



CITY OF EDGEWOOD

ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING AGENDA

Monday, March 2, 2026 – 6:00 PM ♦ City Hall – 10440 Dom Calata Way E ♦ Edgewood, WA

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

- 1. CALL TO ORDER**
- 2. CITIZEN COMMENT PERIOD:** *This portion of the meeting is reserved for the public to comment on items not on the agenda. It is not a back and forth, or an open discussion. If you wish to speak, please raise your hand and wait to be called on. Comments are limited to three minutes.*
- 3. DISCUSSION ITEMS**
 - A.** 2026 Final Work Plan
 - B.** Economic Development Webpage Content
 - a. Business Resources — Michael Pierce and Shawn Olesen
 - b. Small Business — Kelsey Morgan
 - c. Next Steps — Kelsey Morgan
 - C.** Home Business & Licensing Code Amendments (Titles 5 & 18)
 - D.** Draft EDAB Procedure Amendments
- 4. STAFF UPDATES/COMMISSIONER COMMENTS**
- 5. ADJOURN**

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

Edgewood: The Place Where Growth Meets Quality of Life

Edgewood is a unique city shaped by intentional growth, economic stability, and a consistently high quality of life. Its location near Mount Rainier and two national parks, one called the American Alps, together with established neighborhoods and preserved open space, shapes a strong and recognizable civic identity. People like being here.

The city's sense of place is a contributing factor in resident attraction and retention, reinforcing a stable residential base that supports local business activity and measured commercial growth.

Looking ahead, Edgewood's population trends, economic characteristics, and workforce fundamentals provide a solid foundation for thoughtful economic development. These conditions support long-range planning and infrastructure decision-making while preserving the residential character and quality of life valued by the community—signaling a business environment oriented toward predictability, continuity, and long-term alignment rather than short-term expansion.

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Community Profile

The most recent US Census Bureau and American Community Survey (ACS) provides a synopsis of Edgewood's community profile and favorably positions Edgewood in comparison to other cities, regionally and nationally. It is a comparative view of Edgewood's population, workforce foundations, and economic stability contextualized using Pierce County, Washington State, and United States benchmarks.

Profile Item	Description	Impact for employers	Data Sources
Population & Growth	Edgewood has experienced steady population growth, increasing from just over 9,300 residents in 2010 to approximately 12,700 residents today. This growth rate exceeds Pierce County, Washington State, and national growth.	Consistent population growth signals a stable and expanding labor pool.	Edgewood Population Profile Regional comparisons: Pierce County Comparison Washington State Comparison National Comparison
Age Profile & Household Composition	Edgewood exhibits a balanced age distribution with a strong share of working-age adults and family households.	Balanced age distribution supports workforce continuity and retention.	American Community Survey Demographic Profile, Edgewood
Income & Economic Stability	Median household and per capita incomes exceed county, state, and national levels, while poverty rates are lower.	Income stability correlates with workforce reliability and consumer strength.	Income and Poverty Data, Edgewood Regional comparisons: Income & Poverty Data, Pierce County Income & Poverty Data, Washington State Income & Poverty Data, National
Educational Attainment (High School and beyond)	High school completion rates exceed county, state, and national averages.	Foundational education supports training readiness and compliance.	American Community Survey Education Level Profile, Edgewood Regional comparisons: American Community Survey Education Level Profile, Pierce County American Community Survey Education Level Profile, Washington State

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Labor Force Participation and Employment	Labor force participation is consistent with or above regional averages.	An engaged workforce reduces hiring risk.	American Community Survey Employment Profile, Edgewood
Housing Stability and Tenure	Owner-occupied housing rates are higher than county, state, and national benchmarks.	Homeownership correlates with longer employee tenure.	Housing, Edgewood Regional comparisons: Housing, Pierce County https://www.census.gov/quickfacts/WA https://www.census.gov/quickfacts/US

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Commuting Patterns and Regional Integration	Commuter times are comparable to Pierce County averages, reflecting strong regional integration.	Regional connectivity expands the available labor shed.	American Community Surveys Commuting Patterns, Edgewood
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Summary for Employers

Taken together, these indicators reflect a community that supports workforce reliability, economic stability, and long-term labor availability. When viewed in county, state, and national context, Edgewood’s profile illustrates a city well positioned to support employers seeking a stable operating environment and a high quality of life for their workforce.

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Economic Brief

Aspect	Details
Peer and Regional Comparison	Edgewood is a fast-growing, high-stability community within the Puget Sound regional economy. Since 2020, population growth in Edgewood has exceeded Pierce County, Washington State, and national averages, while maintaining strong household stability and high labor force participation. These trends position Edgewood as a community oriented toward measured growth rather than speculative expansion.
Workforce and Resident Base	Edgewood exhibits strong workforce engagement and low socioeconomic distress. Labor force participation exceeds county, state, and national benchmarks, and poverty rates remain materially lower. Educational attainment is solid relative to Pierce County, though below Washington State and King County, reflecting Edgewood’s role within a broader regional labor shed.
Cost and Housing	Housing values and rents in Edgewood are high relative to Pierce County, Washington State, and national benchmarks. This reinforces quality-of-life positioning while also signaling workforce affordability constraints for labor-intensive uses.
Regional Business	Edgewood operates within the economic influence of Pierce County and the broader King County regional economy. County-level employment, establishment scale, and payroll provide the relevant labor, supplier, and customer context for businesses considering location within Edgewood.

Economic Drivers Summary

Edgewood's economic development profile is best understood through a set of structural drivers supported by data.

Key Driver	Details
Growth and demand	Population growth since 2020 exceeds county, state, and national benchmarks.
Workforce engagement	Labor force participation is higher than all comparison geographies.
Human capital	Educational attainment is above Pierce County but below Washington State and King County.
Affluence and purchasing power	Median household income exceeds county, state, and national levels, with low poverty rates.
Cost environment	High housing costs constrain labor-intensive uses and emphasize wage-fit considerations.
Regional access	Pierce and King Counties define the effective employment and supplier market.

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Long-form Elevator Pitch

Edgewood offers a combination of population growth, workforce reliability, and household affluence that supports thoughtful economic development. The city's profile favors long-term, stable investment aligned with regional labor markets rather than short-term expansion strategies. Constraints related to housing cost and scale should be acknowledged as planning realities, noted transparently, and incorporated into development strategy.

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