



CITY OF EDGEWOOD

ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING AGENDA

Monday, May 4, 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.*

A. Derek Sellers Email

3. DISCUSSION ITEMS

A. Edgewood Character Discussion

B. 2025-2026 Work Plan Prioritization

- a. Q1: Economic webpage update - Done
- b. Q2: Economic webpage material - Start
- c. Q3: Holding an investor/commercial development event and a separate food truck event
- d. Q4: Local business survey

C. Economic Webpage Materials

- a. Welcome to Edgewood Packet Discussion and Assignments

D. June 1, 2026 Meeting Agenda Discussion

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.

From: [City Hall](#)
To: [Jill Schwerzler-Herrera](#)
Subject: FW: On adding housing to Edgewood
Date: Tuesday, April 21, 2026 6:25:02 AM

From: Derek SELLERS <dereksellers@outlook.com>
Sent: Monday, April 20, 2026 6:47 PM
To: City Hall <cityhall@cityofedgewood.org>
Subject: Re: On adding housing to Edgewood

***This message is from an External Sender**

Please pass this message and the original email to city council, and the EDAB and Planning Commission boards.

As an addendum to the points I make in my previous email, I would like to voice both my approval that Dhaliwal is back on track, and dismay at the immense reduction in scope of the commercial frontage along Meridian.

Whereas, building 1 went from having a large enough space for something like a Trader Joe's in it to just 4 smaller individual storefronts, and building 2 went from having retail space to being dedicated to a clubhouse for the residents.

In reviewing the original design documentation against the current, it seems clear to me that the thing that killed the project in its original form was an onerous calculation of required parking for the residences. In building a mixed-use facility such as this, there should be some portion of the parking requirement calculation that assumes several of the residents will be primarily using transit or ride share and will not own a car. At the same time, it should also assume that a good percentage of the visitors to the retail spaces will be the residents of the facility and would not be driving there.

I hope the city is doing something to push back on this clubhouse that is poised to use up a significant portion of valuable frontage space along Meridian. That is a use of the space that does not benefit other residents of the community besides those in Dhaliwal itself. I don't know if a clubhouse counts as a "commercial" use, but if it does, or if code is ambiguous on that subject, it should definitely be corrected.

If that isn't considered a commercial use, and the city is accepting a non-conformance to code to allow the project to move forward, then a choice is being made that negatively

impacts the majority of Edgewood residents. Instead, we should be allowing the frontage facilities to build higher and reduce the number of required parking stalls over what is required by city code, particularly those set aside for residential, in order to maintain the available retail frontage on Meridian while still penciling out for the developer.

I saw Dhaliwal in its original form as the type of development we should be prioritizing in this city, and one I had hoped would trigger a virtuous cycle of renewal along Meridian. This milquetoast form it has taken on reminds one of the unfulfilled promise that Edgewood Heights became between initial concept and implementation.

Regards,
Derek Sellers

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From: Derek SELLERS <dereksellers@outlook.com>
Sent: Tuesday, April 7, 2026 8:54:01 AM
To: City Hall <cityhall@cityofedgewood.org>
Subject: On adding housing to Edgewood

Please pass this on to city council,

In watching the retreat recording (thank you again by the way for choosing to make that a possibility), I noted several council members highlight that they joined council to preserve the rural feeling of Edgewood and were concerned about the development requirements that have recently been implemented by state law.

Historically, city governments have tended to impose restrictive zoning that favors single family type housing and burdensome regulations and fees on developers to try to curb growth. There is especially skepticism and fear of renters as they tend to be folks from lower income brackets. But I would like to propose that fighting against the GMA and resisting the rising tide of young adults and working families coming to Edgewood because they are priced out of living in Seattle and Tacoma this way would have the opposite effect of what is intended.

I would argue that favoring single family housing in our zoning policy is already damaging our rural character by turning our cherished meadows and cow pastures on the plateau into packed developments. I believe we will see more of that type of land use disappear if we continue on our current course.

To comply with the GMA as we move forward, and indeed to simply be a city that can pay its own bills by increasing the base of tax payers who live and work and spend in the city, we should think bolder and bigger on our current ideas to build housing near Meridian. By this I mean lifting height restrictions, allow 5, 6, 7, 8 story complexes with ground floor retail. This kind of development is more likely to pencil out in the long term and is more likely to get built than trying to build a dedicated commercial building or a strip mall and would be arguably more attractive.

In addition, focus multifamily type zoning around the 1-2 block off Meridian road network, and keep focusing on completing that road network, completing sewer, water runoff, and utility connections in that region. Encourage and lobby Pierce Transit for higher frequency levels of service on the 402. Every 15 minutes should absolutely be achievable. Now that we have both Sounder in Puyallup and Light Rail in Federal Way the Meridian corridor is a no-brainer location to live for renters who work jobs in the major metros but can't afford a \$3k+ a month mortgage.

Keep investing in sidewalks in this region yes but even more invest in trails and paths that are off-the roadway to make everything in this part of the city an easy 15-minute walk away for folks who would prefer not to own and maintain a car, as many millennials and gen-z adults prefer to do. Then, pass a moratorium on building more \$1m per unit housing developments on the plateau so that we can still have our cow pastures and emu farms.

I myself am not a renter, nor am I someone who lives on a 5-acre lot on the plateau myself. I live in a single family home on 106th just a few blocks away from Meridian, and I am advocating for more neighbors near me so that I can have my 15 minute walk to amenities, my city can fully fund all the services my family relies on without raising additional property/sales taxes on each of us individually, and we can still be just a short walk away from cows and horses and fields and forests to our East, as opposed to a sea of cul-de-sacs and more cars to contend with on our collector roads.

Derek Sellers

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