Public Works Department provides project administration, construction oversight, quality review and final acceptance.

From 2014 to 2024, the City averaged approximately 4 road-miles of chip sealing each year. The Council had authorized transfers of the second 0.25% of Real Estate Excise Tax (REET2) to help fund this program since 2006. **Based on a reduction of REET2 receipts since 2023, the six-year forecast for this program has been scaled back to stay within projected revenue constraints, and no chip sealing was performed in 2025.**

Applicable Comprehensive Plan Goals –

- **T.1:** Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
- **T.8:** Adequately fund the transportation system to meet current and future capital, maintenance and operational needs.
- **T.9:** Assign a high priority to meeting the maintenance needs of the transportation system so that it is safe and functional.
- **CF.3:** Ensure that planned capital facilities are financially feasible.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: This program is needed to maintain the road quality and extend the life span of the City's existing roadway network.

Total 6-Year Project Budget: $1,250,000

Funding Source:

- Real Estate Excise Taxes

Critical Milestones:

- The program takes place annually during the summer construction period (June – Sept)

T-1

Citywide Road Preservation Program (TIP No. 6)

Total Project Budget: $ 1,250,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Design							
Construction	$ 150,000	$ 150,000	$ 200,000	$ 250,000	$ 250,000	$ 250,000	$ 1,250,000
Total Expenditures	**$ 150,000**	**$ 150,000**	**$ 200,000**	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ 1,250,000**
Revenue Sources:							
School Zone Camera Fees							
REET 1 (Gen. Fund Capital)	$ -	$ -	$ -	$ 75,000	$ 75,000	$ 75,000	$ 225,000
REET 2 (Pub. Works Capital)	$ 150,000	$ 150,000	$ 200,000	$ 175,000	$ 175,000	$ 175,000	$ 1,025,000
TIB Grant Revenue							
PSRC Grant Revenue							
Total Revenues	**$150,000**	**$150,000**	**$200,000**	**$250,000**	**$250,000**	**$250,000**	**$1,250,000**
General Fund Impacts:	$ -	$ -	$ -	$ -	$ -	$ -	$ -

DRAFT

T-2 – Citywide Traffic Safety Program (TIP No. 9)

Fund:
General Fund

Project Category:
Transportation

Comprehensive Plan Transportation Element Project A-3

Project Description: This program is an annual review and safety assessment of existing facilities, evaluating the need to install miscellaneous signage, crosswalks, lighting and pavement markings. Other improvements may include: pedestrian landing pads and/or shelters for school bus stops, bus turnouts / pull-outs, improved traffic signage, flashing beacons, sidewalks, or improvements as needed to resolve other miscellaneous safety hazards that are identified.

Due to limited general fund revenues, the six-year forecast for this program has been scaled back to stay within projected budget constraints.

Applicable Comprehensive Plan Goals –

- **T.1:** Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
- **CF.3:** Ensure that planned capital facilities are financially feasible.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: Neighborhood traffic calming projects, safety projects and reconstruction of ADA deficiencies.

Total 6-Year Project Budget: $200,000

Funding Source:

- School Zone Camera Fees

Critical Milestones:

- Annual allocation for utilizing funds for pedestrian improvement projects, as well as identified pedestrian safety issues that arise.

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T-2

Citywide Traffic Safety Program (TIP No. 9)

Total Project Budget: $ 200,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Design & Construction	$ -	$ -	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 200,000
Total Expenditures	**$ -**	**$ -**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 200,000**
Revenue Sources:							
Grant Revenue							
School Zone Camera Fees	$ -	$ -	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 200,000
REET 1 (Gen. Fund Capital)							
REET 2 (Pub. Works Capital)							
Total Revenues	**$0**	**$0**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$200,000**
General Fund Impacts:	-	-	-	-	-	-	-

DRAFT

T-3 – Meridian & 12th/13th Intersection Improvements (TIP No. 13)

Fund:
General Fund

Project Category:
Transportation

Comprehensive Plan Transportation Element Project R-6

Project Description: The City's Transportation Concurrency Model identifies the intersection of Meridian and 13th St Ct E as deficient, having a Level of Service (LOS) of F. As described in the City's latest Annual Concurrency Report, this is a two-way stop controlled intersection that is "expected to experience excessive side street delay on the EB and WB legs for vehicles making left turns onto Meridian Avenue." To address this deficiency, this project was added to the Annual Transportation Improvement Plan (TIP) as Project No. 14. As discussed further in the report:

> "Given the completion of the parallel road segment between 10th Street and 13th Street on the east side of Meridian, future intersection improvements at either 12th Street or 13th Street will allow vehicles to safely access Meridian Avenue from the east, negating the need for improvements at both intersections. Further study is needed to determine which intersection should be improved."

This project will complete said study, design the appropriate improvement(s), and fund the construction thereof. The budget included herein is preliminary, based on information available at this time. **The City was awarded a grant in 2024 for the design effort to be completed in 2027.**

Applicable Comprehensive Plan Goals –

- **T.1:** Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
- **T.7:** Eliminate all fatal and serious injury crashes that occur on the City transportation system by 2044.
- **T.8:** Adequately fund the transportation system to meet current and future capital, maintenance and operational needs.
- **T.10:** Develop transportation solutions that align with the state and multi-county policies that protect the environment.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.

Service Impact: This project will address and correct the existing level of service deficiency, thereby allowing continued growth and development of nearby property consistent with the comprehensive plan vision and goals.

Total 6-Year Project Budget: $4,650,000

Funding Sources:

- Real Estate Excise Taxes
- Traffic Impact Fees
- Grant Revenues (PSRC/TBD)

Critical Milestones:

- 2027 – Design
- 2029/2030 – Construction

T-3

Meridian & 12th/13th Intersection Improvements (TIP No. 13)

Total Project Budget: $ 4,650,000

Design in 2027 is PSRC Grant Funded, could be advanced if funds are available early; ***Construction Not Yet Funded***

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Design		$ 500,000					$ 500,000
Construction				$ 2,150,000	$ 2,000,000		$ 4,150,000
Total Expenditures	**$ -**	**$ 500,000**	**$ -**	**$ 2,150,000**	**$ 2,000,000**	**$ -**	**$ 4,650,000**
Revenue Sources:							
Grant Revenue (PSRC/TBD)		$ 350,000		$ 1,000,000	$ 1,000,000		$ 2,350,000
School Zone Camera Fees							
REET 1 (Gen. Fund Capital)				$ 107,500	$ 100,000		$ 207,500
REET 2 (Pub. Works Capital)							
Traffic Impact Fees		$ 150,000		$ 1,042,500	$ 900,000		$ 2,092,500
Total Revenues	**$0**	**$500,000**	**$0**	**$2,150,000**	**$2,000,000**	**$0**	**$4,650,000**
General Fund Impacts:	-	-	-	-	-	-	$ -

DRAFT

T-4 – Chrisella Road East Safety Improvements (TIP No. 5)

Fund:
General Fund

Project Category:
Transportation

Comprehensive Plan Transportation Element Project PED-17

Project Description: As described in the current Comprehensive Plan, this project will "improve markings, signage, lighting, sight distance, and possible traffic calming measures, add sidewalk, curb, gutter to both sides of roadway". All-way stop control has already been established at the intersection with 48th Street East per Resolution 18-0405. The budget contained herein includes work needed for retaining wall and guardrail upgrades / repair between 48th Street East and the southerly city limits.

Pursuant to the City's project prioritization scoring system, funding for this project has been delayed to after 2031.

Applicable Comprehensive Plan Goals –

- **T.1:** Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
- **T.3:** Provide a safe and interconnected systems of walkways, sidewalks and trails.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: Chrisella is a well-established bypass for southbound SR-161 traffic. Steep topography and narrow sections of roadway limits driver sight distance. With no sidewalks, pedestrian capacity is very limited.

Total 6-Year Project Budget: $0

Funding Sources:

- Traffic Impact Fees
- Grant Revenues (to be determined)
- Real Estate Excise Taxes

Critical Milestones:

- After 2031 – Planning/Design/ Construction

T-5 – Edgewood Drive East Safety Improvements (TIP No. 4)

Fund:
General Fund

Project Category:
Transportation

Comprehensive Plan Transportation Element Project PED-21

Project Description:
As described in the current Comprehensive Plan, this project will include "roadway widening, curb and gutter, stormwater system and pedestrian walkway." This budget includes design and construction of said improvements for Edgewood Drive, from 48th St E to 56th St E. Repair of the intersection at the south end of Edgewood Drive was completed in 2019 (near the City of Sumner boundary), thanks in part to a TIB grant.

Pursuant to the City's project prioritization scoring system, funding for the remainder of this project has been delayed to after 2031.

Applicable Comprehensive Plan Goals –

- **T.1:** Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
- **T.3:** Provide a safe and interconnected systems of walkways, sidewalks and trails.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: Edgewood Drive is a well-established bypass for southbound traffic coming out of King County. Steep topography and narrow sections of roadway limits driver sight distance. With no sidewalks, pedestrian capacity is very limited.

Total 6-Year Project Budget: $0

Funding Source:

- Real Estate Excise Tax
- Traffic Impact Fees
- Grant Revenues (to be determined)

Critical Milestones:

- After 2031 – Design/Construction

DRAFT

T-6 – Transportation Engineering / Plan Support

Fund:
General Fund

Project Category:
Transportation

Comprehensive Plan Transportation Element Project A-1

Project Description: Annual program to maintain/update pavement management system, road standards and traffic model.

Due to limited general fund revenues, the six-year forecast for this program has been scaled back to stay within projected budget constraints.

Applicable Comprehensive Plan Goals –

- **T.1:** Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
- **T.8:** Adequately fund the transportation system to meet current and future capital, maintenance and operational needs.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.3:** Ensure that planned capital facilities are financially feasible.

Service Impact: Due to limited in-house staffing, on-call transportation engineering services are needed.

Total 6-Year Project Budget: $200,000

Funding Source:

- General Fund

Critical Milestones:

- Annual funding for necessary transportation analysis.

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T-6

Transporation Engineering / Plan Support

Total Project Budget: $ 200,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Master Plan							
Design	$ -	$ -	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 200,000
Right of Way							
Construction							
Total Expenditures	**$ -**	**$ -**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 200,000**
Revenue Sources:							
TIB Grant Revenue							
Grant Revenue							
School Zone Camera Fees							
REET 1 (Gen. Fund Capital)							
REET 2 (Pub. Works Capital)							
Total Revenues	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
General Fund Impacts:	$ -	$ -	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 200,000

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T-7 – Meridian Avenue Phase 1 Improvements – 24th to 3400 Block (TIP No. 1)

Fund:
General Fund

Project Category:
Transportation

Comprehensive Plan Transportation Element Project R-2

Project Description: As described in the current Comprehensive Plan, this project will widen Meridian to 4 lanes, add a multiuse path on both sides of Meridian, and construct a roundabout at 32nd Street East. The intersection of Meridian and 32nd is the only one currently identified as failing in the City's concurrency model without signalization, operating at a Level of Service (LOS) of F due to westbound movement delays. There are several dozen residents to the west that must use this un-signalized intersection as their only means of access. Also, existing utility poles located on the corners make right-turn movements difficult from Meridian to 32nd in each direction.

More details can be found in the Meridian Corridor Study, adopted by the City Council under Resolution 24-0741 in September 2024. **Pursuant to the City's project prioritization scoring system, funding for this project has been delayed to after 2031.**

Applicable Comprehensive Plan Goals –

- **T.1:** Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
- **T.3:** Provide a safe and interconnected systems of walkways, sidewalks and trails.
- **T.7:** Eliminate all fatal and serious injury crashes that occur on the City transportation system by 2044.
- **CF.3:** Ensure that planned capital facilities are financially feasible.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: This project will provide two continuous northbound through lanes of travel from Dechaux Rd E into King County, manage access to Meridian at 29th St E and 32nd St E, and extend critical pedestrian and bicycle infrastructure to Edgewood Community Park.

Total 6-Year Project Budget: $0

Funding Sources:

- Real Estate Excise Taxes (REET)
- Traffic Impact Fees
- Grant Revenue (TBD)

Critical Milestones:

- After 2031 – Design/Construction

DRAFT

T-8 – Meridian Avenue Phase 2 Improvements – 36th St E Vicinity (TIP No. 2)

Fund:
General Fund

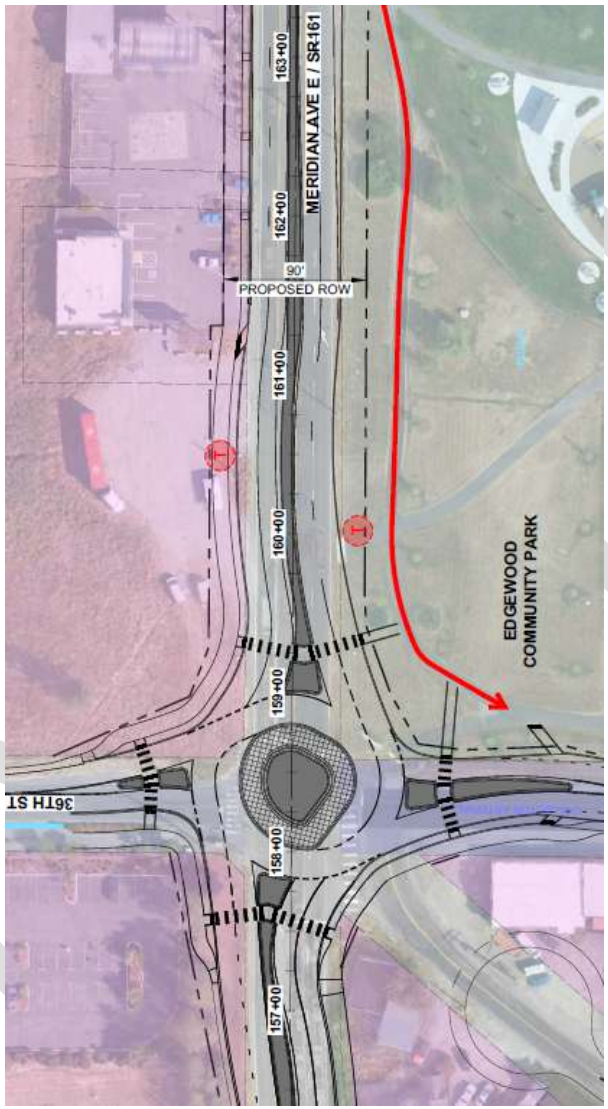
Project Category:
Transportation

Comprehensive Plan Transportation Element Project R-3

Project Description: As described in the current Comprehensive Plan, this project will widen Meridian to 4 lanes, add a multiuse path on both sides of Meridian, and construct a roundabout at 36th Street East.

The current regional transportation plan indicates WSDOT plans to extend the 5-lane cross-section from its current terminus at 24th to 36th, but funding for this work has been delayed by the legislature to the year 2035 and beyond.

More details can be found in the Meridian Corridor Study, adopted by the City Council under Resolution 24-0741 in September 2024.



Pursuant to the City's project prioritization scoring system, funding for this project has been delayed to after 2031.

Applicable Comprehensive Plan Goals –

- **T.1:** Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
- **T.8:** Adequately fund the transportation system to meet current and future capital, maintenance and operational needs.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.3:** Ensure that planned capital facilities are financially feasible.

Service Impact: This project will replace an existing 5-leg intersection and signal with a new 4-leg roundabout and protected pedestrian crossings, improving safety by eliminating left-turns between 32nd and 36th by allowing u-turns.

Total 6-Year Project Budget: $0

Funding Sources:

- Traffic Impact Fees
- Real Estate Excise Taxes

Critical Milestones:

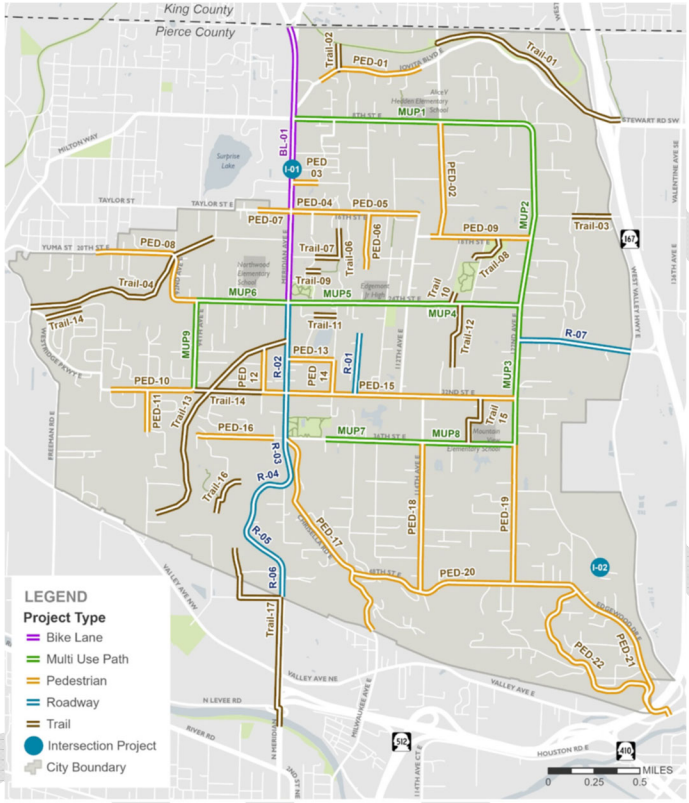
- After 2031 – Design/Construction

T-9 – Citywide Pedestrian Mobility and Safety Improvements (TIP No. 8)

Fund:
General Fund

Project Category:
Transportation

Comprehensive Plan Transportation Element Active Transportation Projects (*BL, MUP, PED, TRAIL*)



Project Description: This project attempts to address several of the projects listed in the current Comprehensive Plan, addressing various high priority pedestrian-oriented improvements. For example, the City received grant funding in 2019 under this project from the Transportation Improvement Board (TIB) to complete gaps in the existing sidewalk network in the vicinity of 24th Street East and Meridian Avenue East, connecting developer projects with existing infrastructure along the Meridian Avenue East (SR-161) corridor.

As programmed herein, this project is mostly funded by School Zone Camera Fees. Staff will focus the use of those funds on projects that are within or serving school zones to the maximum extent practicable, including but not limited to the design of pedestrian projects already identified in the Comprehensive Plan, maintenance and replacement of existing pedestrian facilities, and other active transportation safety concerns that may arise.

Due to limited general fund revenues, the six-year forecast for this program has been scaled back to stay within projected budget constraints.

Applicable Comprehensive Plan Goals –

- **T.1:** Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
- **T.3:** Provide a safe and interconnected systems of walkways, sidewalks and trails.
- **T.5:** Promote programs to encourage carpooling, transit and active transportation.
- **T.7:** Eliminate all fatal and serious injury crashes that occur on the City transportation system by 2044.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.

Service Impact: Separate pedestrians and cyclists from motor vehicular traffic throughout the city.

Total 6-Year Project Budget: $350,000

Funding Sources:

- School Zone Camera Fees
- Real Estate Excise Taxes

Critical Milestones:

- Ongoing – Identify high-priority locations

T-9

Citywide Pedestrian Mobility and Safety Improvements (TIP No. 8)

Total Project Budget: $ 350,000

Need to evaluate source(s), keep for miscellaneous improvements and add distinct pedestrian projects to the list?

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Design	$ 2,500	$ 2,500	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 65,000
Right of Way							
Construction	$ 22,500	$ 22,500	$ 60,000	$ 60,000	$ 60,000	$ 60,000	$ 285,000
Total Expenditures	**$ 25,000**	**$ 25,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 350,000**
Revenue Sources:							
TIB Grant Revenue							
WSDOT Grant Revenue							
School Zone Camera Fees	$ 25,000	$ 25,000	$ 60,000	$ 60,000	$ 60,000	$ 60,000	$ 290,000
REET 1 (Gen. Fund Capital)			$ -	$ -	$ -	$ -	$ -
REET 2 (Pub. Works Capital)			$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 60,000
Traffic Impact Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	**$25,000**	**$25,000**	**$75,000**	**$75,000**	**$75,000**	**$75,000**	**$350,000**
General Fund Impacts:	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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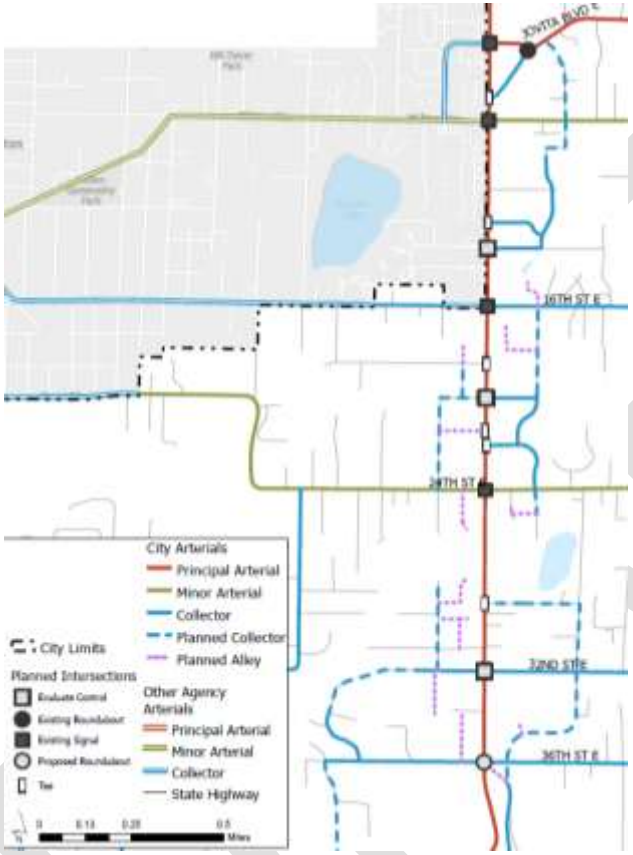
T-10 – Meridian Parallel Road Network Construction (TIP No. 11)

Fund:
General Fund

Project Category:
Transportation



Project Description: In an effort to encourage development of the overall Meridian Corridor, this project will annually review and identify critical segments of the Parallel Road Network for design and construction. This will help facilitate access and circulation along the corridor, in turn improving mobility and safety. At this time, the following priority segments have been identified:

- E-2: 104th Ave E (8th St E to 10th St E)
- **DELAYED -** E-16: 106th Ave E (32nd St E to 36th St E)
- **DELAYED -** E-7: 104th Ave E (16th St E to 18th St E)

Applicable Comprehensive Plan Goals –

- **T.1:** Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
- **T.2:** Develop a transportation system that enhances the delivery and transport of goods and services.
- **T.4:** Support improved transit coverage and service throughout the region to improve mobility options for Edgewood.
- **T.7:** Eliminate all fatal and serious injury crashes that occur on the City transportation system by 2044.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.

Service Impact: Improves the movement of people and freight through the Meridian corridor by providing managed access to adjacent property.

Total 6-Year Project Budget: $4,630,000

Funding Sources:

- Traffic Impact Fees
- Real Estate Excise Taxes
- Grant Revenues (to be determined)

Critical Milestones:

- 2030 – Design
- 2031+ – Construction

T-10

Meridian Parallel Road Network Constr. - Various Seg's (TIP No. 11)

Total Project Budget: $ 4,630,000

Prioritization Matrix (2025): E-2, E-16(S), E-7, E-16(N), E-14

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Design					$ 500,000		$ 500,000
Right of Way							
Construction						$ 4,130,000	$ 4,130,000
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 500,000**	**$ 4,130,000**	**$ 4,630,000**
Revenue Sources:							
TIB Grant Revenue						$ 1,000,000	$ 1,000,000
Grant Revenue (TBD)						$ 1,000,000	$ 1,000,000
School Zone Camera Fees							
REET 1 (Gen. Fund Capital)					$ 137,500	$ 200,750	$ 338,250
REET 2 (Pub. Works Capital)							$ -
Traffic Impact Fund					$ 112,500	$ 929,250	$ 1,041,750
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ 250,000**	**$ 3,130,000**	**$ 3,380,000**
Developer Contribution					**$ 250,000**	**$ 1,000,000**	**$ 1,250,000**
General Fund Impacts	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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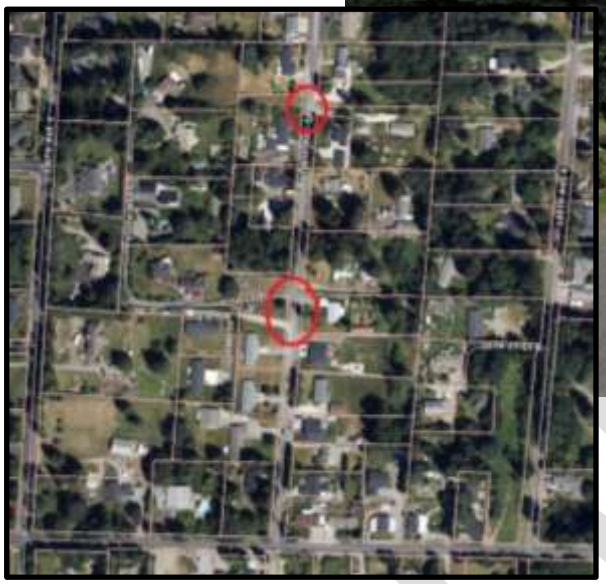
T-11 – 108th Ave E (north of 32nd St E) - Rebuild Failing Roadway

Fund:
General Fund

Project Category:
Transportation



Project Description: 108th Ave E north of 32nd St E is a dead-end public roadway in need of maintenance. There is only one known surface water facility on this block and it cannot keep up with intense rainfall events, causing localized flooding. In 2023 a failure of the roadway's subsurface was discovered and quickly filled, but that fix was only temporary. This project will gather information and prepare construction plans to repair and rehabilitate this roadway as needed to prevent any other unexpected failures.

Pursuant to the City's project prioritization scoring system, funding for this project has been delayed to 2029.

Applicable Comprehensive Plan Goals –

- **T.8:** Adequately fund the transportation system to meet current and future capital, maintenance and operational needs.
- **T.9:** Assign a high priority to meeting the maintenance needs of the transportation system so that it is safe and functional.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.3:** Ensure that planned capital facilities are financially feasible.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: Repairs existing roadway, addresses existing deficiencies, and brings roadway up to modern standards.

Total 6-Year Project Budget: $250,000

Funding Sources:

- Real Estate Excise Taxes
- Surface Water Utility Fees
- Grant Revenue (TBD)

Critical Milestones:

- 2029 – Design / Analysis
- 2030 – Construction

T-11

108th Ave E (north of 32nd St E) - Rebuild Failing Roadway

Total Project Budget: $ 250,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Design				$ 50,000			$ 50,000
Right of Way							
Construction					$ 200,000		$ 200,000
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ 200,000**	**$ -**	**$ 250,000**
Revenue Sources:							
TIB Grant Revenue							
Grant Revenue (TBD)					$ 75,000		$ 75,000
Surface Water Utility					$ 75,000		$ 75,000
School Zone Camera Fees							
REET 1 (Gen. Fund Capital)				$ 50,000	$ 50,000		$ 100,000
REET 2 (Pub. Works Capital)							$ -
Traffic Impact Fund							$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ 200,000**	**$ -**	**$ 250,000**
General Fund Impacts:	$ -	$ -	$ -	$ -	$ -	$ -	$ -

DRAFT

T-12 – 36th Street East Walkway Extension (TIP No. 12)

Fund:
General Fund

Project Category:
Transportation

Project Description: Design and construct a separated pedestrian pathway along 36th Street East, connecting the existing walkway that terminates at 110th Ave E to Edgewood Community Park at Meridian Ave E.

Pursuant to the City's project prioritization scoring system, funding for this project has been delayed to after 2031.

Applicable Comprehensive Plan Goals –

- **T.1:** Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
- **T.7:** Eliminate all fatal and serious injury crashes that occur on the City transportation system by 2044.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.

Service Impact: Provides a continuous separated pedestrian walkway through a short gap encumbered by critical areas.

Total 6-Year Project Budget: $0

Funding Sources:

- Grant Revenues (TBD)
- Traffic Impact Fees
- Real Estate Excise Taxes
- School Zone Camera Fees

Critical Milestones:

- After 2031 – Design/Construction

T-13 – Caldwell & 129th Intersection Regrade

Fund:
General Fund

Project Category:
Transportation

Project Description: As shown in this picture taken in 2018, this intersection has a history of vehicles scraping due to a grade transition that exceeds modern design allowances. The City is no longer able to maintain the surface of 129th Ave E under the annual chip seal program as the contractor's equipment is unable to work on the surface. To resolve this issue, staff has developed a construction plan to repave the intersection and remove the non-compliant grade transition.

Pursuant to the City's project prioritization scoring system, funding for this project has been delayed to 2027.

Applicable Comprehensive Plan Goals –

- **T.8:** Adequately fund the transportation system to meet current and future capital, maintenance and operational needs.
- **T.9:** Assign a high priority to meeting the maintenance needs of the transportation system so that it is safe and functional.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.3:** Ensure that planned capital facilities are financially feasible.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: Corrects a significant grade issue on an existing public roadway that causes vehicles to scrape the pavement surface regularly.

Total 6-Year Project Budget: $150,000

Funding Sources:

- Real Estate Excise Taxes

Critical Milestones:

- 2023 – Design Completed
- 2027 – Construction

T-13

Caldwell & 129th Intersection Regrade (TIP No. 15)

Total Project Budget: $ 150,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Design							$ -
Right of Way							$ -
Construction		$ 150,000					$ 150,000
Total Expenditures	**$ -**	**$ 150,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 150,000**
Revenue Sources:							
TIB Grant Revenue							$ -
Grant Revenue (TBD)							$ -
School Zone Camera Fees							$ -
REET 1 (Gen. Fund Capital)							$ -
REET 2 (Pub. Works Capital)		$ 150,000					$ 150,000
Traffic Impact Fund							$ -
Total Revenues	**$ -**	**$ 150,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 150,000**
General Fund Impacts:	-	-	-	-	-	-	-

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T-14 – 48th Street East Preservation Project

Fund:
General Fund

Project Category:
Transportation

Comprehensive Plan Transportation Element Project A-2

Project Description: One of the few remaining concrete panel surface roadways in Edgewood, 48th St E between 122nd Ave E and Edgewood Drive is in need of replacement. The existing surface is about 100 years old and too narrow for modern vehicles. The City was awarded a federal grant to resurface this roadway, with construction funds obligated in 2025.

Staff expects the construction contract to be awarded in October 2025, with construction complete by Summer 2026.

Applicable Comprehensive Plan Goals –

- **T.1:** Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
- **T.8:** Adequately fund the transportation system to meet current and future capital, maintenance and operational needs.
- **T.9:** Assign a high priority to meeting the maintenance needs of the transportation system so that it is safe and functional.
- **CF.3:** Ensure that planned capital facilities are financially feasible.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: This project is needed to improve this road's quality and renew its design life span.

Total 6-Year Project Budget: $300,000

Funding Sources:

- PSRC Grant Revenues (FHWA)
- Real Estate Excise Taxes

Critical Milestones:

- 2024 – Design
- 2025/2026 – Construction

T-14

48th St E Preservation Project

Total Project Budget: $ 300,000

Anticipating final paving, restoration and close-out to carryover into 2026

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Design							$ -
Construction	$ 300,000						$ 300,000
Total Expenditures	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 300,000**
Revenue Sources:							
School Zone Camera Fees							
REET 1 (Gen. Fund Capital)	$ -						$ -
REET 2 (Pub. Works Capital)	$ 40,500						$ 40,500
TIB Grant Revenue							
PSRC Grant Revenue	$ 259,500						$ 259,500
Total Revenues	**$300,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$300,000**
General Fund Impacts:	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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Parks

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P-1 – Interurban Trail Phase III Design and Construction

Fund:
General Fund

Project Category:
Parks and Recreation

Parks, Recreation and Open Space Plan Project P-1

Project Description: Phase III involves the development of the Interurban Trail east of 114th Avenue East to West Valley Highway. This Phase of the Trail has several environmental and geotechnical challenges, the more challenging of which include steep slopes, Jovita Creek, and the need for at least one bridge. An alignment along Jovita Boulevard has been selected, aligning with recent work in the City of Pacific along Stewart Road under SR 167. 60% Design was completed in Fall 2025, with the remaining design effort underway and funded with Park Impact Fees pursuant to Resolution 24-0739. **While nearly $6 Million have been granted by outside agencies and non-profit organizations for this project's design and construction, about $10 Million in grant funds remain to be secured.**

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **LU.6:** Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.
- **T.3:** Provide a safe and interconnected systems of walkways, sidewalks and trails.
- **T.5:** Promote programs to encourage carpooling, transit and active transportation.
- **T.10:** Develop transportation solutions that align with the state and multi-county policies that protect the environment.
- **PR.6:** Build an interconnected system of multi-purpose, non-motorized paths and trails throughout the City that provides access to community facilities and regional transportation networks.

Service Impact: This project is needed to progress toward the level-of-service identified in the Comprehensive Plan.

Total 6-Year Project Budget: $23,100,000

Funding Sources:

- Park Impact Fees
- Transportation Impact Fees
- Grant Revenues (*Federal & State*)

Critical Milestones:

- 2023 — ROW Survey & Certification
- 2023 to 2026 — Design Phase
- 2027+ — Construction Phase

P-1

Interurban Trail Phase III Design / Construction (TIP No. 7)

Total Project Budget: $23,100,000

Assumes $3M RCO Grant Award in 2026 for construction start in 2027

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Design	$ 500,000	$ 150,000					$ 650,000
Construction		$ 10,000,000	$ 11,500,000	$ 950,000			$ 22,450,000
Total Expenditures	**$ 500,000**	**$ 10,150,000**	**$ 11,500,000**	**$ 950,000**	**$ -**	**$ -**	**$ 23,100,000**
Revenue Sources:							
Grants - Secured		$ 2,441,000	$ 2,807,100	$ 231,900			$ 5,480,000
Grants - Unsecured		$ 4,339,000	$ 5,242,900	$ 433,100			$ 10,015,000
Capital Parks Reserves							
Traffic Impact Fee	$ 150,000	$ 3,045,000	$ 3,450,000	$ 285,000			$ 6,930,000
Park Impact Fee	$ 350,000	$ 325,000	$ -	$ -			$ 675,000
Total Revenues	**$500,000**	**$10,150,000**	**$11,500,000**	**$950,000**	**$0**	**$0**	**$23,100,000**
General Fund Impacts	$ -	$ -	$ -	$ -	$ -	$ -	$ -

DRAFT

P-2 – Miscellaneous Park Improvements

Fund:
General Fund

Project Category:
Parks and Recreation

Parks, Recreation and Open Space Plan Project P-9

Project Description: Miscellaneous improvements and repairs will be made to existing parks, including parking areas, restrooms and shelters.

Due to limited general fund revenues, the six-year forecast for this program has been scaled back to stay within projected budget constraints.

Applicable Comprehensive Plan Goals –

- **LU.6:** Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.
- **PR.1:** Provide efficient and effective management of parks resources.
- **PR.3:** Develop a parks, recreation, open space and trails system that builds on existing strengths and serves all residents of the community.
- **PR.4:** Ensure park lands and facilities that are actively used by community members are safe, accessible and welcoming.
- **PR.5:** Protect and manage natural areas for the enjoyment of current and future generations.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.

Service Impact: Improvements and repairs are necessary to maintain ongoing usability of existing parks.

Total 6-Year Project Budget: $150,000

Funding Sources:

- Real Estate Excise Taxes
- Non-Profit Donations

Critical Milestones:

- Annually – Park Needs Evaluated at the Start of Each Year

DRAFT

P-2

Miscellaneous Park Improvements

Total Project Budget: $150,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Masterplan							
Design							
Construction	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 150,000
Total Expenditures	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ 150,000**
Revenue Sources:							
RCO Grant Revenue							
Grant Revenue							
Capital Parks Reserves							
Park Impact Fee							
REET1	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 150,000
REET2							
Total Revenues	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$150,000**
General Fund Impacts:	$ -	$ -	$ -	$ -	$ -	$ -	$ -

DRAFT

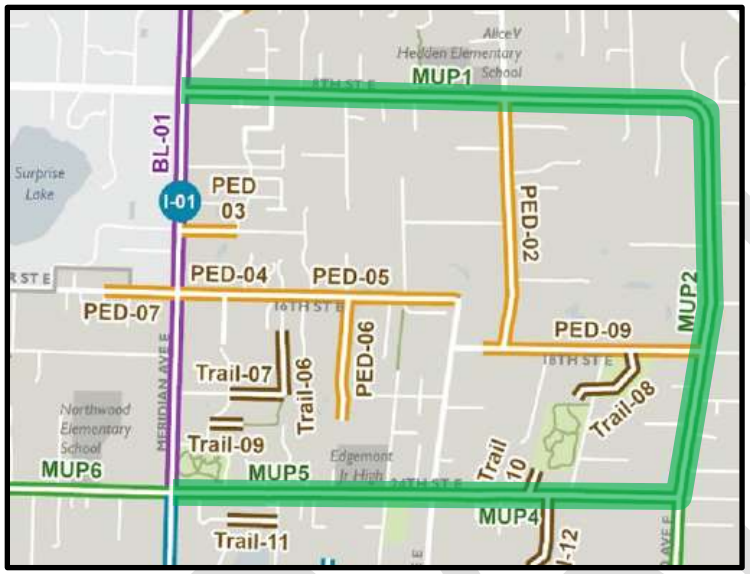
P-3 – Edgewood Multi-Modal Trail Loop (8th Street East / 122nd Avenue East / 24th Street East)

Fund:
General Fund

Project Category:
Parks and Facilities

Parks, Recreation and Open Space Plan Project P-4

Comprehensive Plan Transportation Element Projects MUP-1, 2, 4, and 5



Project Description: This project will construct a safe route for pedestrians and bicyclists from Meridian Ave E (SR-161) at 8th St E, along 8th St E to 122nd Ave E, then south to 24th St E, then west back to Meridian Ave E. **In the fall of 2022, a section of 24th St E was re-striped from 110th Ave E to 122nd Ave E, providing a designated non-motorized use shoulder.**

Pursuant to limited funding availability, funding for construction has been delayed to after 2031.

Applicable Comprehensive Plan Goals –

- **LU.6:** Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.
- **T.3:** Provide a safe and interconnected systems of walkways, sidewalks and trails.
- **T.5:** Promote programs to encourage carpooling, transit and active transportation.
- **T.7:** Eliminate all fatal and serious injury crashes that occur on the City transportation system by 2044.
- **PR.6:** Build an interconnected system of multi-purpose, non-motorized paths and trails throughout the City that provides access to community facilities and regional transportation networks.

Service Impact: Trails have been identified as a needed City resource in order to meet the goals identified within the adopted Comprehensive Plan.

Total 6-Year Project Budget: $160,000

Funding Sources:

- Traffic & Park Impact Fees
- Grant Revenues (*to be determined*)

Critical Milestones:

- 2028 – Design
- After 2031 – Land/Right of Way Acquisition and Construction

DRAFT

P-3

Edgewood Multi-Modal Trail Loop (8th, 122nd, 24th)

Total Project Budget: $160,000

No funding available to construct in 6-year plan, need to seek grant funds

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Master Plan							
Design			$ 160,000				$ 160,000
Construction							$ -
Total Expenditures	**$ -**	**$ -**	**$ 160,000**	**$ -**	**$ -**	**$ -**	**$ 160,000**
Revenue Sources:							
REET 1 (Gen. Fund Capital)							$ -
REET 2 (Pub. Works Capital)							$ -
Grant Revenue (TBD)							$ -
School Zone Camera Fees							$ -
Traffic Impact Fee			$ 48,000				$ 48,000
Park Impact Fee			$ 112,000				$ 112,000
Total Revenues	**$0**	**$0**	**$160,000**	**$0**	**$0**	**$0**	**$160,000**
General Fund Impacts:	$ -	$ -	$ -	$ -	$ -	$ -	$ -

DRAFT

P-4 – Nelson Farm - Farmhouse Remodel / Evaluation

Fund:
General Fund

Project Category:
Parks and Recreation

Parks, Recreation and Open Space Plan Project P-10

Project Description: The farmhouse located at the Nelson Farm Park is currently not being used for any purposes. The 1,300 square foot house was built in 1920 and remodeled in 1952.

This project contemplates updating the plumbing and electrical systems and modifying the entrance and restroom for ADA accessibility at the farmhouse. Reroofing the garage and adding a parking area are also being considered. **If deemed feasible**, the farmhouse could be used as meeting space for park related groups and/or projects, and also as an information center for future activities at the Nelson Farm Park.

Due to various other projects and delays due to the COVID-19 pandemic, this project was unable to start in 2020 as originally planned. A high-level review of this structure was performed in 2023, along with the other structures on the site and three other structures owned by the city.

Applicable Comprehensive Plan Goals –

- **LU.6:** Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.
- **PR.1:** Provide efficient and effective management of parks resources.
- **PR.3:** Develop a parks, recreation, open space and trails system that builds on existing strengths and serves all residents of the community.
- **PR.4:** Ensure park lands and facilities that are actively used by community members are safe, accessible and welcoming.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: Redevelopment should meet the changing needs in the community and promote safety and accessibility as primary considerations.

Total 6-Year Project Budget: $40,000

Funding Source:

- Park Impact Fees
- Non-Profit Donations

Critical Milestones:

- 2023 – Citywide Building Evaluations
- 2026 – Detailed Analysis

P-4

Nelson Farmhouse Remodel Eval.

Total Project Budget: $40,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Master Plan	$ 40,000						$ 40,000
Design							
Construction							
Total Expenditures	**$ 40,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 40,000**
Revenue Sources:							
Grant Revenue							
RCO Grant Revenue							
Park Impact Fee	$ 40,000						$ 40,000
Total Revenues	**$40,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$40,000**
General Fund Impacts:	-	-	-	-	-	-	-

DRAFT

P-5 – Nelson Nature Park Rehabilitation

Fund:
General Fund

Project Category:
Parks and Recreation

Project Description: This site has experienced tree mortality issues in recent years, with long-standing maples dying and becoming dangerous. An effort was started in 2021 to establish a rehabilitation planting plan, and this project would fund the implementation of this plan. Resurfacing of the existing paved walking trails was completed in 2023. **While funding for this effort has been delayed, the City is actively partnering with Pierce Conservation District to engage with the volunteer community and manage non-native plants throughout the natural areas of the park.**

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **LU.6:** Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.
- **PR.1:** Provide efficient and effective management of parks resources.
- **PR.3:** Develop a parks, recreation, open space and trails system that builds on existing strengths and serves all residents of the community.
- **PR.4:** Ensure park lands and facilities that are actively used by community members are safe, accessible and welcoming.
- **PR.5:** Protect and manage natural areas for the enjoyment of current and future generations.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: Maintaining the trails and rehabilitating the natural areas of the park will ensure this park's legacy is retained.

Total 6-Year Project Budget: $0

Potential Funding Sources:

- Real Estate Excise Taxes (REET2)
- Non-Profit Donations

Critical Milestones:

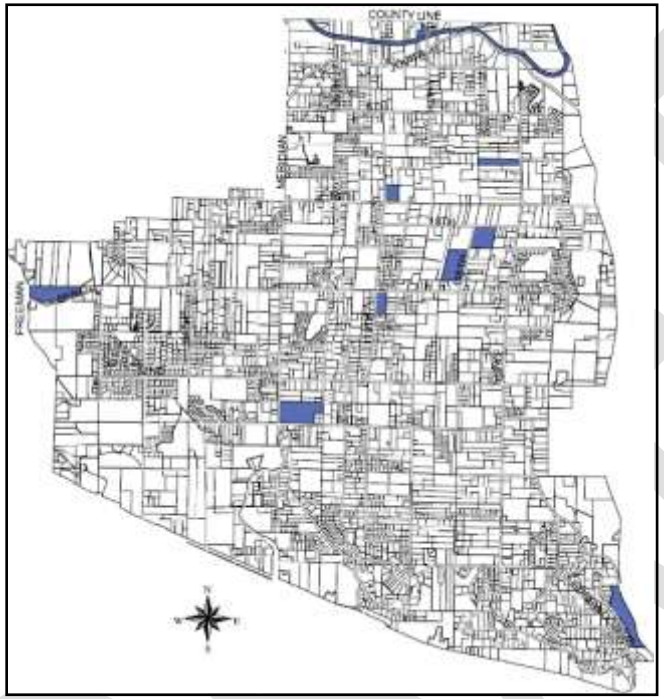
- TBD – Master Plan Development and Implementation

P-6 – Citywide Park Land Acquisition

Fund:
General Fund

Project Category:
Parks and Recreation

Parks, Recreation and Open Space Plan Project P-11



Project Description: The intent of this project is to plan for the acquisition and preservation of land for future parks and recreational uses in advance of development, in an effort to ensure affordable land prices and a choice of sites. Priority areas identified in the Parks, Recreation and Open Space Plan are "*west of Meridian Ave E and in Sumner Heights.*"

Property owners in Edgewood are encouraged to donate or sell property at a reduced rate to be used for future parks and open space. Land Acquisition identified in the CIP provides funds for future purchases. **Pursuant to limited funds, future acquisition funding has been delayed to at least 2030.**

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **NA.2:** Protect and enhance water quality and hydrological functions.
- **NA.4:** Protect and enhance fish and wildlife habitat.
- **NA.5:** Minimize risks to people, property and the environment posed by geological and flood hazard areas.
- **LU.6:** Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.
- **PR.3:** Develop a parks, recreation, open space and trails system that builds on existing strengths and serves all residents of the community.
- **PR.5:** Protect and manage natural areas for the enjoyment of current and future generations.

Service Impact: This project is needed to progress toward the level-of-service identified in the Comprehensive Plan.

Total 6-Year Project Budget: $100,000

Funding Source:

- Park Impact Fees

Critical Milestones:

- Annual Planning of Land Acquisition Opportunities

P-6

Land Acquisition

Total Project Budget: $100,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Design							
Land Acquisition	$ -	$ -	$ -	$ -	$ 50,000	$ 50,000	$ 100,000
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ 50,000**	**$ 100,000**
Revenue Sources:							
Conservation Futures							
Grant Revenue							
Surface Water Fees							
Park Impact Fee	$ -	$ -	$ -	$ -	$ 50,000	$ 50,000	$ 100,000
REET 2 (Pub. Works Capital)							
Capital Parks Reserves							
Total Revenues	**$0**	**$0**	**$0**	**$0**	**$50,000**	**$50,000**	**$100,000**
General Fund Impacts:	-	-	-	-	-	-	-

DRAFT

P-7 – Edgemont Park Improvements

Fund:
General Fund

Project Category:
Parks and Recreation

Parks, Recreation and Open Space Plan Project P-2

Project Description:

The playground equipment was replaced in 2022, along with some fixture replacements and a new coat of paint at the restroom and shelter. **This project will evaluate the restroom and shelter structure for additional improvements, replacement of the site irrigation system, and improvements to the ballfield.** Additional capacity improvements may be considered on the Edgemont Park property, budget dependent.

Pursuant to the City's project prioritization scoring system, funding for this project has been delayed to after 2031.

Applicable Comprehensive Plan Goals –

- **LU.4:** Promote the creation of highly usable public spaces that maintain community character and increase public safety.
- **LU.6:** Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.
- **PR.1:** Provide efficient and effective management of parks resources.
- **PR.3:** Develop a parks, recreation, open space and trails system that builds on existing strengths and serves all residents of the community.
- **PR.4:** Ensure park lands and facilities that are actively used by community members are safe, accessible and welcoming.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.

Service Impact: Edgemont Park is one of few active recreation facilities in the City, being the community's "go-to" gathering spot situated near the Town Center and Edgemont Junior High. As population continues to grow, there is an increasing need for new active recreation opportunities at this site.

Total 6-Year Project Budget: $0

Funding Sources:

- Park Impact Fees (TBD)
- Real Estate Excise Taxes (REET)
- Grant Revenues (TBD)

Critical Milestones:

- After 2031 – Design / Construction

P-8 – Mortenson Farm Passive Recreation Trail

Fund:
General Fund

Project Category:
Parks and Recreation

Parks, Recreation and Open Space Plan Project P-5

Project Description:

As described in the adopted Parks, Recreation and Open Space (PROS) Plan, this project will "construct a loop trail around stormwater facility". As depicted in the PROS Plan Appendix, the trail would be situated near the existing stream and along the slopes on the perimeter of the property. Connections to nearby residential developments to the north and south are also desired.

As a part of Surface Water Project SW-2, the City has coordinated with the Washington State Department of Transportation (WSDOT) regarding the use of the property as a wetland impact mitigation site for the construction of SR 167 (*Phase 1 construction tentatively begins in 2021*). **Design and construction of the loop trail is set to begin after WSDOT's work has been completed and the property is returned to the City, which at this time is expected to be sometime around the year 2035.**

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **LU.6:** Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.
- **PR.3:** Develop a parks, recreation, open space and trails system that builds on existing strengths and serves all residents of the community.
- **PR.4:** Ensure park lands and facilities that are actively used by community members are safe, accessible and welcoming.
- **PR.5:** Protect and manage natural areas for the enjoyment of current and future generations.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.

Service Impact: Development of this trail will facilitate public access to existing City-owned property and provide a nature escape for nearby residents.

Total 6-Year Project Budget: N/A

Funding Sources:

- Park Impact Fees

Critical Milestones:

- 2035 – Property Returned
- 2035+ – Design / Construction

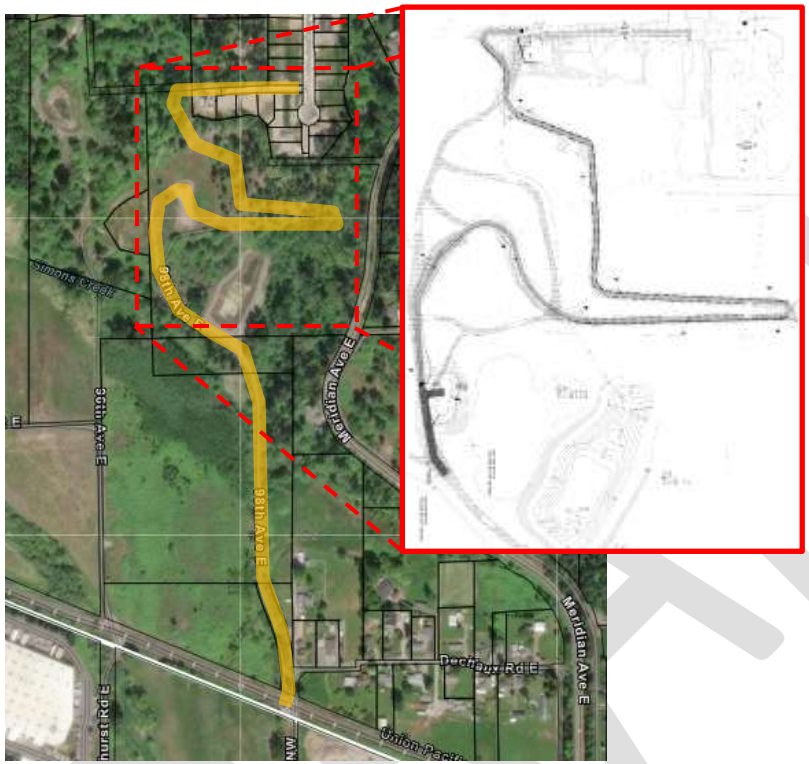
DRAFT

P-9 – Wolf Point Passive Recreation Trail

Fund:
General Fund

Project Category:
Parks and Recreation

Parks, Recreation and Open Space Plan Project P-8



Project Description:

As described in the adopted Parks, Recreation, Open Space and Trails (PROST) Plan, this project will "construct a trail through the plat between 36th St E and the southern City limits." The Wolf Point project received Preliminary Subdivision approval in March 2019, Site Development was completed in 2024, and home construction began in 2025.

Right-of-way for the trail has been given to the city by the developer, and construction is anticipated to begin once funds become available. **Pursuant to limited funding availability, funding for construction is currently being delayed to 2031.**

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **LU.6:** Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.
- **PR.3:** Develop a parks, recreation, open space and trails system that builds on existing strengths and serves all residents of the community.
- **PR.4:** Ensure park lands and facilities that are actively used by community members are safe, accessible and welcoming.
- **PR.5:** Protect and manage natural areas for the enjoyment of current and future generations.
- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.

Service Impact: Development of this trail will provide a nature escape for nearby residents and connectivity from the valley to the plateau.

Total 6-Year Project Budget: $800,000

Funding Sources:

- Park Impact Fees

Critical Milestones:

- 2024 – Design
- 2031 – Construction

P-9

Wolf Point Trail

Total Project Budget: $800,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Design							$ -
Construction						$ 800,000	$ 800,000
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 800,000**	**$ 800,000**
Revenue Sources:							
Conservation Futures							
Grant Revenue							
Surface Water Fees							
Park Impact Fee						$ 800,000	$ 800,000
REET 2 (Pub. Works Capital)							
Capital Parks Reserves							
Total Revenues	**$0**	**$0**	**$0**	**$0**	**$0**	**$800,000**	**$800,000**
General Fund Impacts:	-	-	-	-	-	-	-

DRAFT

Sanitary Sewer

DRAFT

SS-1 – SR-161 Enchanted Parkway Fish Passages - Franchise Utility Work

Fund:
Sewer Fund

Project Category:
Sanitary Sewer

Project Description:
WSDOT Contracted with Atkinson Construction in November 2022 to design and construct new fish-passable crossings at three locations along Enchanted Parkway (SR-161). 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.

Staff has been coordinating with Atkinson Construction throughout the design process, and the current plan is to construct a temporary bypass near the southernmost crossing so service is uninterrupted during construction. **The current estimate for Atkinson to accomplish this is about $600,000, pursuant to the agreement authorized by City Council under Resolution 25-0779, but staff anticipates some additional costs due to recent conversations and construction delays by WSDOT. This utility work is now scheduled for Summer 2026.**

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **NA.4:** Protect and enhance fish and wildlife habitat.
- **LU.7:** Promote development that respects and preserves the natural environment.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.
- **U.1:** Ensure the location and design of utility facilities meets the community's needs.
- **U.2:** Support the provision of quality utility services that are reliable, efficient and financially and environmentally sustainable.
- **U.3:** Work with regional partners to address regional utility issues.

Service Impact: Required to maintain sanitary sewer connection from Edgewood to Lakehaven.

Total 6-Year Project Budget: $650,000

Funding Source:

- Sewer Utility Fund

Critical Milestones:

- 2026 – Construction

SS-1

SR-161 Enchanted Parkway Fish Passages - Franchise Utility Work

Total Project Budget: $650,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Construction	$ 650,000						$ 650,000
Total Expenditures	**$ 650,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 650,000**
Revenue Sources:							
Grant Revenue							
REET 1 (Gen. Fund Capital)							
REET 2 (Pub. Works Capital)							
Sewer Fees	$ 650,000						$ 650,000
Total Revenues	**$ 650,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 650,000**
General Fund Impacts:	-	-	-	-	-	-	-
Total Impact	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

DRAFT

SS-2 – Wetland Mitigation - Northwood Elementary School Mitigation Site (LID No. 1)

Fund:
Sewer Fund

Project Category:
Sewer

Project Description:
The Sanitary Sewer LID #1 project included the placement of a sewer line through a wetland buffer near Northwood Elementary School, located on property owned by the Puyallup School District. As a result of the line placement, some unavoidable impacts to wetland buffers occurred.

As a significant amount of time has passed since the LID #1 project, the wetland area has been re-evaluated for impacts and mitigation needs, and staff anticipates coordination with a private developer on satisfying this long-standing obligation.

Applicable Comprehensive Plan Goals –

- **NA.1:** Protect and enhance the natural environment for the benefit of current and future generations.
- **NA.2:** Protect and enhance water quality and hydrological functions.
- **NA.4:** Protect and enhance fish and wildlife habitat.
- **LU.6:** Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.
- **LU.7:** Promote development that respects and preserves the natural environment.
- **U.1:** Ensure the location and design of utility facilities meets the community's needs.
- **U.2:** Support the provision of quality utility services that are reliable, efficient and financially and environmentally sustainable.

Service Impact: Project was a result of impacts associated with the original construction of the Sewer system. Mitigation is required in order to compensate for project impacts on an existing wetland buffer.

Total 6-Year Project Budget: $55,000

Funding Source:

- Capital Sewer Fund

Critical Milestones:

- 2021 – Evaluation / Coordination
- 2027 – Installation (*by developer*)

SS-2

Wetland Mitigation - Northwood Elementary (LID No. 1)

Total Project Budget: $55,000

Delay to 2027 due to lack of developer progress…

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Design							
Construction		$ 55,000					$ 55,000
Total Expenditures	**$ -**	**$ 55,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 55,000**
Revenue Sources:							
Developer Fees							
Grant Revenue							
LID Costs							
Sewer Fees		$ 55,000					$ 55,000
Total Revenues	**$0**	**$55,000**	**$0**	**$0**	**$0**	**$0**	**$55,000**
General Fund Impacts:	-	-	-	-	-	-	-

DRAFT

Public Facilities

DRAFT

PF-1 – Citywide Information Technology (IT) / Security Upgrades

Fund:
General Fund

Project Category:
Capital / Public Facilities

PROJECT COMPLETE

Project Description: Upgrade security and communications infrastructure at City Hall and park facilities. Project may include, but is not limited to, installation of security cameras, wireless internet access (public Wi-Fi), remote access locks, intelligent lighting, and variable message signs.

Applicable Comprehensive Plan Goals –

- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.3:** Ensure that planned capital facilities are financially feasible.
- **CF.4:** Design and locate capital facilities with features and characteristics that support the environment, energy efficiency, aesthetics, technological innovation, cost-effectiveness and sustainability.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: Infrastructure at City Hall and park facilities is in need of updates and improvements, and additional security measures are necessary to protect the properties.

Total 6-Year Project Budget: N/A

Funding Sources:

- Real Estate Excise Taxes (REET)

Critical Milestones:

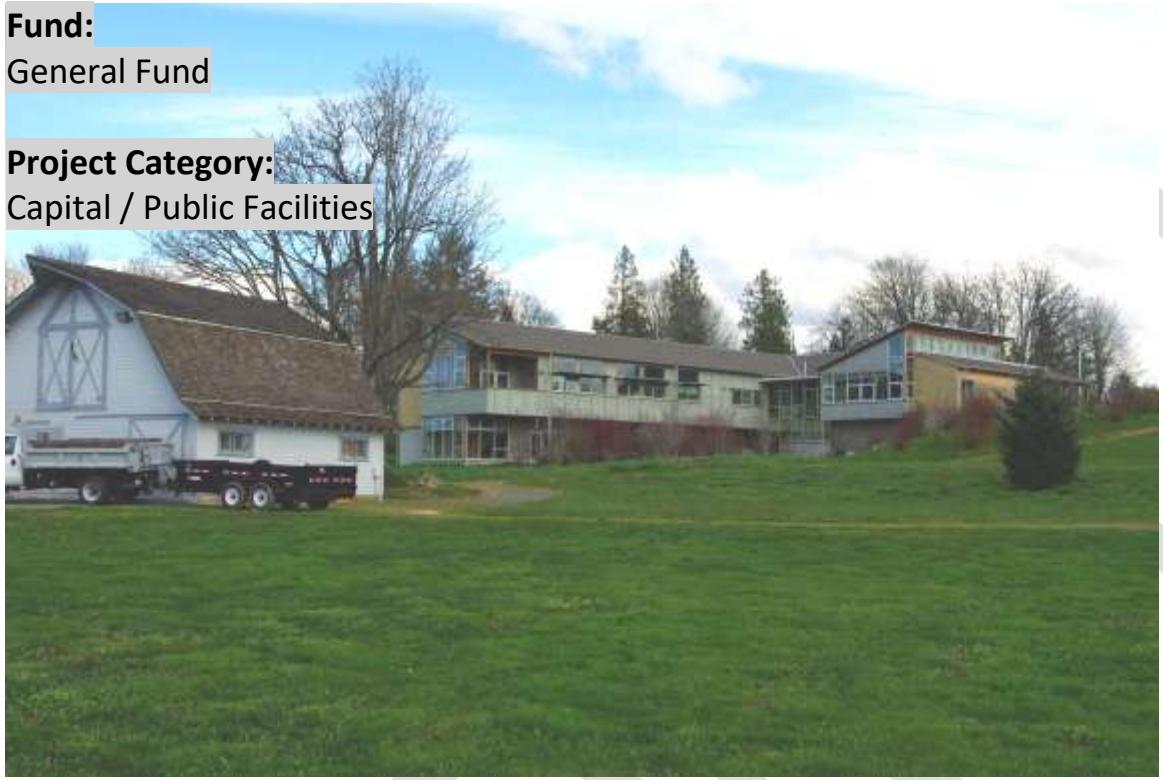
- 2021-2023 – Design / Identify Needs
- 2024 – Construction

DRAFT

PF-2 – Civic Center Campus Improvements

Fund:
General Fund

Project Category:
Capital / Public Facilities



Project Description: Constructed in 2009, the Civic Center Campus has been home to City Hall and some gravel walking trails. This project will evaluate and investigate potential improvements, initiate some design work, and prepare for work in future years. Some needs already identified include security fencing for the police department, landscape revisions, and ongoing vegetation management. **Per to the City's project prioritization scoring system, funding for any additional needs has been delayed to after 2031.**

The City was awarded $115,000 in 2025 to relocate the historic Nyholm Windmill to the Civic Center Campus, and design efforts are currently underway.

Applicable Comprehensive Plan Goals –

- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.3:** Ensure that planned capital facilities are financially feasible.
- **CF.4:** Design and locate capital facilities with features and characteristics that support the environment, energy efficiency, aesthetics, technological innovation, cost-effectiveness and sustainability.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: Originally built more than 15 years ago, the campus is in need of updates and improved public engagement opportunities.

Total 6-Year Project Budget: $115,000

Funding Sources:

- Real Estate Excise Taxes (REET1)
- State Legislature (Commerce)

Critical Milestones:

- 2021/2022 – Initial investigations
- **2026 – Nyholm Windmill Relocation**
- After 2031 – Other design / Construction

PF-2

Civic Center Campus Improvements

Total Project Budget: $115,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Design		$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ 115,000	$ -	$ -	$ -	$ -	$ -	$ 115,000
Total Expenditures	**$ 115,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 115,000**
Revenue Sources:							
Developer Fees							
Grant Revenue (Commerce)	$ 115,000	$ -	$ -	$ -	$ -	$ -	$ 115,000
REET 1 (Gen. Fund Capital)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
REET 2 (Pub. Works Capital)							
Total Revenues	**$115,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$115,000**
General Fund Impacts:	-	-	-	-	-	-	-

DRAFT

PF-3 – Public Works Service Facility

Fund:
General Fund

Project Category:
Capital / Public Facilities

Project Description:

The City of Edgewood has historically relied on Pierce County Public Works crews to perform any and all functions needed. With a rapidly growing population and increased demand for quick response, the City needs a local public works yard. In 2018 the City acquired property adjacent to the City Hall campus to serve as an interim yard, having an existing secured outdoor storage area and small garage. **While the Public Works Department anticipates outgrowing this location eventually, there are immediate improvements needed to protect equipment and surface waters.**

To operate most efficiently, the Public Works Department envisions a permanent facility that is laid out similarly to the Mountain View – Edgewood Water Company's site (pictured above). The goal is to evaluate candidate sites for a permanent facility as soon as time and resources allow, looking at city-owned sites and other strategic locations.

$400,000 is the proposed budget to complete improvements at the existing public works yard to protect equipment and surface waters.

Applicable Comprehensive Plan Goals –

- **CF.1:** Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.
- **CF.2:** Provide adequate capital facilities that address past deficiencies, meet the needs of growth and enhance the quality of life through acceptable levels of service.
- **CF.3:** Ensure that planned capital facilities are financially feasible.
- **CF.4:** Design and locate capital facilities with features and characteristics that support the environment, energy efficiency, aesthetics, technological innovation, cost-effectiveness and sustainability.
- **CF.5:** Maintain capital facilities so that they are reliable, functional, safe, sanitary, clean, attractive and financially sustainable.

Service Impact: As the City's population grows, the need for local Public Works operations increases. Developing this long-term solution is critical to maintaining a high level of service.

Total 6-Year Project Budget: $400,000

Funding Sources:

- Real Estate Excise Taxes (REET2)

Critical Milestones:

- 2022-2026 – Evaluate Site(s)
- 2026+ – Design/Construction

DRAFT

PF-3

Public Works Service Facility

Total Project Budget: $400,000

Phase	6-Year Projected Plan						Projected 6-Year
	2026	2027	2028	2029	2030	2031	
Project Expenditures:							
Design	$ 100,000						$ 100,000
Construction	$ 300,000						$ 300,000
Total Expenditures	**$ 400,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 400,000**
Revenue Sources:							
PWTF Loan							$ -
Grant Revenue							
REET 1 (Gen. Fund Capital)							
REET 2 (Pub. Works Capital)	$ 400,000						$ 400,000
Total Revenues	**$400,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$400,000**
General Fund Impacts:	-	-	-	-	-	-	-

DRAFT

City Of Edgewood
Council Agenda Summary Sheet

Subject: Property Tax Levy	**Agenda Item #: 3.D** **For Agenda of: 11/18/2025** **Prepared by: Hardeep Goraya**

Attachments (list):
1. Property Tax - Presentation
2. DRAFT ORDINANCE 25-0xxx
3. Property Tax - Preliminary
4. Levy Certification

Approval of Materials:		**Expenditure Required:**
Hardeep Goraya		**Amount Budgeted:** $2,415,000
Rachel Pitzel, Assistant City Administrator	11/12/2025	
Dave Olson, Mayor	11/12/2025	**Timeline:** 11/25/2025 Regular Council Meeting for Public Hearing on Property Tax Levy Increase for 2026 and City Council Action

Summary Statement:
In Washington, a taxing district with populations of 10,000 or more may only increase their levy by 1% or the implicit price deflator (IPD), whichever is less. However, a taxing district must hold a public meeting and adopt a resolution authorizing an increase in the regular property tax.

The IPD rate of inflation for property taxes due in 2026 is 2.44%. Because the IPD rate is higher than 1%, all taxing districts can take the full 1% levy increase.

Today, we will discuss the property tax levy and the City Council will hold a public hearing on the property tax increase on November 25 to set the 2026 property tax levy.

Item History:
Discussed before in the regular council meeting on October 28.

Recommended Action:
Review the budget appropriations and discuss the property tax levy for 2026.

Fiscal Note/Consideration:

PROPERTY TAX LEVY

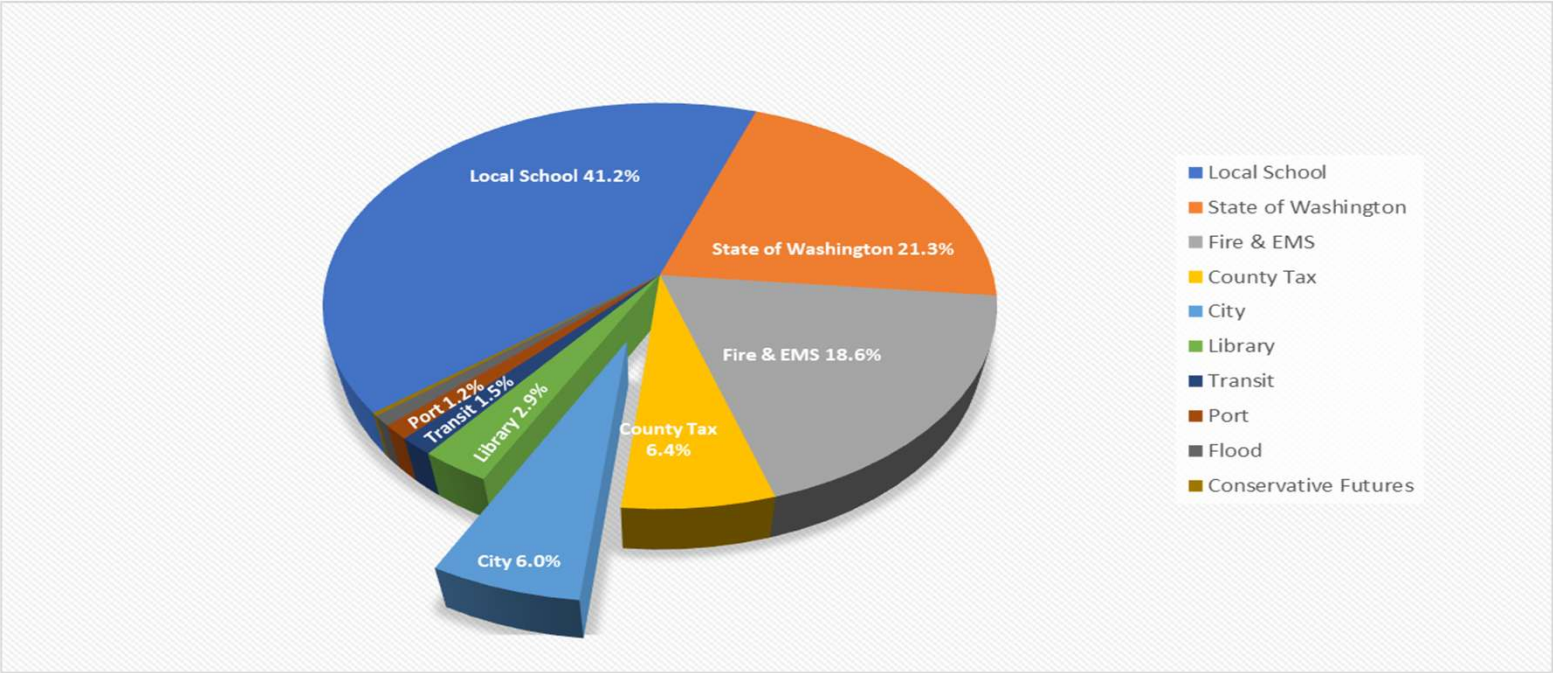
City of Edgewood – Nov 18, 2025

CITY OF EDGEWOOD LEVY DISTRIBUTION

2025 Edgewood Levy Rates Distribution (per $1000 value)								
		Sumner School District # 320		Puyallup School District # 3		Fife School District # 417	
S No.	District	Rate	Percent	Rate	Percent	Rate	Percent
1	Local School	$ 4.64	41.2%	$ 4.21	38.9%	$ 3.29	33.2%
2	State of Washington	$ 2.39	21.3%	$ 2.39	22.1%	$ 2.39	24.1%
3	Fire & EMS	$ 2.09	18.6%	$ 2.09	19.3%	$ 2.09	21.1%
4	County Tax	$ 0.72	6.4%	$ 0.72	6.6%	$ 0.72	7.2%
5	City	$ 0.67	6.0%	$ 0.67	6.2%	$ 0.67	6.8%
6	Library	$ 0.33	2.9%	$ 0.33	3.0%	$ 0.33	3.3%
7	Transit	$ 0.16	1.5%	$ 0.16	1.5%	$ 0.16	1.7%
8	Port	$ 0.13	1.2%	$ 0.13	1.2%	$ 0.13	1.3%
9	Flood	$ 0.09	0.8%	$ 0.09	0.9%	$ 0.09	0.9%
10	Conservative Futures	$ 0.03	0.2%	$ 0.03	0.2%	$ 0.03	0.3%
		$ 11.25	100.0%	$ 10.83	100.0%	$ 9.91	100.0%

Note: In Sumner SD, a Citizen pays $11.25 per $1,000 assessed value and of the $11.25 city receives only $0.67. e.g. A property assessed for $500,000 , on average would pay $5,630 and City would receive only $335

CITY OF EDGEWOOD LEVY DISTRIBUTION



2025 LEVY RATES PIERCE COUNTY CITIES/TOWNS

Rank	CITY/TOWN	TAX CODE AREA	Levy Rate
1	Eatonville	60	1.71
2	Tacoma	5	1.69
3	Ruston	105	1.65
4	South Prairie	110	1.59
5	Fircrest	70	1.50
6	Buckley	45	1.40
7	Steilacoom	115	1.39
8	Auburn	740	1.32
9	Puyallup	96	1.08
10	Wilkeson	128	1.03
11	Orting	84	1.02
12	University Place	752	0.98
13	Roy	100	0.95
14	Sumner	117	0.90
15	Milton	79	0.90
16	Fife	66	0.83
17	Pacific	86	0.79
18	DuPont	55	0.77
19	Bonney Lake	35	0.71
20	Lakewood	760	0.68
21	Gig Harbor	75	0.68
22	Edgewood	770	0.67
23	Carbonado	50	0.66

CITY OF EDGEWOOD LEVY HISTORY

Levy History									
Valuation Year	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025P***
Tax Year	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Taxable Assessed Value	1,556,466,106	1,808,330,870	1,997,528,056	2,280,297,881	2,734,641,110	3,250,275,786	3,323,844,293	3,514,616,244	**3,626,557,086**
New Construction & Improvement Value	77,812,933	78,976,256	59,734,823	124,643,487	127,970,000	100,100,600	79,150,000	41,541,623	35,734,039
Increase in State Assessed value ($24,270,658)	-	-	-	-	-	-	-	-	-
Last Year's certified levy amount	1,575,139	1,689,243	1,792,140	1,869,421	1,998,028	2,130,271	2,232,516	2,309,292	2,362,482
Limit Factor per *RCW 84.55.005*	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Highest Regular Tax Levy since 1985	1,590,952	1,706,193	1,810,122	1,888,195	2,018,081	2,151,603	2,254,926	2,332,385	2,386,107
New Const.	93,116	85,710	59,299	109,228	112,190	78,199	54,366	28,897	24,038
State	5,175	237	-	605	-	2,714	-	1,200	-
New Levy	1,689,243	1,792,140	1,869,421	1,998,028	2,130,271	2,232,516	2,309,292	2,362,482	2,410,145
Refunds	1,063	4,832	1,569	2,372	1,348	2,565	2,830	1,781	4,980
Total Allowable levy as controlled by the Levy Limit	**1,690,306**	**1,796,972**	**1,870,990**	**2,000,400**	**2,131,619**	**2,235,081**	**2,312,122**	**2,364,264**	**2,415,125**
Levy Rate	1.085990	0.993719	0.936653	0.877254	0.779488	0.684842	0.694765	0.672188	0.664582
Levy Increase	$15,813	$15,887	$13,150	$17,205	$17,681	$19,984	$19,845	$20,263	$21,843
Percent Increase	1.0%	0.940%	0.734%	0.920%	0.885%	0.938%	0.889%	0.877%	0.924%
Increase/per 1000	-	0.0102	0.0073	0.0086	0.0078	0.0073	0.0061	0.0061	0.0062
Increase per Household ($650,000 Value)	-	-	-	-	-	-	-	-	$4.04

QUESTIONS?

Hardeep Goraya, Finance Director

hardeep@cityofedgewood.org

253-300-5645

ORDINANCE NO. 25-0XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, ESTABLISHING THE AMOUNT OF PROPERTY TAXES TO BE LEVIED FOR THE YEAR 2026, LEVYING AN INCREASE OF THE REGULAR PROPERTY TAX LEVY IN THE HIGHEST AMOUNT LAWFULLY PERMITTED, PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Edgewood attests that the City's population is estimated at 14,120 by the Washington State Department of Financial Management; and

WHEREAS, the City Council properly gave notice and held a public hearing on revenue sources for the city's next fiscal year budget on October 28, 2025; and

WHEREAS, the hearing included the anticipated financial requirements of the City and a consideration of possible increases in property tax revenues for fiscal year 2026, pursuant to RCW 84.55.120; and

WHEREAS, RCW 84.55.120 requires that increase in the levy over the prior year be stated both as to the dollar increase and percentage change;

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

Section 1. Property Tax Levy. The actual amount of levy from the previous year was $2,364,263.91. An increase in the regular property tax levy is authorized and established to be collected in the 2026 tax year. This property tax levy represents a dollar increase of $21,843.42 and a percentage increase of 0.924% from the previous year's levy. The increase is exclusive of any additional revenue resulting from new construction, property improvements, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Section 2. Ordinance filing required. The City Clerk is directed to transmit a certified copy of this ordinance to the Office of the Auditor of the State of Washington, Division of Municipal Corporations. The City Clerk is further directed to transmit a certified copy of this ordinance to both the Pierce County Assessor-Treasurer and to the Pierce County Council, Attention Clerk immediately after passage by the City Council but no later than November 30, 2025.

Section 3. Recertification authorized. The City Clerk is further directed to timely file any recertification needed after receipt of the final adjusted year-end values in December from the Pierce County Assessor-Treasurer. Such recertification, if needed, shall be filed no later than the date established by the County Assessor's Office.

Section 4. Corrections. Upon the approval of the city attorney and/or the city clerk, the code publisher is authorized to make any necessary technical corrections to this ordinance,

including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. Effective Date. A summary of this Ordinance, consisting of its title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after publication as provided by law.

PASSED BY THE CITY COUNCIL ON THE 25th DAY OF NOVEMBER 2025.

_____
Dave Olson, Mayor

ATTEST/AUTHENTICATED:

_____
Jill Schwerzler-Herrera
City Clerk

APPROVED AS TO FORM:

_____
Maili C. Barber, City Attorney

Date of Publication: 11/28/2025
Effective Date: 12/03/2025

DRAFT

Pierce County

Office of the Assessor-Treasurer

Marty Campbell
Assessor-Treasurer

2401 South 35th Street, Room 142
Tacoma, Washington 98409-7498
(253) 798-6111 • FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecountywa.org/atr

MEMORANDUM

DATE: September 2025

TO: Pierce County Taxing Districts

FROM: Marty Campbell, Assessor-Treasurer

RE: **Preliminary Certification of Assessed Values/Levy Limit Factor**

Enclosed is the Preliminary Certification of Assessed Values for your taxing district. These values include last year's State Assessed Property Values and Timber Values (where applicable).

For budget preparation assistance to applicable districts, Levy limit factor worksheets, court ordered refund information, and sample ordinance/resolutions are included. Limit factor worksheets are prepared **with an assumption the IPD is more than 1%.** Should the IPD fall below 1%, districts with a population greater than 10,000 may increase the levy limit up to 1% by passing a 2nd Substantial Need Resolution.

Submit original ad valorem Budget / Levy Certifications & an approved Ordinance or Resolution no later than November 25th (due to the Thanksgiving holiday):

Pierce County Council
Attention: Clerk, Rm. 1046
County City Building
930 Tacoma Ave. S
Tacoma, WA 98402
email: pccouncil@piercecountywa.gov

And a courtesy copy to:
Pierce County Assessor-Treasurer
Attention: Levy Dept.
2401 S. 35th St. Rm. 142
Tacoma, WA 98409
email: kim.alflen@piercecountywa.gov

If emailing, include a Delivery or Read Receipt to verify the documents were submitted. Due to county staffing limitations replies verifying receipt of documents are not sent.

(Failure to submit a budget request & the district's Resolution/Ordinance may adversely affect next year's Levy collection)

Preliminary Values Are Subject to Change.

Districts will receive **Final** values upon completion of the state assessed utility value and timber value, later this year.

The district's Ordinance/Resolution **must** identify these three components.

- The **dollar amount of the previous year's levy** =the actual levy certified, including refunds.
- The **dollar amount of increase** reflects the difference between the previous year's actual levy and the limit factor growth of the highest lawful levy, or a lesser amount if banking levy capacity.
- The **percent of increase** equals the change over the prior year's actual levy plus the dollar amount of increase equal to the district's highest lawful levy for this year, or a lesser amount if banking levy capacity. The sample Ordinance/Resolution enclosed provides the amounts for districts wishing to request their highest lawful levy.

Levy FAQs

Q. How should the Ordinance/Resolution read if the district is limited at a lesser amount due to the statutory maximum rate limit?

A. ***Prepare the document as though there is no limit due to the statutory maximum rate. Language may be added to inform the district's taxpayers of the rate limit and the projected allowable levy to the Ordinance/Resolution.***
The Ordinance/Resolution must contain three amounts; last year's actual levy, the dollar amount & percent of increase needed for the following year. The intent of the district must be clear in the Ordinance/Resolution.

Q. Why does the sample Ordinance/Resolution show more/less than 1%?

A. ***The 1% limit refers to the limitation of increase to a district's highest lawful levy known as the Levy Limit Factor. The percent of increase approved in a district's Ordinance/Resolution equals the change over the prior year's actual amount levied plus the dollar amount of increase for the next year's budget needs.***

- **The simple act of passing an Ordinance/Resolution allows a district to increase the Highest Lawful levy by the lesser of 1% or the IPD, depending on the size of the district.**
- **The increase authorized in the document identifies how much of that increase is required for the next year's budget needs, excluding additional revenue for new construction or any increase in state assessed utility values.**

Q. Why does the sample show $0 increase and an increase of 0%?

A. The ***total amount levied in the prior year is more than this year's increase from the limit factor, the district should ask for a $0 and 0% increase. This does not affect any increase allowed by the limit factor increase of the highest lawful levy. Once a district passes the Ordinance/Resolution the Highest Lawful levy is allowed to increase by the limit factor.***

A district's Ordinance or Resolution controls two levy limitations;

1. ***The act of passing a resolution/ordinance allows the Limit Factor increase (lesser of 1% or the IPD) to the highest lawful levy.***
2. ***The authorized percent and dollar amount stated increase over the prior year's actual, Certified levy request.***

Q. What documents need to be submitted in November?

A. ***No later than November 25th, provide a copy of the approved Ordinance/Resolution & the Levy Certification (Budget Request) to Pierce County Council.***

FAILURE TO PROVIDE THESE DOCUMENTS BY THE DUE DATE COULD ADVERSLEY AFFECT YOUR LEVY.

Contact Kim Alflen for questions (253) 798-7114, kim.alflen@piercecountywa.gov

Pierce County
Marty Campbell, Assessor-Treasurer
2401 South 35th Street
Tacoma, WA 98409-7498
(253) 798-6111 FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecountywa.org/atr

PRELIMINARY LAWFUL LEVY LIMIT 2025 FOR 2026

EDGEWOOD
> 10,000

REGULAR TAX LEVY LIMIT:

		2024
A.	**Highest** regular tax which could have been **lawfully** levied beginning with the 1985 levy [refund levy not included] times limit factor (as defined in RCW 84.55.005).	2,362,482.50 1.01 2,386,107.33
B.	Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was make in the previous year, use the rate that would have been levied had no error occurred).	35,734,039 0.672694754096 24,038.10
C.	Tax increment finance area increment AV increase (RCW 84.55.010(1)(e)) Current Year's A.V. less base year's A.V. , the result to be multiplied by last year's regular levy rate (or the rate that should have been levied)	0.00 0.672694754096 -
D	State assessed property value in original district, if annexed, less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).	23,441,414 23,441,414 0.00 0.672694754096
	LAST YEAR'S ADDITIONAL REVENUE FOR ESTIMATION	0.00
E	**REGULAR PROPERTY TAX LIMIT (A + B + C)**	**2,410,145.43**

ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:

F	To find rate to be used in G, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.	2,410,145.43 3,626,557,086 0.664582238311
G	Annexed area's current assessed value including new construction and improvements times rate found in F above.	0.00 0.664582238311 0.00
H	**NEW LEVY LIMIT FOR ANNEXATION (E + G)**	**2,410,145.43**

LEVY FOR REFUNDS:

I	RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (E or G + refund if any)	2,410,145.43 4,980.05 2,415,125.48
J	**TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT**	**2,415,125.48**
K	**Amount of levy under statutory rate limitation.**	**3,626,557,086** 1.778966835045 **6,451,524.78**
L	**PRELIMINARY LAWFUL LEVY FOR THIS YEAR**	**2,415,125.48**

EXAMPLE OF ORDINANCE/RESOLUTION REQUESTING HIGHEST LAWFUL LEVY

Ordinance/Resolution No._____
RCW 84.55.120

WHEREAS, the _____ of **EDGEWOOD** has met and considered
(Governing body of the taxing district) (Name of the taxing district)

its budget for the calendar year 2026 ; and,

WHEREAS, the districts actual levy amount from the previous year was $ **2,364,263.91** and,
(Previous Year's Levy Amount)

WHEREAS, the population of this district is □ more than or □ less than 10,000; and now, therefore,
(Check One)

BE IT RESOLVED by the governing body of the taxing district that an increase in the regular property tax levy is hereby authorized for the levy to be collected in the **2026** tax year.
(Year of Collection)

The dollar amount of the increase over the actual levy amount from the previous year shall be $ **21,843.42** which is a percentage increase of **0.924%** from the previous year. This increase is exclusive of
(Percentage Increase)

additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Adopted this _____ day of _____, _____.

SAMPLE

If additional signatures are necessary, please attach additional page.

This form or its equivalent must be submitted to your county assessor prior to their calculation of the property taxThis form or its equivalent must be submitted to your county assessor prior to their calculation of the property tax levies. A certified budget/levy request, separate from this form is to be filed with the County Legislative Authority no later than November 30th. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The Department of Revenue provides the "Levy Certification" form (REV 64 0100) for this purpose. The form can be found at: http://dor.wa.gov/docs/forms/PropTx/Forms/LevyCertf.doc.

For tax assistance, visit http://dor.wa.gov/content/taxes/property/default.aspx or call (360) 570-5900. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.

Pierce County
Marty Campbell, Assessor-Treasurer
2401 South 35th Street
Tacoma, WA 98409-7498
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www.piercecountywa.org/atr

September 10, 2025

OFFICIAL NOTIFICATION TO: EDGEWOOD

RE: 2025 PRELIMINARY ASSESSED VALUES

FOR REGULAR LEVY

Total Taxable Regular Value	3,626,557,086
Highest lawful regular levy amount since 1985	2,386,107.33
Additional revenue from current year's NC&I	24,038.10
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	4,980.05
Additional revenue from administrative refunds not allowed if limited by statutory rate limit	
Court Order Refunds	0.00
Additional revenue from increase in state-assessed property	0.00
Total Allowable Levy (as controlled by the limit calculation)	2,415,125.48
This year's certified levy amount (including refunds)	0.00

FOR EXCESS LEVY

Taxable Value	-
Timber Assessed Value	-
Total Taxable Excess Value	-

New Construction and Improvement Value	35,734,039

If you need assistance or have any questions regarding this information, please contact Kim Alflen 253.798.7114 kim.alflen@piercecountywa.gov

Department of Revenue
Washington State

Form 64 0100

Levy Certification

Submit this document, or something similar, to the **county legislative authority on or before November 30** of the year preceding the year in which the levy amounts are to be collected.

Courtesy copy may be provided to the county assessor.

This form is not designed for the certification of levies under RCW 84.52.070.

In accordance with RCW 84.52.020, I _____ *(Name)*, _____ *(Title)*, for _____ *(District name)*, do hereby certify to the _____ *(Name of county)* County legislative authority that the _____ *(Commissioners, Council, Board, etc.)* of said district requests that the following levy amounts be collected in _____ *(Year of collection)* as provided in the district's budget, which was adopted following a public hearing held on _____ *(Date of public hearing).*

Regular levies

Levy	General levy	Other levy*
Total certified levy request amount, which includes the amounts below.		
Administrative refund amount		
Non-voted bond debt amount		
Other*		

Excess levies

Levy	General (n/a for school districts)	Bond	Enrichment (school districts only)	Cap. project	Other levy*
Total certified levy request amount, which includes the amounts below.					
Administrative refund amount					
Other*					

*Examples of other levy types may include EMS, school district transportation, or construction levies. Examples of other amounts may include levy error correction or adjudicated refund amount. Please include a description when using the "other" options.

Signature: _____ **Date:** _____

To request this document in an alternate format, please complete the form dor.wa.gov/AccessibilityRequest or call 360-705-6705. Teletype (TTY) users please dial 711.

Department of Revenue
Washington State

Levy Certification

Submit this document to the county legislative authority on or before November 30 of the year preceding the year in which the levy amounts are to be collected and forward a copy to the assessor.

In accordance with RCW 84.52.020, I, Jill Schwerzler-Herrera (Name),

City Clerk (Title), for Edgewood (District Name), do hereby certify to

the Pierce (Name of County) County legislative authority that the Council (Commissioners, Council, Board, etc.)

of said district requests that the following levy amounts be collected in **2026** (Year of Collection) as provided in the district's

budget, which was adopted following a public hearing held on **11/25/25** (Date of Public Hearing):

Regular Levy: $2,415,000.00
(State the **total** dollar amount to be levied)

Excess Levy: $0.00
(State the **total** dollar amount to be levied)

Refund Levy: $4,980.05
(State the **total** dollar amount to be levied)

Signature: _____ Date: 11/25/25

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.

REV 64 0100e (w) (2/21/12)

City Of Edgewood
Council Agenda Summary Sheet

Subject: General Budget Discussion	**Agenda Item #: 3.E**
	For Agenda of: 11/18/2025
	Prepared by: Hardeep Goraya

Attachments (list):
1. GF Options

Approval of Materials:		**Expenditure Required:**
Hardeep Goraya		**Amount Budgeted:**
Rachel Pitzel, Assistant City Administrator	11/13/2025	**Timeline:**
Dave Olson, Mayor	11/13/2025	

Summary Statement:
Budget cut options were requested by the council to understand how the different adjustments would affect the general fund balance, aiming to produce a sustainable, balanced budget.

Item History:
NA

Recommended Action:
Hold a discussion to determine which budget cut option is feasible **without impacting** citizen safety, service levels, or employee morale.

Fiscal Note/Consideration:

General Fund - Revenue Expenditure Options

General Fund		Budget	Projection				
		2026	**2027**	**2028**	**2029**	**2030**	
Revenue		9,793,336	9,886,579	9,301,362	9,523,897	9,701,253	
Expenditures		9,184,071	9,305,635	9,654,807	10,020,695	10,405,406	
Revenue less Expenditure		609,265	580,945	(353,444)	(496,798)	(704,153)	
Additions - Options							
Property Tax	Levy Lid Lift - Failed twice	-	-	-	-	-	
Utility Tax	Maxed out	-	-	-	-	-	
Car Tab Fee	$20 Per Vehicle	250,000	250,000	250,000	250,000	250,000	*Not in the proposed budget*
Public Safety Sales Tax	0.1% , 15% share with PC	-	-	-	-	-	
HB 2015	0.1% Sales Tax	-	-	-	-	-	*public safety and criminal justice purposes*
Traffic Cameras	Council discussion Item	-	-	-	-	-	
Banned Uses (Econ Dev/Comm Dev)	Council discussion Item	-	-	-	-	-	
Other Council Suggestion		-	-	-	-	-	
		250,000	250,000	250,000	250,000	250,000	
Reductions - Options							
2% COLA	Cost	52,000	53,560	55,167	56,822	58,526	*In the proposed budget- 1% about $26K*
Medical Cost	80-20 split cost	44,500	48,505	52,870	57,629	62,815	*Not in the proposed budget - $934/Employee up to $2,723wspouse & 2 dep*
Police (4% increase, could be more)	Reduce Deputies from 10 to 9	240,000	249,600	259,584	269,967	280,766	*Not in the proposed budget - Cost $33K for 1% increase*
Furlough (GF $10.5K Saving)	24 Furlough Days/Year	252,000	259,560	267,347	275,367	283,628	*Not in the proposed budget - GF pay $10.5K per day saving*
Reduction/Rollback Plan	Furlough	-	-	-	-	-	
Positions Plan - sustainability	Yes	-	-	-	-	-	
Vehicles/Fleet	$5,600/Month	-	-	-	-	-	
Holidays	11	-	-	-	-	-	
Deferred Maintenance	City hall Paint	-	-	-	-	-	
Renting City Hall	Not Feasible	-	-	-	-	-	
Reduced Park Maintenance Days	Service contract cancelled	-	-	-	-	-	
Council Suggestion 1		-	-	-	-	-	
Council Suggestion 2		-	-	-	-	-	
Council Suggestion 3		-	-	-	-	-	
		588,500	611,225	634,968	659,785	685,736	
	Revenue less Expenditure	1,447,765	1,442,170	531,524	412,987	231,583	