



CITY OF EDGEWOOD PLANNING COMMISSION MEETING AGENDA

Monday, November 8, 2021 – 6 p.m. • Virtual meeting via Zoom
(Zoom Meeting ID: 970 6596 9184)

1. Call to Order:

- a. Pledge of Allegiance
- b. Attendance (*by presence, not roll call—unless hearing scheduled*)
 - i. Position 1: Carly Guillory
 - ii. Position 2: JoAnn Overfield, Chair
 - iii. Position 3: Tom Greene
 - iv. Position 4: Sarah Wagner
 - v. Position 5: Jason Ramirez
 - vi. Position 6: Allison Pincas, Vice-Chair
 - vii. Position 7: Karla Slate

2. Consent Agenda: *All matters listed under Item 2 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. Review Planning Commission meeting minutes from October 11, 2021
- c. Review EDAB meeting minutes from October 4, 2021
- d. Review of Development Review Report- October 2021

3. Citizen Comment Period: *This portion of the agenda is reserved for the public to comment on items not on the agenda. The Planning Commission may invite additional public comment on agenda items noted for discussion later in the meeting.*

4. Public Hearings: None

5. Action Items: None

6. Discussion Items:

a. Old Business

- i. Town Center (TC)
- ii. Street Light Standards: Dimming Schedule
- iii. 2021 Work Plan

b. New Business

- i. Retail Strategies Update
- ii. 2022 City-initiated Comprehensive Plan Amendments
- iii. 2022 Work Plan

7. Staff Comments

8. Commissioner Updates

9. Adjourn

These meetings are 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
PLANNING COMMISSION MEETING MINUTES**

Monday, October 11, 2021 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E
Meeting Held Virtually via Zoom

1. **CALL TO ORDER:** Chair Overfield called meeting to order at 6:01 PM
 - A. **Commissioners Present:** Guillory; Overfield; Greene; Wagner; Pincas; Ramirez
 - B. **Commissioners Absent:** Slate
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Jeremy Metzler, Public Works Director
Emily Arteche, Planning Manager
Evan Hietpas, Associate Planner
 - D. **Others Present:** Councilmember Day
Councilmember Tomya
Councilmember Wise
2. **CONSENT AGENDA:** Pincas moved to APPROVE as presented, Wagner seconded.
Commission voted 6-0 to approve the Consent Agenda.
3. **CITIZEN COMMENTS:**
 - A. Mayor Eidinger thanked the Planning Commission for their service.
4. **PUBLIC HEARINGS:** None
5. **ACTION ITEMS:** None
6. **DISCUSSION ITEMS:**
 - A. **Old Business:**
 - i. Town Center: Youth Involvement
 - Hietpas presented the activity that City Planning staff facilitated for the Edgewood Experience high school program, including input received for the TC subarea plan.
 - Discussion ensued.
 - City staff announced that an application was submitted for the WA State Dept. of Commerce Transit-Oriented Development Implementation (TODI) Grant.
 - ii. 2021 Work Plan
 - Hietpas explained improvements that were made to the Future Agenda Calendar.
 - B. **New Business:**
 - i. School Impact Fees
 - Groth briefed the Commission on this agenda item and informed them that City staff will discuss the topic with City Council and provide an update in November.
 - Discussion ensued.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, October 11, 2021 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Meeting Held Virtually via Zoom

ii. Small Cell Wireless Code Amendments

- Arteche briefed the Commission on this agenda item. City staff will prepare a draft of the proposed code amendments in December.

iii. Street Light Standards: Dimming Schedule

- Hietpas and Metzler opened the discussion regarding the implementation of a dimming schedule for new “smart” streetlights.
- Discussion ensued.
- Planning Commission will hold a discussion at the November 8th meeting.

iv. 2022 Work Plan

- City staff and Commissioners discussed the establishment of the 2022 Work Plan.

7. STAFF COMMENTS:

- A. Hietpas announced two upcoming public meetings being held on October 21st and 28th.

8. COMMISSIONER COMMENTS:

- A. Commissioner Greene mentioned that the construction progress being made on the new Edgewood community park is great to see.

9. ADJOURN: Chair Overfield adjourned meeting at 6:58 PM.



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

Monday, October 4, 2021, 6 p.m. • Virtual Zoom Meeting
Meeting Link: (<https://zoom.us/j/92275379112>)

1. **CALL TO ORDER:** Wiesenfeld called the meeting to order at 6:00 p.m.
 - A. **Members Present:** Wiesenfeld; Kilmer; A. Swanson; Neil
 - B. **Commissioners Absent:** Clark
 - C. **Staff Member(s) Present:** Darren Groth, CED Director
Dave Gray, Assistant City Administrator
Emily Arteché, Planning Manager
Morgan Dorner, Senior Planner
 - D. **Others Present:** Mayor Eidinger
Councilmember Wise
Councilmember Tomyne
2. **CONSENT AGENDA:**
 - A. **Agenda Approval or Modifications**
 - B. **Approval of Meeting Minutes for August 2, 2021**
 - C. **Review of September Development Review Reports**
 - i. Wiesenfeld moved to approve, as presented.
 - ii. The Board voted 4-0 to approve the Consent Agenda.
3. **CITIZEN COMMENT PERIOD:**
 - A. Councilmember Tomyne commented regarding the virtual Town Hall on October 28.
 - B. Mayor Eidinger addressed EDAB to thank the members for their service and remind them to work with City staff if they begin to have a difficult time with the requirements to serve on the Board.
4. **OLD BUSINESS**
 - A. Town Center
 - i. Darren Groth provided a brief background and update on the Town Center Subarea Plan and efforts underway. Additional background was provided in explaining the data from the Buxton Report, Post-COVID Outlook, and Berk Report.
 - ii. Discussion ensued
 - B. Retail Strategies
 - i. Darren Groth provided background of the Retail Strategies and update on the City's efforts
 - ii. Discussion ensued
 - C. Business Survey
 - i. Darren Groth provided a brief background of the Business Survey from Pierce County and Edgewood businesses' participation in the survey.
 - ii. Discussion ensued
 - iii. Wiesenfeld discussed having some sort of website or resources for someone looking to open a business in Edgewood.
 - iv. Staff responded regarding resources and current City outreach for businesses
 - D. Edgewood Marketplace
 - i. Wiesenfeld introduced Edgewood Marketplace
 - ii. Darren Groth provided background on Edgewood Marketplace

6. **NEW BUSINESS:**

A. Retail Recruitment

- i. Groth and Gray opened the discussion on City staff's interest in pursuing an agreement with the company Retail Strategies. The agreement provides a partnership for economic development efforts.
- ii. Discussion ensued. Further discussion will occur at the October meeting.

B. 2021 Work Plan

- i. No discussion was held.

C. 2022 Work Plan

- i. Darren introduced discussion of the upcoming 2022 work plan.
- ii. Discussion ensued.

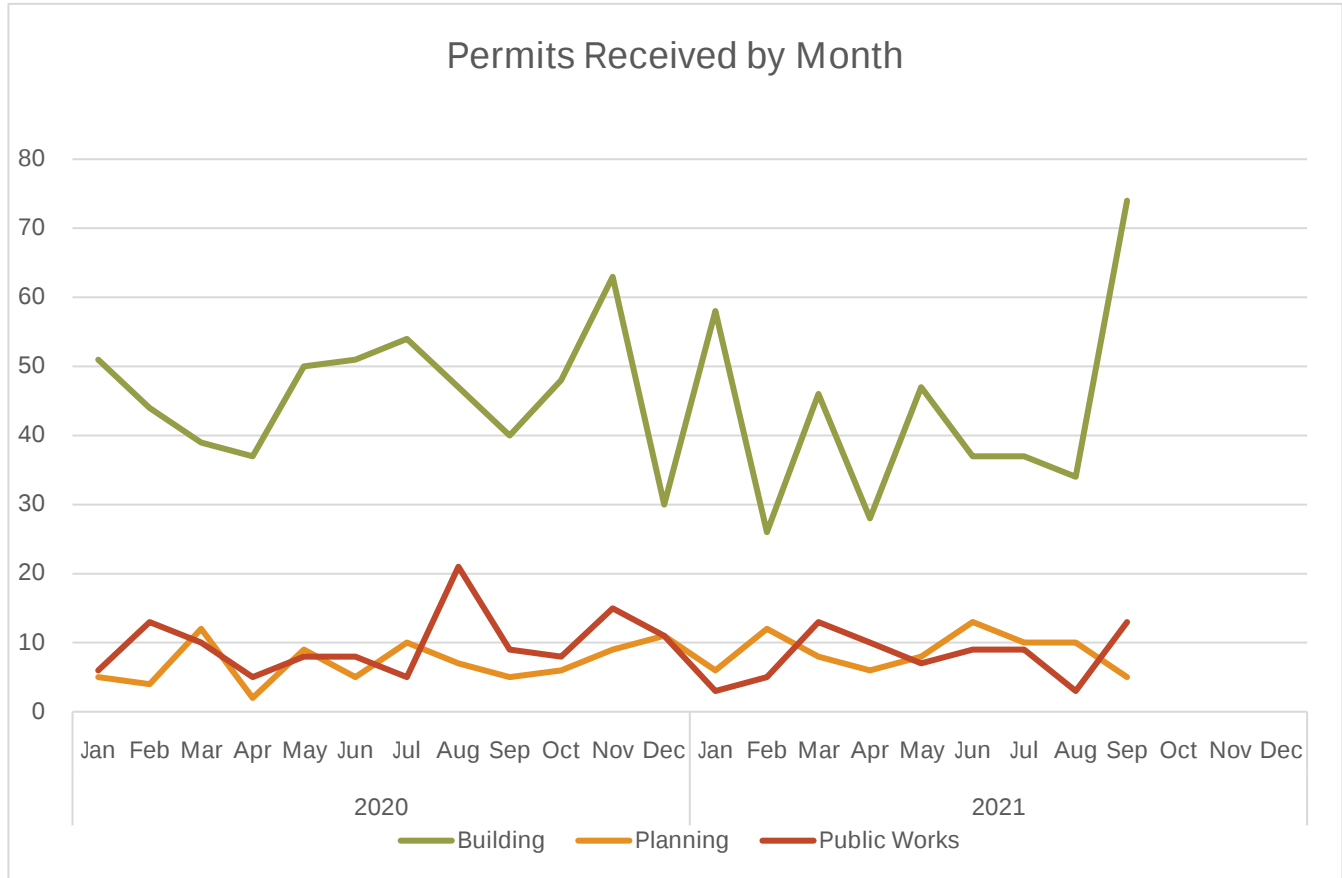
7. **STAFF COMMENTS:** None.

8. **BOARD MEMBER UPDATES:** A. Swanson provided an update regarding grant applications in the region for her associated nonprofit and other grant applications that may benefit the City's economic development that she's working on.

9. **ADJOURN:** Chair Wiesenfeld adjourned the meeting at 7:05 p.m.

Sep 2021

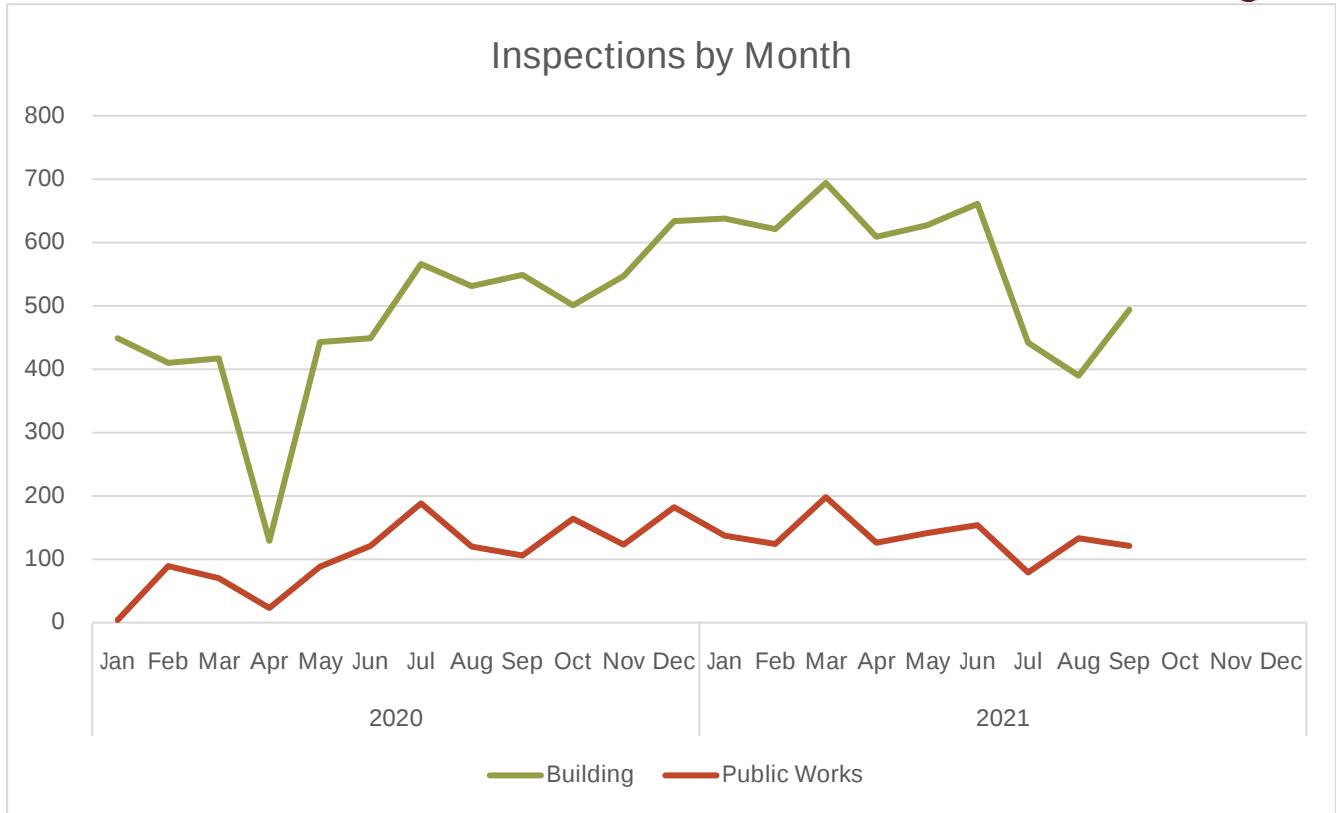
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Sep 2021	74	36	5	4	13	8
Sep 2020	40	47	5	7	9	10
Average 2021	43	37	9	3	8	7
Average 2020	46	33	7	3	9	8
YTD 2021	387	333	78	25	72	63
YTD 2020	413	293	59	30	85	71
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2021	Sep	74	Jun	13	Mar	13
Highest Month 2020	Nov	63	Mar	12	Aug	21

Sep 2021

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Sep 2021	494		121	
Sep 2020	549		106	
Average 2021	575		135	
Average 2020	469		107	
YTD 2021	5176		1213	
YTD 2020	3943		809	
	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

34 Permits

Exported: 10/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
21-1407	SMITH AND SONS GC BLA	2027 106TH AVE E	420102116	PLANNING	BLA	INCOMPLETE	09/04/2021	09/09/2021
CARC								
21-1363	Sandhu Rezone	8306 36TH ST E	420171012	PLANNING	CARC	REVIEW PENDING PAYMENT	08/04/2021	08/19/2021
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	4120 90TH AVE E	420163702	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	09/29/2021
21-1372	Meridian Lot Vegetation Clearing	XXX 101ST AVE E	420095011	ENGINEERING	CLEAR AND GRADE	UNDER REVIEW	08/09/2021	09/24/2021
CODE UPDATES AND CHANGES								
21-1323	STREETSCAPES CODE AMENDMENT			PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	07/12/2021	09/16/2021
21-1324	TRANSITIONAL AND SUPPORTIVE HOUSING CODE AMENDMENT			PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	07/12/2021	09/16/2021
21-1402	BRIDGE POINT REZONE APPLICATION	9317 44TH STREET CT E	420163075	PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	09/02/2021	09/30/2021
CONDITIONAL USE PERMIT (CUP)								
21-1275	VIEW POINTE RV CUP	10315 12TH STREET CT E	420037059	PLANNING	CONDITIONAL USE PERMIT (CUP)	UNDER REVIEW	06/15/2021	09/30/2021
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	09/20/2021
PRE APP								
21-1366	SANDHU REZONE PRE-APPLICATION MEETING	8306 36TH ST E	420171012	PLANNING	PRE APP	APPLICATION	08/05/2021	09/28/2021
21-1385	MERIDIAN AUTO DEALERSHIP	1009 MERIDIAN AVE E	420033140	PLANNING	PRE APP	INCOMPLETE	08/19/2021	09/30/2021
21-1398	AFICHUK PRE-APPLICATION MEETING	1625 112TH AVE E	9770000011	PLANNING	PRE APP	APPLICATION	08/31/2021	09/30/2021
SHORT PLAT - FINAL								
21-1290	HNW HUNTINGTON FINAL SHORT PLAT	9605 18TH STREET CT E	420091127	PLANNING	SHORT PLAT - FINAL	UNDER REVIEW	06/23/2021	09/24/2021
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	09/09/2021
20-1533	CONNOLLY SHORT PLAT PRELIMINARY SHORT PLAT	1711 122ND AV E	420112155	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	10/26/2020	09/16/2021
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
20-1131	WAGNER SHORT PLAT SITE DEVELOPMENT	11226 18TH ST E	9770000069	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	03/18/2020	07/15/2021
20-1236	JENNA ACRES SHORT PLAT SITE DEVELOPMENT	1419 114TH AV E	420034061	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/20/2020	09/17/2021
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091134	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/30/2020	09/24/2021
20-1657	MICKELSON SUBDIVISION SITE DEVELOPMENT	2804 90TH AV E	420093089	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	12/22/2020	03/12/2021

Pending Projects - Planning and Engineering Permits

34 Permits

Exported: 10/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
21-1017	THE LEARNING EXPERIENCE SITE DEVELOPMENT	527 MERIDIAN AV E	420036070	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	01/15/2021	04/21/2021
21-1430	Windmill Park Townhomes	3117 MERIDIAN AVE E	420103072	ENGINEERING	SITE DEVELOPMENT	APPLICATION	09/24/2021	09/24/2021
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	4120 90TH AV E	420163702	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	08/24/2021
21-1320	VIBE SALON SITE PLAN REVIEW	10124 18TH STREET CT E	3630000090	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/12/2021	09/01/2021
21-1348	TAPPS APARTMENTS SITE PLAN REVIEW	XXX 29TH ST E	3625000372	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/29/2021	08/31/2021
21-1369	Edgewood Heights PH II Site Plan Design Revision	1909 104TH AVE E	420106035	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	08/06/2021	09/23/2021
21-1403	BRIDGE POINT SITE PLAN APPLICATION	9321 44TH STREET CT E	420163000	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	09/02/2021	09/27/2021
SUBDIVISION - FINAL								
21-1389	PHILLIPS RIDGE SUBDIVISION FINAL PLAT	XXX 86TH AVENUE CT E	420081040	PLANNING	SUBDIVISION - FINAL	INCOMPLETE	08/25/2021	09/21/2021
SUBDIVISION - PRELIMINARY PLAT								
21-1282	WINDMILL PARK TOWNHOMES SUBDIVISION PRELIMINARY PLAT	3117 MERIDIAN AVE E	420103072	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	06/17/2021	09/29/2021
TRAFFIC CONCURRENCY								
21-1167	29TH ST APARTMENTS TRAFFIC CONCURRENCY	XXX 29TH ST E	3625000372	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	04/07/2021	05/21/2021
21-1192	BRIDGE POINT TRAFFIC CONCURRENCY	XXX 98TH AV E	420164096	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	04/29/2021	06/02/2021
21-1214	NWP MERIDIAN TRAFFIC CONCURRENCY	3117 MERIDIAN AV E	420103072	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	05/11/2021	07/20/2021
21-1319	View Pointe RV Storage CRC	10315 12TH STREET CT E	420037059	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	07/12/2021	08/24/2021

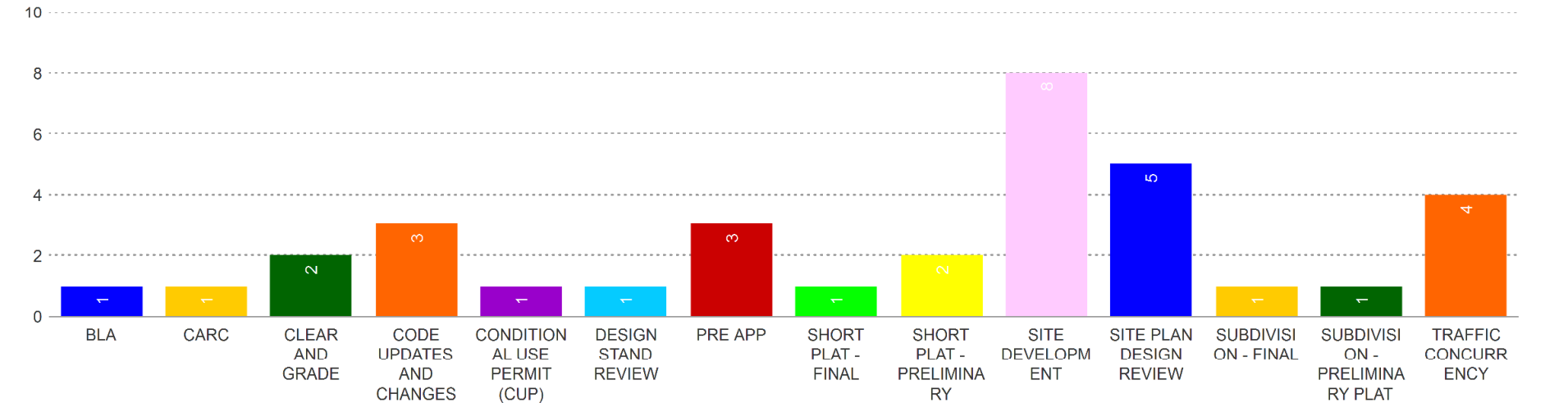
Pending Projects - Planning and Engineering Permits

34 Permits

Exported: 10/01/2021

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
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Permits by Type



Plat Construction Tracking Report- September 2021

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2021	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED						
2020	HUNTINGTON SHORT PLAT	9605 18TH STCT E	3	APPROVED		APPLICATION	APPLICATION			
	CONNOLY SHORT PLAT	1711 122ND AV E	3	APPLICATION						
	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A				
	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED						
	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED		FINALED	APPROVED			
	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	12/29/2020	ISSUED	APPLICATION			
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED			
	SMITH SHORT PLAT	2506 117TH AV E	2	APPROVED						
2019	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	1/14/2020	N/A	APPROVED	2	1	50%
	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	5/5/2020	FINALED	APPROVED			
	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	9/14/2020	APPLICATION				
	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED	9/27/2019					
	WAGNER SHORT PLAT	11226 18TH ST E	3	APPROVED	10/23/2019	APPLICATION				
	RAMSAUR SHORT PLAT	9505 24TH ST E	4	APPROVED	6/21/2019	N/A	APPROVED	4	1	25%
	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	APPLICATION	APPROVED	2	1	50%
2018	BARTH SUBDIVISION	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED				
	T GARRETT SHORT PLAT	10412 36TH ST E	2	APPROVED	3/1/2019	FINALED	APPROVED	2	1	50%
	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED	12/29/2020					
	HEART & SOUL SHORT PLAT	9725 18TH STCT E	4	APPROVED	12/26/2018	FINALED	APPROVED	4	1	25%
	MICKELSON SUBDIVISION	2804 90TH AV E	10	APPROVED	8/25/2020	APPLICATION				
	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	6/22/2018	FINALED	APPROVED	4	1	25%
	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	1/10/2019	APPLICATION				
	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	ISSUED	APPROVED	6		
2017	CIRILIUM (RESERVE AT HILLCREST) SUBDIVISION	12311 31ST ST E	18	APPROVED	8/15/2018	FINALED	APPROVED	18	5	27%
	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
	GAGNON SHORT PLAT	2620 110TH AV E	2	APPROVED	11/17/2017	FINALED	APPROVED	2	1	50%
2016	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	6/6/2017	ISSUED	APPROVED	15	0	
	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	1/11/2017	FINALED	APPROVED	55	17	31%
	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2	8224 20TH ST E	67	APPROVED	12/14/2017	FINALED	APPROVED	67	57	85%
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPLICATION			
	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	9623 24TH ST E	41	APPROVED	10/24/2017	APPLICATION				
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	4	21%
	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED	7/5/2017					
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	38	20	52%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	5	83%
	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	9/29/2016	ISSUED	APPROVED			
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
	MAPLE GROVE SUBDIVISION	2613 87TH AVE CT E	8	APPROVED	9/13/2016	FINALED	APPROVED	8	8	100%
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	2	22%
2014	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	7/15/2014	FINALED	APPROVED	6	3	50%
2013	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	9/4/2014	FINALED	APPROVED	284	263	92%



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: November 8, 2021

Title: Town Center (TC)

Attachments:

- 1) TC Subarea Plan Project Timeline- draft
- 2) Berk Report: Review of Previous Work Section (pages 5-17)
- 3) TC Subarea Plan final boundary map

Submitted By: Evan Hietpas, Associate Planner

Current Discussions:

Subarea Plan Timeline:

This agenda item has been included to hold a focused conversation on the timing of the TC subarea planning process. City staff anticipates a formal launch of this process in December 2021, and a timeline has been provided to outline the necessary steps that will go into the process throughout 2022 (attachment 1). The Commission and staff will discuss the processes outlined in the timeline to ensure that all aspects are clearly understood.

Historic Community Planning Efforts:

Additionally, this agenda item has been included to hold a focused discussion on previous planning efforts that have been completed for Edgewood's Town Center. While further public input is needed and very necessary throughout the subarea planning process, it is important to recognize that previous community planning efforts were built on public input (outlined in Exhibit 2 of the Berk Report on page 7). The City will incorporate previous findings from the 2020 Berk report and all previous community planning efforts into the TC Subarea Plan. The creation of the subarea plan will establish a clear implementation strategy for public and private development projects moving forward. At this meeting, City staff and the Planning Commission will take time to review the Berk Report: Review of Previous Work section together.

One section of the 2020 Berk Report is provided as attachment 2, including the following information:

- Summary of four major findings from previous studies- *page 6*
- Exhibit 2 showing list of previous plans and studies- *page 7*
- Categories of Previous Work:
 - Population and Employment Growth Forecasts- *page 8-9*
 - Retail Commercial Development studies- *page 9-10*
 - Urban Design and Development Standards review- *page 10-13*
- Review of Previously Proposed Actions- *pages 14 and 15*
- Conclusions- *page 16 and 17*

Background Information:

October 11, 2021: City staff presented youth engagement efforts during the Edgewood Experience program. Additionally, City staff announced that the boundary set at the September 13th meeting would be used to apply for the WA State Dept. of Commerce's Transit Oriented Development Implementation (TODI) Grant. It is worth noting that the City was not selected for the grant, and City staff and AHBL will evaluate any potential impacts that this may have on the Town Center subarea planning process.

September 13, 2021: Commission determined the geographic boundary of the Town Center Subarea Plan (attachment 3). The boundary is limited to properties with Town Center zoning designation, and is consistent with Pierce County's Center of Local Importance (COLI) designation.

June 7 and June 9, 2021: Staff kicked off the Town Center public involvement process with presentations to both the EDAB and PRAB. Staff will continue to work with the boards to gather input on the promotion of local craft manufacturing, business incubators and feedback on trails, greenspaces and public plazas.

April 12, 2021: Commission recommended three actions and City Council authorized the Commission to proceed.

December 14, 2020- March 8, 2021: Key discussion points from these meetings are listed below:

- Vision for TC neighborhood, as established in City's Comprehensive Plan
- Future of Edgewood City Hall property and development of a Civic Campus
- Current and recent projects in TC including multi-family developments
- Conceptual building and site design, through "Sketch-Up" 3-D modeling
- Targeted land uses like craft manufacturing and business incubators
- Variety of housing options
- Trail, open space networks and plazas/greenspace
- Equitable access to public amenities
- Public-private partnerships

Town Center Subarea Plan Timeline

2021												2022																															
1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter																						
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec																				
Legislative Process																																											
			CC															CC						CC						CC Action*													
PC Discussion			PC Action*			PC Discussion																		PC Action*																			
						EDAB															EDAB						EDAB																
						PRAB								PRAB								PRAB					PRAB																
Public Involvement Process																																											
PC and CC Meetings			Regularly Scheduled Public Meetings (Council, Commissions, and Boards)- see above																																								
			Magazine															Magazine						Magazine						Magazine						Magazine							
												Website								Website								Website								Website							
												Town Hall								Town Hall								Town Hall								Town Hall							
												PSBJ Ad								PSBJ Ad								PSBJ Ad								PSBJ Ad							
												Public Survey								Public Survey								Public Survey								Public Survey							
												Youth								Youth								Youth								Youth							
State Environmental Policy Act (SEPA) Process																																											
																		SEPA Review			Adoption																						
																		Code Integration																									
Subarea Plan Drafting Process																																											
												Base Map																															
												Urban Design																															
												Town Center Vision																															
												Environment																															
												Land Use																															
												Housing																															
												Public Services																															
												Transportation																															
																		Finalize																									

***Public Hearing**

Review of Previous Work

Overview

For Edgewood, there has been an effort to promote the Town Center and the corridor along Meridian Avenue as a nexus for the community since incorporation. This began with early workshops and studies in 1999 with the public and elected officials. The 2002 Comprehensive Plan and the 2004 Town Center and Meridian Avenue Corridor Master Plans identify this area as being at the heart of the City and a future walkable mixed-use center. This policy has been continued over time, with several studies focusing on the area as a center for more intensive, community-oriented development.

This section provides context for the analysis and recommendations in this report by describing previous reports and plans that have impacted this corridor overall and the Town Center and Mixed Use Residential districts in particular. In this review, we summarize these sources, highlight major findings from each report, and detail the actions previously recommended to the City for action.

Review of Previous Work: Summary of Findings

Major findings from previous studies described in this section include the following:

- **There are limitations to local capacity for economic development.** Edgewood will be resource-constrained with respect to economic development into the future. Any strategies for the Town Center will need to consider this limitation, especially in cases where up-front costs are high or the returns are long-term or not well-defined.
- **New growth will be provided through private development.** New development in the Town Center and Mixed Use Residential areas will continue to be led by private developers, and will likely focus more on multi-family residential development where greater returns are possible.
- **Fragmented mixed-use development will challenge goals for a pedestrian-oriented area.** Focusing policies on smaller mixed-use projects with fragmented ownership will be a challenge to developing a consistent mixed-use node for retail or office commercial. Without coordination, commercial spaces will need to attract auto-oriented uses, which will be difficult to adapt to a mixed-use center.
- **Short-term residential growth will be critical to build a customer base for a future mixed-use center.** Overall, short-term development of multi-family residential can help to build a local customer base and support the future development of neighborhood-oriented retail.

Available Sources

A table of the materials reviewed for this assessment are provided in Exhibit 2. These documents include a range of different sources:

- **Regional planning documents.** One main source of guidance for local planning in Edgewood are high-level policy documents from higher levels of government. Regional planning policies have been provided as part of the VISION 2040 plan and the recently updated Draft VISION 2050 plan, published by the PSRC. Pierce County also provides high-level planning guidance through Countywide Planning Policies and 2014 Buildable Lands Report.
- **City plans and policies.** Statutory plans and policies in Edgewood have influenced the management of the Town Center and Meridian Corridor. The Edgewood Comprehensive Plan has highlighted the role of these areas in the community, in both the 2002 and 2015 versions. The 2004 Town Center and Meridian Master Plans have also provided guidance for growth in these areas, and included development concepts and supporting policies for these areas.

Exhibit 2 Previous Plans and Studies Reviewed

DOCUMENT	YEAR	AUTHOR
Edgewood Comprehensive Plan	2002	City of Edgewood
Economic Development Consulting Services	2003	BERK, Ravenhurst Development
Market Analysis for Meridian Corridor	2003	Ravenhurst Development
Town Center and Meridian Master Plans	2004	Kasprisin Pettinari Design
16th and Meridian Development Plan	2006	Skilling Connolly, MAKERS, et al
Town Center Design Guidelines & Standards	2006	MAKERS
VISION 2040 Regional Growth Strategy	2009	PSRC
Corridor Development Memo	2010	CREA Affiliates
Town Center Conceptual Design Open House	2010	Huitt-Zollars
Economic Dev Ad Hoc Committee Final report	2012	City of Edgewood
Economic Assessment and Preliminary Strategies	2014	Community Attributes, Inc.
Pierce County Buildable Lands Report	2014	Pierce County
Pierce County Countywide Planning Policies	2014	Pierce County
Edgewood Comprehensive Plan	2015	City of Edgewood
Retail Demand Assessment	2016	Community Attributes, Inc.
Retail Leakage and Surplus Analysis	2018	Buxton
Draft VISION 2050 Regional Growth Strategy	2019	PSRC

- **Previous economic and market studies.** There have been several studies conducted on economic and real estate market conditions in the study area, with the most recent comprehensive analysis conducted in 2016, and a retail leakage analysis conducted in 2018. These have provided ongoing guidance about how the current market context will likely impact the achievement of the Town Center concept over time.
- **Other supporting documents.** As part of this assessment, we also reviewed other materials related to the development of plans and policies related to the Town Center. This included the 2012 report of the Economic Development Ad-hoc Committee to Council, as well as summaries from public engagement sessions over time.

Overall, these sources provide a basis for examining how the Town Center and Meridian Corridor have been considered by the City over time. This includes both the policies that have been promoted for this area, as well as the market conditions that have been evaluated at different points to guide these policies.

Major Findings from Previous Work

The information available from previous plans and studies highlights several key features of the overall context for development and the Town Center and Meridian Corridor in particular. These include:

- Prior growth forecasts for population and employment
- The retail commercial development context and opportunities for growth
- Urban design and development standards in the Town Center and Mixed Use Residential areas

Population and Employment Growth Forecasts

Several of the available reports include expected growth with respect to both residents and workers within Edgewood:

- **PSRC VISION 2040 Regional Growth Strategy.** Edgewood and other Pierce County cities combined under the “Small Cities” category under VISION 2040 were expected to absorb 52,000 new residents and 30,000 jobs between 2000-2040, amounting to about 13% of the County’s population growth target and 14% of the employment target for this period. Estimates from the 2014 Land Use Vision growth projections indicate a population growth rate of about 1.5% per year to 2040, and an average employment growth rate of 1.3% per year.
- **2014 Pierce County Buildable Lands Report.** The County’s last Buildable Lands Report indicated that the total employment target for 2030 was 3,094 jobs in the community, representing an increase in 1,742 jobs between 2010 and 2030, representing an average growth rate of 4.2% per year. With respect to population, the estimated target for Edgewood is 13,700, representing an increase of 1.9% per year on average.
- **2015 Edgewood Comprehensive Plan.** The Comprehensive Plan indicates that there has been little to no population growth from 2008–2013. Note that the Plan uses the 2014 Buildable Lands Report targets as growth targets for 2035.
- **Draft PSRC VISION 2050 Regional Growth Strategy.** Under the draft VISION 2050 Regional Growth Strategy, Edgewood is classified as being in the “Cities and Towns” geography, which are “cities and towns with local transit access or without fixed-route transit”. Under this classification, these communities are assumed to draw about 7% of the total growth in population and 6% of the total growth in employment in Pierce County, or an additional 25,000 residents and 13,000 jobs between 2017 and 2050. Over all communities, this generally represents an average growth rate of about 0.9% per year for population and 1.3% for employment for the entire study period.

These policy documents indicate that there has been a general shift in regional and County growth strategies over time. More recent policies have shifted growth towards communities serviced by regional high-capacity transit systems. Given the location of Edgewood as outside of major transit corridors, this means that overall Edgewood may be receiving less population and employment growth into the future.

Retail Commercial Development

Since 2003, multiple studies have examined the Town Center and Meridian Corridor for its potential for economic development.

- **2003 Market Analysis for the Edgewood Commercial Corridor.** In this early study, the market characteristics for the area are defined to evaluate the potential for commercial development. This highlights that at the time there had been little leasing activity or development in the recent past, and some vacancies existed. Large-scale commercial development was indicated to be unlikely given a lack of demand, although over the long term the construction of a sewer system, long-term residential growth, and the development of a Civic Center were seen as potential boosts to commercial growth.
- **2014 Economic Assessment and Preliminary Strategies.** This report highlights that over the short-term, auto-oriented retail is likely to be feasible but more walkable retail formats are challenged by a lack of supporting infrastructure and pedestrian traffic. However, retail uses are seen as more feasible than office commercial space, given the support available in surrounding areas.
- **2016 Retail Demand Assessment.** The 2016 analysis of the retail market area suggests that given local population projections and associated retail demand, income and spending patterns suggested that an additional 25–30,000 sf of space could be developed. Additional retail growth would require an increase in the capture of customers from the capture area, likely within a 10-minute drive of Edgewood. An increase of 100,000 sf of retail, for example would require the trade capture to increase from 8.3% to 11.2%.
- **2018 Buxton Retail Leakage and Surplus Analysis.** Overall, this 2018 dataset indicates a significant amount of leakage across sectors for Edgewood, suggesting that residents shop largely in other locations for their regular household needs. The report estimates that given a purchasing power of over \$236 million among Edgewood residents in 2018, just under 20% of this retail demand captured locally. Subsector breakouts highlight opportunity areas for future retailers to consider, such as apparel, home furnishings, and specialty food stores.

These studies reflect slightly different messages about the commercial market context and its potential for growth. However, the overall potential for retail growth has been limited over time. Although the 2003 study indicated that new sewer infrastructure could support additional retail growth, the limiting factor appears to be primarily with sources of competition: available space in local shopping centers in Milton, and the regional draw of retail centers in surrounding communities.

The 2014 study also points out that a key short-term challenge with development of retail, especially in the Town Center, is the competitiveness of auto-oriented versus pedestrian-oriented retail given the current built environment. Retail businesses, including restaurant/café uses, will likely be more willing to locate in the area over the long-term as the walkability of the area improves and a greater number of local residents are able to take advantage of this access.

Urban Design and Development Standards

The development of the conceptual design for the Town Center and the Meridian Corridor has been a focus of planning in Edgewood over time. The 2004 Town Center and Meridian Corridor Master Plans outline a strategy for small scale, mixed-use development with an integration of privately-owned public space along the corridor. Exhibit 3 highlights the conceptual design for the Town Center included in this Plan. Corresponding design guidelines published in 2006 also prioritize streetscape improvements for an enhanced pedestrian experience to attract Town Center visitors. These design and planning concepts have been incorporated into the Edgewood Comprehensive Plan.

Major elements of the Master Plans and design guidelines have included the following:

- **Focus on mixed-use development.** Mixed-use development is a primary focus for the Plan, as it works to achieve the goal of a pedestrian-oriented community center. The Master Plan for the Town Center, for example, includes a significant amount of commercial space, not only in standalone buildings but also as part of mixed-use projects.
- **Development of the City Hall/Civic Site.** The City Hall site includes space which has been identified for a future signature park and community gathering space that celebrates Edgewood's unique pastoral character. This space would link with the open space network overall and would serve a catalytic project that would increase local amenities for residents and visitors. It may also include mixed-use development incorporating live-work or retail space that would be a benefit to the community.
- **Parallel street network.** The Comprehensive Plan includes a Preferred Alternative Road Network that includes provisions for planned collector streets parallel to the Meridian

Exhibit 3 Conceptual Uses, Edgewood Town Center and Meridian Highway Corridor Master Plan

Source: City of Edgewood, 2004.

corridor. These streets would provide local access to locations along the corridor and encourage smaller blocks that would allow for more accessible urban forms. This would also provide accommodations for better pedestrian and bike access to and within the Town Center and Meridian Corridor overall.

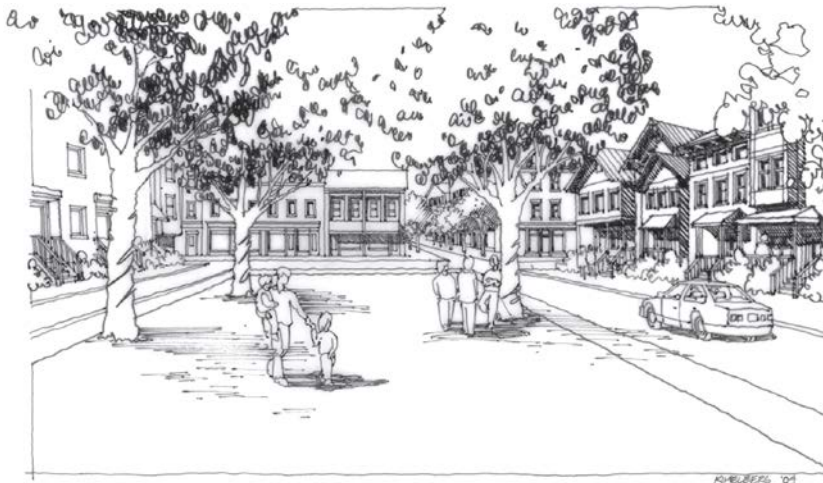
- **Creation of a linked open space network.** The Town Center concept includes ideas for the Edgewood Meadows network, a continuous open space network passing through the Town Center that would also link to a broader network across the entire Meridian Corridor. This system is not explicitly incorporated into the 2015 Comprehensive Plan, but the Plan does include provisions for accepting park land from developers. The 2015 PROS Plan also encourages linkages between green spaces in the City via bike and pedestrian routes.
- **Strong architectural standards.** The architectural standards included in these documents have focused on building elements and form related to Northwest rural and small-town character. These standards highlight the benefits of a mix of uses, building orientation to

the street and common open areas, high-quality materials and building details, and other design treatments. Exhibit 4 provides a rendering from the Town Center Master Plan, that indicates the desired form and design of development under this concept.

A 2010 review of zoning regulations and design standards coordinated a series of meetings with landowners and developers, in part about these concepts and how they related to challenges with new projects. Feedback relevant to the planning for the corridor included the following:

- **Desire for higher density.** Support for increasing residential density in the downtown, including higher development formats and no maximum densities. This could incorporate a range of housing formats, including housing oriented to seniors.
- **Flexibility with the parallel road network.** Flexibility was desired for the development of the parallel road network to allow it to be integrated with site designs. In this case, there may also be a role for the City to develop this network on designated public easements before development occurs to allow for the full alignment to be developed by the City before projects are completed. Integration of access with the surrounding community and buffering from Meridian Ave E will be critical to success, however.
- **Flexibility with uses.** There was also an expressed desire to explore a form-based code to allow more flexibility with the regulation of uses.
- **Need for a private open space strategy.** A clear strategy was needed for open space and public plazas dedicated by landowners/developers to ensure an integrated system.
- **Challenges with fragmentation of ownership.** The fragmentation of ownership along the Meridian Corridor complicates a coordinated approach to development. This could be promoted through land assembly or additional neighborhood planning.
- **Difficulties with retail capture.** Overall, the prospect for retail capture along the corridor is challenging. The retail and services outlined in the Town Center Plan are oriented to a walkable environment, which is not likely to be found along Meridian Ave E. These types of businesses should be clustered together in a critical mass to allow for a designation to be developed. They should also provide some considerations for highway access, however, as very little retail demand will be generated from local residents alone.

Overall, these sources highlight a distinct tension between the concept for the Town Center and the development realities as expressed during the last recession. Although high design standards and a need for a walkable environment is critical, there are challenges in developing a consistent concept among the developers in this area that reflects market realities.

Exhibit 4 Architectural Concepts, Edgewood Town Center Master Plan

Building Character with Architecture: An example of buildings, open space, street circulation and design arranged in a compatible composition to create a desired human scale and community design character.



Building Character with Architecture: Commercial buildings grouped around a public plaza off Meridian Ave E. are moderate in scale and are designed to support pedestrian activity.



Building Character with Architecture: Medium-density housing in the form of townhouses presents a friendly, human-scale street front along a residential street.

Source: City of Edgewood, 2004.

There is also a division between design concepts and market realities for the Town Center in previous work. Although the intent of the City is to create a mixed-use center, the auto-oriented nature of the Meridian Corridor complicates attracting passing traffic to pedestrian-oriented businesses, and favors auto-oriented uses. A larger cluster of community-oriented retail and services could allow auto drivers to stop and walk around, and local pedestrians and cyclists to access these businesses as well, but this would likely require a larger cluster of commercial uses that would not currently be supported in the market. Fragmentation of ownership and concerns about the short-term viability of building portions of this node at a time would also complicate the development of mixed-use projects in this area.

Review of Previously Proposed Actions

The City of Edgewood has devoted its efforts to supporting economic development in the community, which includes encouraging growth within the Town Center and Mixed Use Residential districts. Exhibit 5 includes a high-level description of the recommended actions proposed as part of the documents reviewed, and the year of the report in which these recommendations were made.

Generally, the recommendations made as part of previous reports have included the following:

- **Distribute information about Edgewood.** One typical focus of the proposed strategies has been with creating information sources about Edgewood to provide interested parties (both developers and businesses). Of the strategies proposed, these efforts have appeared to be the most pursued by the City, given that these take relatively few resources and provide ongoing support for other economic development activities.
- **Coordinate general business attraction activities.** A second strategy has involved regular attraction strategies to draw new businesses and development into Edgewood. The 2012 Economic Development Ad-hoc Committee Report highlighted that these efforts could be supported by a full-time staff member with the City but also recognized that available resources would be limited for this position. Without dedicated staff, current City staff have pursued these efforts as part of their own work.
- **Create a distinct brand for the City and Town Center.** One specific concept related to marketing Edgewood has been the development of a branding strategy for the city as a whole or the Town Center in particular. These campaigns are not without notable risk, but they can provide a strong focus for other marketing and development strategies.
- **Develop plans and policies to support desired development.** Almost immediately after incorporation, Edgewood has identified the Town Center and Meridian Corridor as the economic center of the community. As such, the City has worked almost from the beginning to develop a series of plans for the area, and has incorporated this work into the City's Comprehensive Plan. Additionally, there have also been ongoing efforts to adjust zoning regulations and provide for development standards that help to achieve the vision for the area.
- **Coordinate a public/private partnership to develop a catalytic mixed-use project in the downtown.** The 2014 Economic Assessment and Preliminary Strategies Report as well as the 2015 Comprehensive Plan have indicated that leveraging City-owned properties along Meridian Ave E would be one approach to spur new development in the Town Center. This could also be combined with partnerships to encourage different types of catalytic projects, such as co-working spaces.

Exhibit 5 Proposed Actions and Outcomes from Previous Studies

PROPOSED ACTION	YEAR	RESPONSE
Revisit development standards, particularly for size restrictions	2003	Created a Master Plan for the development of the Town Center and Meridian Corridor
Prepare marketing brochure and distribute to a prepared list of developers.	2004, 2012, 2014	Developed a Town Center marketing brochure and related marketing/promotional materials
Adopt a Planned District Overlay for the SW quadrant of the Town Center	2004	(not completed)
Attract anchor tenant(s) to spark a retail cluster, e.g., library, drug store, medical office, multifamily.	2006, 2010, 2012	Worked to attract a Pierce County Library branch; regular business recruitment activities conducted by staff
Lower impact fees and streamline permitting processes to be more competitive with surrounding jurisdictions	2010	Internal permitting processes have been streamlined to reduce costs and improve permitting times
Encourage the development of a new Subarea Plan for part or all of the Meridian Corridor	2010	(not completed)
Hire a full-time City economic development staff member	2012	(not completed)
Construct a community reader board at City Hall	2012	Economic development information available on City website and at City Hall
Create city webpage with business information	2012	City webpage with business information developed
Analyze potential use of public lands to spur economic development	2014, 2015	Preparing a site plan for City Hall property as a public/private partnership
Revisit zoning standards for Town Center and for retail businesses specifically	2014, 2016	Comprehensive Plan updated to reflect development priorities in the Town Center

Progress on these strategies has been limited by available resources, but the City has taken distinct and intentional steps to work within these constraints with efforts to encourage new development that would boost the local economic base. Note that the later sections of this report will examine how these efforts could be refocused and refined to help achieve the overall concepts and goals for the Town Center and Mixed Use Residential areas.

Conclusions

As detailed by the final report of the City of Edgewood's Economic Development Ad Hoc Committee in 2012:

“Edgewood is trying to bootstrap its economic engines on a shoestring budget. The goal is to encourage, invite and promote businesses to the City, particularly along the LID corridor. It needs to take advantage of every opportunity it can find to achieve that goal. Those ideas that require little or no resources in time and money should be top candidates for implementation to reach our goal.”

This statement reflects many of the lessons and limitations discussed in previous studies, as described in this section:

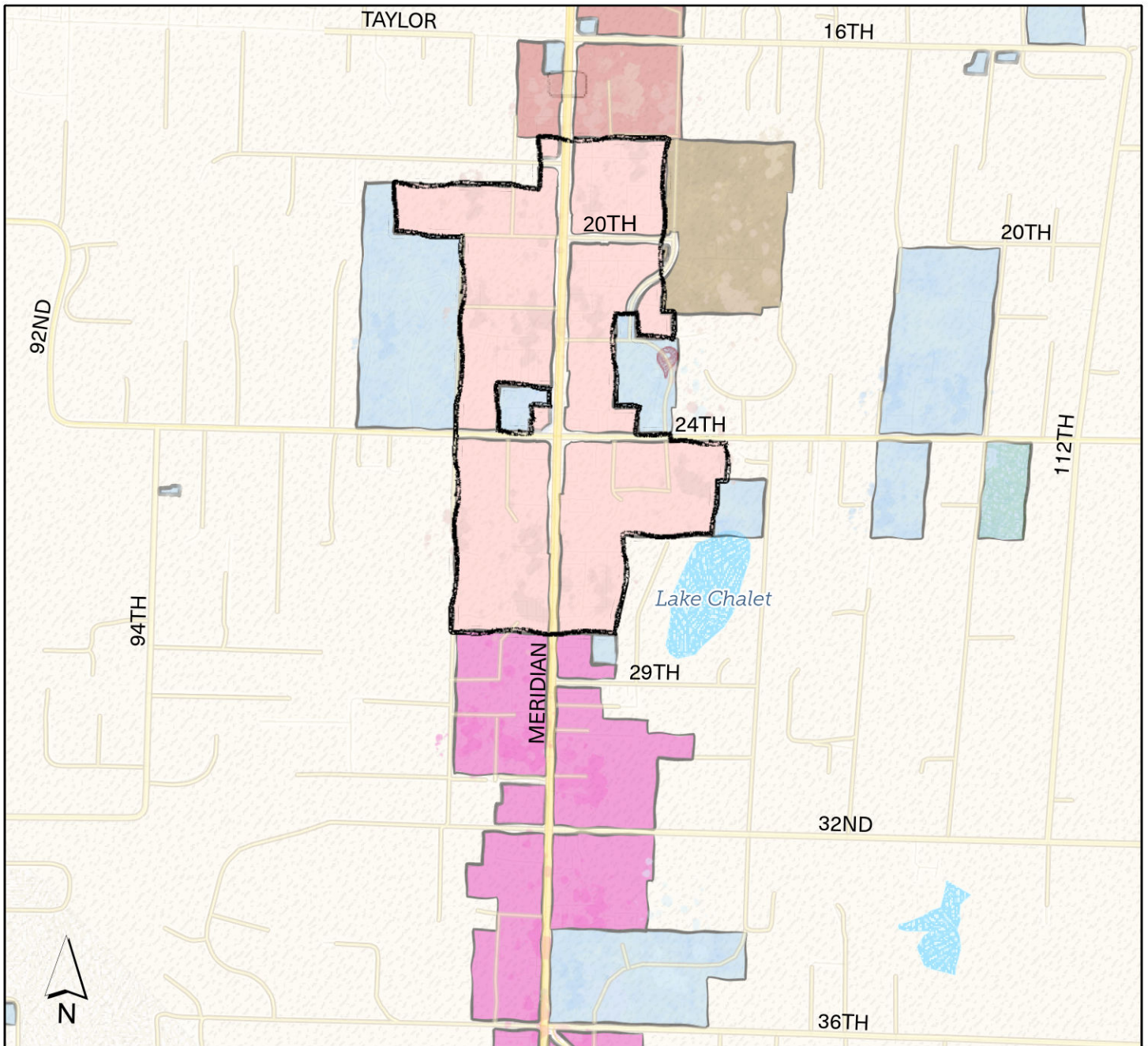
- **Edgewood is resource-constrained with respect to potential economic development activities.** The primary obstacle to more aggressive economic development strategies in Edgewood will continue to be with limited resources. Although building the economic and sales tax base of the city is important, available resources will challenge significant investments by local government, especially in cases where immediate returns are unclear.
- **As such, the vision for the Town Center and Mixed Use Residential areas will be achieved largely through private development.** There are some opportunities for the City of Edgewood to be involved with development in key locations, such as in the area around the City Hall campus. However, given the constraints in available resources, development is largely envisioned to be managed by the private sector, with some supporting public investment, particularly in sewer, streets, and parks.
- **New commercial development has been projected to be small-scale, proceeding intermittently over time.** Although previous studies have recognized that new commercial development will likely occur, the scale of the local market, the smaller potential capture area, and the presence of existing retail commercial development in Milton along the Meridian Corridor means that long-term potential for new commercial growth may be somewhat limited, and will likely exhibit as intermittent projects versus continuous development.
- **Smaller projects over fragmented ownership will challenge the development of a pedestrian-oriented mixed-use concept.** Given local demand and the role of Meridian Ave E as a traffic arterial, new commercial development as part of projects will either need to be auto-oriented, or cluster in a way that allows for both pedestrian and auto-oriented access. Given the fragmentation of ownership, it will be difficult for individual projects to develop the “critical mass” alone to create a strong retail node, especially over the short-term.

- **Multi-family development has been assessed as the most feasible use in the study area overall.** Previous reports have indicated that at the time of those reports, multi-family projects were the most feasible option for developers. Although retail and office development projects were likely to be practical over the longer term, especially as the population of the city continues to increase, these projects are less likely to be developed in the short-term.

Overall, the development of single-use multi-family residential projects as opposed to mixed-use or commercial projects in the Town Center and Mixed Use Residential zones is consistent with the findings of previous studies. Although demand for commercial space may increase over time, recent patterns with short-term development appear to be consistent with these previous conclusions that residential development is more feasible. A staged approach may be necessary to promote short-term growth of higher-density residential uses, with planning for long-term development to support commercial and retail uses that can take advantage of a larger local customer base.



Town Center Subarea Plan Subarea Boundary Map



- LEGEND**
- Current Zoning**
- Commercial
 - Mixed Residential 2
 - Mixed Use Residential
 - Town Center
 - Public

- Roads
- Subarea Boundary
- Waterbodies

0 0.25 0.5 Miles

Rev: 10/4/2021



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: November 8, 2021

Title: Street Light Standards: Dimming Schedule

Attachments:

- 1) Map of initial “smart” streetlight locations
- 2) Plans for future “smart” streetlight locations
- 3) Edgewood Comprehensive Plan- road classification system map

Submitted By:

Evan Hietpas, Associate Planner
Jeremy Metzler, Public Works Director

Background Information:

The City of Edgewood is continuing to look for better ways to light up the community. This spring, Mayor Eidinger agreed to partner with Puget Sound Energy (PSE) for a new program that will showcase new “smart” streetlight technology. The lights can be monitored closely, meaning that broken and failing lights can be quickly found and repaired. The lights can also be instantly turned on and off or dimmed, which reduces light pollution and energy costs.

To begin this program, the “smart” controllers are just being installed on new City streetlights. There are currently ten (10) new streetlights being installed with “smart” controllers (attachment 1). There are approximately thirty-one (31) additional locations that will have smart capabilities in the future (attachment 2).

Current Discussion:

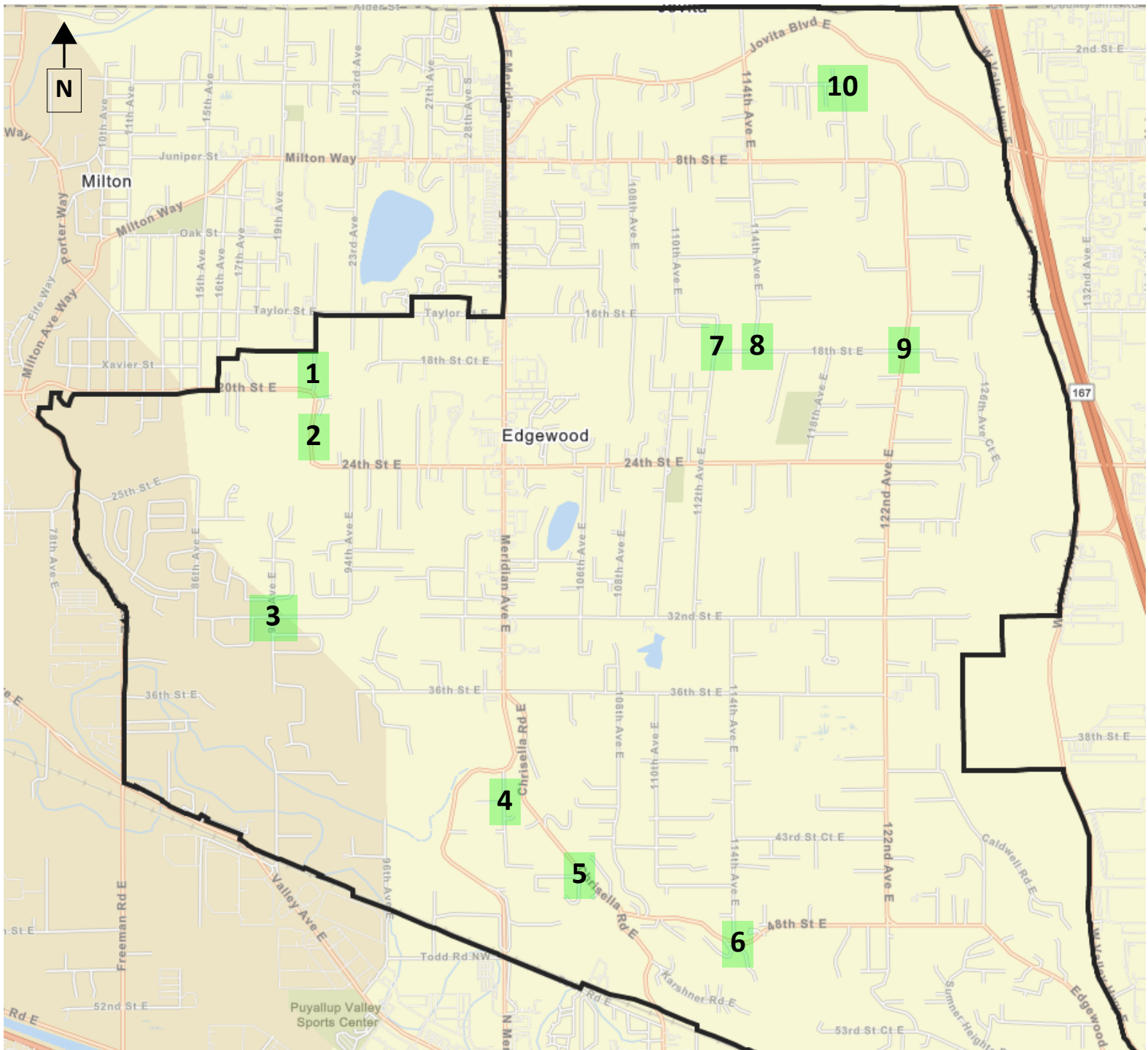
City staff would like to hold a discussion with the Planning Commission to receive feedback as the City implements a streetlight dimming schedule. The outline below shows City staff’s initial proposal to Puget Sound Energy. This proposal reflects input received from the Edgewood Police for public safety.

1. Local roads in single family neighborhoods:
 - 50% from 10 PM to 6 AM
2. Collector roads in single family neighborhoods:
 - 70% from Midnight to 6 AM
3. Local roads surrounding city “core”:
 - 75% from 10 PM to 6 AM
4. Collector roads surrounding city “core”:
 - 85% at 10PM, 70% at Midnight, 100% at 6 AM
5. Arterials throughout entire city:
 - 80% from Midnight to 6 AM

Collector roads: 16th St, 18th St, 32nd St, 36th St, Chrisella Rd, Monta Vista Dr, 112th Ave, 114th Ave

Arterial roads: Meridian Ave, Jovita Blvd, 24th St, 8th St, 122nd Ave, Edgewood Dr

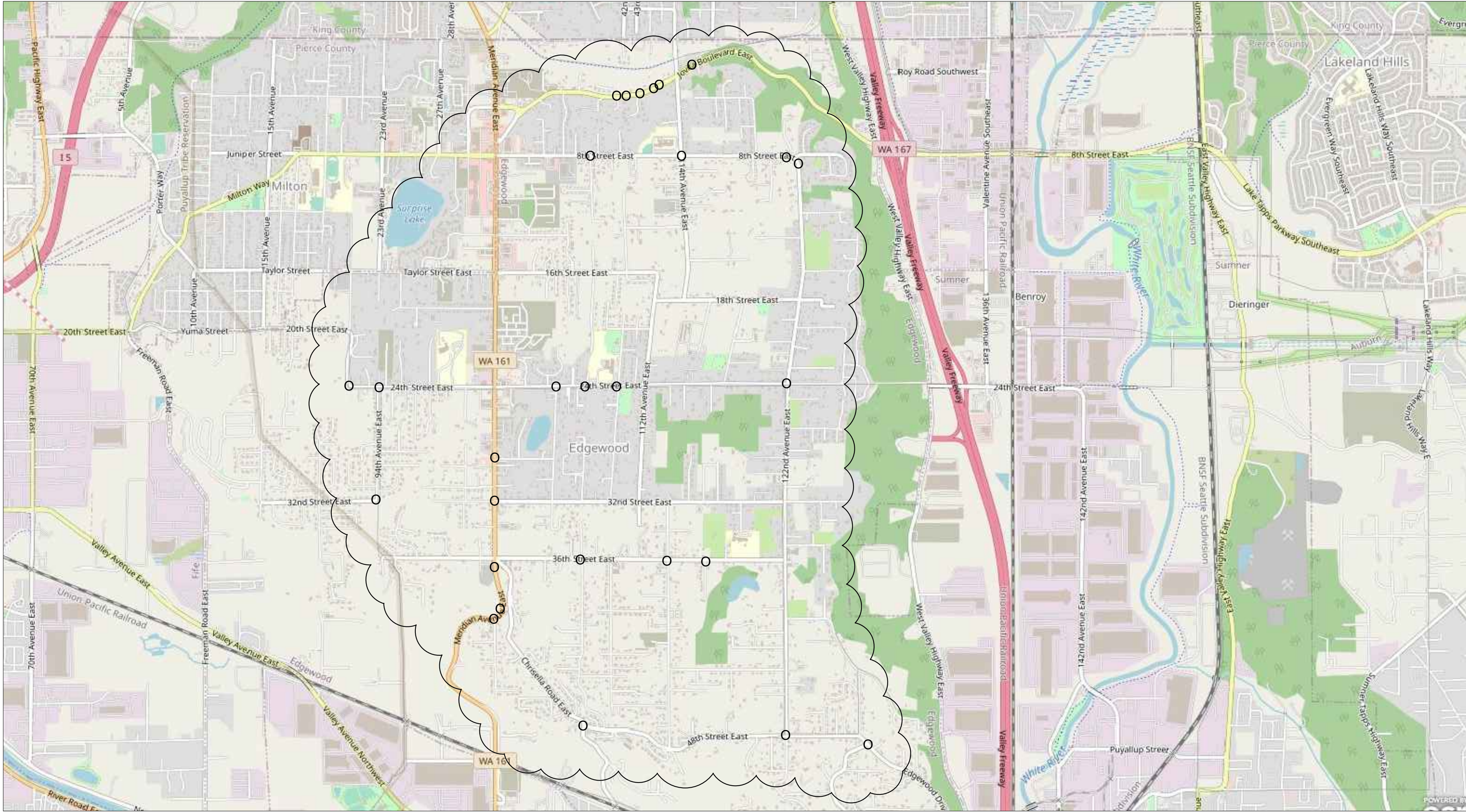
Locations for smart streetlight controllers



1. 20th St and 92nd Ave
2. 24th St and 92nd Ave
3. 32nd St and 90th Ave
4. 42nd St and 102nd Ave
5. 45th St Ct and Chrisella Rd

6. 48th St and 113th Ave Ct
7. 18th St and 112th Ave
8. 18th St and 114th Ave
9. 18th St and 122nd Ave
10. 4th St and 119th Ave

SCALE:
1"=100'



47.73962394335495, -122.65906021017268

MAPS & RECORDS NOTES:

- Note 1 - Add/Update grid.
SL18, SL19, SL26
- Note 8 - Reorient light symbol as shown.
SL9, SL12, SL18

PROJECT NOTES:

REPLACE MISSING GRID NUMBERS

- SL11 (570364-156141 / SLAP8060)

INSTALL GRID NUMBERS

- SL23 (569355-155460 / SLAE2434)

REATTACH OR REPLACE GRID/TAG

- SL22 (569614-155459 / SLAE2435)

STREET LIGHT NOTES

POTELCO:

- IN ALL SHOEBOX AND COBRAHEAD INSTALLATIONS, THE LUMINAIRE MUST BE LEVELED.

SCOPE OF PROJECT NOTES:

CHANGEOUT EXISTING CHFL & TRADITIONAIRE HPS LUMINAIRES TO NEW LED LUMINAIRES.

AT SL1 THRU SL31 (Exist Street Light Poles)

Schedule 53

- Install 3 - 39W LED 3000K TYPE 2 CHFL - GRAY on exist arms
- Install 5 - 71W LED 3000K TYPE 2 CHFL - GRAY on exist arms
- Install 15 - 96W LED 3000K TYPE 2 CHFL - GRAY on exist arms
- Install 8 - 111W LED 3000K TYPE 2 CHFL - GRAY on exist arms

FLAGGING REQUIRED

Universal Map	Overhead Map	Underground Map	Circuit
2004E007	2004E008	2004E007	CED-17
2004E009	2004E056	2004E009	EDG-12
2004E011	2004E104	2004E011	EDG-13
2004E012		2004E012	EDG-15
2004E034		2004E034	EDG-16
2004E035		2004E035	
2004E036		2004E036	
2004E039		2004E039	
2004E043		2004E043	
2004E055		2004E055	
2004E057		2004E057	
2004E058		2004E058	
2004E064		2004E064	
2004E086		2004E086	
2004E089		2004E089	

PROJECT PHASE	NOTIF#	ORDER#
PWR		
Superior		
New Install		
SL Light	509303593	101129204
Removal		108120991
Temporary		
Job Order		
GAS		
Distribution		
HP Main		
HP Svc/MS		
CABLE TV		
PHONE		

FOREMAN (CHECK BOX WHEN COMPLETED)

☐ PSE Equipment LOCKED/SECURED & Work Area left in CLEAN/SAFE Condition.

☐ Grid, Cable, and Switch numbers INSTALLED & VERIFIED.

☐ Field Changes RED-LINED on As-built.

☐ Material VERIFIED and CHANGES noted on Paperwork.

☐ Total PRIMAEST Cable noted on As-built.

☐ Company ID#s RECORDED in correct location on As-built.

☐ Indicate correct ELBSE SIZE on As-built & VERIFY proper PHASE.

☐ Correct QA Checklist(s) reviewed.

☐ Deviations noted on the As-built and their reason.

☐ I certify that the work performed meets PSE's standards and procedures and that all quality requirements are met.

Foreman's Signature _____

Print Name _____ Date _____

Project Manager Contact Information:

Mike Hammons
425-765-1395 Cell Phone

	Developer	Yes	Yes	PSE
"Locates Required"		No	No	
"Outages Required"		Yes	No	
"Flagging Required"		Yes	No	

Owner / Developer Contact Info

City of Edgewood
2224 104th Ave E
Edgewood, WA 98372
ATTN: Jeremy Metzler, P.E. (253) 952-3299 x114 cell

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555

2 BUSINESS DAYS BEFORE YOU DIG

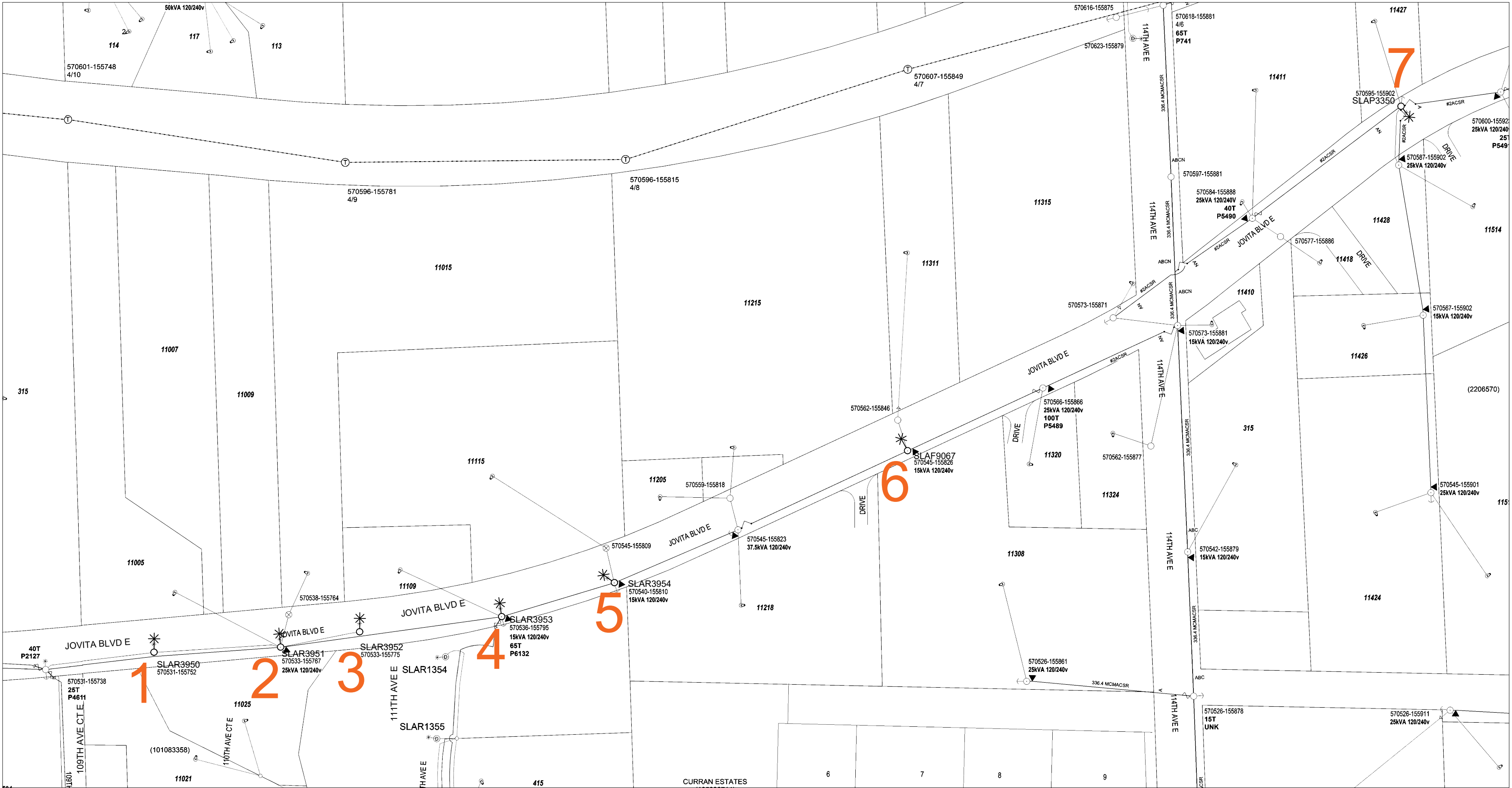
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

☒	NEW BUSINESS	☐	CORRECTIVE / 10 DAY WAIVED	REAL ESTATE/EASEMENT	PERMIT
				N/A	N/A
3				FUNCTION	CONTACT
2				ACCOUNT MGR	Lars Larson
1				ENGR - POWER	Christine Buffalow
REV#		BY	DESCRIPTION	ENGR - GAS	
COUNTY	PIERCE	Emer Sect	Gas Wk Ctr	DRAWN BY	Christine Buffalow
1/4 SEC		OP MAP	PLAT MAP	CHECKED BY	NMedina
U-MAP NO (POWER)		OH CKT MAP	UG CKT MAP	APPROVED BY	
SEE COVER		SEE COVER	N/A	FOREMAN #1	
				FOREMAN #2	
				MAPPING	
JOINT FACILITIES ARRANGEMENTS					
UTILITIES	N/A	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A	N/A
PUGET SOUND ENERGY				INCIDENT	MAOP
TIB EDGEWOOD - SCH 53				Gas Order	Elect Order
UPGRADING SCH 53 LIGHTS TO LED					101129204
VARIOUS, EDGEWOOD, WA 98372				SCALE	PAGE
				1"=100'	1 of 6



SCALE:
1"=100'

Jovita Blvd E & 109th Ave Ct E



SITE #	POLE				LUMINAIRE				SCH	W/O #'S	SMART STREET LIGHT NODE	NOTES
	GRID #	BILLING GRID # (if different)	TAG #	TYPE	PREV LUM	ORIGINAL INSTALL DATE	NEW LUMINAIRE	ARM				
SL1	570531-155752		SLAR3950	WOOD	250W HPS CHFL	2007	111W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL2	570533-155767		SLAR3951	WOOD	250W HPS CHFL	2007	111W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL3	570533-155775		SLAR3952	WOOD	250W HPS CHFL	2007	111W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL4	570536-155795		SLAR3953	WOOD	250W HPS CHFL	2007	111W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL5	570540-155810		SLAR3954	WOOD	250W HPS CHFL	2007	111W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL6	570545-155826		SLAF9067	WOOD	200W HPS CHFL	2002	96W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL7	570595-155902		SLAP3350	WOOD	200W HPS CHFL	2002	96W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		

Project Manager Contact Information:
Mike Hammons
425-765-1395 Cell Phone

Developer

Yes

No

PSE

"Locates Required"

Yes

No

"Outages Required"

Yes

No

"Flagging Required"

Yes

No

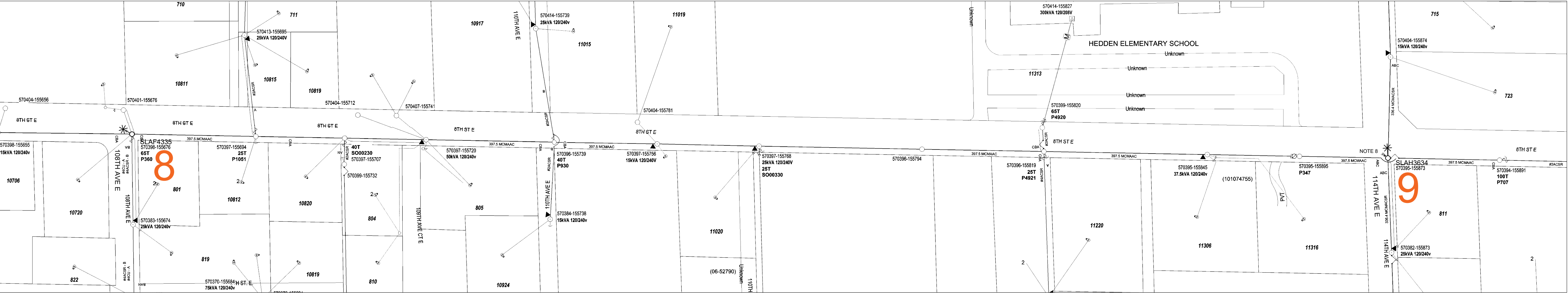
For contacts below dial 1-888-CALL PSE (225-5773)
CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

☒	NEW BUSINESS	☐	CORRECTIVE / 10 DAY WAIVED	REAL ESTATE/EASEMENT N/A	PERMIT N/A
3				FUNCTION	CONTACT
2				ACCOUNT MGR	Lars Larson
1				ENGR - POWER	Christine Buffalow
REV#	BY	DESCRIPTION		ENGR - GAS	
COUNTY	PIERCE	Emer Sect	Gas Wk Ctr	POWER WK CTR	DRAWN BY
1/4 SEC	OP MAP			3515	CHECKED BY
U-MAP NO (POWER)	OH CKT MAP	UG CKT MAP	CIRCUIT NO	APPROVED BY	FOREMAN #1
SEE COVER	SEE COVER	N/A	SEE COVER	FOREMAN #2	MAPPING
JOINT FACILITIES ARRANGEMENTS					
UTILITIES	N/A	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A	N/A
PSE PUGET SOUND ENERGY				TIB EDGEWOOD - SCH 53 UPGRADING SCH 53 LIGHTS TO LED VARIOUS, EDGEWOOD, WA 98372	INCIDENT MAOP
				Gas Order	Elect Order
				SCALE 1"=100'	PAGE 2 of 6

101129204

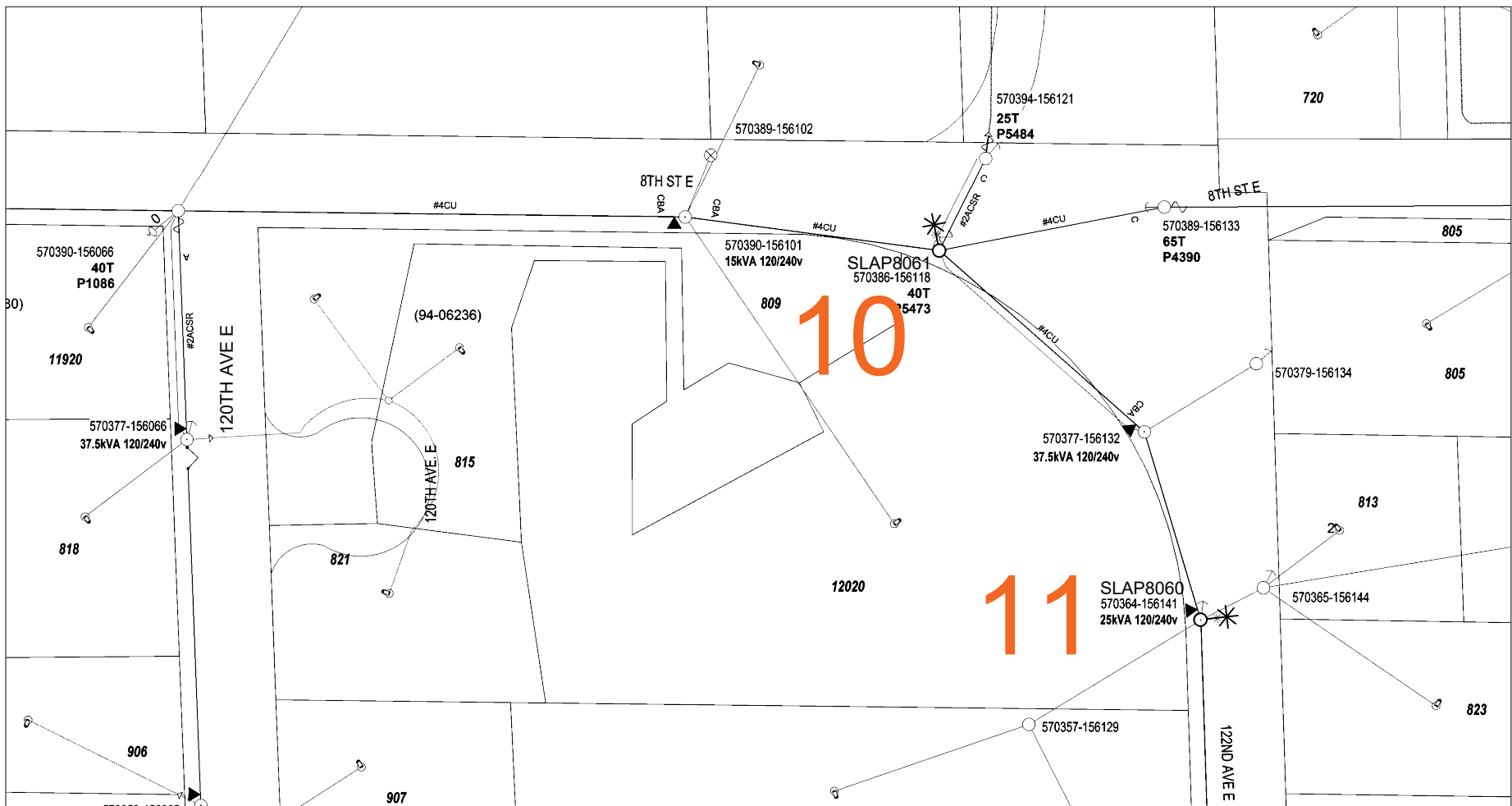
SCALE:
1"=100'

8th St E & 120th Ave E



MATCHLINE A

MATCHLINE A



SITE #	POLE				LUMINAIRE				SCH	SMART STREET LIGHT NODE	W/O #'S	NOTES
	GRID #	BILLING GRID # (if different)	TAG #	TYPE	PREV LUM	ORIGINAL INSTALL DATE	NEW LUMINAIRE	ARM				
SL8	570398-155676		SLAF4335	WOOD	200W HPS CHFL	2004	96W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL9	570395-155873		SLAH3634	WOOD	200W HPS CHFL	2004	96W LED 3000K TYPE 2 CHFL - GRAY	12'	53	101129204 / 108120991		
SL10	570386-156118		SLAP8061	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL11	570364-156141		SLAP8060	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		REPLACE MISSING GRID NUMBERS.

Project Manager Contact Information:
Mike Hammons
425-765-1395 Cell Phone

Developer

Yes

No

"Outages Required"

Yes

No

"Flagging Required"

Yes

No

Developer

Yes

No

"Outages Required"

Yes

No

"Flagging Required"

Yes

No

For contacts below dial 1-888-CALL PSE (225-5773)

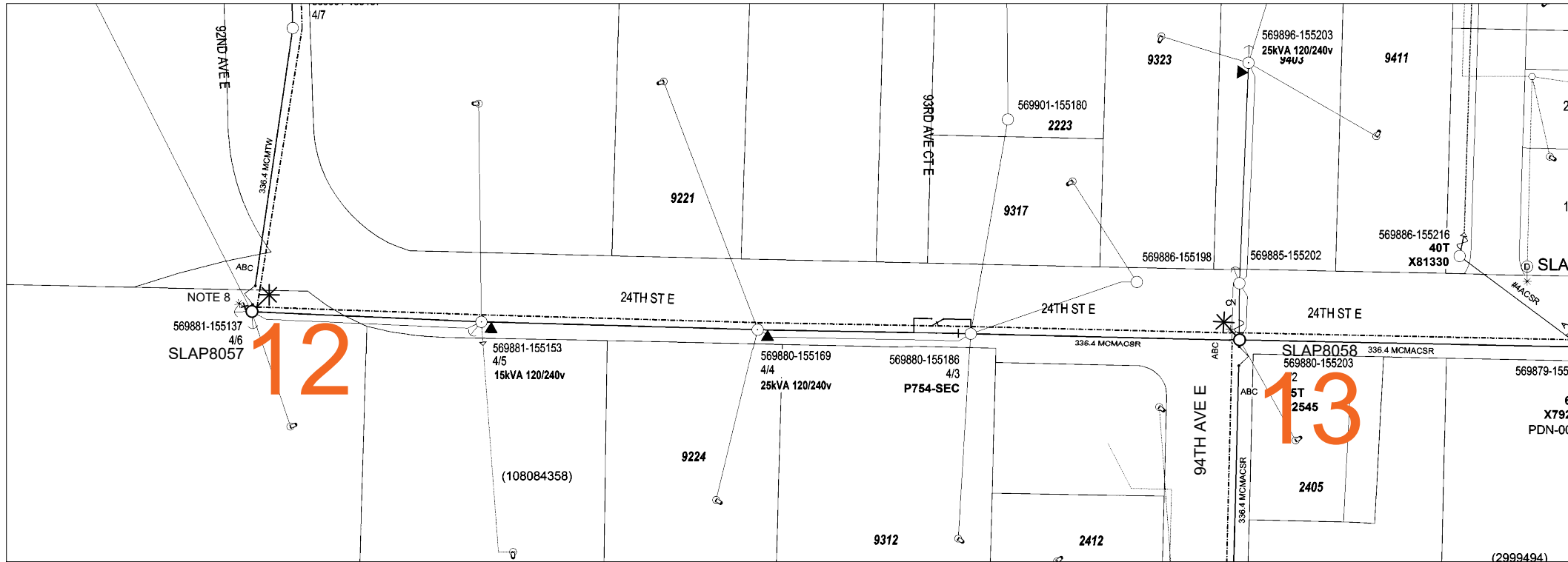
CALL (800) 424-5555

2 BUSINESS DAYS BEFORE YOU DIG

THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

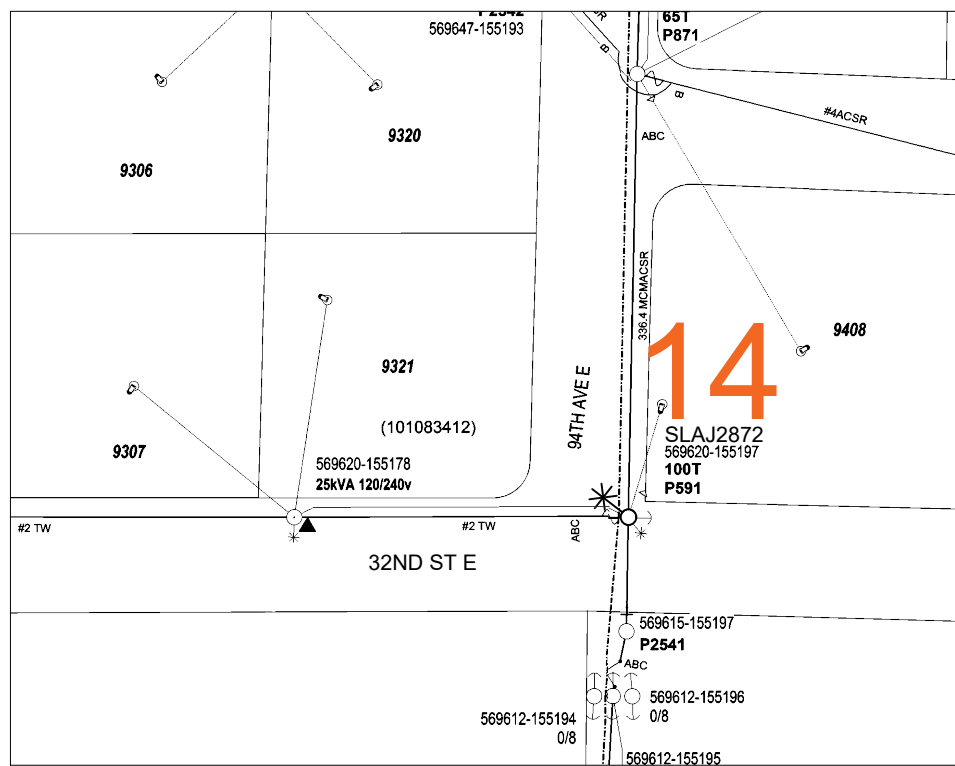
☒	NEW BUSINESS	☐	CORRECTIVE / 10 DAY WAIVED	REAL ESTATE/EASEMENT	PERMIT
3				N/A	N/A
2				FUNCTION	CONTACT
1				ACCOUNT MGR	Lars Larson
REV#	BY	DESCRIPTION	POWER WK CTR	ENGR - POWER	Christine Buffalow
COUNTY	Emer Sect	Gas Wk Ctr	3515	DRAWN BY	Christine Buffalow
PIERCE	OP MAP	PLAT MAP	CHECKED BY	FOREMAN #1	N Meduna
1/4 SEC	U-MAP NO (POWER)	OH CKT MAP	UG CKT MAP	FOREMAN #2	
SEE COVER	SEE COVER	SEE COVER	SEE COVER	MAPPING	
JOINT FACILITIES ARRANGEMENTS					
UTILITIES	N/A	N/A	N/A	N/A	INCIDENT
CONTACT	N/A	N/A	N/A	N/A	MAOP
PHONE#	N/A	N/A	N/A	N/A	Gas Order
TIB EDGEWOOD - SCH 53				ELECT ORDER	
UPGRADING SCH 53 LIGHTS TO LED				101129204	
VARIOUS, EDGEWOOD, WA 98372				SCALE	
				1"=100'	
				PAGE	
				3 of 6	

24th St E & 92nd Ave E



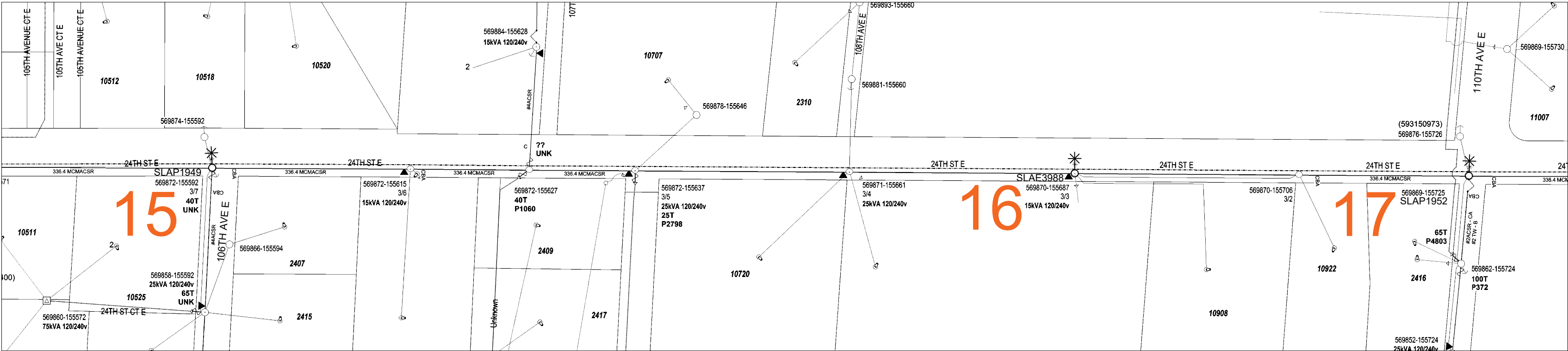
MATCHLINE B

MATCHLINE B



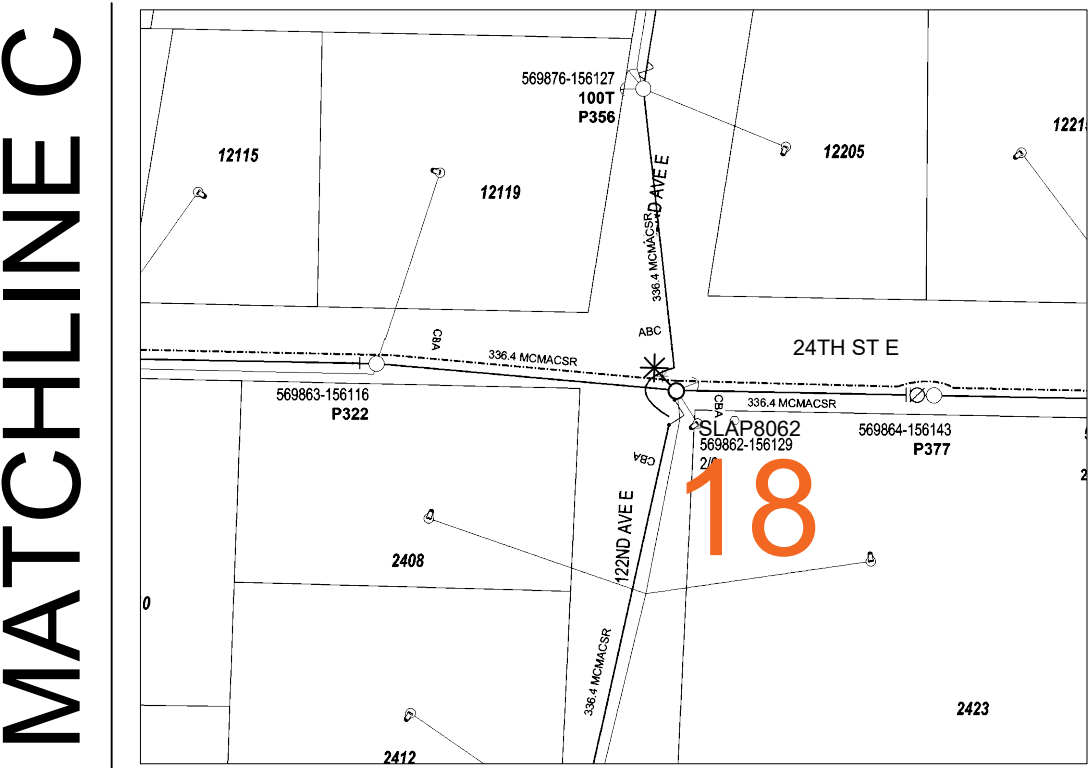
Meridian E & 24th St E

24th St E & 106th Ave E



MATCHLINE C

24th St E & 122nd Ave E



MATCHLINE C

SITE #	POLE				LUMINAIRE				SCH	SMART STREET LIGHT NODE	W/O #'S	NOTES
	GRID #	BILLING GRID # (if different)	TAG #	TYPE	PREV LUM	ORIGINAL INSTALL DATE	NEW LUMINAIRE	ARM				
SL12	569881-155137		SLAP8057	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	20'	53	101129204 / 108120991		
SL13	569880-155203		SLAP8058	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	14'	53	101129204 / 108120991		
SL14	569620-155197		SLAJ2872	WOOD	200W HPS CHFL	2005	96W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		
SL15	569872-155592		SLAP1949	WOOD	250W HPS CHFL	2003	111W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		
SL16	569870-155687		SLAE3988	WOOD	100W HPS CHDL	1990	39W LED 3000K TYPE 2 CHFL - GRAY	6'	53	101129204 / 108120991		
SL17	569869-155725		SLAP1952	WOOD	250W HPS CHFL	2003	111W LED 3000K TYPE 2 CHFL - GRAY	14'	53	101129204 / 108120991		
SL18	569862-156129		SLAP8062	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		

Project Manager Contact Information:

Mike Hammons
425-765-1395 Cell Phone

Developer

Yes

No

"Locates Required"

Yes

No

"Outages Required"

Yes

No

"Flagging Required"

Yes

No

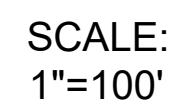
For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555

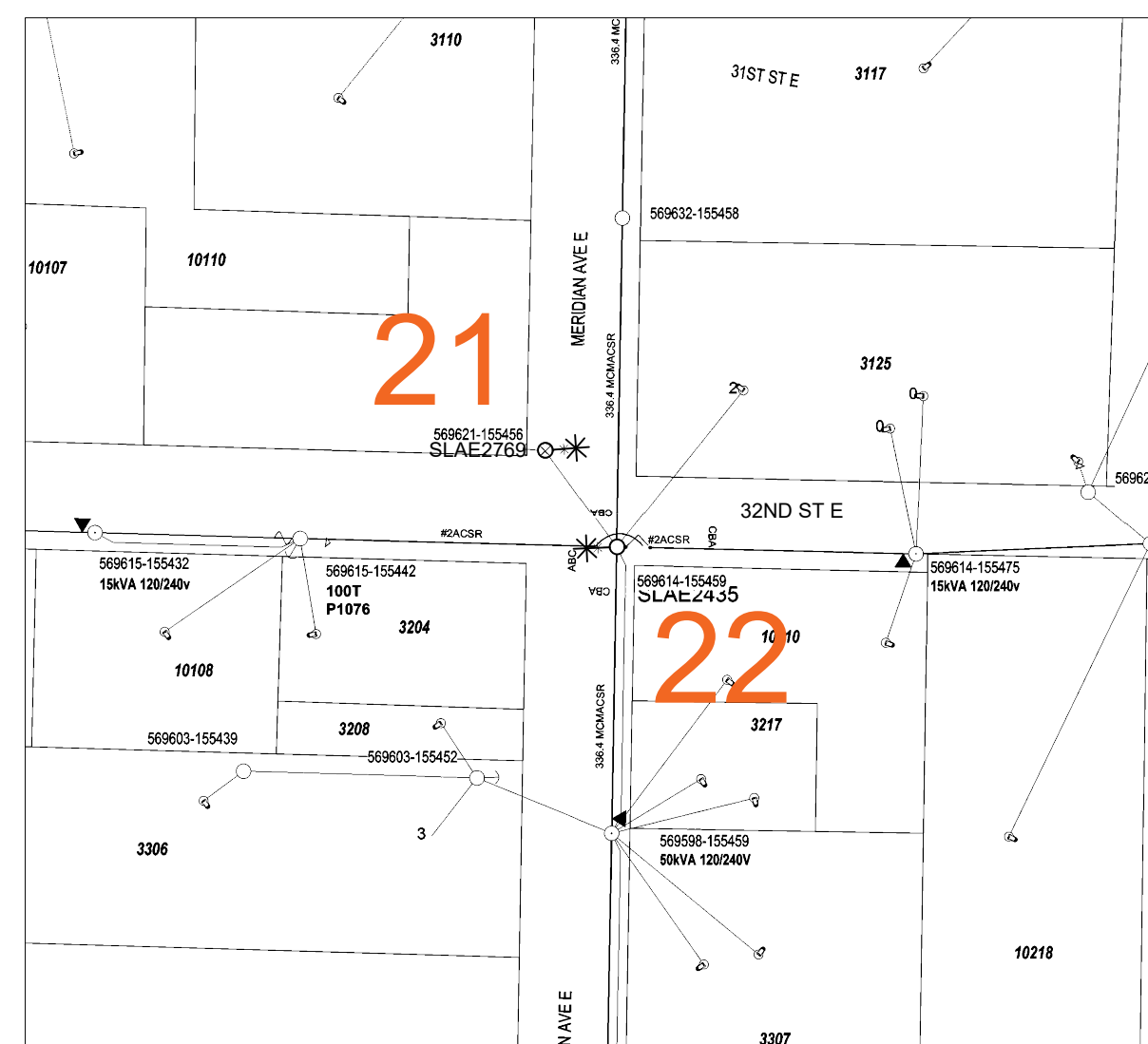
2 BUSINESS DAYS BEFORE YOU DIG

THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

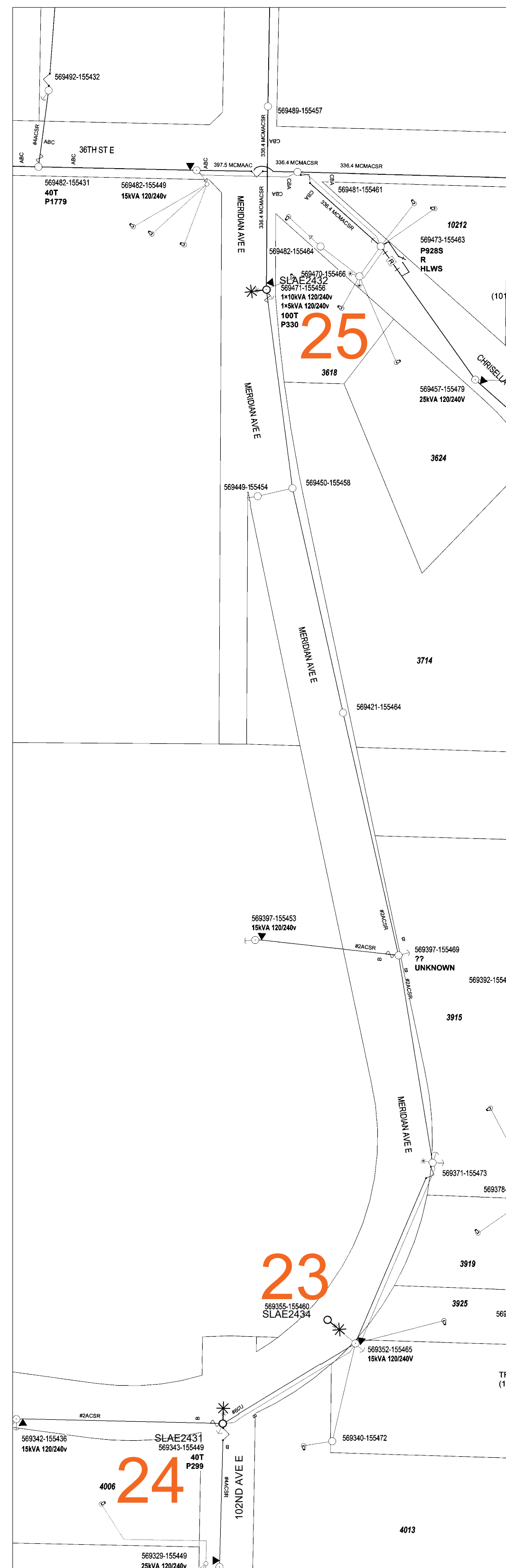
☒	NEW BUSINESS	☐	CORRECTIVE / 10 DAY WAIVED	REAL ESTATE/EASEMENT	PERMIT
3				N/A	N/A
2				FUNCTION	CONTACT
1				ENGR - POWER	Christine Buffalow
REV#	BY	DESCRIPTION			
COUNTY	PIERCE	Emer Sect	Gas Wk Ctr	POWER WK CTR	3515
1/4 SEC	OP MAP		PLAT MAP	APPROVED BY	
U-MAP NO (POWER)	SEE COVER	OH CKT MAP	SEE COVER	UG CKT MAP	SEE COVER
				CIRCUIT NO	SEE COVER
				FOREMAN #1	
				FOREMAN #2	
				MAPPING	
JOINT FACILITIES ARRANGEMENTS					
UTILITIES	N/A	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A	N/A
PUGET SOUND ENERGY				TIB EDGEWOOD - SCH 53	
				UPGRADING SCH 53 LIGHTS TO LED	
				VARIOUS, EDGEWOOD, WA 98372	
				INCIDENT	MAOP
				Gas Order	Elect Order
				SCALE	PAGE
				1"=100'	4 of 6



MATCHLINE D



MATCHLINE E



MATCHLINE F - PG 6

SITE #	POLE				LUMINAIRE				SCH	SMART STREET LIGHT NODES	W/O #'S	NOTES
	GRID #	BILLING GRID # (if different)	TAG #	TYPE	PREV LUM	ORIGINAL INSTALL DATE	NEW LUMINAIRE	ARM				
SL19	566717-155460		SLAE2436	WOOD	150W HPS CHFL	1984	71W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL20	569704-155458	569716-155456	SLAE2768	WOOD	150W HPS CHFL	1984	71W LED 3000K TYPE 2 CHFL - GRAY	12'	53	101129204 / 108120991		
SL21	569621-155456		SLAE2769	WOOD	150W HPS CHFL	1984	71W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL22	569614-155459		SLAE2435	WOOD	150W HPS CHFL	1984	71W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		REATTACH GRID NUMBERS.
SL23	569355-155460		SLAE2434	WOOD	100W HPS CHDL	1984	39W LED 3000K TYPE 2 CHFL - GRAY	6'	53	101129204 / 108120991		INSTALL GRID NUMBERS.
SL24	569343-155449		SLAE2431	WOOD	100W HPS CHDL	1984	39W LED 3000K TYPE 2 CHFL - GRAY	8'	53	101129204 / 108120991		
SL25	569471-155456		SLAE2432	WOOD	150W HPS CHFL	1984	71W LED 3000K TYPE 2 CHFL - GRAY	4'	53	101129204 / 108120991		

101129204

Project Manager Contact Information:
Mike Hammons
425-765-1395 *Cell Phone*

	<u>Developer</u>	Yes	Yes	<u>PSE</u>
"Locates Required"		☒ No	☒ No	

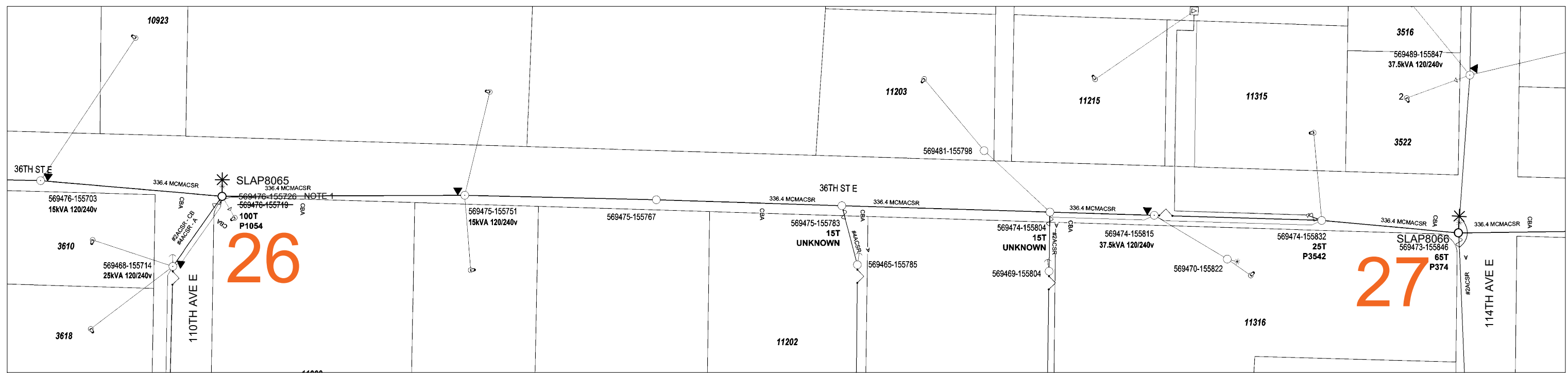
"Outages Required"	Yes	No
"Flagging Required"	Yes	No

For contacts below dial 1-888-CALL PSE (225-5773)

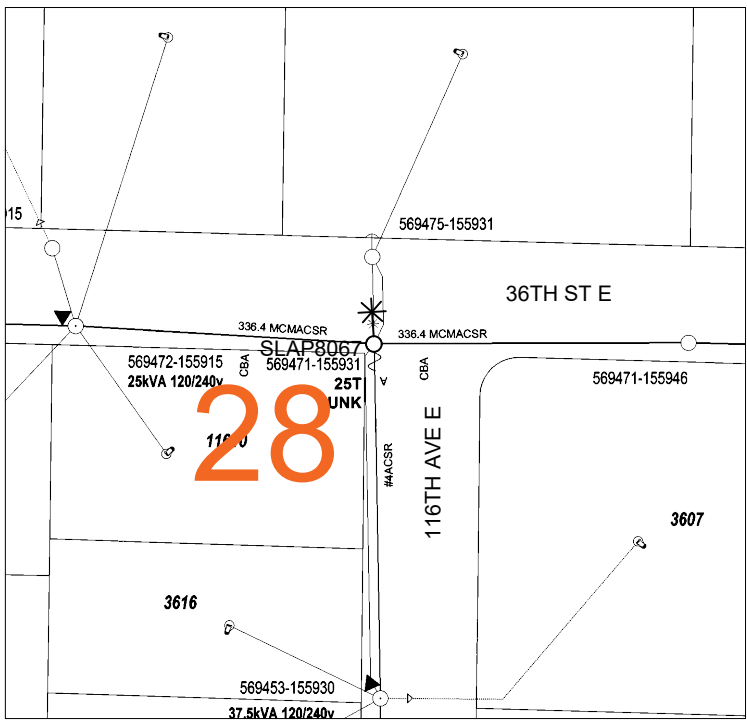
ALL (800) 424-5555

2 BUSINESS DAYS BEFORE YOU DIG
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

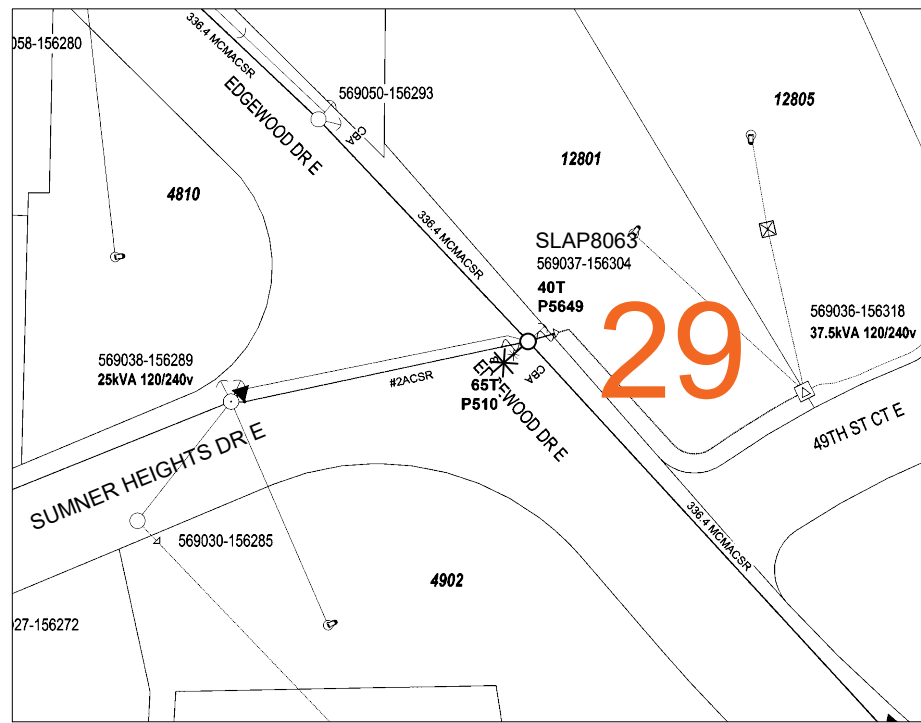
X	NEW BUSINESS			CORRECTIVE / 10 DAY WAIVED		REAL ESTATE/EASEMENT		PERMIT				
						N/A		N/A				
3						FUNCTION		CONTACT		PHONE NO	DATE	
2						ACCOUNT MGR		Lars Larson		425-456-2701		
1						ENGR - POWER		Christine Buffalow		425-324-1114		
REV#		BY		DESCRIPTION		ENGR - GAS						
COUNTY		Emer Sect		Gas Wk Ctr		POWER WK CTR		Christine Buffalow		425-324-1114 1/22/21		
PIERCE						3515		CHECKED BY		N Medina 8/25/21		
1/4 SEC		OP MAP				PLAT MAP		APPROVED BY				
								FOREMAN #1				
U-MAP NO (POWER)		OH CKT MAP		UG CKT MAP		CIRCUIT NO		FOREMAN #2				
SEE COVER		SEE COVER		N/A		SEE COVER		MAPPING				
JOINT FACILITIES ARRANGEMENTS												
UTILITIES		N/A		N/A		N/A		N/A		N/A		
CONTACT		N/A		N/A		N/A		N/A		N/A		
PHONE#		N/A		N/A		N/A		N/A		N/A		
PSE		TIB EDGEWOOD - SCH 53								INCIDENT		MAOP
		UPGRADING SCH 53 LIGHTS TO LED								Gas Order		Elect Order
		VARIOUS, EDGEWOOD, WA 98372								101129204		
										SCALE		PAGE
										1"=100'		5 of 6



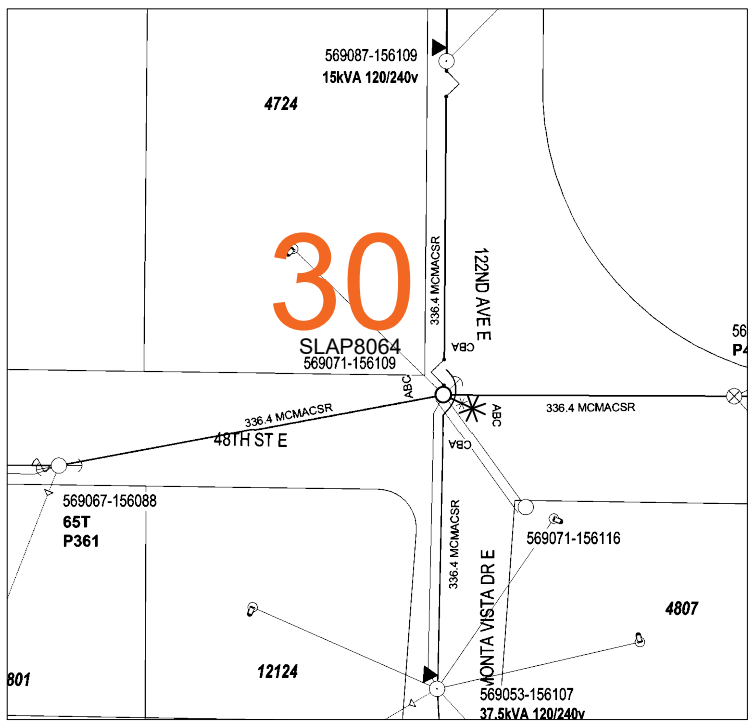
36th St E & 110th Ave E



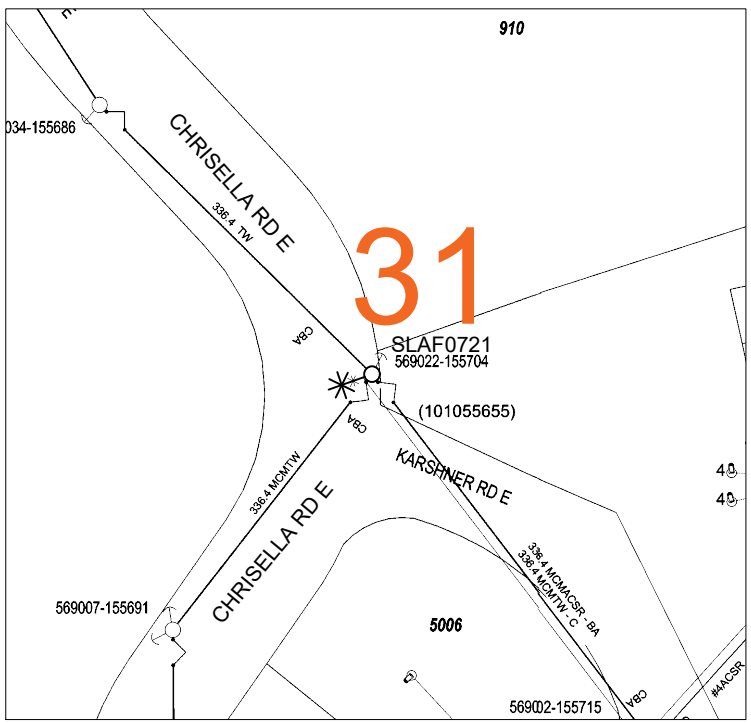
36th St E & 116th Ave E



Edgewood Dr E & Sumner Heights Dr E



48th St E & 122nd Ave E



Karschner Rd E & Chrisella Rd E

SITE #	POLE				LUMINAIRE				SCH	SMART STREET LIGHT NODES	W/O #'S	NOTES
	GRID #	BILLING GRID # (if different)	TAG #	TYPE	PREV LUM	ORIGINAL INSTALL DATE	NEW LUMINAIRE	ARM				
SL26	569476-1557126	569476-155719	SLAP8065	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		
SL27	569473-155846		SLAP8066	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		
SL28	569471-155931		SLAP8067	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		
SL29	569037-156304		SLAP8063	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		
SL30	569071-156109		SLAP8064	WOOD	200W HPS CHFL	2006	96W LED 3000K TYPE 2 CHFL - GRAY	10'	53	101129204 / 108120991		
SL31	569022-155704		SLAF0721	WOOD	250W HPS CHFL	2003	111W LED 3000K TYPE 2 CHFL - GRAY	20'	53	101129204 / 108120991		

Project Manager Contact Information:
Mike Hammons
425-765-1395 Cell Phone

Developer

Yes

Yes

PSE

"Locates Required"

No

No

"Outages Required"

Yes

No

"Flagging Required"

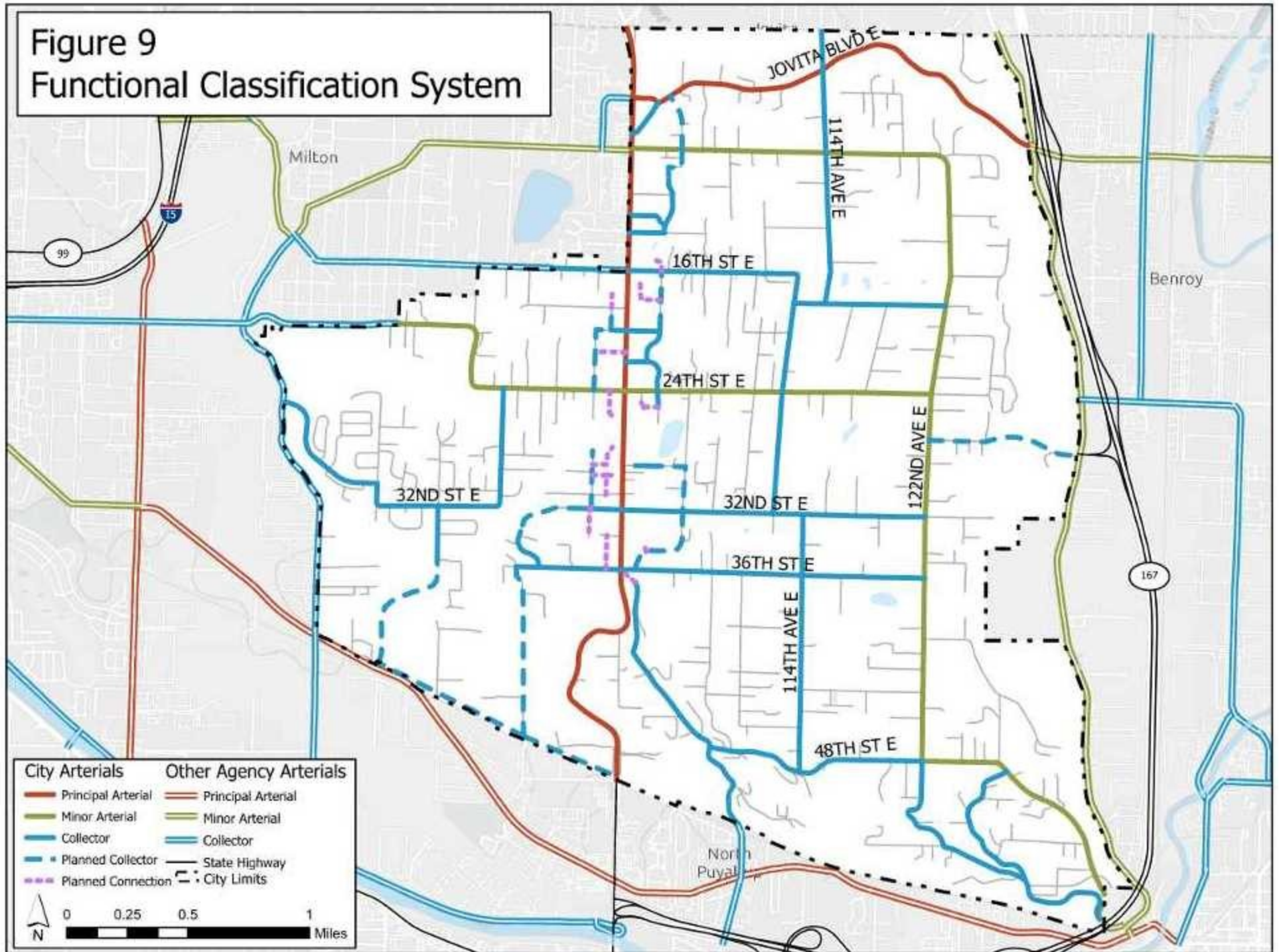
Yes

No

For contacts below dial 1-888-CALL PSE (225-5773)
CALL (800) 424-5555
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

☒	NEW BUSINESS	☐	CORRECTIVE / 10 DAY WAIVED	REAL ESTATE/EASEMENT	PERMIT
3				N/A	N/A
2				FUNCTION	CONTACT
1				ACCOUNT MGR	PHONE NO
REV#	BY	DESCRIPTION		ENGR - POWER	Christine Buffalow
COUNTY	PIERCE	Emer Sect	Gas Wk Ctr	POWER WK CTR	3515
1/4 SEC	OP MAP		PLAT MAP	DRAWN BY	Christine Buffalow
U-MAP NO (POWER)	OH CKT MAP	UG CKT MAP	CIRCUIT NO	CHECKED BY	8/25/21
SEE COVER	SEE COVER	N/A	SEE COVER	APPROVED BY	
				FOREMAN #1	
				FOREMAN #2	
				MAPPING	
JOINT FACILITIES ARRANGEMENTS					
UTILITIES	N/A	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A	N/A
PUGET SOUND ENERGY				INCIDENT	MAOP
TIB EDGEWOOD - SCH 53				Gas Order	Elect Order
UPGRADING SCH 53 LIGHTS TO LED					101129204
VARIOUS, EDGEWOOD, WA 98372				SCALE	PAGE
				1"=100'	6 of 6

Figure 9
Functional Classification System





CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: November 8, 2021

Title: 2021 Work Plan

Attachments: 1) 2021 Future Agenda Calendar

Submitted By: Evan Hietpas, Associate Planner

Discussion:

On February 16, 2021 the Planning Commission proposed the 2021 Work Plan to City Council at a Special Joint Study Session. On February 23, 2021 the City Council voted 7-0 to approve the adoption of the 2021 Planning Commission Work Plan.

2021 Work Plan Items:

1. Town Center
2. Street Light Standards
3. Development Standards and Public Works Standards
4. Sewer Connection Requirements
5. Tree Preservation (Code Update and Goals)
6. Various Edgewood Municipal Code (EMC) Updates
7. Public Zoning
8. Create Edgewood Municipal Code Title 17
9. City-initiated Comprehensive Plan amendments

2021 Objectives:

- Promote Diversity, Equity, and Inclusion in recommendations to City Council
- Collaborate with the Economic Development Advisory Board (EDAB) and Parks and Recreation Advisory Board (PRAB)
- Increase Public Engagement Efforts

This is a standing item for the remainder of 2021 to allow the Planning Commission to discuss items and plan future agendas as necessary.

Edgewood Planning Commision 2021 Future Agenda Calendar- November 2021

Work Plan Items	2021						2022					
	14-Jun	12-Jul	9-Aug	13-Sep	11-Oct	8-Nov	13-Dec	10-Jan	14-Feb	14-Mar	11-Apr	9-May
Town Center	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion
Street Light Standards	Discussion	None	None	None	Discussion (Dimming Schedule)	Discussion (Dimming Schedule)	Discussion	Discussion	PH and Action	None	None	None
Development & Public Works Standards	Discussion (Streetscapes)	None	None	None	None	None	Discussion	Discussion	PH and Action	None	None	None
Sewer Connection Requirements	Discussion	Discussion	Discussion	Discussion	None	None	Discussion	Discussion	Action	Discussion	Discussion	Discussion
Tree Preservation	None	None	None	None	None	None	None	None	None	Discussion	Discussion	Discussion
Public Zoning	None	None	None	None	None	None	None	None	None	None	None	None
Create EMC Title 17	None	None	None	None	None	None	None	None	None	None	None	None
Various Code Updates	PH and Action 1. Traffic Concurrence Management 2. Traffic Impact Fees	Discussion 1. Streetscapes 2. Temp. Signs in ROW	PH and Action 1. Streetscapes Discussion 1. HB 1220	PH and Action 1. HB 1220	Discussion 1. Small Cell Wireless 2. School Impact Fees	None	Discussion 1. Small Cell Wireless	PH and Action 1. Small Cell Wireless	None	None	None	None
2022 Comp. Plan Amendments	None	None	None	None	None	Discussion (2021 City-initiated)	Action (if needed) (2021 City-initiated)	None	None	None	None	None
2021 Work Plan	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	Discussion	None	None	None	None	None
2022 Work Plan	None	None	None	None	Discussion	Discussion	Discussion	Action	Discussion	Discussion	Discussion	Discussion
Agenda Formation	June	July	August	September	October	November	December	January	February	March	April	May
Public Hearing (PH)	1. Traffic Concurrence Management 2. Traffic Impact Fees	None	1. Streetscapes	1. HB 1220	None	None	None	1. Small Cell Wireless	1. Street Light Standards 2. Public Works Standards	None	None	None
Action	1. Traffic Concurrence Management 2. Traffic Impact Fees	1. Chair and Vice Chair Appointments	1. Streetscapes	1. HB 1220	None	None	None	1. Small Cell Wireless 2. 2022 Work Plan	1. Street Light Standards 2. Public Works Standards 3. Sewer Connection Reqs.	None	None	None
Discussion	1. Town Center 2. Street Light Standards 3. Public Works Standards 4. Sewer Connection Reqs. 5. Reappointments 6. PC Handbook 7. 2021 Work Plan	1. Sewer Connection Reqs. 2. Streetscapes 3. Town Center 4. PC Handbook 5. HB 1220 6. Temp. Signs in ROW 7. 2021 Work Plan	1. Town Center 2. HB 1220 3. Sewer Connection Reqs. 4. PC Handbook 5. 2021 Work Plan	1. Town Center 2. Sewer Connection Reqs. 3. 2021 Work Plan	1. Town Center 2. Street Light Standards 3. Small Cell Wireless 4. School Impact Fees 5. 2021 Work Plan 6. 2022 Work Plan	1. Town Center 2. Street Light Standards 3. City Comp. Plan Amend. 4. 2022 Work Plan 5. 2021 Work Plan	1. Town Center 2. Street Light Standards 3. Public Works Standards 4. Sewer Connection Reqs. 5. Small Cell Wireless 6. 2022 Work Plan 7. 2021 Work Plan	1. Town Center 2. Street Light Standards 3. Public Works Standards 4. Sewer Connection Reqs.	1. Town Center 2. 2022 Work Plan	1. Town Center 2. Sewer Connection Reqs. 3. Tree Preservation 4. 2022 Work Plan	1. Town Center 2. Sewer Connection Reqs. 3. Tree Preservation Goals 4. 2022 Work Plan	1. Town Center

This calendar is for planning purposes only. Please check with staff should you have any questions.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: November 8, 2021

Title: Retail Strategies Update

Attachments:
1) Demographic Overview
2) Community Survey

Submitted By: Darren Groth, AICP, CPM CED Director

Discussion:

The City recently partnered with Retail Strategies to provide retail data, recruitment, and advisory services. The Retail Strategies company offers data, education, and one-on-one contacts from a dedicated team of retail real estate experts. While the program kick-off was conducted via Zoom in early October, a team of representatives also came to Edgewood on October 25, 2021 to explore the driveshed, meet with City staff, and conduct a ride along tour with the Community and Economic Development Director.

In addition to gaining the perspectives of City staff, Retail Strategies would also like to learn more about the community through the eyes of multiple local stakeholders. As such, a survey was created to solicit said input. Members of the Planning Commission are encouraged to take the survey by utilizing the following link (also included in Attachment 2).

<https://retailstrategies.info/getting-to-know-your-community/>

The Edgewood visit allowed the Retail Strategies team to catalog properties in Edgewood, identify ownership and site representation contacts, and denote various physical characteristics of the site(s). The result will be an initial property catalog that will be provided to City staff in mid-November. Once the catalog is created, Retail Strategies can begin the heavy lifting of recruitment. The team at Retail Strategies will put the data, property catalog, and real estate assets to work by connecting with businesses on our behalf. Retail Strategies makes connections on behalf of the City with:

- Property Owners
- Business Owners and Franchisees
- Brokers
- Developers
- Investors
- Real Estate Directors



2727 110th Ave E
Edgewood, WA 98372

3 miles

5 miles

0-5 min

0-10 min

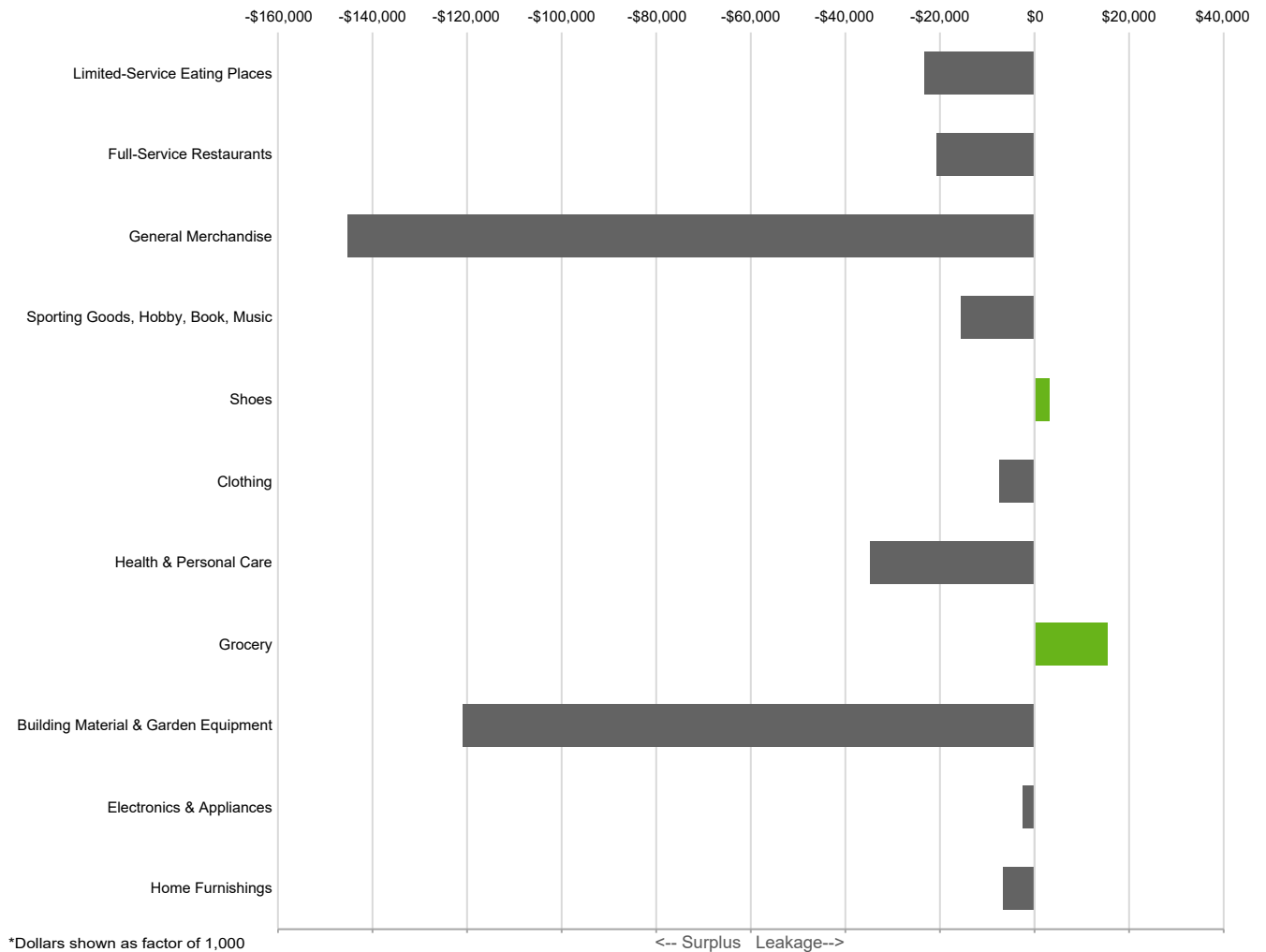
2020

DEMOGRAPHIC
OVERVIEW

Current Year Estimated Population	48,490	161,742	6,325	40,073
Number of Households	19,398	62,028	2,415	15,994
Average Home Value	\$ 492,317	\$ 494,241	\$ 612,665	\$ 500,940
Population Growth % ('20-'25)	3.9%	4.1%	7.5%	4.0%
Current Year Average Age	40.5	39.8	43.4	41.2
Current Year Median Household Income	\$ 75,458	\$ 72,802	\$ 98,316	\$ 78,282
Current Year % Bachelor's Degree	25.9%	26.6%	31.4%	27.2%
Number of Businesses	1,940	4,880	162	1,252
Total Number of Employees	37,124	98,330	2,590	22,797
Daytime Population	65,575	186,521	6,680	45,997

Opportunity Gap within 10 min

CONSUMER DEMAND AND SUPPLY (OPPORTUNITY GAP)



NUMBER
OF
STUDENTS

	3 miles	5 miles	0-5 min	0-10 min
Post-Secondary students	1,787	6,457	285	1,575
9th grade to 12th grade	2,265	7,185	302	1,788
Pre-K to 8th grade	5,173	16,260	632	4,008

RETAIL STRATEGIES

Surveys & Questionnaires

Return to Retail Strategies

Return to Retail Academy

Surveys

Questionnaire: Getting to Know Your Community

Page 1

Getting to Know Your Community

The more people we have fill this out, the better to allow Retail Strategies to understand the area through the eyes of locals.

<http://retailstrategies.info/getting-to-know-your-community/>

Please use this link and share with all stakeholders throughout the city



**CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM**

Date: November 8, 2021

Title: 2022 City-initiated Comprehensive Plan Amendments

Attachments: None

Submitted By: Evan Hietpas, Associate Planner

Discussion:

The City may consider amendments to its Comprehensive Plan once every year. Applications for Comprehensive Plan amendments are submitted before December 31st in order to be considered during the following year's amendment process. The City can also initiate comprehensive plan amendments to revise standards and regulations. This discussion item is intended to allow the Planning Commission to identify any potential city-initiated comprehensive plan amendments that they wish to pursue in 2022.

Recommendation

Discuss as needed.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: November 8, 2021

Title: 2022 Work Plan

Attachments: None

Submitted By: Evan Hietpas, Associate Planner

Discussion:

This discussion item is intended to allow the Planning Commission to start preparing for setting their Work Plan for 2022. The list below is provided by city staff to outline potential topics. The items in **bold** are new additions.

Draft 2022 Work Plan- prepared by staff

1. Town Center (subarea plan)
2. Development and Public Works standards (streetlights, right-of-way improvements, streetscapes, etc.)
3. Sewer connection requirements
4. Tree preservation (city-wide goals, community forest management plan, etc.)
5. Various Edgewood Municipal Code (EMC) updates
6. **Public education and engagement*** (*moved from 2021 objectives list*)
7. **Review Planning Commission handbook**
8. **2024 City Comprehensive Plan update**
9. City-initiated Comprehensive Plan amendments
10. Public zoning
11. EMC Title 17: Planning and Development (form-based code)

Objectives

1. **Identify training opportunities**
2. Promote diversity, equity, and inclusion in recommendations to City Council
3. Collaborate with the Economic Development Advisory Board (EDAB)
4. Collaborate with Parks and Recreation Advisory Board (PRAB)