



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

Monday, June 7, 2021, 6 p.m. • Virtual Zoom Meeting
Meeting Link: (<https://zoom.us/j/92275379112>)

1. Call to Order

- a. Attendance *(by presence, not roll call)*
 - i. Position 1: Scott Kilmer
 - ii. Position 2: Andrew Wiesenfeld, Vice-Chair
 - iii. Position 3: Lora Butterfield, Chair
 - iv. Position 4: Deanna Clark
 - v. Position 5: VACANT
 - vi. Position 6: Dawne Swanson
 - vii. Position 7: Jason Neil

2. Consent Agenda: *All matters listed under Item 2, Consent Agenda, are considered routine in nature and will be enacted by one motion. Individual discussion of these items is not planned. A member, however, may remove any item to discuss as an item for separate consideration under New Business.*

- a. Agenda Approval or Modifications
- b. Approval of Meeting Minutes for May 3, 2021
- c. Review of May Development Review Reports

3. Citizen Comment Period: *Reserved for the public to comment on items not on the agenda. The Board may invite additional public comment on agenda items noted for discussion later in the meeting.*

4. Items of Business

- a. Discussion Item(s)
 - i. Town Center
 - ii. Business Survey(s)
 - iii. Edgewood Marketplace
 - iv. 2021 Work Plan
- b. Action Item(s)
 - i. Edgewood Marketplace Flyer Finalization

5. Staff Comments

6. Board Member Updates

7. Adjourn



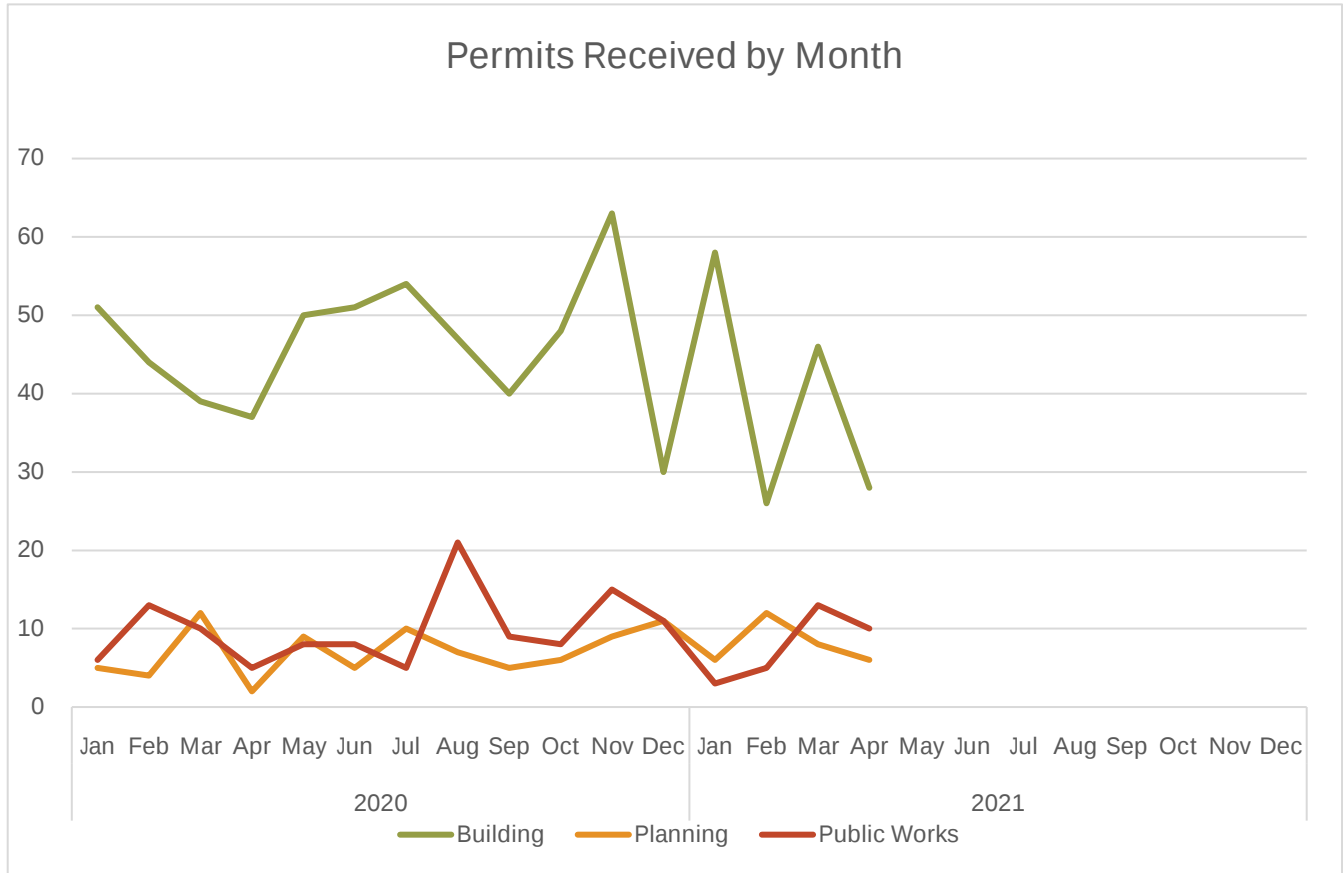
**CITY OF EDGEWOOD
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)
MEETING MINUTES**

Monday, May 3, 2021, 6 p.m. • Virtual Zoom Meeting
Meeting Link: (<https://zoom.us/j/92275379112>)

1. **CALL TO ORDER:** Chair Butterfield called the meeting to order at 6:04 p.m.
 - A. **Members Present:** Kilmer; Wiesenfeld; Butterfield; Clark; Swanson; Neil
 - B. **Commissioners Absent:** None (Position 5 VACANT)
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Emily Arteché, Planning Manager
Morgan Dorner, Senior Planner
 - D. **Others Present:** Mayor Eidinger
Council Member Wise
Council Member Tomin
2. **CONSENT AGENDA**
 - A. **Agenda Approval or Modifications**
 - B. **Approval of Meeting Minutes for April 5, 2021**
 - C. **Review of Planning Commission Minutes for April**
 - i. Wiesenfeld moved to approve, as presented.
 - ii. Clark seconded.
 - iii. The Board voted 4-0 to approve the Consent Agenda.
3. **CITIZEN COMMENT PERIOD:**
 - A. Tom Greene spoke to the board regarding Edgewood businesses.
4. **NEW BUSINESS**
 - A. **Discussion Item(s)**
 - i. Business Incubation
 - a. Groth opened and presented the staff report
 - b. Discussion ensued
 - ii. Edgewood Marketplace
 - c. Groth opened and presented the staff report
 - d. Discussion ensued
 - iii. Edgewood Marketplace Flyer
 - e. Groth opened and presented the staff report
 - f. Discussion ensued
 - iv. 2021 Work Plan
 - a. Groth opened and shared the adopted work plan
 - b. Discussion ensued
 - B. **Action Item(s)**
 - i. Edgewood Marketplace Flyer
 - a. The board took no action on the proposed flyer
5. **STAFF COMMENTS:** Groth updated the board on several City projects
6. **BOARD MEMBER UPDATES:** None
7. **ADJOURN:** Chair Butterfield adjourned the meeting at 7:21 p.m.

Apr 2021

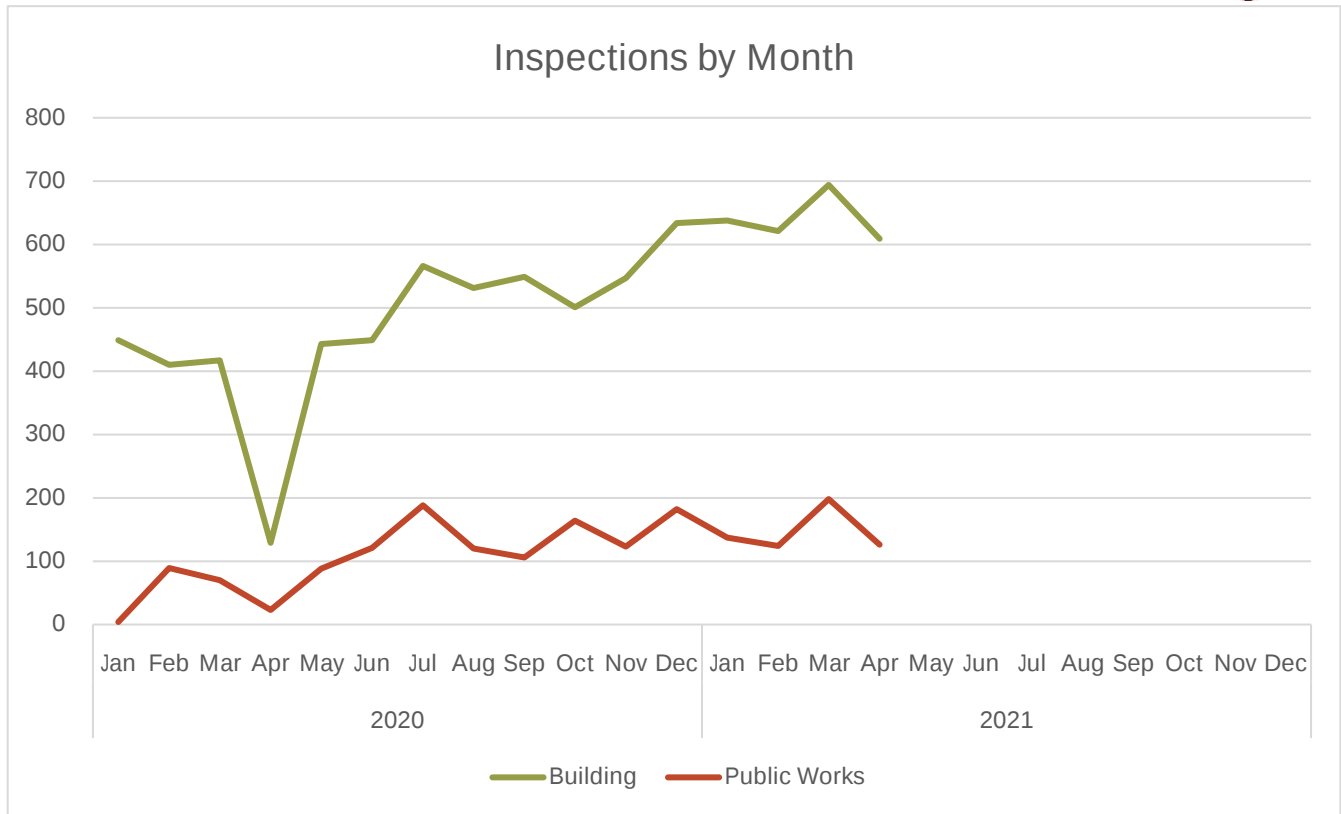
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Apr 2021	28	38	6	1	10	10
Apr 2020	37	19	2	4	5	3
Average 2021	40	46	8	4	8	7
Average 2020	43	28	6	2	9	7
YTD 2021	158	182	32	14	31	28
YTD 2020	171	113	23	8	34	26
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2021	Jan	58	Feb	12	Mar	13
Highest Month 2020	Nov	63	Mar	12	Aug	21

Apr 2021

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Apr 2021	609		126	
Apr 2020	129		23	
Average 2021	641		146	
Average 2020	469		107	
YTD 2021	2562		585	
YTD 2020	1405		186	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2021	Mar	694	Mar	198
Highest Month 2020	Dec	634	Jul	188

Pending Projects - Planning and Engineering Permits

43 Permits

Exported: 05/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
20-1396	STOKES BOUNDARY LINE ADJUSTMENT	909 MERIDIAN AV E	420033077	PLANNING	BLA	WAITING ON REVISIONS	08/04/2020	04/13/2021
21-1144	PROLOGIS PARK BLA	4120 90TH AV E	420163702	PLANNING	BLA	INCOMPLETE	03/24/2021	04/07/2021
CLEAR AND GRADE								
20-1635	Tree clearing 3822 108th Ave E Edgewood WA 98372	3822 108TH AV E	420152028	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	12/08/2020	02/25/2021
20-1670	SINGH FENCING CLEAR AND GRADE	8306 36TH ST E	420171012	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	12/30/2020	02/25/2021
21-1111	K.M.S DRIVEWAY	8217 34TH ST E	420175007	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	03/04/2021	04/01/2021
CODE UPDATES AND CHANGES								
20-1663	RECONCILE COMPREHENSIVE PLAN AMENDMENT UPDATES			PLANNING	CODE UPDATES AND CHANGES	APPLICATION	12/28/2020	04/13/2021
20-1667	NATURAL ENVIRONMENT CHAPTER UPDATE	2224 104TH AV E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	12/30/2020	04/13/2021
20-1668	LAND USE GROWTH TARGETS UPDATE	2224 104TH AV E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	12/30/2020	04/13/2021
21-1125	830 WEST VALLEY HIGHWAY QUASI-JUDICIAL REZONE	830 West Valley Highway E		PLANNING	CODE UPDATES AND CHANGES	INCOMPLETE	03/16/2021	04/20/2021
21-1188	TRAFFIC CONCURRENCY THRESHOLD CODE AMENDMENT			PLANNING	CODE UPDATES AND CHANGES	APPLICATION	04/28/2021	04/30/2021
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	420091134	PLANNING	DESIGN STAND REVIEW	WAITING ON REVISIONS	07/13/2020	03/30/2021
NEIGHBORHOOD MEETING								
21-1195	NWP Meridian	3117 MERIDIAN AV E	420103072	PLANNING	NEIGHBORHOOD MEETING	APPLICATION	04/30/2021	04/30/2021
PRE APP								
21-1080	FRONTIER AUTO SALES PRE-APPLICATION	1009 MERIDIAN AV E	420033140	PLANNING	PRE APP	INCOMPLETE	02/08/2021	03/30/2021
21-1081	36TH ST CHURCH PRE-APPLICATION	XXX 36TH ST E	420171002	PLANNING	PRE APP	INCOMPLETE	02/08/2021	03/30/2021
21-1169	OLYMPIC ROCKERIES PRE-APPLICATION	12620 JOVITA BLVD E	420021022	PLANNING	PRE APP	INCOMPLETE	04/09/2021	04/19/2021
SHORT PLAT - FINAL								
20-1615	DODDS SHORT PLAT FINAL SHORT PLAT	4902 EDGEWOOD DR E	420235048	PLANNING	SHORT PLAT - FINAL	WAITING ON REVISIONS	11/24/2020	04/22/2021
SHORT PLAT - PRELIMINARY								
20-1034	SMITH SHORT PLAT PRELIMINARY PLAT	2506 117TH AV E	420108013	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	01/23/2020	01/27/2021
20-1533	CONNOLLY SHORT PLAT PRELIMINARY SHORT PLAT	1711 122ND AV E	420112155	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	10/26/2020	02/09/2021
20-1566	RUSEV SHORT PLAT PRELIMINARY PLAT	11516 8TH ST E	420038004	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	11/06/2020	04/06/2021
21-1170	BREYER SHORT PLAT PRELIMINARY PLAT	2110 TO 2114 95TH AVCT E	420095023	PLANNING	SHORT PLAT - PRELIMINARY	UNDER REVIEW	04/09/2021	04/26/2021
SITE DEVELOPMENT								
17-1527	NORTHWOOD ESTATES WEST PHASE II SITE DEVELOPMENT	9609 24TH ST E	420091136	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	12/05/2017	04/23/2021
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	420096012	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/16/2019	04/20/2021

Pending Projects - Planning and Engineering Permits

43 Permits

Exported: 05/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
19-1413	WOLF POINT SUBDIVISION SITE DEVELOPMENT	XXX MERIDIAN AV E	420164094	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/27/2019	04/20/2021
20-1131	WAGNER SHORT PLAT SITE DEVELOPMENT	11226 18TH ST E	9770000069	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	03/18/2020	08/14/2020
20-1229	BARTH SUBDIVISION SITE DEVELOPMENT	3624 96TH AV E	420161087	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/19/2020	04/20/2021
20-1236	JENNA ACRES SHORT PLAT SITE DEVELOPMENT	1419 114TH AV E	420034061	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/20/2020	03/04/2021
20-1568	EAST PIERCE FIRE AND RESCUE FIRE STATION 118 SITE DEVELOPMENT	10105 24TH ST E	420091025	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/06/2020	04/21/2021
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091134	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/30/2020	04/12/2021
20-1657	MICKELSON SUBDIVISION SITE DEVELOPMENT	2804 90TH AV E	420093089	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	12/22/2020	03/12/2021
21-1017	THE LEARNING EXPERIENCE SITE DEVELOPMENT	527 MERIDIAN AV E	420036070	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	01/15/2021	04/21/2021
21-1050	PHILLIPS RIDGE SITE DEVELOPMENT	XXX 86TH AVCT E	420081040	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	01/28/2021	04/05/2021
SITE PLAN REVIEW								
20-1630	3DA INC SITE PLAN REVIEW	10202 TO 10230 29TH ST E	420103106	PLANNING	SITE PLAN REVIEW	WAITING ON REVISIONS	12/04/2020	03/17/2021
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	4120 90TH AV E	420163702	PLANNING	SITE PLAN REVIEW	WAITING ON REVISIONS	01/22/2021	03/18/2021
21-1090	1315 MERIDIAN SITE PLAN REVIEW	1315 TO 1327 MERIDIAN AV E	7420000013	PLANNING	SITE PLAN REVIEW	WAITING ON REVISIONS	02/11/2021	04/30/2021
21-1129	NIGHTSIDE DISTILLERY SITE PLAN REVIEW	2908 MERIDIAN AV E	420094151	PLANNING	SITE PLAN REVIEW	WAITING ON REVISIONS	03/17/2021	04/27/2021
SUBDIVISION - FINAL								
21-1051	ESTATES ON CALDWELL SUBDIVISION FINAL PLAT	4423 127TH AV E	6755000020	PLANNING	SUBDIVISION - FINAL	WAITING ON REVISIONS	01/28/2021	04/29/2021
21-1159	EDGEWOOD ESTATES SUBDIVISION FINAL PLAT	12220 12TH ST E	420023062	PLANNING	SUBDIVISION - FINAL	INCOMPLETE	03/31/2021	04/27/2021
SURFACE WATER								
19-1423	EDGEWOOD DR / SUMNER HEIGHTS DR INTERSECTION REPAIR & IMPROVEMENTS	5629 SUMNER HEIGHTS DR E	420234033	ENGINEERING	SURFACE WATER	UNDER REVIEW	09/09/2019	04/28/2021
21-1114	HNW SHORT PLAT FRONTAGE IMPROVEMENTS	9605 18TH STCT E	420091127	ENGINEERING	SURFACE WATER	UNDER REVIEW	03/06/2021	04/22/2021
TRAFFIC CONCURRENCY								
20-1650	STORQUEST EXPRESS TRAFFIC CONCURRENCY	10308 16TH ST E	420102114	ENGINEERING	TRAFFIC CONCURRENCY	REVIEW PENDING PAYMENT	12/16/2020	01/06/2021
21-1124	3DA INC TRAFFIC CONCURRENCY	10202 TO 10230 29TH ST E	420103106	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	03/16/2021	03/22/2021
21-1167	29TH ST APARTMENTS TRAFFIC CONCURRENCY	XXX 29TH ST E	3625000372	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	04/07/2021	04/12/2021
21-1192	BRIDGE POINT TRAFFIC CONCURRENCY	XXX 98TH AV E	420164096	ENGINEERING	TRAFFIC CONCURRENCY	REVIEW PENDING PAYMENT	04/29/2021	04/29/2021

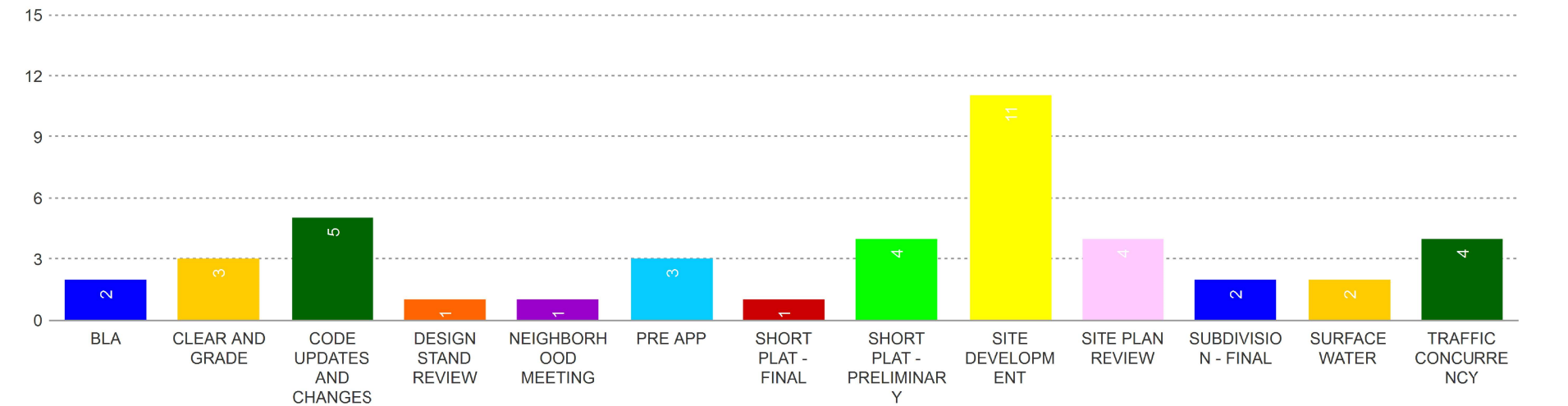
Pending Projects - Planning and Engineering Permits

43 Permits

Exported: 05/01/2021

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Permits by Type



Plat Construction Tracking Report- May 2021

Preliminary Plat					Site Development	Final Plat		Buildout		
Submitted	Project	Address	Total Lots	Status	Status	Status	Lots Recorded	Completed Homes #	Completed Homes %	Completion Date
2020	HUNTINGTON SHORT PLAT	9605 18TH STCT E	3	APPROVED	APPLICATION					
	RUSEV SHORT PLAT	11516 8TH ST E	2	APPLICATION						
	CONNOLY SHORT PLAT	1711 122ND AV E	3	APPLICATION						
	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	N/A					
	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED						
	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED						
	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	APPLICATION					
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	N/A	APPLICATION				
	SMITH SHORT PLAT	2506 117TH AV E	2	APPLICATION						
2019	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	N/A	APPROVED	2	1	50%	
	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	FINALED	APPLICATION				
	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	APPLICATION					
	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED						
	WAGNER SHORT PLAT	11226 18TH ST E	3	APPROVED	APPLICATION					
	RAMSAUR SHORT PLAT	9505 24TH ST E	4	APPROVED	N/A	APPROVED	4	1	25%	
	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	APPLICATION	APPROVED	2	1	50%	
2018	BARTH SUBDIVISION	XXX 96TH AV E	37	APPROVED	APPLICATION					
	T GARRETT SHORT PLAT	10412 36TH ST E	2	APPROVED	FINALED	APPROVED	2	1	50%	
	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED						
	HEART & SOUL SHORT PLAT	9725 18TH STCT E	4	APPROVED	FINALED	APPROVED	4	1	25%	
	MICKELSON SUBDIVISION	2804 90TH AV E	10	APPROVED	APPLICATION					
	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	FINALED	APPROVED	4	1	25%	
	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	APPLICATION					
2017	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	ISSUED					
	CIRILIUM (RESERVE AT HILLCREST) SUBDIVISION	12311 31ST ST E	18	APPROVED	FINALED	APPROVED	18	0		
	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	APPLICATION					
2016	GAGNON SHORT PLAT	2620 110TH AV E	2	APPROVED	FINALED	APPROVED	2	1	50%	
	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	ISSUED	APPROVED	15	0		
	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	FINALED	APPROVED	55	17	31%	
	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2	8224 20TH ST E	67	APPROVED	FINALED	APPROVED	67	22	33%	
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	APPROVED					
	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	9623 24TH ST E	41	APPROVED	APPLICATION					
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	FINALED	APPROVED	19	1	5%	
2015	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED						
	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	FINALED	APPROVED	38	12	32%	
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	FINALED	APPROVED	6	2	33%	
	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	ISSUED	APPLICATION				
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	FINALED	APPROVED	44	43	98%	
	MAPLE GROVE SUBDIVISION	2613 87TH AVE CT E	8	APPROVED	FINALED	APPROVED	8	6	75%	
2014	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	FINALED	APPROVED	9	3	33%	
2013	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	FINALED	APPROVED	6	1	17%	
	WESTRIDGE SUBDIVISION	FREEMAN RD	360	APPROVED	FINALED	APPROVED	284	247	87%	

Date: June 7, 2021

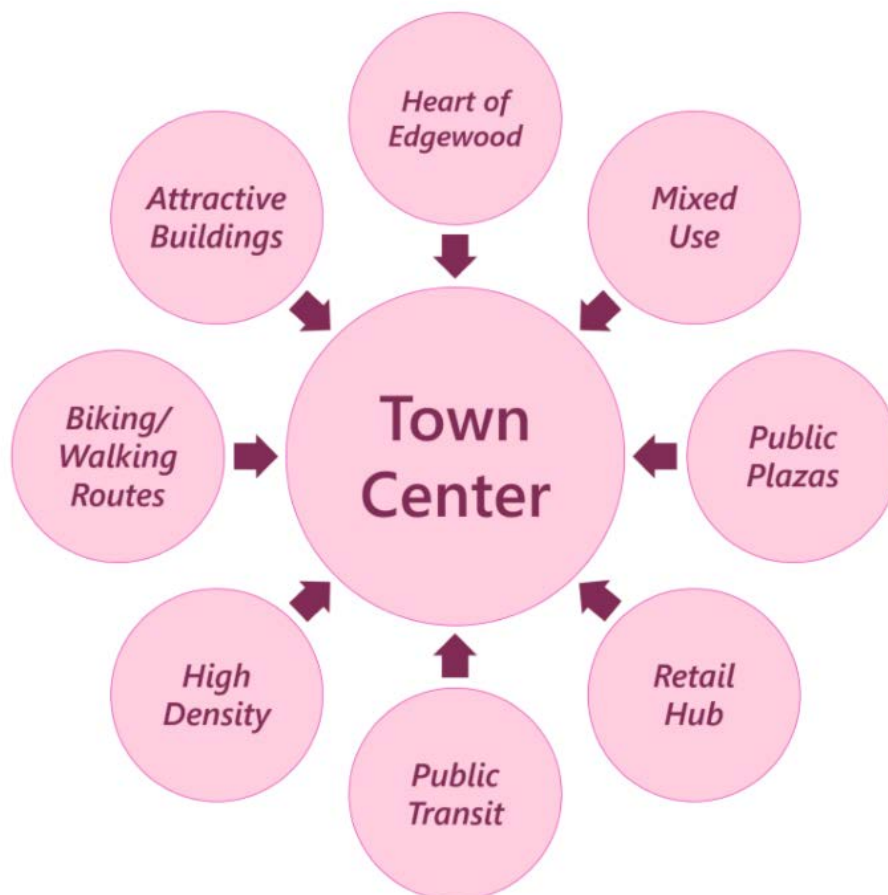
Title: Town Center

Attachments: 1) Planning Commission Recommendation
2) Town Center Public Engagement Calendar

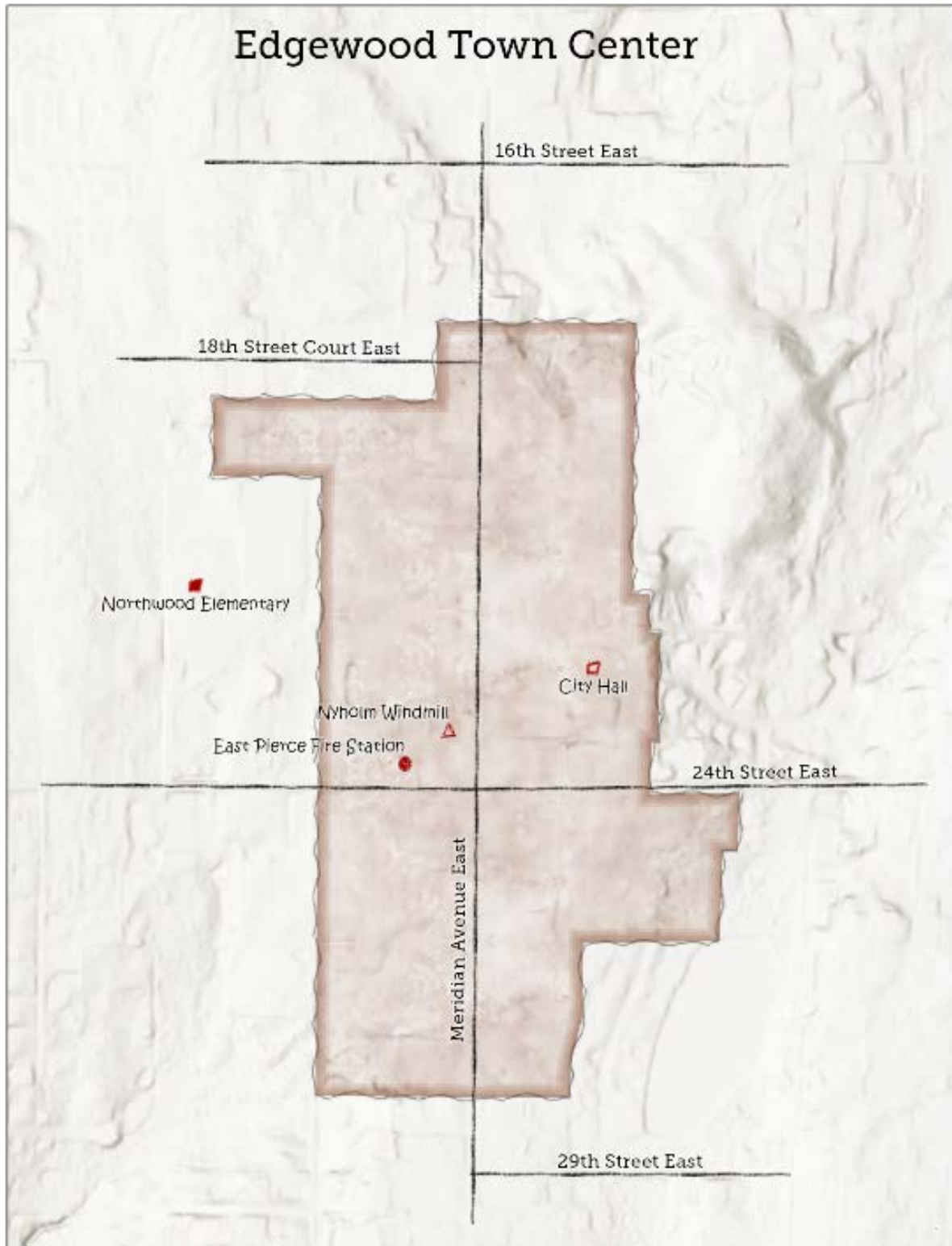
Submitted By: Evan Hietpas, Associate Planner

Introduction:

Town Center is defined as the “Heart of Edgewood” in the City’s Comprehensive Plan and is intended to be the densest area of the city. Mixed-use development is encouraged, meaning that commercial and residential development should be built together. Town Center seeks to promote development that will serve the entire community. This pink diagram shows the desired characteristics of Edgewood’s Town Center.



As its name implies, Town Center is centrally located in Edgewood along Meridian Avenue (see reference map). The area includes civic buildings, e.g., City Hall, a park, the Police Department, and a Fire Station, and there are also establishments like shops, offices, and other service businesses. The area has experienced significant growth in the past few years, mainly due to the multi-family developments east of Meridian.



Background:

Previous Plans and Studies

The conceptual plan for Town Center originated in the North Hill Community Plan, adopted on October 17, 1990. The plan encouraged both commercial and dense residential development along existing arterials (Meridian Ave). The vision for Town Center has remained consistent in subsequent City of Edgewood Comprehensive Plans. Additionally, numerous studies have been conducted to provide further analysis on economic development within Town Center.

The most recent study completed in April 2020 is entitled, *Planning and Economic Development Study for the Town Center and Mixed Use Residential Districts*, by BERK Consulting, Inc. This report incorporates all previous studies on Town Center to provide policy and development code recommendations for the City's considerations.

Planning Commission

On May 26, 2020, City Council adopted the 2020 Planning Commission Work Plan, which included Town Center. The work plan item is meant to focus on attracting community-based development, which requires thoughtful and strategic planning efforts.

The Commission has been discussing Town Center since December 14, 2020. Following these discussions, the Commission recommended three actions to City Council on April 12, 2021 (see attachment 1). These three actions are intended to help Edgewood attract desirable mixed-use development.

- Action 1. Establish meaningful relationships with diverse stakeholders
- Action 2. Create a Town Center subarea plan
- Action 3. Resolve development regulation recommendations presented by Berk

Discussion:

City staff and the Planning Commission will be leading a robust public engagement process in the coming months (see attachment 2). This process will provide opportunities for public participation as the City creates a Town Center subarea plan.

City staff would like to discuss these efforts with the Economic Development Advisory Board to determine how the EDAB can become involved in this planning process. Specifically, the Planning Commission is asking the EDAB to help market Town Center, attract businesses and visitors, and identify methods to retain current businesses.

In order to promote desirable Town Center (TC) development consistent with the City's Comprehensive Plan, the Planning Commission voted 6-0 to recommend to City Council that the City pursue the following three actions. These three actions should take place simultaneously. If the City Council agrees with these three actions, the Planning Commission will continue discussions on Town Center with these objectives in mind.

Action 1. Establish meaningful relationships with diverse stakeholders

- Edgewood citizens: Increase community education and engagement efforts.
- Parks and Recreation Advisory Board: Establish a trail and open space network.
- Economic Development Advisory Board: Market TC to attract businesses and visitors, and identify methods to retain current TC businesses.
- City of Milton Planning Commission: Promote compatibility between jurisdictions.
- Development community: Identify potential investors and partners. Establish a predictable public-private partnership process to develop community-based projects.

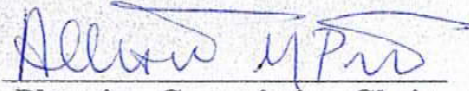
Action 2. Create a Town Center subarea plan

- Build on existing Comprehensive Plan goals to create the "Heart of Edgewood"
- Determine the geographic area to focus TC planning efforts (may include Public zoned parcels)
- Set a clear development plan for the City Hall campus (Parcel 0420102012)
- Outline essential City-initiated actions (immediate, near future, and long-term)
- Confirm appropriate SEPA exemption thresholds for TC properties (EMC 20.05.120)
- Represent the City's design standards through 3-D modeling (EMC 18.95)
- Emphasize parallel road network connection requirements
- Establish a "greenway" network (open spaces/ multi-modal trails)
- Highlight Town Center's designation as a Center of Local Importance (COLI)
- Target desired uses (business incubator, housing types, civic uses)
 - Include parcel information, ownership, development potential, etc.
 - Establish implementation plans for development type

Action 3. Resolve development regulation recommendations presented by Berk

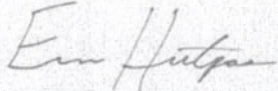
- Allow flexibility in land uses that can be regulated through strategic site planning, such as local craft manufacturing and commercial uses. (EMC 18.70.050)
- Encourage appropriate mixed-use development (ratio, scale, building and site design) (EMC 18.80.080.D.Table 1)
- Incentivize site features that achieve the Town Center vision, such as: open spaces, parallel road connections, and pedestrian amenities (EMC 18.80.080.D.Table 2)

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING
COMMISSION ON THE 12TH DAY OF APRIL 2021.**



**Planning Commission Chair
(Vice-Chair Allison Pincas)**

Attest by:



**Evan Hietpas
Associate Planner**

Town Center Public Engagement and Outreach Calendar					
	Public Engagement	Planning Commission	EDAB	PRAB	City of Milton
June 2021	Community Magazine	Discussion	Discussion	Discussion	
July 2021	TC Story Map	Discussion			
August 2021	High School Program August 31 Town Hall	Discussion			Discussion
September 2021	Community Magazine Article Write Town Hall Summary Investor Stakeholder Meeting	Discussion			
October 2021	Public Survey	Discussion	Discussion	Discussion	
November 2021	November 30 Town Hall	Discussion			Discussion
December 2021	Community Magazine Article Write Town Hall Summary	Discussion	Discussion	Discussion	
January 2022	Public Survey	Discussion			
February 2022		Recommendation			Discussion



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

Date: June 7, 2021

Title: Business Survey(s)

Attachments: 1) 2021 Pierce County Business Survey

Submitted By: CED Director Darren Groth, AICP, CPM

Discussion:

The Economic Development Advisory Board (EDAB) 20201 Work Plan includes an item regarding the creation, distribution, and analysis of a restaurant or other preferred business survey. In May, the EDAB favorably discussed this item to plan a course of action. The discussion included mentions of a recent survey conducted by Pierce County. The 2021 Pierce County Business Survey is attached to this staff report. This agenda item is intended to allow the board to formulate a game plan regarding the logistics of those surveys.

Recommendation:

Discuss the next steps regarding any potential Edgewood business survey(s).

2021 Pierce County Business Survey

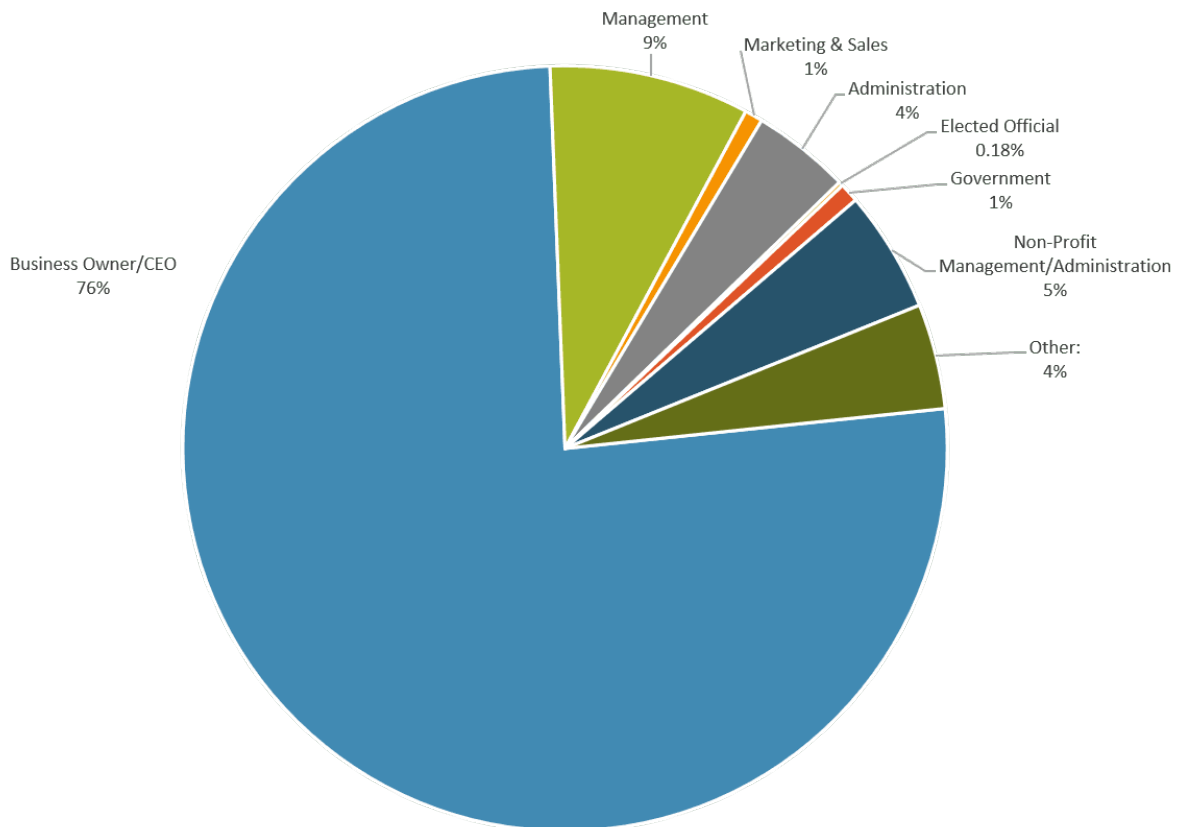
Pierce County businesses were surveyed recently regarding the assistance they have utilized since the beginning of the COVID-19 pandemic. We also asked what type of support and services they need in 2021. This survey closed March 2.

Who participated in the survey?

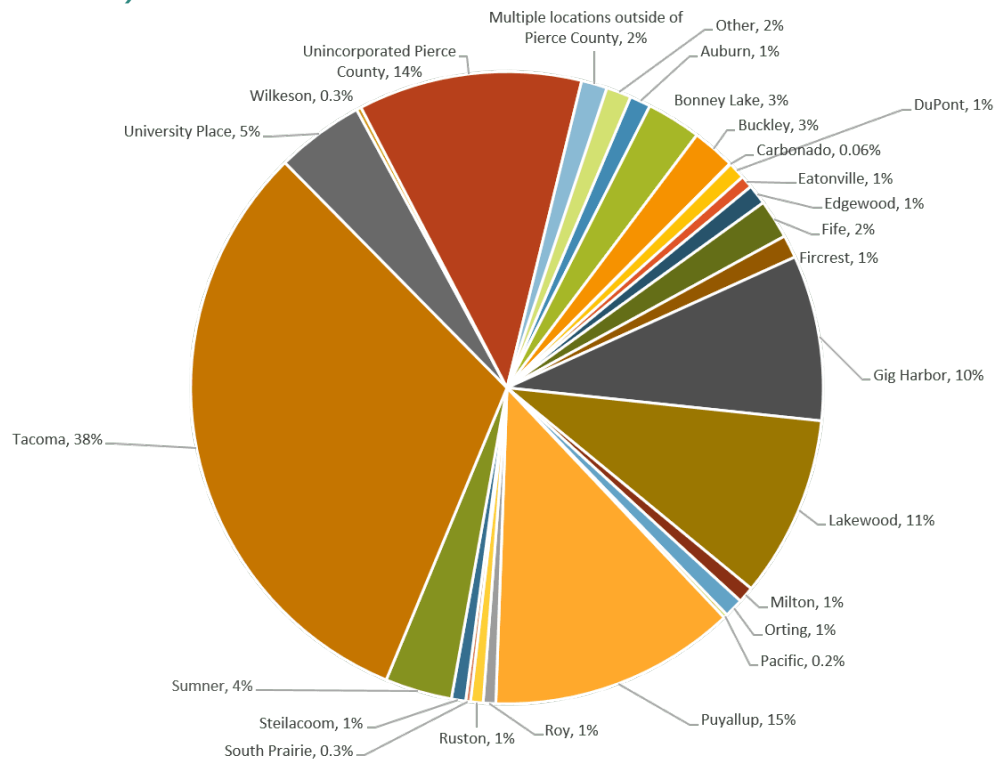
- Over 1,700 business leaders representing businesses across all sectors located throughout Pierce County completed the survey
- The majority are small businesses, 77% have 10 or fewer employees
- 57% have been in business for 11 or more years
- 31% are minority-owned businesses
- 51% are women-owned businesses

Survey Results

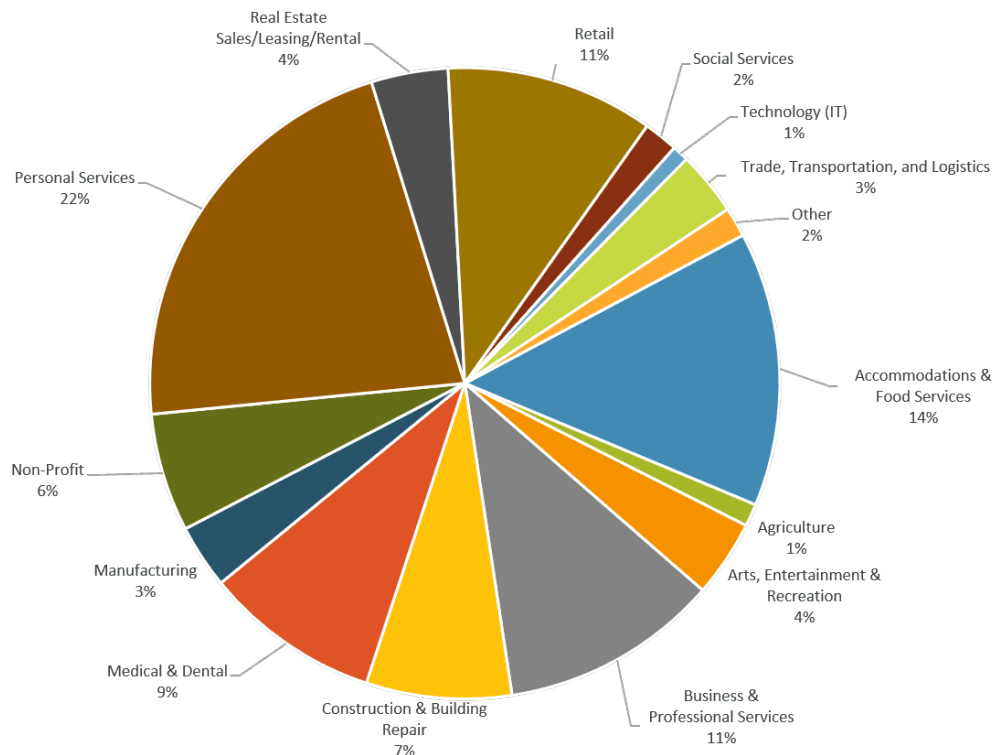
Q: The role or occupation that best describes me is:



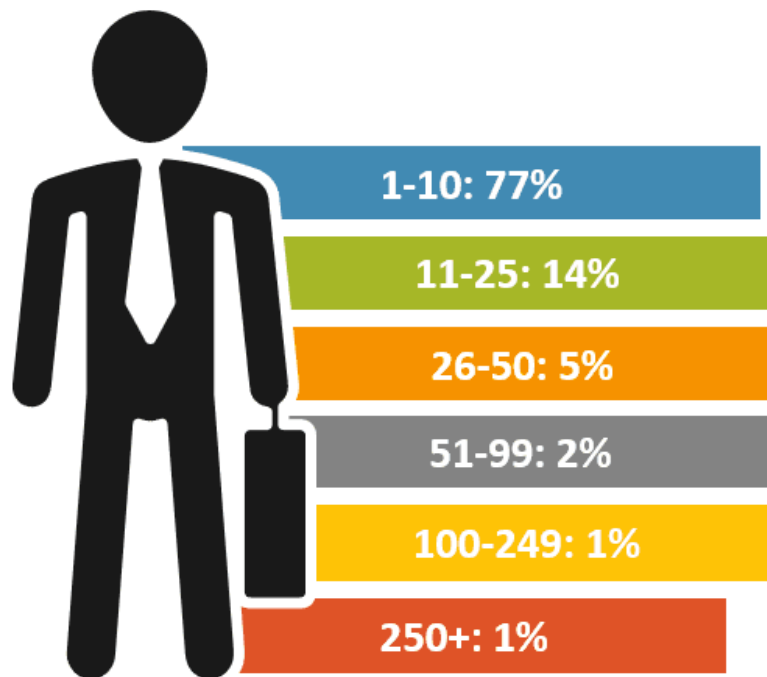
Q: My Pierce County business is located in (you may check more than one box):



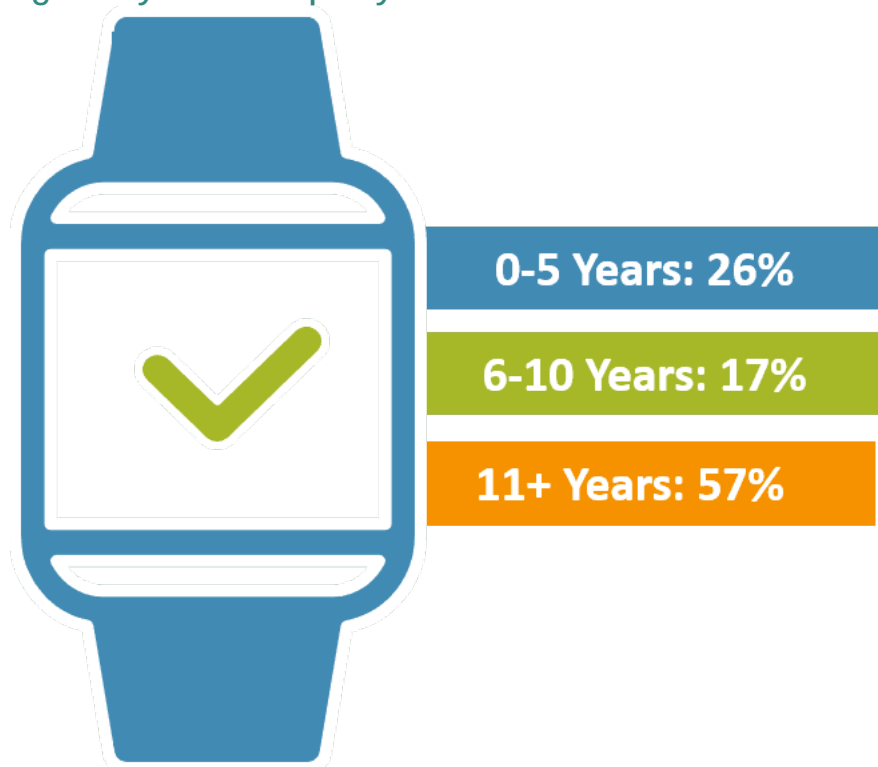
Q: What industry category best describes your business?



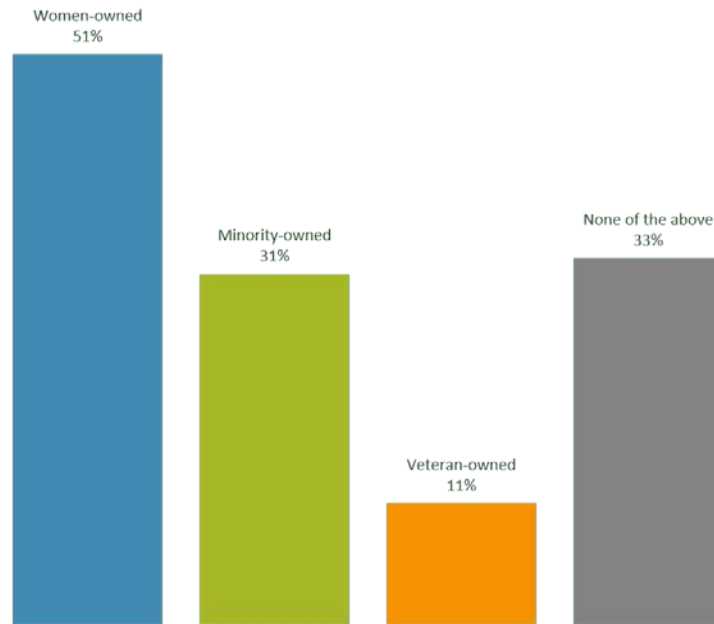
Q: How many employees does your business have in Pierce County?



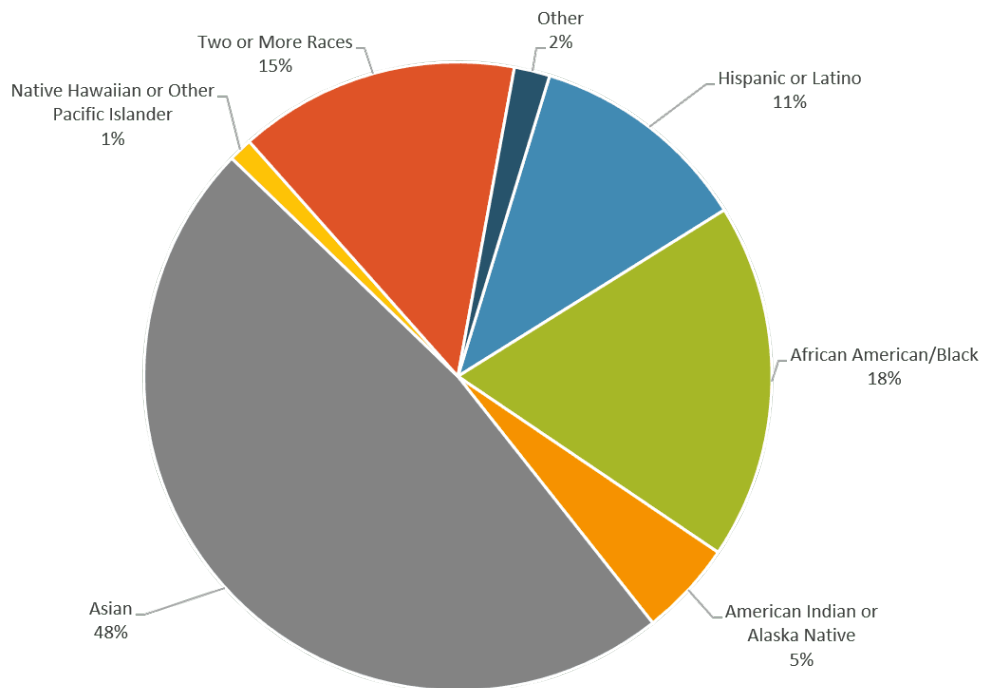
Q: How long has your company been in business in Pierce County?



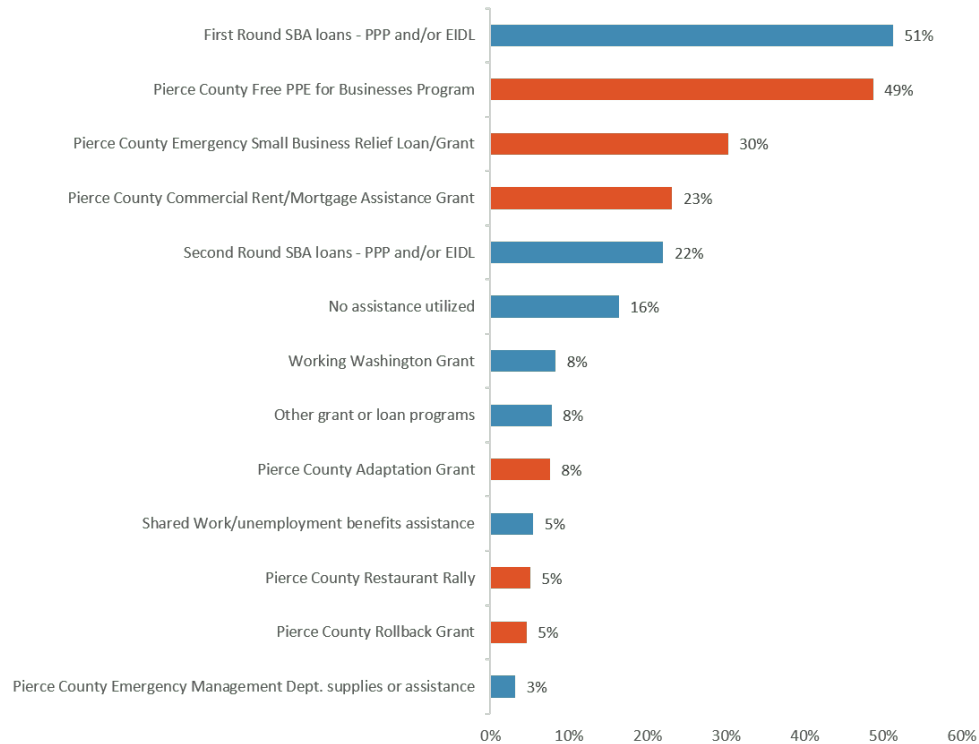
Q: Is your company women, minority, or veteran-owned? (select all that apply)



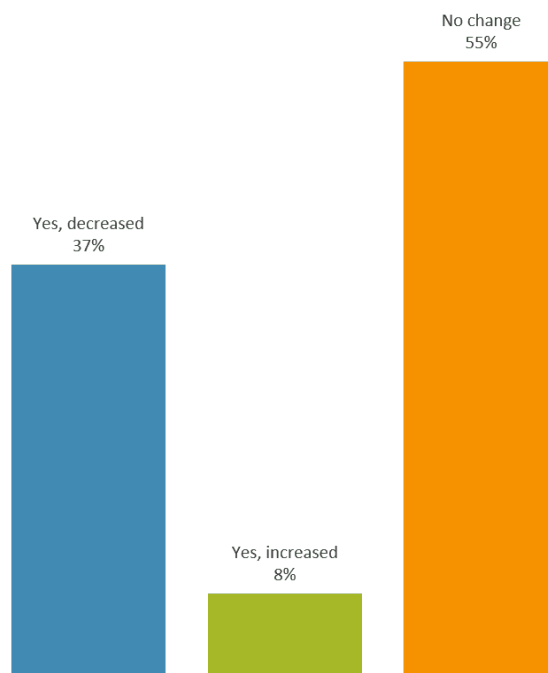
Q: If your business is minority-owned, please specify your business ownership race/ethnicity:



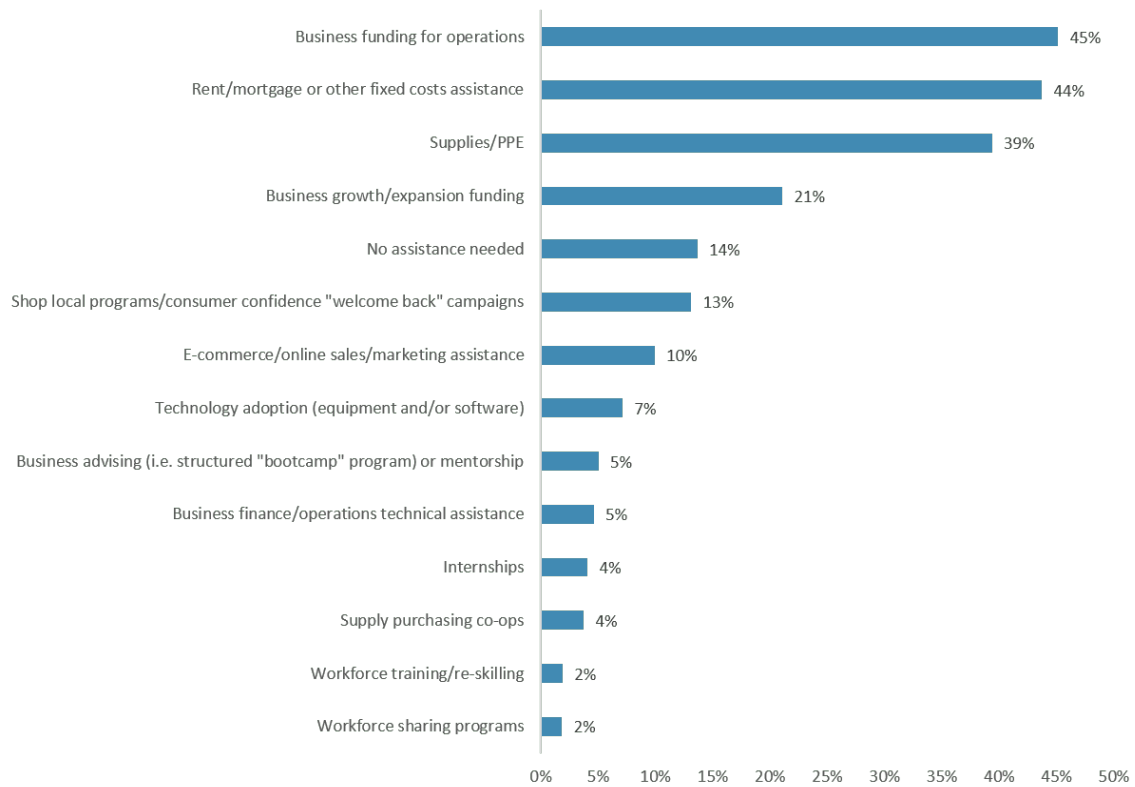
Q: Which programs and services has your business utilized?



Q: Has your business had a change in the number of employees in the past six months?



Q: What programs or services would most help your business in 2021?





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

Date: June 7, 2021

Title: Edgewood Marketplace

Attachments: Exhibit 1 – Edgewood Marketplace Flyer

Submitted By: CED Director Darren Groth, AICP, CPM

Discussion

On November 2, 2020, the Economic Development Advisory Board (EDAB) reconvened after a seven month hiatus under an order of proclamation from the Governor caused by COVID-19. During the November meeting, the EDAB members and staff discussed the mission, role, and goals of the EDAB moving forward. One main topic emerged from the discussion, which was the concept of an Edgewood Marketplace.

The Edgewood Marketplace or Market, as it was discussed, would be an annual event that provides an opportunity to showcase Edgewood businesses. The location could be at the City Hall campus or a City park. The City would provide the space and obtain any necessary permits to host the event, but scheduling, coordinating, and running the event would all happen from the participants—possibly through a supervising committee or the EDAB members. In addition to the physical event, the Marketplace would serve as an opt-in directory of local businesses that have a tie to the City and EDAB.

The Marketplace itself would have a page on the City’s website, could possibly use data and marketing resources available to the City, and would have a presence in the quarterly Edgewood magazine. In order to take the first steps in creating the directory and pulling together businesses that would help make the event a success, the EDAB will devise recruitment tools and establish a plan once the businesses sign up.

The EDAB agenda included a discussion item for the Edgewood Marketplace concept in December, January, February, March, April, and May. This agenda item is intended to allow the board further discussion and, if they’re ready, to finalize the flyer in preparation for the next steps.

Recommendation

Hold a discussion and finalize the Edgewood Marketplace flyer, if necessary.

Calling All Edgewood Business Owners

- Are you an Edgewood business owner looking for new ways to promote your business?
- Would you like to meet like minded business professionals to bounce ideas off of?
- If the City offered you a place to collaborate with other business owners would you be interested?
- Would you like to participate in a free annual event to showcase what your business has to offer?



**IF YOU ANSWERED YES TO ANY OF THOSE QUESTIONS
THEN SIGN UP TODAY FOR:**

EDGEWOOD MARKETPLACE

FOR MORE INFORMATION CONTACT
CITY OF EDGEWOOD
COMMUNITY & ECONOMIC DEVELOPMENT
COMDEV@CITYOFEDGEWOOD.ORG



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

Date: June 7, 2021

Title: Work Plan

Attachments: 2021 Work Plan

Submitted By: CED Director Darren Groth, AICP, CPM

Discussion:

For the past several meetings, the Economic Development Advisory Board (EDAB) worked to identify their work plan agenda items for 2021. On February 1, 2021, the EDAB members agree to present their finalized draft plan to City Council during their joint Study Session meeting on February 16, 2021.

On February 23, 2021, City Council voted 7-0 to adopt and set EDAB's 2021 Work Plan as presented in Exhibit 1. This agenda item is a standing item to allow EDAB members to discuss the work plan throughout the year.

Recommendation:

Review and discuss the 2021 Work Plan, as necessary.



CITY OF EDGEWOOD ECONOMIC DEVELOPMENT ADVISORY BOARD 2021 WORK PLAN

2021 Work Plan Items

1. Edgewood Marketplace

- a. Finalize recruitment
- b. Create directory
- c. Develop a governing structure
- d. Partner with PRAB and/or Friends of the Park regarding 2022 event

2. Business [garden] tour

- a. Ticketed event(s)
- b. Proceeds serve as a business fundraiser
- c. Different deliverable at each stop (germane to the specific Edgewood business)
- d. Annual/Semi-Annual/Quarterly event that rotates businesses

3. Create, distribute, and analyze a restaurant or other preferred business survey

- a. Optional methods of distribution include: Survey Monkey, publishing in the local paper; copies at Chamber of Commerce; a new webpage on the City's website; or a separate website or landing page.
- b. Seek [anecdotal] information to give to a targeted restaurant or eatery, e.g., "Our recent survey showed that 72% of the respondents wanted XYZ Café in Edgewood."
- c. End result may be a press release or new marketing materials.

4. Develop a SWOT Analysis

- a. Schedule economic development workshops, at least two
 - i. *1st workshop – ask for input from stakeholders*
 - ii. *2nd workshop, at least a month later so the analyses can be completed – present the findings.*
- b. Use SWOT Analysis to develop strategic plan, and SWOT findings to be used in business attraction.

5. Serve as Business Retention Ambassadors

- a. Visit existing businesses and conduct a survey or see if they will provide testimonials, i.e., what is it like doing business in Edgewood.
- b. Determine if they are looking to expand – if so, can you find another place for them in Edgewood?
- c. If they may be looking to leave – find out why and see what can be done to keep them in Edgewood.

6. Promote Diversity, Equity, and Inclusion in recommendations to City Council

7. Collaborate with the Planning Commission

8. Increase Public Engagement Efforts