

Citizen Participation

The Citizen Participation Element reflects the following Framework Goals that are highlight in black.

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 Citizen Participation Element is intended to address opportunities for public involvement in the development and implementation of the Comprehensive Plan. It also discusses the process of citizen participation leading up to the development and adoption of the Comprehensive Plan. The Growth Management Act requires a public participation program in the development and amendment of comprehensive land use plans and development regulations implementing such plans (RCW36.70A.140). This Element is consistent with legal guidelines for citizen participation and with community interest in planning for growth in Edgewood.

Background and Context

The City of Edgewood is an enthusiastic and participatory community. Citizens have been active in addressing land use planning issues several years before the decision to incorporate occurred. The citizens of the area formed interest groups and committees to address the needs and desires of the North Hill community. First, citizens of the community worked with Pierce County to develop a semi-autonomous identity that culminated in the North Hill Plan. After Pierce County adopted the Plan, citizen involvement continued to assert the goal of keeping the community's small town charm and ambiance a reality. This public effort resulted in the incorporation of the City of Edgewood. Citizen involvement has led up to and continued through the development of the Comprehensive Plan.

In recognition of the importance of public participation, the City has created a wide variety of opportunities for citizen involvement in the planning process. These activities include public meetings, surveys, citizen workshops, newsletters, and open communication with local media. The public involvement process for the Comprehensive Plan began prior to incorporation and will continue after the Plan's adoption. Because the Comprehensive Plan guides development and sets direction for Edgewood for the next 20 years, public participation is vital for appropriate and effective planning for the City.

Prior to incorporation

The North Hill Community Plan, Pierce County: In November 1988, Pierce County received a letter of petition from the residents of the area to adopt a community plan. The Pierce County Council adopted the plan in February 1991. The North Hill Community Plan marked the beginning of the effort of community residents to take control of their future.

A general community meeting was held in August 1993. Participating citizens elected eleven board members, forming the North Hill Community Association, a volunteer organization. The purpose of the group was to understand the issues of the Growth Management Act and the North Hill Community Plan. Hundreds of citizens were

present. A subcommittee was formed to explore the options available to Edgewood under the Growth Management Act.

In 1994, the North Hill Community Association registered with the Public Disclosure Commission, and state agencies to form a political action committee. The political action committee filed a petition of incorporation and received approval from the Boundary Review Board in 1994. In March of 1995, on the first ballot election, the citizens of Edgewood voted for incorporation by a vote of 1,998 to 1,691. The City incorporated on February 28, 1996. The community incorporated for many reasons, ranging from avoiding fragmentation through annexations by neighboring cities to maintaining control of its future.

After incorporation

The City of Edgewood has conducted an extensive citizen participation process, providing a wide variety of opportunities for public involvement. It held four public meetings on the Plan in 1998 and three in 1999. In addition, the City conducted two community surveys by mail, held meetings with members of the business community and residents and property owners of the valley floor, and kept its citizens up to date on the development of the Comprehensive Plan through the City Newsletter.

On January 15, 1998, the City held a Comprehensive Plan community involvement meeting, also known as the Comprehensive Plan Kick-off Workshop. At this meeting, participants broke up into small groups and discussed what they wished to keep the same in Edgewood and what they wanted to change or add. Participants addressed a wide variety of issues, from housing type to transportation and wastewater issues. Over 70 people participated.

One-on-one stakeholder interviews were held on January 13, 1998 to highlight key issues and focus the visioning process. These individuals are listed below:

- | | |
|--------------------|----------------------------|
| Dr. Dale Overfield | Howard and Bernadene Young |
| Lance Docken | Walt Boepple |
| Donna Corbett | Mickie Hucke |
| Clarence Waters | Elaine Lewis |
| Sandy Schulz | Dale Mitchell |
| Lois Mohler | Jerry DeVore |
| Laura Vogel | Larry Mock |
| Donna Sorenson | Bob Warren |

We also conducted phone interviews with other individuals who could not make it in person on January 13th. These individuals are listed below:

- | | |
|----------------|---------------|
| Eric Paige | Rose Hill |
| Ester Anderson | Terry Faherty |
| Dan Burgess | Don Wakefield |

John Powers and Cheng Wang were scheduled for interviews, but were not available.

There was general consensus about the quality of life and the strengths of Edgewood: the natural environment, the views of Mt. Rainier and the valley, the proximity to metropolitan areas, the strength of the community, and the rural character of Edgewood. The weaknesses that were mentioned included the aesthetics of Meridian Avenue East, the polarity of opinions among the citizens and leaders of Edgewood, and the lack of effective communication.

Most individuals were satisfied with the land use mix and believed that it should stay relatively the same. Most people believed that more dense uses should be focused on the north end, transitioning to less dense uses on the south end. Almost all of the interviewees believed that commercial development should remain only on Meridian. The individuals were split on the necessity and consequences of the design standards.

Most individuals did not want to see much, if any, higher density housing. If higher density housing were located in Edgewood, most believed that it should be placed on the outside of the Meridian corridor as a buffer between commercial development and single-family homes. Others believed that duplexes and triplexes could be located along 8th Street East and 24th Street East. Most were concerned about large-scale, “cookie-cutter” development with the multi-unit complexes. Many individuals mentioned the need for senior housing. Most individuals believed that growth should occur near existing infrastructure, primarily on the north end.

Many of the interviewees believed a safety and congestion problem exists on Meridian Avenue East, primarily during peak commuter hours. The intersection of most concern was the Jovita/Meridian intersection in close proximity to the 8th Street East and Meridian Avenue East intersection. Another concern was the bottleneck traffic at Chrisella Road East at the south end, with specific concerns regarding the widening of Meridian Avenue East without solving the bottleneck issue. Most were opposed to the widening of Meridian Avenue East and believed that the extension of SR 167 would solve the cut-through traffic problem.

A majority of the individuals believed in the importance of medians on Meridian Avenue East, with plantings and left-turn pockets. Many also believed a need existed for sidewalks or walking paths along Meridian Avenue East. Most individuals agreed with the goal of current zoning – focusing higher density commercial between 8th and 16th Streets, a town center commercial area between 16th and 24th Streets, and professional/office development, possibly in a campus layout from 24th to 36th Streets.

Most individuals were content with the current park system, with the acknowledgement that the City will acquire additional land as the population grows, to keep the current level of service. Many noted that there is a shortage of athletic (soccer and baseball) fields, but others commented that the school fields fill that need.

Almost all of the individuals were satisfied with the Mt. View Edgewood Water District and believed that an adequate supply of good-quality drinking water existed. Likewise, almost all believed the Fire Department was functioning well and was an institution in

the community. Many commented that the police coverage was good and that the increased coverage really has improved public safety. Many of the individuals were wary about the consequences of installing sewer lines, but many believed that sewers would be okay in the north end between 8th and 16th Streets to serve the higher density development along Meridian. There was a concern that if sewers were installed throughout the community that aquifer recharge would not occur as well as with individual septic systems. Many acknowledged that stormwater drainage was a problem and believed that the ditches should be retained and wetlands should be utilized to deal with the drainage problem. Most commented that the City should focus on careful review of new development for drainage in an effort not to make the problem any worse. Almost all of the individuals believed that a City Hall was needed and should be part of a civic core, possibly in the proposed town center area between 16th and 24th Streets. Many mentioned the old junior high as a proposed site.

Although the interviewees differed on the pace of change, most believed that the current zoning reflected the vision of the community, including lower density development with professional/office development along Meridian Avenue East at the south end. The level of regulations to achieve that vision differed among the individuals, but most were satisfied with the overall vision.

On March 5, 1998, the City held the Comprehensive Plan Visioning Workshop. At this meeting, the City's consultants distributed and collected ballots regarding Community Center, Professional Office, Retail, Housing, Streets, and Parks and Recreation. For each, the ballots asked which types of land uses or facilities are most appropriate and least appropriate for Edgewood. Then, participants broke up into small groups and discussed topics of their choice and reported back to the whole group. Over 60 people participated.

Utilizing input received at these meetings, the Planning Commission prepared a "Draft Community Vision Statement", which was included in the City of Edgewood special edition Newsletter of March – April 1998. In this Newsletter, the City included a 4-question mailer on the draft statement. The mailer asked whether citizens agreed, generally agreed, or disagreed with the draft statement and asked for input.

The Core Values of the Vision Statement were:

1. Retain and Improve the Rural Look and Feel of Edgewood

- Small scale streets and roads
- Small town character
- Mature foliage: many trees, bushes, plantings
- Trees, trees, then more trees
- Walkable Areas – on streets and with a footpath system

2. Create and Reinforce a Small Town Character and Identity

- Small scale buildings and development (1-2 stories) with unobtrusive parking areas
- Public gathering spaces and features that look like they have “been there for a long time”
- Architectural style that includes historic flavor and materials including brick work, and pitched roofs
- Classic and well organized architectural detailing
- Encourage people-oriented places such as corner stores, bookstores, and coffee shops
- Avoid suburban strip development characterized by cluttered retail, strip malls, large and/or obtrusive signs, and flat roofs
- Avoid wide suburban-style streets
- Make walking a pleasant and safe experience

3. Create a Community Center that includes gathering space, meeting space, public buildings, public open space, and recreational facilities

- Include nice places to walk, sit, and talk
- Extensive landscaping is important to create a welcoming effect
- Features and structures have a timeless quality

4. Housing variety to meet diverse community needs that maintains the character of the community

- Large houses on large lots
- Smaller-scale houses on smaller lots with landscaping and classic detailing
- Small scale multifamily or townhouses near Meridian with separate entrances for each unit, porches, pitched roofs, classic details, and landscaping
- Housing characteristics that have traditional flavor such as porches, unobtrusive garages, pitched roofs, quality materials, ample landscaping, and open space

5. A Parks and Recreation system with emphasis on community parks and trails

- Acquire park sites while land is available
- Preserve natural open space
- Develop an off-street trails system
- Develop active and passive park sites
- Parks maintained by the City of Edgewood
- Indoor recreation programs provided by the City of Edgewood

6. Provide Quality and Maintain it Well

- Keep Edgewood clean
- Maintain public and private properties

The City of Edgewood received 155 responses to this mailer by June 24, 1998. Forty-five percent of the respondents agreed with the Draft Vision as written, 41% agreed with comment, 8% did not agree, and 6% gave other responses.

The City held a third Comprehensive Plan workshop on June 25, 1998, known as the Goals and Policies Workshop. At this workshop, the Planning Commission sought review and comment on proposed planning policies. Over 30 people participated. On October 1, 1998, the City hosted the Land Use Alternatives Workshop. At this workshop, consultants asked attendees to review and comment on three land use alternative concepts. For each concept, consultants asked the participants whether they liked or disliked each component of the concept and asked for recommendations for how the concept could be improved. Over 160 people participated.

On January 28, 1999, the Planning Commission held a meeting with the business owners and property owners along the Meridian corridor. The intent of this meeting was to involve the business community in planning proposals for growth and development along the Meridian corridor. Over 20 business owners and property owners participated.

On May 22, 1999, the Planning Commission held a Town Meeting to inform citizens about the Growth Management Act requirements and to obtain input about methods to address these requirements. During the Town Meeting, citizens broke into groups and produced eight maps. The eight maps fell into two general patterns: a crossroads focus alternative that alternated between different land uses along the Meridian corridor and a commercial corridor with multi-family housing behind. Over 110 people participated.

The Planning Commission held a Citizen Workshop on October 2, 1999, to further refine the draft land use alternatives and hear comments on them. Most of the groups at the workshop preferred land use alternative 2, the crossroads focus alternative, because it had more variety. Based on citizen input and other factors, the Planning Commission

and staff further refined the land use alternatives and created a preferred alternative. Over 80 members of the public participated.

On October 25, 1999, the Planning Commission held a meeting for residents and property owners in the Puyallup Valley floor and adjacent hillsides in Edgewood to gain further insight into an area that was underrepresented at previous meetings. During this meeting, Planning Commission members received testimony from residents and property owners in this area regarding proposed land uses. Over 40 members of the public participated.

The Planning Commission inserted a Community Survey into the City of Edgewood Newsletter of September – October 1999. The survey asked questions regarding the 12 community goals of the Vision Statement, critical areas, transportation, land use, community character, and utilities. The Planning Commission received 165 responses to this survey. A copy of this survey and the results are at the end of this Element.

Public hearings took place on January 14 and 15, 2000, before the Planning Commission made its recommendation to the City Council. Before each hearing, the Commission held an informal open house to discuss issues pertaining to the Comprehensive Plan with members of the public. Over 70 people attended the open house/public hearing on January 14th, and over 40 attended on January 15th. In addition, the Planning Commission held several joint meetings with the City Council.

On July 27 and August 3, 2000, the City Council held two public hearings concerning the Comprehensive Plan.

On January 23, 2001, the City Council issued its final draft Comprehensive Plan to the public to seek further public input. Considerable input was received from the public as a result.

On May 29, 2001, the City Council held a final public hearing prior to initiate the formal adoption process. Approximately 60 people attended that meeting.

How Citizen Participation Influences the Planning Process

Citizen participation is a vital component of the comprehensive planning process. It incorporates the desires of the citizens into the Comprehensive Plan. It gives direction to the planning process through brainstorming. The concepts produced by citizen participation must be matched with possible methods for implementation and an evaluation of their feasibility.

Planning creates alternatives for growth. These options must be realistic in that they:

- Meet the requirements of the Growth Management Act
- Reflect community desires
- Are consistent with the County Wide Planning Policies (CWPPs)

- Consider existing conditions
- Result in growth management policies that are consistent with capital facilities funding

In order to meet state guidelines and remain financially solvent, the City will allow managed growth. If planned, new growth in Edgewood can be consistent with the maintenance of a high quality of life. Citizen participation also gives direction as to how the City can meet these guidelines and maintain the community character.

Citizen participation does not exist in a vacuum. In developing the Comprehensive Plan, staff planners have integrated the results of citizen participation with:

- State growth mandates and CWPPs that address the mandates
- Special consideration for long-term consequences of growth
- Existing conditions of the natural and built environments
- The economic feasibility of infrastructure to serve different growth patterns

Public participation has directly resulted in revisions to the Comprehensive Plan, particularly to the Citizen Participation and Land Use Elements.

Citizen Commissions

The City Council has appointed several citizen commissions to address land use issues in the jurisdiction. These include the Design Standards Review Commission, the Economic Development Commission, and the Planning Commission. Opportunity for public testimony is given at every Planning Commission and City Council meeting and other official City public meetings.

In addition, the Land Use Committee of the City Council formed a special ad hoc committee, the Capacity Analysis Technical Review Committee (CATRAC) to inventory and address the environmentally constrained lands within the City. The City Council formed another ad hoc committee, the Friends of the Parks, to address park and open space issues.

Goals and Policies

Goal CP I: Maintain and improve the quality of life in the community by creating a variety of opportunities for public involvement in community planning decisions.

Policies

CP1: Encourage and facilitate public participation in all planning processes and make those processes user-friendly.

Discussion: Public participation is important for both current and long-range planning. It informs both Planning Commission and planning staff of the concerns of citizens and property owners.

To make processes user-friendly, the City can develop documents that are reader-friendly to the general public, keep citizens informed through the City Newsletter and meeting notices, and holding special meetings for the public.

CP2: Consider the interests of the entire community and the goals and policies of this Plan before making planning decisions.

Discussion: In order to make wise decisions, the City Council and Planning Commission will listen to all sides of the issues. In considering modifications to zoning or development regulations and related planning decisions, the City should use the goals and policies of the Comprehensive Plan to mitigate potential conflict. To implement this policy, the City can weigh considerations for the need for the proposed change, the benefit to the City and surrounding areas, impacts to the natural and built environments, and compatibility with Comprehensive Plan policies.

CP3: Ensure that the Comprehensive Plan amendment process results in decisions that are consistent with other policies in the Comprehensive Plan.

Discussion: To ensure that the Comprehensive Plan remains a user-friendly document, the City needs to prevent contradictions between the policies resulting from amendments. To implement this policy, the Planning Commission and staff will review related sections of the Plan for consistency during the annual amendment process.

CP4: Encourage and emphasize open communication between developers and residents about compatibility issues.

Discussion: Open communication between people having different interests early in development review and policy formation processes can reduce the amount of conflicts later on. The City can implement this policy by adopting a citizen participation ordinance or by facilitating meetings between developers and residents.

CP5: Use a variety of approaches to represent a broad spectrum of public viewpoints to oversee major revisions to the Comprehensive Plan.

Discussion: Using a variety of public involvement methods makes the process more accessible to more people. Examples of methods include community surveys, telephone surveys, neighborhood surveys, City Newsletter articles, and public meetings. Public meetings can include gathering information from small groups, written comments, and spoken comments.

The following survey was sent to residents in the September/October 1999 edition of the Edgewood Newsletter.

COMMUNITY SURVEY



This Community Survey is the next step in obtaining citizens' comments in developing the comprehensive plan for the City of Edgewood.

On May 22nd a Town Meeting was held to obtain more citizens' ideas concerning land-use options.

The Planning Commission asked citizens (1) where should development be directed and (2) if sanitary sewers were constructed, where should they be located. Small groups were formed and the following two land-use alternatives emerged for the Planning Commission to review and refine.

“Main Street”

The first land-use alternative was based upon locating sewers and urban development along the full length of Meridian (SR-161). This “Main Street” or “Linear Town Center” would utilize the proposed widening of Meridian to a 5-lane roadway as a community focus instead of a physical barrier as proposed by the Department of Transportation.

“Village Center” or “Cross Roads Center”

The second land-use alternative was to direct the construction of sewers to major crossroads and create two or three village/neighborhood centers. One possibility could be centered around the new city hall site, while another might complement the existing commercial development in Milton.

The Planning Commission needs your input to refine the land-use alternatives, goals/policies and the implementation strategies for the comprehensive plan. Please take time to answer the following questions and return to City Hall by September 29th. Please share additional ideas and comments on separate paper.

A Citizen Workshop will be held on Saturday, October 2, 1999 at 9:00 A.M. at Jovita Baptist Church for citizens to share their ideas and comment on the two land use alternative concepts of “Main Street” and “Village Center”.

VISION STATEMENT

In 1998, the community conducted a visioning process where the following 12 Community Goals were drafted. Are these goals relevant today?

A community that has preserved its rural and historical character, as evidenced by low densities, open spaces, farm lands and farm animals
 YES NO

A community that has concentrated higher intensity uses where services and required buffers can be adequately provided
 YES NO

A community with clear design standards that emphasizes our unique rural character
 YES NO
A community where new development pays for the costs associated with that development
 YES NO

A community that encourages business development consistent with this vision.
 YES NO

A community that lives within the capacity of its natural systems (septic, stormwater, etc.), promotes a clean and green environment and protects environmentally sensitive areas. YES NO

A community that conservatively utilizes its financial and human resources. YES NO

A community that is pedestrian friendly
 YES NO

A safe community and family-oriented community
 YES NO

A community where the use of ones property does not unreasonably infringe upon their neighbors
 YES NO

A community with quality schools that promotes educational opportunities for all ages
 YES NO

A community with active citizens who involve themselves in shaping our future. YES NO

If you have any alternatives you would suggest to the above goals, please comment on a separate sheet.

CRITICAL AREAS

1. Should the City of Edgewood discourage development in the following critical areas:

	YES	NO
Steep Slopes (over)	<input type="checkbox"/>	<input type="checkbox"/>
• 8%	<input type="checkbox"/>	<input type="checkbox"/>
• 15%	<input type="checkbox"/>	<input type="checkbox"/>
• 30%	<input type="checkbox"/>	<input type="checkbox"/>
Wetlands	<input type="checkbox"/>	<input type="checkbox"/>
Wetland Buffers	<input type="checkbox"/>	<input type="checkbox"/>
Frequently Flooded	<input type="checkbox"/>	<input type="checkbox"/>
Others (Please list) _____		

2. Do you have critical areas on your property?
 YES NO

3. Should the City of Edgewood allow the transfer of development rights? This would mean that one person could transfer his property’s development potential from a property limited by critical areas to another person’s property that is buildable.

YES NO

4. Should the City of Edgewood protect critical areas by limiting the removal of trees and vegetation from:

	YES	NO
Steep Slopes (over)	<input type="checkbox"/>	<input type="checkbox"/>
• 8%	<input type="checkbox"/>	<input type="checkbox"/>
• 15%	<input type="checkbox"/>	<input type="checkbox"/>
• 30%	<input type="checkbox"/>	<input type="checkbox"/>
Wetlands	<input type="checkbox"/>	<input type="checkbox"/>
Wetland Buffers	<input type="checkbox"/>	<input type="checkbox"/>
Frequently Flooded	<input type="checkbox"/>	<input type="checkbox"/>
Others (Please List) _____		

TRANSPORTATION

4. Should the improvements to Meridian be designed to provide:

	YES	NO
<u>Street Width</u>		
<input type="checkbox"/> 3-Lanes	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 5 - Lanes	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other Designs		

Business Access

	YES	NO
<input type="checkbox"/> Center Turn Lane	<input type="checkbox"/>	<input type="checkbox"/>
• Signalized Intersections	<input type="checkbox"/>	<input type="checkbox"/>
• Other Designs _____		

Pedestrian Access

- Sidewalks Separated from Travel Lanes by Landscaping Strips.
- Mid-Block Crossings with Landscaped Safety Islands.
- Other Designs _____

Landscaping

<input type="checkbox"/> Curb Side Street Trees	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other Designs		

5. Instead of the full widening of Meridian (SR-161) should phased improvements be considered at critical intersections until SR-167 is completed: (If YES, Please Rank from highest to lowest with 1 being the highest priority)

	YES	RANKING	NO
• 12 th Street East- (South Entrance to Surprise Lake Center)	<input type="checkbox"/>	____	<input type="checkbox"/>
• 16 th Street East	<input type="checkbox"/>	____	<input type="checkbox"/>
• 24 th Street East	<input type="checkbox"/>	____	<input type="checkbox"/>
• 32 nd Street East	<input type="checkbox"/>	____	<input type="checkbox"/>
• 36 th Street East	<input type="checkbox"/>	____	<input type="checkbox"/>
<input type="checkbox"/> Others (Please List) _____			

6. Should the City of Edgewood consider developing other parallel streets to improve local access? YES NO

7. If YES, then where should the streets be located? (Examples: new parallel streets connecting 25th and 36th streets to Meridian.)

1. _____
2. _____

8. Should the City of Edgewood consider developing short segments of parallel streets (side streets) to create a community focus? (Examples: Parallel streets to Meridian between 16th and 24th Streets)

1. _____
2. _____

LAND - USE

9. Should the land use on the Edgewood Valley Floor be developed as:

	YES	NO
• Open Space	<input type="checkbox"/>	<input type="checkbox"/>
• Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
• Large Tracts - (10 acres plus)	<input type="checkbox"/>	<input type="checkbox"/>
• Large Lot Residential (5 acres)	<input type="checkbox"/>	<input type="checkbox"/>
• Suburban Residential (1-5 acres)	<input type="checkbox"/>	<input type="checkbox"/>
• Single Family (1/3-1 acre)	<input type="checkbox"/>	<input type="checkbox"/>
• Multiple Family (4-8 units per acre)	<input type="checkbox"/>	<input type="checkbox"/>
• Multiple Family (8-12 units per acre)	<input type="checkbox"/>	<input type="checkbox"/>
• Multiple Family (12+ units per acre)	<input type="checkbox"/>	<input type="checkbox"/>
• Business/Office Park	<input type="checkbox"/>	<input type="checkbox"/>
• Industrial	<input type="checkbox"/>	<input type="checkbox"/>

10. Do you own property in the Valley Floor?

11. Should the Meridian Corridor be developed into the following land uses: (If YES, Please Rank from highest to lowest with 1 being the highest priority)

	YES	RANKING	NO
ALL COMMERCIAL			
• 300 feet deep	<input type="checkbox"/>	____	<input type="checkbox"/>
• 600 feet deep	<input type="checkbox"/>	____	<input type="checkbox"/>
• Lot specific	<input type="checkbox"/>	____	<input type="checkbox"/>
<input type="checkbox"/> Other - specify _____			
COMMERCIAL with Residential Above (2 stories or more)	<input type="checkbox"/>	____	<input type="checkbox"/>
ALTERNATING BLOCKS of commercial/ Residential and/or Multiple Family	<input type="checkbox"/>	____	<input type="checkbox"/>

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FOCUSSED COMMERCIAL at:

- 12th Street East- (South Entrance to Surprise Lake Center) ____
- 16th Street East ____
- 24th Street East ____
- 32nd Street East ____
- 36th Street East ____
- Others (Please List) _____

COMMUNITY CHARACTER

12. Should the community character along Meridian focus on:

YES NO

MAIN STREET - more traditionally like Meridian in downtown Puyallup or Main Street in Sumner.

FARM VILLAGE CENTER - similar to Gilman Village in Issaquah or LaConner.

OTHER - Please Explain. (Sketch your ideas.)

13. Should the City of Edgewood consider neighborhood planning for the Meridian Corridor to enhance community character? If yes, please rank the sub-areas or identify new areas for specific planning from highest to lowest with 1 being the highest:

YES RANKING NO

- County line south to 8th Street ____
- 8th Street East to 16th Street East ____
- 16th Street East to 24th Street East ____
- 24th Street East to 32nd Street East ____
- 32nd Street East to 36th Street East ____
- ☒* _____ Others (Please List) _____

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UTILITIES

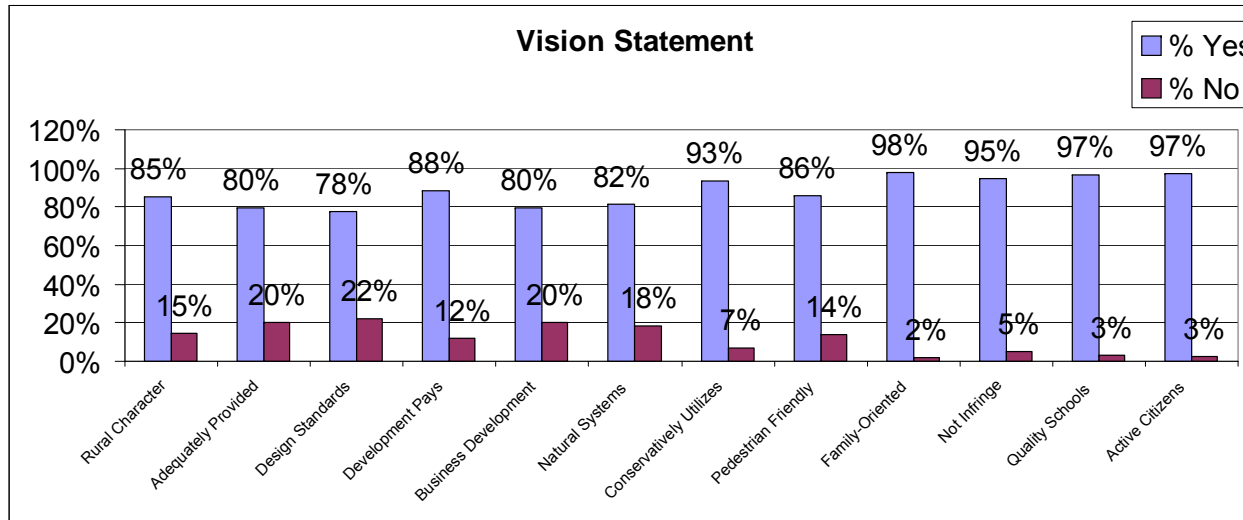
14. Should sanitary sewers be available along the length of the Meridian Corridor to enhance the quality of the adjacent businesses or new development? YES NO

15. Should sanitary sewers only be located to support a land use pattern that creates commercial and focused planned new development? YES NO

16. Should the City consider sanitary sewers for other areas within the City? If YES, where?

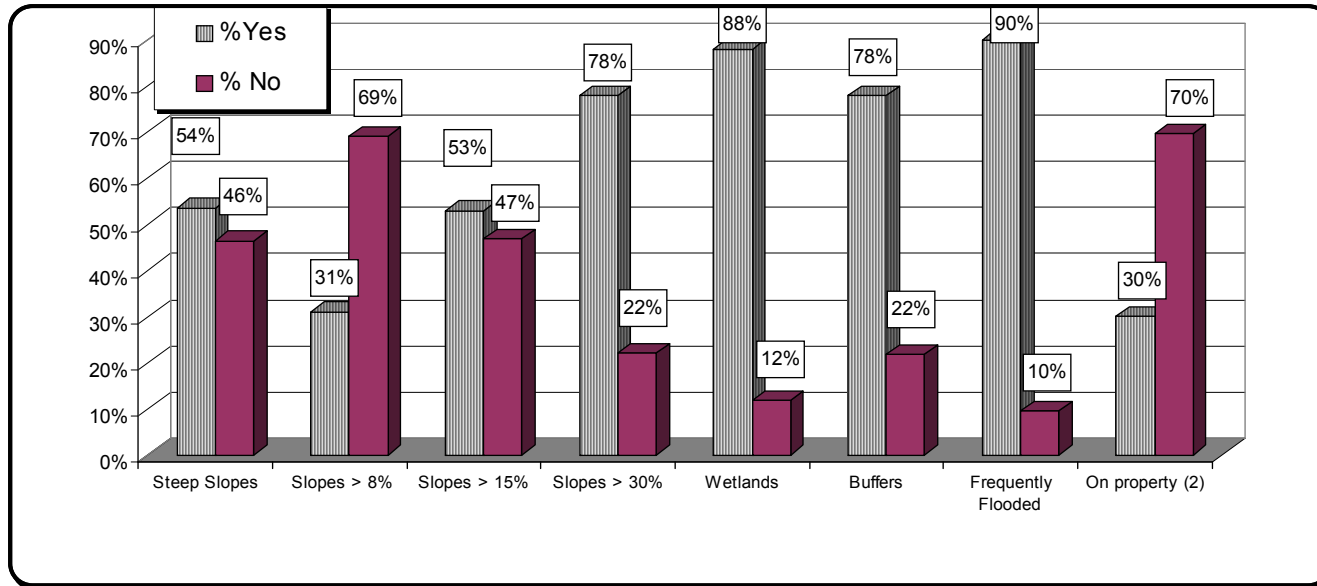
1. _____
2. _____
3. _____

Vision Statement	Yes	No	Total	% Yes	% No	% Response
Rural Character	133	23	156	85%	15%	95%
Adequately Provided	119	30	149	80%	20%	90%
Design Standards	124	35	159	78%	22%	96%
Development Pays	136	18	154	88%	12%	93%
Business Development	122	31	153	80%	20%	93%
Natural Systems	130	29	159	82%	18%	96%
Conservatively Utilizes	139	10	149	93%	7%	90%
Pedestrian Friendly	135	22	157	86%	14%	95%
Family-Oriented	155	3	158	98%	2%	96%
Not Infringe	147	8	155	95%	5%	94%
Quality Schools	148	5	153	97%	3%	93%
Active Citizens	152	4	156	97%	3%	95%



RESULTS OF COMMUNITY SURVEY, OCTOBER 1999

Critical Areas/ Development (1)	Yes	No	Total	%Yes	% No	% Response
Steep Slopes	45	39	84	54%	46%	51%
Slopes > 8%	41	92	133	31%	69%	81%
Slopes > 15%	78	69	147	53%	47%	89%
Slopes > 30%	113	32	145	78%	22%	88%
Wetlands	135	18	153	88%	12%	93%
Buffers	118	33	151	78%	22%	92%
Frequently Flooded	132	14	146	90%	10%	88%
On property (2)	47	108	155	30%	70%	94%



RESULTS OF COMMUNITY SURVEY, OCTOBER 1999

Table III	Yes	No	Total	% Yes	% No	% Response
TDR (3)	52	99	151	34%	66%	92%

Table IV

Limiting tree removal (4a)	Yes	No	Total	% Yes	% No	% Response
Steep Slopes	61	22	83	73%	27%	50%
Slopes > 8%	71	61	132	54%	46%	80%
Slopes > 15%	94	44	138	68%	32%	84%
Slopes > 30%	129	21	150	86%	14%	91%
Wetlands	130	22	152	86%	14%	92%
Buffers	119	31	150	79%	21%	91%
Frequently Flooded	107	23	130	82%	18%	79%

Table V

Meridian Improvements (4b)	Yes	No	Total	%Yes	% No	% Response
3-lanes	82	34	116	71%	29%	70%
5-lanes	62	64	126	49%	51%	76%
Center Turn Lane	133	15	148	90%	10%	90%
Signalized Intersections	94	31	125	75%	25%	76%
Separated sidewalks	109	36	145	75%	25%	88%
Mid-Block Crossings	64	74	138	46%	54%	84%
Curbside street trees	101	44	145	70%	30%	88%

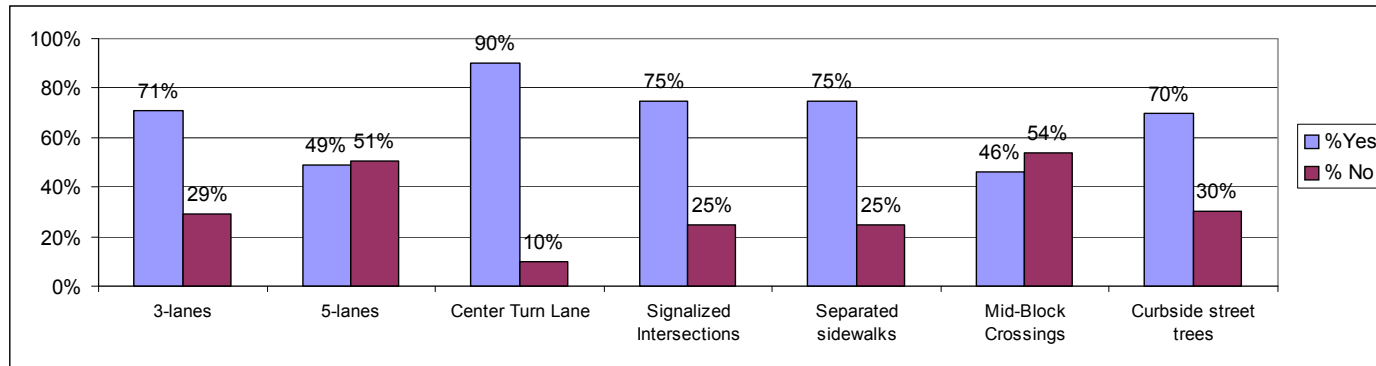


Table VI

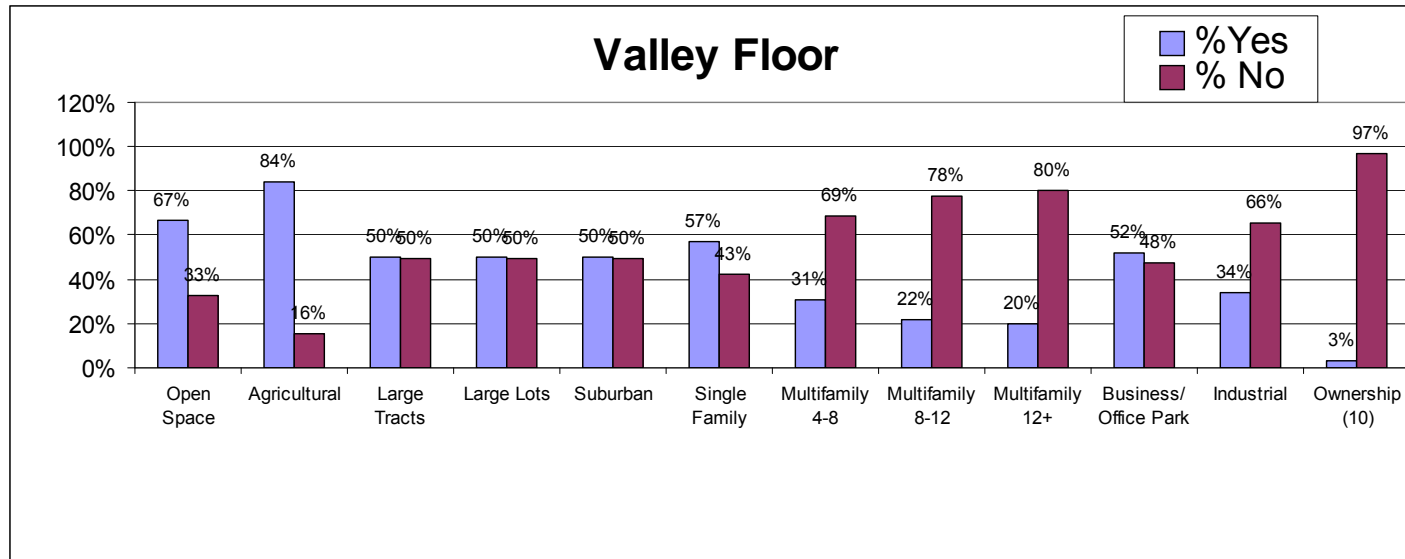
Improve Intersections (5)	Yes	No	Total	% Yes	% No	% Response
12th Street East	56	63	119	47%	53%	72%
16th Street East	65	57	122	53%	47%	74%
24th Street East	89	36	125	71%	29%	76%
32nd Street East	45	71	116	39%	61%	70%
36th Street East	71	44	115	62%	38%	70%

Table VII

Parallel Streets for access (6)	58	91	149	39%	61%	90%
Parallel Streets for focus (8)	36	41	77	47%	53%	47%

Table VIII

Edgewood Valley Floor (9)	Yes	No	Total	%Yes	% No	% Response
Open Space	77	38	115	67%	33%	70%
Agricultural	103	19	122	84%	16%	74%
Large Tracts	57	56	113	50%	50%	68%
Large Lots	58	57	115	50%	50%	70%
Suburban	59	58	117	50%	50%	71%
Single Family	73	54	127	57%	43%	77%
Multifamily 4-8	38	83	121	31%	69%	73%
Multifamily 8-12	27	94	121	22%	78%	73%
Multifamily 12+	24	97	121	20%	80%	73%
Business/ Office Park	66	60	126	52%	48%	76%
Industrial	42	80	122	34%	66%	74%



Ownership (10)	5	144	149	3%	97%	90%
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RESULTS OF COMMUNITY SURVEY, OCTOBER 1999

Table IX

<i>Meridian Corridor (11)</i>	Yes	No	Total	%Yes	% No	% Response
Commercial - 300 feet	74	51	125	59%	41%	76%
Commercial - 600 feet	54	80	134	40%	60%	81%
Commercial - Lot specific	51	58	109	47%	53%	66%
Commercial w/ residential	48	90	138	35%	65%	84%
Alternating blocks	45	88	133	34%	66%	81%

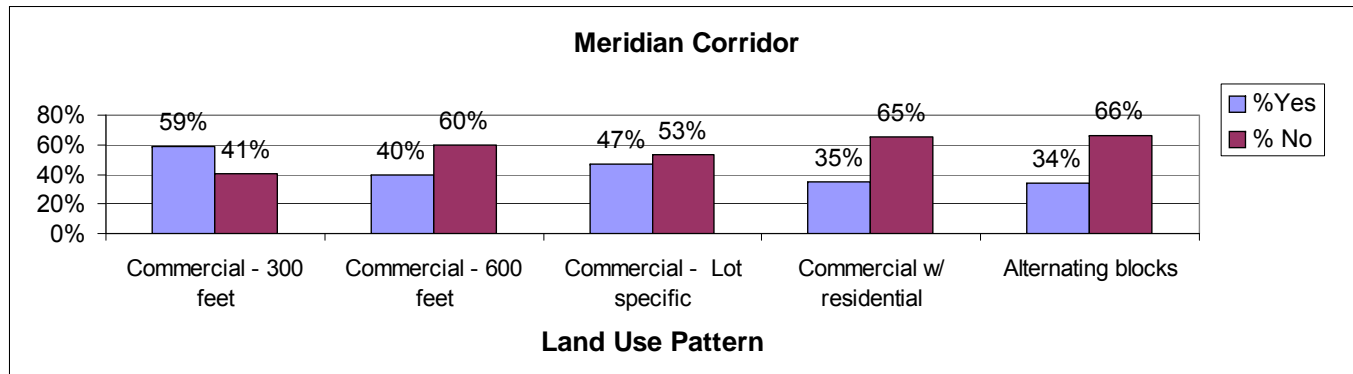


Table X

Focused Commercial at:	Yes	No	Total	% Yes	% No	% Response
12th Street East	96	22	118	81%	19%	72%
16th Street East	65	42	107	61%	39%	65%
24th Street East	70	49	119	59%	41%	72%
32nd Street East	36	69	105	34%	66%	64%
36th Street East	38	71	109	35%	65%	66%

RESULTS OF COMMUNITY SURVEY, OCTOBER 1999

Table XI

Character along Meridian (12)	Yes	No	Total	%Yes	% No	% Response
Main Street	85	80	165	52%	48%	100%
Town Center	92	48	140	66%	34%	85%

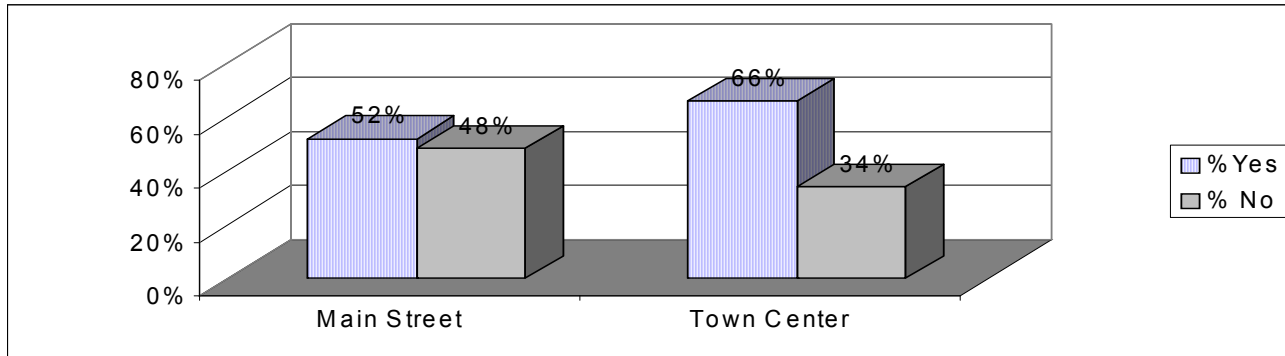


Table XII

Neighborhood Planning	Yes	No	Total	% Yes	% No	% Response
County line to 8th Street East	41	47	88	47%	53%	53%
8th to 16th Street East	47	43	90	52%	48%	55%
16th to 24th Street East	56	39	95	59%	41%	58%
24th to 32nd Street East	44	46	90	49%	51%	55%
32nd to 36th Street East	36	51	87	41%	59%	53%

RESULTS OF COMMUNITY SURVEY, OCTOBER 1999

Table XIII

Utilities (Sewers)	Yes	No	Total	%Yes	% No	% Response
Along Meridian Corridor	88	67	155	57%	43%	94%
Only Supporting Land Use Pattern	76	77	153	50%	50%	93%
Elsewhere	45	68	113	40%	60%	68%

