

Land Use

The Land Use Element reflects the following framework goals highlighted 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

Land use patterns directly affect the quality of life, personal comfort, convenience, and safety of citizens within the City. The intent of the Land Use Element is to establish land use designations that provide opportunities for future development in suitable locations for the next twenty years and beyond. These land use designations will become the basis for zoning decisions. Through land use designations, the Land Use map and policies identify the building intensity and density recommended for each area of the City. The recommended designations help to achieve the City's vision by providing for planned growth, encouraging affordable housing, protecting existing neighborhoods and uses, safeguarding the environment, and maintaining Edgewood's sense of Community.

The Land Use Element will serve as the principal guide for elected officials in making decisions about the need for, and the locations of, public services, utility systems, transportation routes, and other capital facilities. City staff, consultants, private citizens, developers, and others interested in the City's future will also consult it as they make decisions about where to live, work, invest, and conduct business.

Background and Context

Historical land use patterns have shaped the character of Edgewood. The development of businesses along the Meridian corridor, the locations of residences and businesses, and the construction of transportation and utility corridors have affected existing land use patterns. Land use decisions have determined where people reside, shop, and work. They have also shaped traffic patterns, school locations, and other infrastructure. Making responsible land use decisions in Edgewood requires consideration for the natural environment and physical constraints within the Community and reflection of the values of the citizens. Land use decisions will continue to play an important role in determining the quality of life in the City of Edgewood.

The Growth Management Act (GMA) requires the Land Use Element of the Comprehensive Plan to designate the proposed general distribution, general location, and extent of land uses. The GMA further specifies that the Land Use Element be the foundation of a Comprehensive Plan. The land use designations must accommodate future population growth and be supported by adequate levels of public facilities and services, as determined in the Capital Facilities Element.

Population Projection and Development Capacity

Residential Development Capacity

The Growth Management Act and adopted County Wide Planning Policies for Pierce County require all cities and towns in the county to evaluate development (land consumption) over time to determine whether the City's land area and zoning density allowances provide land capacity sufficient to accommodate population projections. This requirement allows cities and towns to subtract out areas that are constrained and unbuildable from the total acreage. It does not count wetlands, steep slopes, streams, creeks, roads, and commercial areas.

The requirement also allows cities and towns to decide how the total net density will be distributed within their boundaries.

Edgewood has many unique geographic, environmental, and cultural features. The City Council Land Use Committee appointed a volunteer group of Edgewood citizens, the Capacity Analysis Technical Review Ad hoc Committee (CATRAC), to conduct a capacity analysis inventory to better define developable lands within the City. All mapping was conducted from preexisting public access points and/or review of aerial photographs. CATRAC members conducted the majority of the mapping for streams, possible wetlands, and frequently flooded areas during the winter months. CATRAC members identified general areas of wetlands, frequently flooded areas, critical area buffers, mineral resource lands, forest lands, agricultural lands, future rights-of-way, public areas, industrial areas, commercial areas, and open space areas for planning purposes.

Taking these natural and physical constraints into account, City staff has calculated a residential development capacity of approximately 16,000 to 18,000 persons in an estimated 7,800 dwelling units, based on a land capacity analysis that considers the range of planned zoning densities and environmental constraints in the City. At the time the Comprehensive Plan was adopted the base assumptions would result in approximately a 60-70% increase in the number of housing units in the City at full development. The projected build-out analysis can be found in Chapter 3, Appendix A. As Comprehensive Plan amendments are considered by the City, the Land Capacity Analysis is reviewed and updated to reflect plan level base assumptions that would impact the build-out capacity.

Twenty-year Population Projection

The residential development capacity is the City's estimated future population at full build-out. However, due to financial limitations for infrastructure, the City is not likely to reach total development capacity.

The City of Edgewood has projected 16,847 as our ultimate projection. The 20-year population allocation of 13,700 has been assigned by Pierce County and is based upon growth trends and how a community can financially support the infrastructure for growth in the next 20 years.

During the next 2 years, growth in Edgewood is anticipated to increase at an annual growth rate of 1.1%. The installation of sewers into designated areas will result in an increase in the annual growth rate. The growth rate is estimated to be approximately 4.5%.

According to a 2008 Washington State Office of Financial Management estimate, the total population of Edgewood is 9,595.

Existing Conditions

This section of the Land Use Element describes existing land use patterns within the City of Edgewood. It also addresses critical areas that are important factors to consider in the locations, intensities, and types of land uses.

Residential land use accounts for approximately 63% (3,262 acres) of the land use in the Community (BWR, 1998). Single-family residences predominate. Multi-family residential development and duplexes are scattered throughout the Community.

Commercial land use, including services, office space, and retail sales, accounts for about 2% (107 acres) (BWR, 1999) of the land uses in the Community. These uses are located primarily along the Meridian corridor. However, many residential uses include home occupations in Edgewood.

Figure NE-4 shows the existing patterns of residential density throughout the City. Population density is not uniform throughout the Edgewood Community.

Industrial lands are limited in Edgewood, with most of the regional focus in the adjoining communities of Fife, Pacific, Puyallup, and Sumner.

See the Capital Facilities and Utilities Element, the Parks, Recreation, and Open Space Element, and the Transportation Element for information on the locations and distributions of capital facilities, such as schools, parks, and roads.

Critical Areas

The GMA (RCW 36.70A.030(5)) defines "Critical areas" to include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. These critical areas are identified and described in the Natural Environment Element.

RCW 35.21.475 and its future amendments:

Statement of restrictions applicable to real property.

- (1) A property owner may make a written request for a statement of restrictions applicable to a single parcel, tract, lot, or block of real property to the city or town in which the real property is located.
- (2) Within thirty days of the receipt of the request, the city or town shall provide the owner with a statement of restrictions as described in subsection (3) of this section.
- (3) The statement of restrictions shall include the following:
 - (a) The zoning currently applicable to the real property;
 - (b) Pending zoning changes currently advertised for public hearing that would be applicable to the real property; and
 - (c) Any designations made by the city or town pursuant to chapter 36.70A RCW of any portion of the real property as agricultural land, forest land, mineral resource land, wetland, an area with a critical recharging effect on aquifers used for potable water, a fish and wildlife habitat conservation area, a frequently flooded area, and as a geological hazardous area.

Land Use Map and Designations

The land use map will be used in conjunction with the goals and policies of the Land Use Element and other Elements of the Plan.

The preliminary recommended land use designations were founded on:

- 1) citizen involvement,
- 2) the locations of sensitive areas,
- 3) the locations of existing land uses,
- 4) the availability of infrastructure,
- 5) considerations for surface water management,
- 6) the protection of public water supplies, and
- 7) the development capacities that the land can sustain.

The Land Use Map is based on a balanced view of the costs and benefits of growth as well as the natural environment. Additional factors were considered in developing the official and use map:

- Edgewood and adjacent cities are experiencing strong development pressures. The City recognizes the need to develop a land use pattern that channels growth in such a way as to promote economic development consistent with the community vision; provide for the housing needs of a diverse population; maximize the value of existing infrastructure investment; protect existing, stable neighborhoods; and preserve critical environmental functions.
- Current commercial development patterns are largely representative of a traditional rural area with little in the way of a recognizable town center that is pedestrian friendly. Regional growth, along with current zoning inherited from pre-incorporation planning, is placing increased development pressure on Edgewood's existing single-family neighborhoods, gradually eroding their individual qualities while adding stress to transportation and public services. There is a need for a rational growth strategy that focuses future development where it is best served by capital facilities and utilities.
- The quantity of land currently designated for recreation and open space is inadequate to support projected future population levels. Existing recreation and open space lands are scattered, with no network of connecting greenways to link parks and provide wildlife habitat. While Edgewood has an abundance of natural assets, public access to these areas is extremely limited because it is held in private ownership.
- Through the citizen involvement process referenced in Chapter 3, the citizens asked for low density residential development to existing residential neighborhoods, which is one of the features of Edgewood's high quality of life. Part of this quality is the trees and views in the neighborhoods. The variety of housing types adds immensely to Edgewood's diversity and provides safe and livable community for many families. Encouraging this vitality and diversity will help maintain Edgewood's quality of life into the future for our children. Allowing for more diversity in commercial development will provide a broader choice of goods and services in the Community.

Each of the distinct land use designations depicted on the official land use map is described below. These are general designations that will be implemented by more specific zoning classifications after adoption of the Comprehensive Plan.

The General Commercial and the Town Center land use designations are complementary in function and create the Town Center.

The land use map is based on the ultimate land use capacity and not the allocated 20-year population projection. Minimum densities should be considered in the zoning designations to assure that an average plan level density can be achieved. Lands that are constrained by steep slopes, wetlands, and poor soils will develop at lower residential densities permitted by these natural constraints.

Full build out of the Community may not occur in the 20-year planning period. Historic and current growth rates have been considered to reflect anticipated infrastructure changes that would direct where and when growth in the City occurs. The ultimate build out is not anticipated until approximately 2025. However, it should be noted that projections greater than 20 years are less accurate. The Growth Management Act requires that the City update the land use map pursuant to the schedule set forth in Section 36.70A.130 RCW, as may be amended.

SINGLE-FAMILY - LOW DENSITY

The Single-Family – Low Density designation provides for single-family lots in areas constrained by physical limitations such as high ground water and steep slopes. These areas are also the historic areas where patterns of agriculture, horticulture, hobby farms, open space, and suburban residential lots that have existed in the past. Although retaining these lower density sized properties reduces the amount of land available for population growth, it preserves the historic identity of these areas, contributes to the diversity of housing options available in the Community, and most importantly, it allows for the preservation of significant tree stands, hobby farms, riparian environments within stream corridors, and open space.

Maintaining lower residential densities in certain areas will allow the City to focus higher density residential development into other areas where adequate services are economical, especially around the Town Center.

The Single-Family – Low Density designation permits a maximum of two (2.0) dwelling units per net acre based on the use of on-site sanitary sewage disposal, and on-site storm water infiltration-detention systems. The density of individual lots will be based on the sustainability of lots to provide housing lots and still maintain the public health, safety, and welfare.

The Single-Family – Low Density designation will be implemented through SF-2 residential zone.

SINGLE-FAMILY - MODERATE DENSITY

The Single-Family Moderate Density designation provides for single-family homes in support of established residential neighborhoods. This land use designation is a result of prior subdivision patterns. New residential development would tend to be in the form of an infill development instead of redevelopment of existing neighborhoods.

This designation requires a maximum of three (3.0) dwelling units per acre depending on whether on-site, or public sanitary sewage disposal systems are used.

The Single-Family – Moderate Density designation will be implemented through SF-3 residential zone.

SINGLE-FAMILY - HIGH DENSITY

The Single-Family – High Density designation provides for single-family and duplex homes in support of a new Town Center. It allows a maximum of five (5.0) dwelling units per acre. Duplexes will be allowed in the Single-Family – High Density land use designation. Design and management review will be required through the planning standards review process.

Affordable housing can be granted up to a 50% increase over the maximum dwelling unit densities based on unique design amenities.

The Single-Family – High Density designation will be implemented through the SF-5 residential zone.

MIXED RESIDENTIAL – LOW DENSITY

The Mixed Residential – Low Density designation provides for low density residential using a variety of urban housing types and designs. This design-oriented designation promotes residential renewal by promoting small-lot, single-family homes, townhouses, duplexes, and multiple family. The mix of housing may take a variety of forms, either mixed within a single site or mixed within a general area, with varied dwelling types. The Mixed Residential – Low Density land use designation allows a maximum of four (4.0) dwelling units per acre. Design and management review would be required through the planning standards review process. Affordable housing can be granted up to a 50% increase over the maximum dwelling unit densities based on unique design amenities.

MIXED RESIDENTIAL – MODERATE DENSITY

The Mixed Residential – Moderate Density designation provides for a moderate increase in density using a variety of urban housing types and designs. This design-oriented designation promotes residential renewal by promoting small-lot, single-family homes, townhouses, duplexes, and multiple family. The mix of housing may take a variety of forms, either mixed within a single site or mixed within a general area, with varied dwelling types. The Mixed Residential – Moderate Density land use designation allows a maximum of eight (8.0) dwelling units per acre. Design and management review would be required through the planning standards review process. Affordable housing can be granted up to a 50% increase over the maximum dwelling unit densities based on unique design amenities.

MIXED USE RESIDENTIAL

The Mixed Use Residential designation allows the mixing of multiple family residential, single-family, commercial, professional offices, and some limited light industrial uses. The planning objective is to allow a variety of existing land uses to continue and permit expansions if other standards are met. The resulting mixture of land uses would be based

upon design standards and environmental impacts. Non-conforming uses could be expanded after complying with present development standards.

The Mixed Use Residential designation allows a maximum of six (6.0) dwelling units per acre. Design and management review would be required through the planning standards review process. Affordable housing can be granted up to a 50% increase over the maximum dwelling unit densities based on unique design amenities.

COMMERCIAL

The Commercial land use designation provides for a wide range of commercial uses that provide easy access for automobiles, but also provide pedestrian and bicycle access.

While Commercial uses are preferred, residential uses are also allowed in the Commercial land use designation in an effort to promote mixed use development. Residential use can be allowed above commercial activities or in separate stand-alone buildings. For residential uses, the Commercial designation allows a maximum of eight (8.0) dwelling units per acre. Design review is required through the permitting and planning review process.

The projected mixture of uses and urban design aims to support a level of development that reflects a sense of community. This designation is intended to create a focus of community employment, estimated at 20 jobs per acre.

Affordable housing is allowed with up to a 50% increase over the maximum density based on unique design amenities as required by code.

TOWN CENTER

The Town Center designation encourages development of a small town center and regional destination by creating a special commercial focus reflecting Edgewood's unique local character. Development standards that include appropriate design standards are essential for the success of the Town Center. The vision for the Town Center encourages local themes such as an agricultural or horticultural product center, a "Public Market", or a destination "theme" cottage industry village, like Gilman Village, an artist's colony, or other commercial or retail uses that meet local and regional market needs and provide a fit appropriate to Edgewood's character. The Town Center designation is intended to attract significant numbers of additional specialty retail/commercial jobs estimated at 30 jobs per acre.

This designation also allows for planned multiple-family and senior housing that supports a mixed-use Town Center theme and is enhanced by the surrounding commercial uses in relation to the Town Center zone. Residential use can be allowed above commercial activities and in separate stand-alone buildings. For residential uses, the Town Center land use designation allows a maximum of ten (10) dwelling units per acre, except in the Town

Center Overlay zone where the maximum density may be increased from ten (10) to sixteen (16) dwelling units per acre.

Affordable housing is allowed with up to a 50% increase over the maximum density based on unique design amenities as required by code.

PUBLIC

The Public land use designation provides for all uses associated with public services whether they are provided by public or private entities. Under this designation, a water storage facility used by a private water company is a public use. Other examples of public uses would be City Hall and other municipal buildings, community centers, libraries, and public and private schools. The designation also provides for publicly owned parks, open space, and recreational areas, including areas for surface water storage, regional and City parks, preserves, and trails.

BUSINESS PARK

The Business Park land use designation is designed to allow the mixing of light industrial, professional offices, supporting commercial, and supporting residential uses with high design and development standards. It encourages small to moderate sized incubator businesses in research, manufacturing, warehousing, contracting, and supporting services in planned business parks. Employment densities would average 15 jobs per acre. The designation would also provide opportunities for small business owners and employees to live adjacent to their workplaces.

Supporting residential uses are encouraged in the Business Park land use designation. For residential uses, the Business Park land use designation allows supporting caretaker type residential uses, but no residential structures. The intent is that residential activity is directly related to the commercial or industrial activity.

INDUSTRIAL

The Industrial designation provides for regional research, manufacturing, warehousing and other regional employment uses. Industrial lands depend on excellent transportation and utility infrastructure and freedom from encroachment by incompatible land uses. They would be limited to areas where regional transportation access is available. Industrial employment densities typically average 12 jobs per acre. Properties with an Industrial land use designation are expected to provide family wage jobs to residents and tax revenues to the City.

Goals and Policies

GENERAL LAND USE

Goal LU I: Ensure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, promotes efficient use of land, encourages alternative modes of transportation, and helps maintain Edgewood's sense of Community.

Policies

LU1: *Preserve environmental quality by taking into account the land's natural development constraints and mitigating environmental impacts in critical areas.*

LU2: *Encourage attractive, stable, high quality residential neighborhoods and commercial developments with an appropriate variety of housing, shopping, employment, and services.*

LU3: *Provide land use incentives for uses that enhance the City's vitality through a variety of regulatory and financial strategies.*

Discussion: The City can implement this policy through priority permit review, tax abatement, transfer of development rights, or other measures. The City can also provide flexibility of site and building design if development meets performance standards that give equal or better design and protection to that zone.

LU4: *Revise land use designations and zoning to match the availability of capital facilities and utilities and funding capabilities.*

Discussion: The City can implement this policy through the Capital Facilities Element and associated concurrency management regulations.

LU5: *To the extent possible, direct public investment toward physical improvements that focus growth, serve population concentrations, and promote targeted changes in land use densities. However, public investment should be spent in all areas of the City as the need demands.*

Discussion: See the Capital Facilities and Utilities Element.

LU6: *Encourage residential development in and adjacent to commercial zones to support the viability of commercial uses.*

Discussion: Residential development in mixed use zones provides a lifestyle that some people find desirable. By residing in areas near services and employment, one can reduce transportation costs. Businesses also benefit from consumers who live in the immediate vicinity and who may frequent the business establishment during slower hours. These residences can absorb some of the City's anticipated future population growth. The result will be less pressure for multi-family development in single-family areas.

LU7: *Provide public places to meet a range of community needs in areas where public places exist or should exist.*

LU8: *Allow small-scale home occupations in residential areas.*

Discussion: Home occupations allow small businesses to operate in a cost efficient manner. These types of businesses can be compatible within residential neighborhoods

if they have small numbers of employees, are incidental to residential use, will result in no negative traffic or environmental impacts, and retain residential character.

LU9: *Protect the right to farm throughout the City.*

Discussion: Edgewood is a city that is in transition from agricultural and hobby farms. These activities are a valued part of the Community and the right to continue farming and suburban agriculture needs to be protected from intrusion by new urban uses. Urban uses need to mitigate their impact on the existing environment to assure a logical and smooth transition as development pressures increase.

LU10: *Provide development incentives and flexibility within the Zoning Code to allow the clustering of development where it protects environmentally sensitive areas and/ or creates and preserves open space.*

Discussion: Clustering development allows flexibility so that development can be located in a manner that has the least impact on environmentally sensitive areas such as critical areas. It allows for innovative design and more efficient use of land, which can make development less costly and therefore more affordable. It also can reduce the demand to create impervious surface and allows for land to be set aside as recreational or natural areas.

TOWN CENTER

Goal LU II: Provide a well designed, pedestrian-friendly and community oriented Town Center.

LU11: *Encourage development of distinctive focal points within the Town Center.*

Discussion: The Town Center is focused at 24th Street East and Meridian Avenue East. It includes the windmill, Fire Station, City Hall, and supporting commercial uses. The Town Center is relatively new and has little in the way of historic buildings. New development will create distinctive places in the Town Center. Developers choose to invest in an area when they are confident that the level of quality in their projects will be matched and reinforced in other projects. The City has developed an Urban Design Plan (Town Center and Meridian Corridor Master Plan) for the Town Center that discusses key locations and focal points for public activity and architectural interest.

LU 12: *Develop a Town Center Overlay zone with design and development standards consistent with the Town Center Master Plan concept and neighborhood planning efforts.*

LU13: *Plan for a “town center” that includes gathering spaces, meeting spaces, public buildings, public open space, and recreation facilities.*

Discussion: The Town Center should include safe and attractive places to walk, sit and talk. Appropriate landscaping should be included to create a welcoming effect.

LU14: *Encourage pedestrian-oriented site planning and development such as corner stores, book stores, restaurants, and coffee shops.*

RESIDENTIAL

Goal LU III: Provide for residential development that reflects the character of the Community and is integrated into its natural environment.

LU15: Residential densities in the City of Edgewood should vary depending on the natural constraints, the type of development, proximity to facilities and services, and surrounding densities.

LU16: Provide for a variety of residential development types such as zero lot line, and townhouses in appropriate areas.

Discussion: Providing for variety in housing breaks up monotony. Residential development should be complementary to the character of the City of Edgewood and the scale and character of surrounding and planned residential uses.

LU17: Investigate a transfer of development rights system and other methods to retain open space and to provide for the continuation of agricultural uses on large lots and preservation of constrained areas.

Discussion: Transfer of development rights allows the transfer of one property's development potential to another. Other methods for preserving open space include zoning and present use taxation.

LU18: Balance residential housing types between single-family residential and multi-family residential by:

1. **Designating land use patterns that create a balance of 72% single-family to 28% multiple family.**
2. **Creating planning standards that allow a wide range of flexibility and functionality for single-family that is both planned and managed.**

Discussion: The City has listened to the desire of its citizens to maintain a high ratio of single-family residential dwelling units. Edgewood's existing housing stock is 84% single-family, while adjoining communities have as little as 30% single-family. In an effort to maintain a family-oriented

community, greater development incentives should be provided for owner occupied residences.

SINGLE FAMILY

Goal LU IV: Protect the character of existing single-family neighborhoods.

LU19: Encourage new single-family development throughout existing single-family neighborhoods at appropriate densities.

Discussion: Edgewood's residential density patterns vary throughout the City. Large lots, subdivisions, and manufactured homes contribute to this diversity. See the existing buildings dot map.

LU20: Provide for innovative design options that support residential neighborhoods and provide for efficient land use.

LU21: Encourage open communities instead of gated communities and walled subdivisions to retain Edgewood's sense of community.

Discussion: In order to function as a community, all neighborhoods within the City should interconnect.

LU22: Minimize the impact of infill development on existing residential neighborhoods by incorporating features that enhance both the neighborhood and community character.

Discussion: Please see the Community Character Element.

LU23: Minimize potential conflicts between new residential land uses and existing agricultural uses.

Discussion: Edgewood has been a residential and agricultural community. Prospective homeowners should be aware of neighboring land use and its implications.

The City should take this policy into consideration in the code enforcement program.

MULTIPLE FAMILY

Goal LU V: Improve the quality and availability of multi-family housing choices.

LU24: *In areas with existing multi-family development, provide for increased multi-family development of similar scale.*

Discussion: Edgewood's residential density patterns vary throughout the City. Duplexes, townhouses, triplexes, and apartments contribute to this diversity. See the existing buildings dot map.

LU25: *Develop regulations guiding appearance, scale, and location of new multiple family developments to enable a range of dwelling types and amenities.*

Discussion: Residential uses in multi-family and mixed use zones should be designed to provide a harmonious transition into surrounding single-family neighborhoods. Buffers, landscaping, and building design and placement that blends with neighboring areas enhance the smooth transition between different densities and land uses. See the Community Character Element for more detail.

LU26: *Improve existing housing stock by encouraging revitalization or replacement of existing multi-family housing.*

Discussion: Revitalization of existing multi-family residential housing improves its integration into the Community and enhances the quality of life for its residents.

LU27: *Direct multi-family housing to locations that provide direct access to transportation, businesses, and other amenities.*

LU28: *Encourage a high quality pedestrian environment near multi-family housing.*

Discussion: The City should require amenities such as walk-ways, trails, bike paths, or recreational facilities.

COMMERCIAL

Goal LU VI: Achieve a mix of commercial land uses that serve the City's residents, businesses, and visitors.

LU29: *Ensure that commercial development and redevelopment are complementary to adjacent land uses.*

Discussion: Commercial development next to non-commercial uses requires buffering.

LU30: *Commercial uses should be located in a manner that is consistent with the planned level of service standards.*

LU31: *Require the design and location of commercial development to provide for access for pedestrians, bicyclists, or public transportation.*

LU32: *Ensure that commercial development contributes to Edgewood as a Community and to the vitality of individual commercial areas.*

Discussion: For example, the City has adopted design standards that require sidewalks in the Town Center.

LU33: *Concentrate commercial development and distinguish between different types of commercial activities.*

Discussion: The City should allow varying development standards for each commercial zoning classification. The City can implement this policy through cooperation with the business community

and through the zoning code and design standards.

INDUSTRIAL

GOAL LU VII: Encourage industrial development and redevelopment that strengthens the economy of Edgewood and the region. Require compatibility between industrial uses and surrounding residential uses and the environment.

LU34: *Provide for industrial uses, such as regional research, manufacturing, warehousing, concentrated business/employment parks, or other regional employment uses.*

LU35: *Support development and redevelopment of industrial lands that make positive contributions to the economy and physical environment of Edgewood and individual land areas.*

LU36: *Expand the number and type of industrial uses in the City by more intensive use of existing industrial lands.*

LU37: *Require new industrial land uses to locate on properly zoned sites having good transportation access, adequate public facilities and services, and suitable topography and soils to minimize impacts to the environment and residential uses.*

Discussion: Industrial and manufacturing businesses provide jobs for residents and tax revenues for the City. Some manufacturing produces noise, odor or dust. To enjoy the benefits of industrial and manufacturing land uses yet minimize their adverse impacts, the City should encourage “clean and light manufacturing” land uses in appropriate locations convenient to major transportation corridors.

Business park uses with distribution, high technology, light manufacturing, and which minimize use of toxic or odorous sub-

stances are acceptable industrial uses in the community as defined by design standards.

LU38: *Require industrial uses to comply with design standards.*

Discussion: Master planning for industrial and manufacturing land uses should include such features as open space, landscaping, integrated signage, traffic control and overall management and maintenance.

LU39: *No new residential and commercial uses in industrial areas.*

LU40: *Safe access for pedestrians, bicyclists, and public transit should be addressed for all new industrial development.*