

Implementation Strategies

The Implementation Strategies Element implements all of the following Framework Goals:

FRAMEWORK GOALS

- FG1: Promote a sense of place by requiring quality building and development that is not just compatible with the surrounding environment, but enhances the community spirit.**
- FG2: Promote quality building and development that is compatible with the surrounding environment.**
- FG3: Support a variety of housing opportunities for Edgewood’s diversifying population that are affordable, enhance a safe and livable community, and prepare and protect our families for life in the 21st Century.**
- FG4: Pursue a strong and diverse economy and assure economic development that creates a “Heart” for Edgewood and balances regional objectives, while complementing the unique neighborhood character.**
- FG5: Protect the natural environment and preserve environmentally sensitive areas.**
- FG6: Promote improvements to human services as the community changes and diversifies.**
- FG7: Assure effective and efficient public investment for quality public services, facilities, and utilities.**
- FG8: Balance the transportation needs of the community with regional objectives through improvement of both street and multimodal transportation systems for Edgewood’s present and future population.**
- FG9: Provide for inclusive and meaningful citizen involvement in community planning decisions.**

Intent

The Implementation Strategies Element is intended to address strategies to advance community goals through the exercise of social and political action and the physical construction of capital facilities. It discusses the processes needed to turn the Plan's goals and visions into reality. This Element will assist the City in meeting the requirement of consistency between the Comprehensive Plan and development regulations.

Background and Context

The City of Edgewood incorporated on February 28, 1996. Prior to incorporation, Pierce County held jurisdiction over the area now within the City limits. Since incorporation, the City has administered land use and community development policy.

The City Council of Edgewood established the Planning Commission on April 10, 1997, to oversee the formation of planning and land use policy for the City. The Commission consists of nine volunteer residents who live within the City. The Planning Commission reviews codes and ordinances, proposes changes, and makes recommendations to the City Council for action.

The City Council has appointed other citizen committees to address land use issues in the jurisdiction. These include the Design Standards Review Commission and the Economic Development Commission.

All residents, business people, and property owners of the City of Edgewood can help fulfill the goals of the Comprehensive Plan. They can assist by participating in planning related activities, staying informed about the land use issues in the City, and by maintaining compliance with City codes and ordinances. They can also assist in the implementation of this Plan by communicating with City staff about issues of concern and working with the City to develop procedures to address these problems.

Before adoption, the Planning Commission held public workshops to make the Plan more responsive to the needs of residents and the business community. The Planning Commission and the City Council will also hold public hearings before Plan amendments, which can take place annually.

Edgewood's implementation program will be comprised of both long- and short-term actions. Plan amendments, citizen education, subarea planning, and capital facilities programs are examples of long-term actions. Keeping citizens aware of planning issues and their potential impacts is another important long-term implementation strategy. Revisions of the existing land use codes and ordinances, adoption of new codes and ordinances, code enforcement, and the permitting process are examples of short-term actions.

Part of the implementation process will be the construction of infrastructure. Specifically, such improvements will implement the Capital Facilities and Utilities, Transportation, and Essential Public Facilities Elements of the Plan. Infrastructure includes the water lines, roads, retention and detention ponds, utilities, buildings, parks, and service improvements, to name just a few. This infrastructure will be built and maintained to required levels of service, as specified in the Capital Facilities Element of this Plan. A six-year schedule of capital improvements has been developed and will be revised to include any additional capital projects that are needed to maintain the City's adopted levels of service.

Another major regulatory measure is the adoption of a concurrency management ordinance. Concurrency refers to the requirement of this Plan that adequate public facilities be in place to serve new development. The City will adopt levels of service provided to local residents and businesses. The concurrency management ordinance will implement this concept by establishing criteria by which the City will determine whether an individual development proposal is served by adequate public facilities. The ordinance will also set up monitoring procedures so that the City will obtain a periodic update of the capacity of its public facilities and services.

The Elements are distinctly separated in the Plan because they address different issues. However, implementation of these Elements must be viewed as a multifaceted whole. To guide implementation, the discussion statements for the policies are cross-referenced to other Elements.

Edgewood's first Comprehensive Plan is meant to be open and transparent and to be used as a catalyst for action by the City. It is not meant to obstruct, govern, or interact politically with the visions held by the citizens of our community. It is meant to set direction and guide orderly change. The policies contained in the Plan are the threads that make up the Plan's fabric and will function efficiently and effectively only if each of the threads are woven together.

Working jointly with other governments in regional planning is another important implementation strategy for the Comprehensive Plan. Interlocal agreements are successful when they incorporate a respectful understanding of the various interests held by different governments. The City of Edgewood is committed to working with state, federal, county, tribal, and city agencies to address issues of mutual concern.

This Plan establishes general direction now and allows for adjustments needed in the future. Because Edgewood is a new city, it has limited information, which provides for limited foresight. In addition, social, political, technological, and environmental changes in adjacent cities, Pierce County, Washington State, the United States, and the global economy, are likely to require changes in City policy. An annual review and update of this Plan will enable the City to incorporate necessary changes over time while meeting the requirements of the Growth Management Act, Endangered Species Act, and other federal, state, and local laws.

Goals and Policies

Goal IS I: Maintain strict adherence to City zoning codes, building codes, and design standards to protect the public health, safety and welfare of the citizens of Edgewood.

Policies

IS1: *Provide a fair and effective method of code enforcement.*

Discussion: Code enforcement is essential for the implementation of the Comprehensive Plan. The City can implement this policy by reviewing the process by which code enforcement decisions are addressed.

IS2: *Encourage high levels of maintenance on public and private properties.*

Discussion: Maintenance is important because it reduces costs and prevents reductions in property values. Implementation for this policy will depend on the type of maintenance and the potential impacts.

Goal IS II: Provide for increased community involvement and review in the provision of public and private services, facilities, and development.

IS3: *Inform the citizens of Edgewood of issues affecting Edgewood's future through the City's Newsletter.*

Discussion: Support and understanding from the citizens is essential for the implementation of the Comprehensive Plan.

Goal IS III: Provide for continuing evaluation and review of the Plan by Edgewood City Council, Planning Commission, residents, and property owners.

IS4: *Develop an annual review program to facilitate amendments to the Edgewood Comprehensive Plan, if necessary.*

Discussion: Amendments to the Comprehensive Plan will be necessary to address changing environmental, political, economic, and social circumstances. The annual review program will ensure that Plan amendments are made in an organized manner.

IS5: *Ensure that any changes to development regulations and land use codes are consistent with and implement the Comprehensive Plan.*

Discussion: Development regulations are the primary implementation tools of the Comprehensive Plan. These tools need to be consistent with the Plan in order to implement it. The City will implement this policy by reviewing and revising development regulations during the annual amendment process for the Comprehensive Plan.

IS6: *Develop a five-year review cycle directed towards updating the Comprehensive Plan to accommodate the urban growth projected to occur for the succeeding ten years.*

Discussion: A comprehensive plan is a complex document that deals with a wide variety of interrelated issues. While the City's amendment process will take place annually, a more thorough review is important to address the accumulation of annual amendments and changing conditions in aggregate.

Goal IS IV: Provide for the construction and maintenance of capital facilities to maintain adopted levels of service.

IS7: *Develop a work plan to create parks, devise a storm water abatement program, and build necessary capital facilities.*

Discussion: In addition to development regulations, capital facilities work plans are also essential for the implementation of the Comprehensive Plan. The Capital Facilities Financing Plan within the Capital Facilities Element is critical to ensure that long-range capital facilities planning is consistent with funding availability. See the Capital Facilities and Utilities Element for more detail.

IS8: *Seek state and federal grants to help offset local costs.*

Discussion: Edgewood is a small city with limited funding resources to build and improve infrastructure. State and federal grants can help the City make needed infrastructure improvements. An example of this is a grant to realign Jovita Boulevard.

IS9: *Resolve issues of mutual interest with other jurisdictions.*

Discussion: Land use and infrastructure issues are interjurisdictional in nature. By working together, Edgewood and other jurisdictions can attain solutions that are mutually beneficial while reducing mutual costs. For example, the City of Edgewood and the City of Milton can work together to address surface water issues of the Surprise Lake Basin.

Goal IS V: Work jointly with other jurisdictions in the implementation of this plan.