

City of Edgewood
Periodic Update Open House
September 21, 2023

Public Participation Plan Calendar and Timeline - Page 2

Request for Art and Photos – Page 3

Comprehensive Plan Periodic Update Overview – Page 4

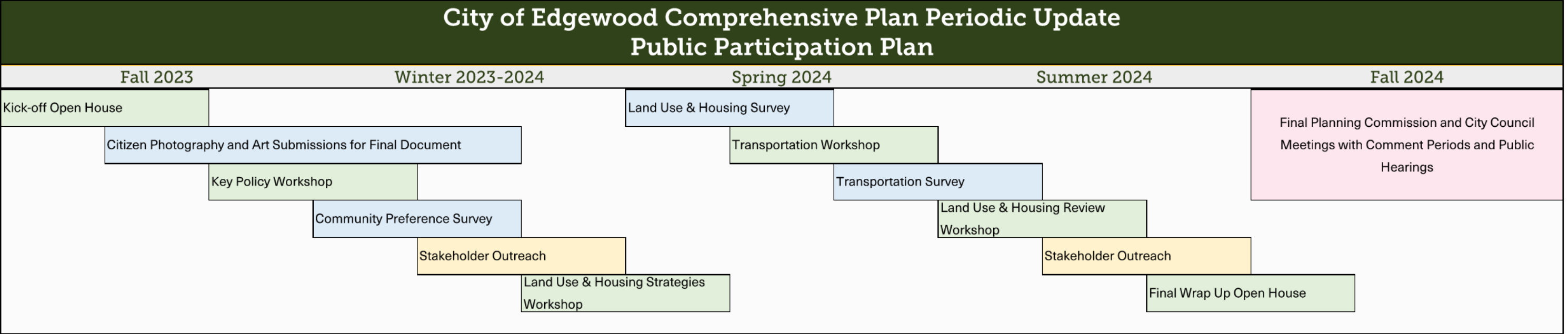
Planning For Housing – Page 5

Town Center Survey – Page 6

Future Land Use Map (FLUM) – Page 7

Current Zoning Map – Page 8

Parks, Recreation, Open Space and Trails &
Meridian Corridor Study – Page 9



FALL 2023

- “Kick-off” Open House
- Request Citizen Photos and Art
- Key Policies Workshop
- Community Preference Survey

SPRING 2024

- Transportation Workshop and Survey
- Land Use & Housing Follow-up Workshop

FALL 2024

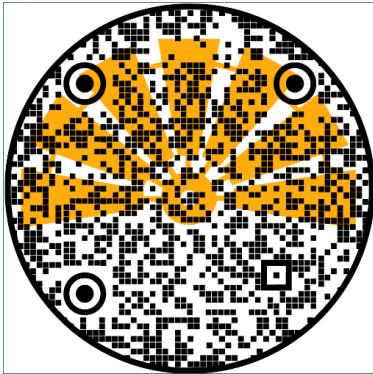
- “Wrap-Up” Open House
- Final Public Meetings

WINTER 2023-24

- Stakeholder Outreach
- Land Use & Housing Workshop and Survey

SUMMER 2024

- Stakeholder Outreach
- Public Comment on Draft Plan



Please share your art and photography!

We hope to fill the Comprehensive Plan with images created by people who live, work, and enjoy Edgewood. Scan this QR code or send an e-mail to comdev@cityofedgewood.org



Edgewood Comprehensive Plan Update

In 2023 and 2024, Edgewood will be updating its Comprehensive Plan.
In other words, Edgewood will be planning for its future.

What is the Comprehensive Plan?

A guide for how the City will manage the population and growth that’s expected over the next 20 years, from 2024 through 2044.

How does the Comprehensive Plan help the city?

The city’s various departments coordinate different plans pertaining to topics such as transportation improvements, capital facility projects and updates, parks improvements, and so on. All the plans need to comply with Edgewood’s Municipal Code, a set of ordinances that determine what can go where, and how. The Comprehensive Plan is used to document how these plans are coordinated and contains long-term goals and policies that guide how city ordinances are created and/or amended. In other words, everything you see in Edgewood had to go through a process to become a reality, and that process started with the Comprehensive Plan!



Why does the Comprehensive Plan need to be updated?

The last major update occurred in 2015. Periodic updates are required per the statewide Growth Management Act to ensure the Plan complies with laws, regional policies, and local conditions, all of which have changed. When updating the Plan, the City is required to coordinate these efforts with partners, districts, neighboring jurisdictions, and regional agencies. We must consider population increases, demographic shifts, or other indicators of a changing community since the last update. Additionally, we check to see if the vision expressed in the plan still applies to the people who live here.



Why is my input important?

The people who are affected the most by Edgewood’s Comprehensive Plan are the people who live, work, and spend time in Edgewood. In order to best serve the communities within the city, the update efforts need your input! Your experiences, needs, and aspirations are important factors for the City to consider as we plan for future growth and development. This periodic update is an opportunity for your voice to impact how Edgewood continues to grow over the next 20 years!



Scan the QR code to access more information on the 2024 Comprehensive Plan Periodic Update, including the opportunity to provide your input or subscribe to receive updates, on the City’s website at: <https://www.cityofedgewood.org/434/Comprehensive-Planning>



How financially attainable is the housing in Edgewood?

If your household earns...	\$33,780 / year (30% Area Median Income)	\$56,300 / year (50% Area Median Income)	\$90,080 / year (80% Area Median Income)	\$112,600 / year (100% Area Median Income)	\$135,120 / year (120% Area Median Income)
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price



Retail Salesperson
\$38,792 yearly income



Elementary School Teacher
\$86,470 yearly income



Registered Nurse
\$99,310 yearly income



Construction Manager
\$116,800 yearly income

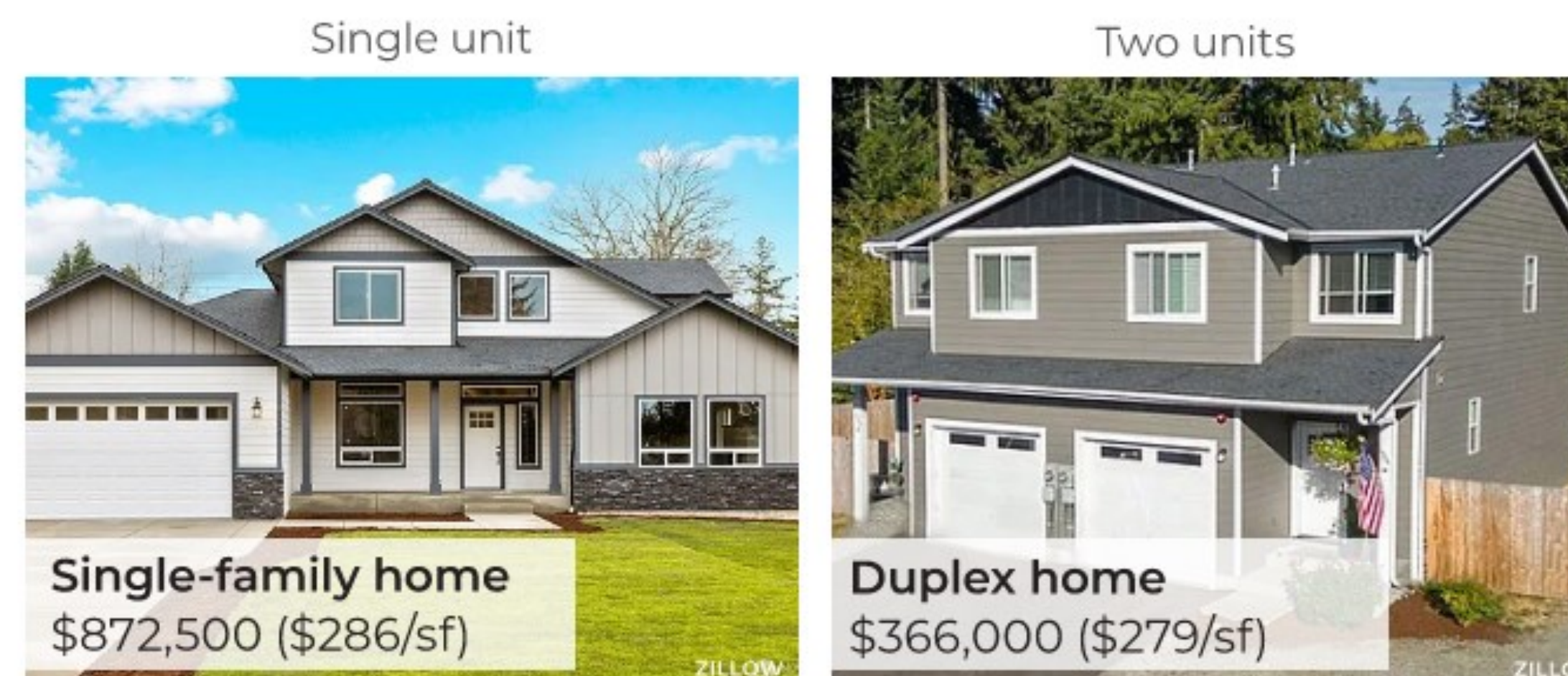
★ Edgewood Average Rent: \$2,080 ★ Edgewood Median Home Sale Price: \$640,000

To afford the median home sale price of \$640,000, a household needs to earn \$153,080 per year.

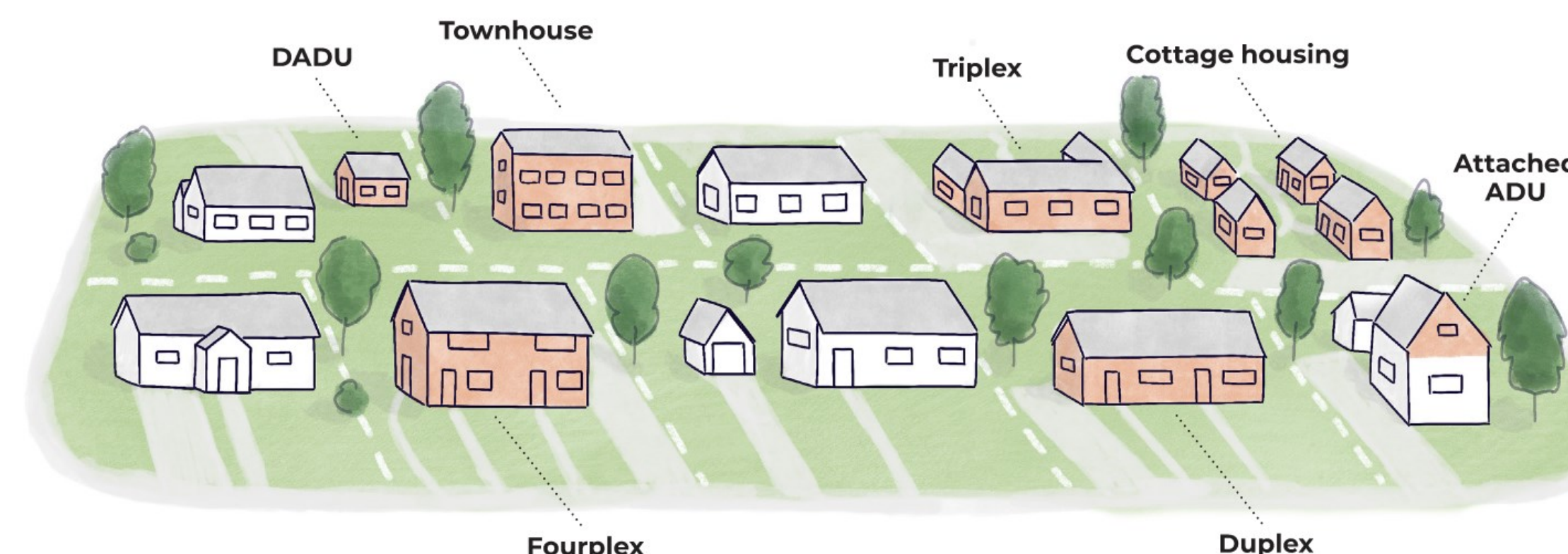
Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent and median home sale price are for Q1 of 2023 from the University of Washington Center for Real Estate Research's Housing Market Data Toolkit. Average rent is for all units with any number of bedrooms. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

SSHAP

“Missing Middle”



Rezoning to allow middle housing will bring gradual changes to existing neighborhoods.



Older homes are typically smaller than what the maximum building envelope would allow with today's development standards.



Homes have become larger over time. New homes being built are often very close to the maximum size allowed by code.



Allowing “missing middle” housing does not change maximum building sizes, but does result in more units in the same amount of space.

Washington State Department of Commerce. 2023, January 11. State survey: Most people say housing is #1 issue.

Commerce News. <https://www.commerce.wa.gov/news/state-survey-most-people-say-housing-is-1-issue/>

When it comes to housing costs and availability in Washington, do you feel that this is an issue that:

Impacts you directly Impacts people you know
Is a problem but does not impact you Is not a problem

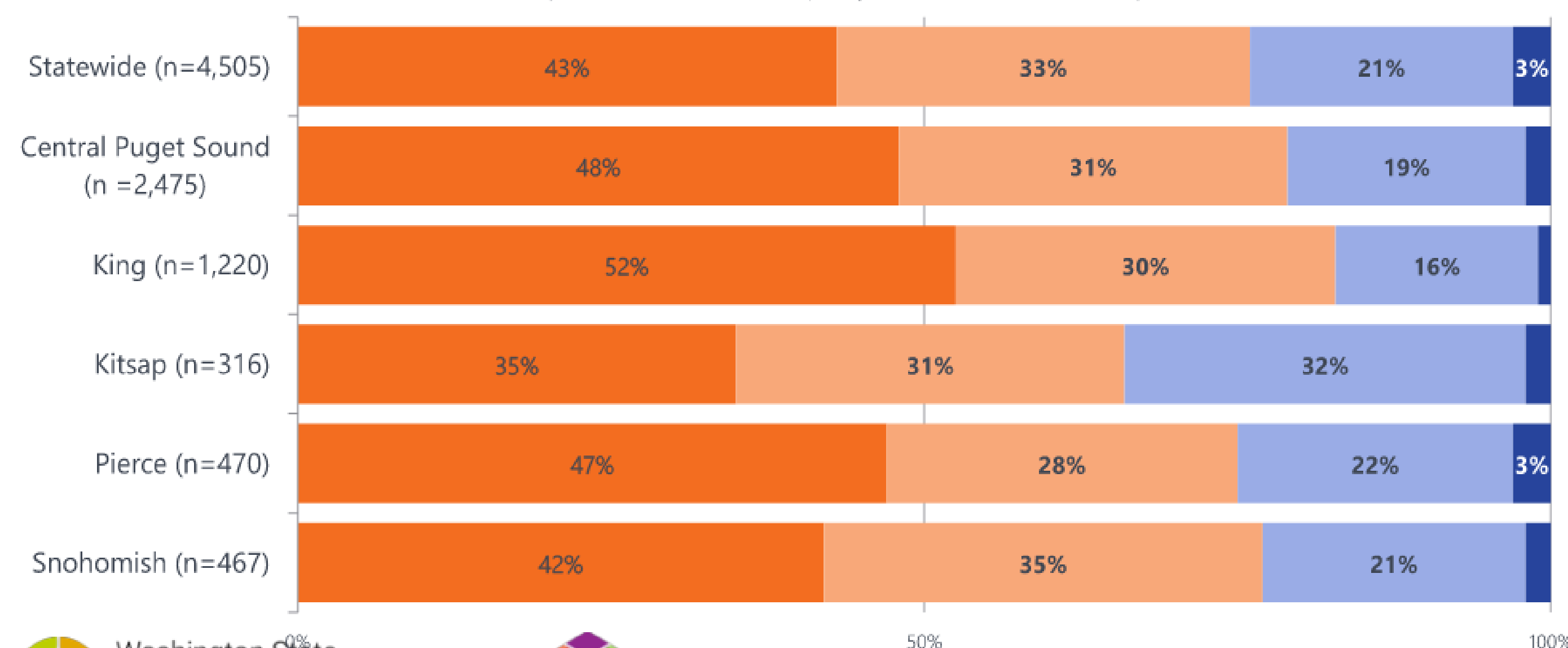
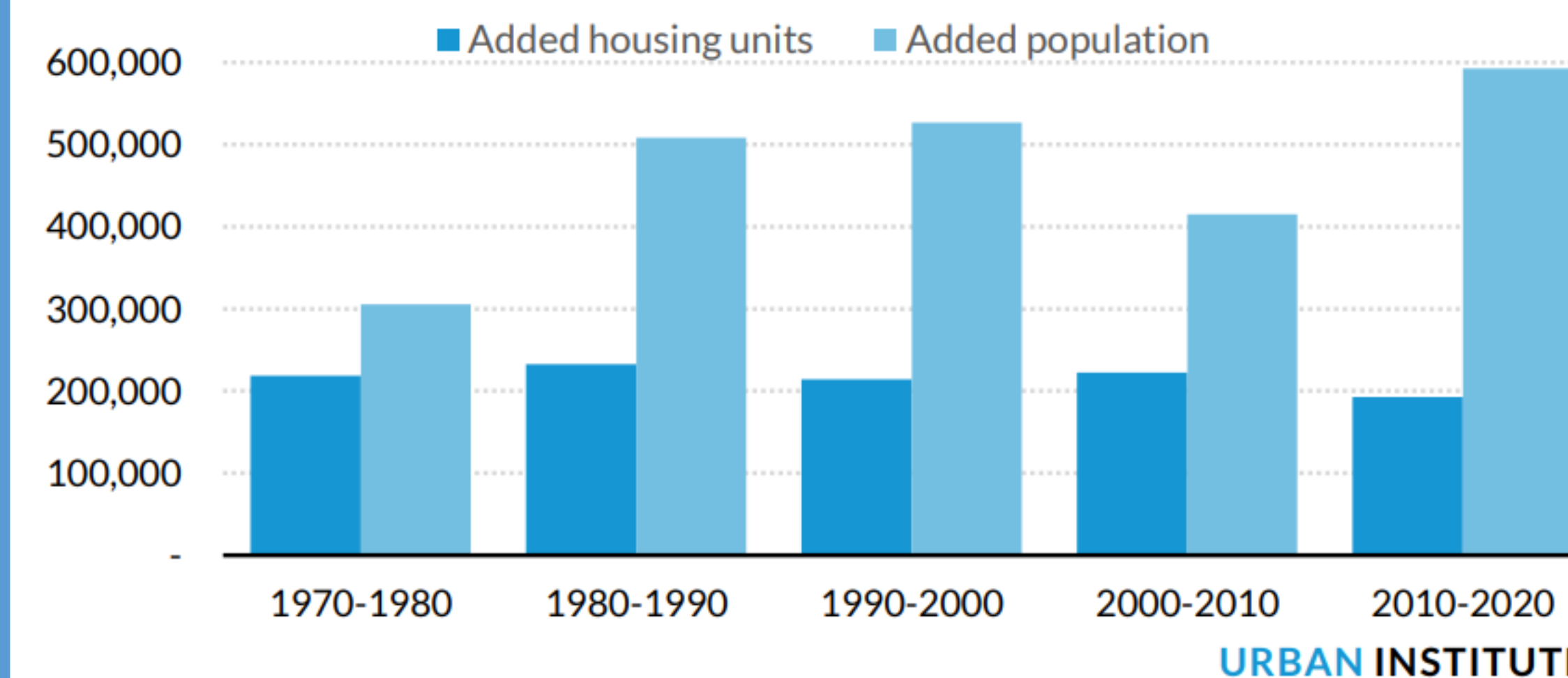


FIGURE 1
Puget Sound Counties Are Slowing Housing Production

Growth in housing units and population, by decade

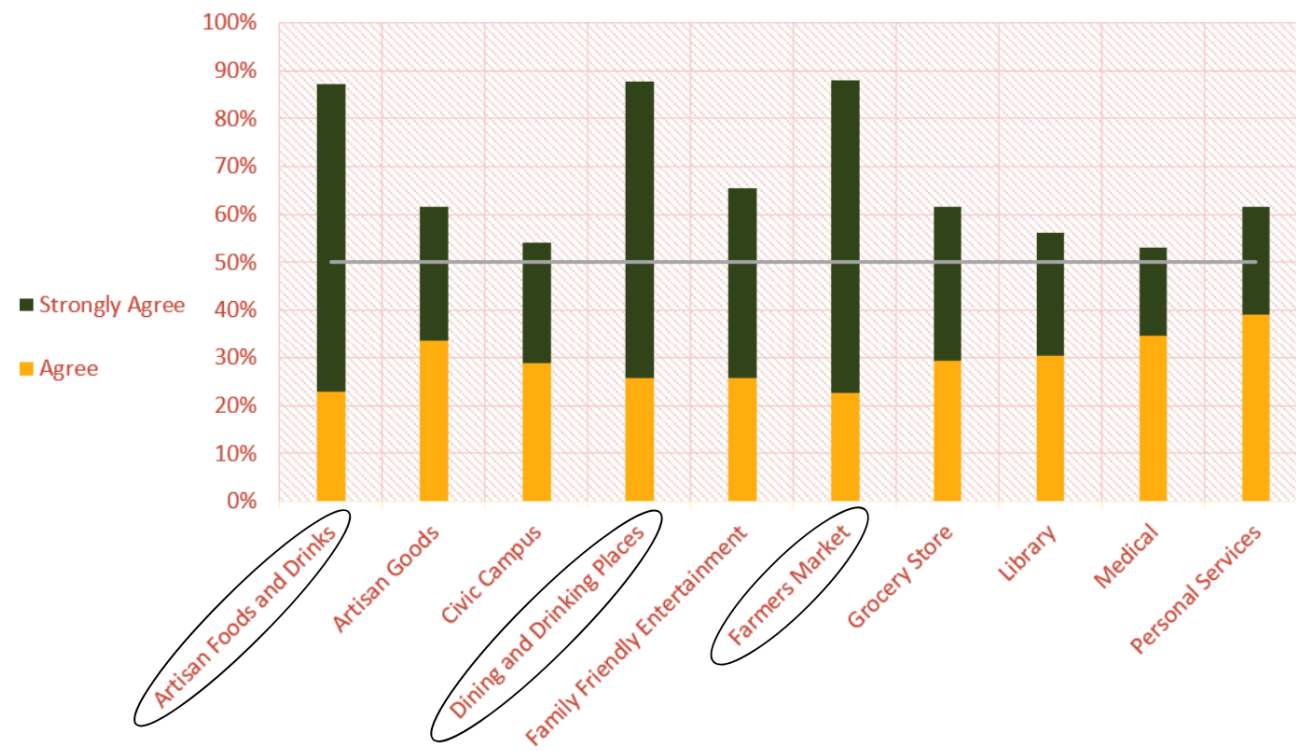


Source: Author calculations based on US Census Bureau data.

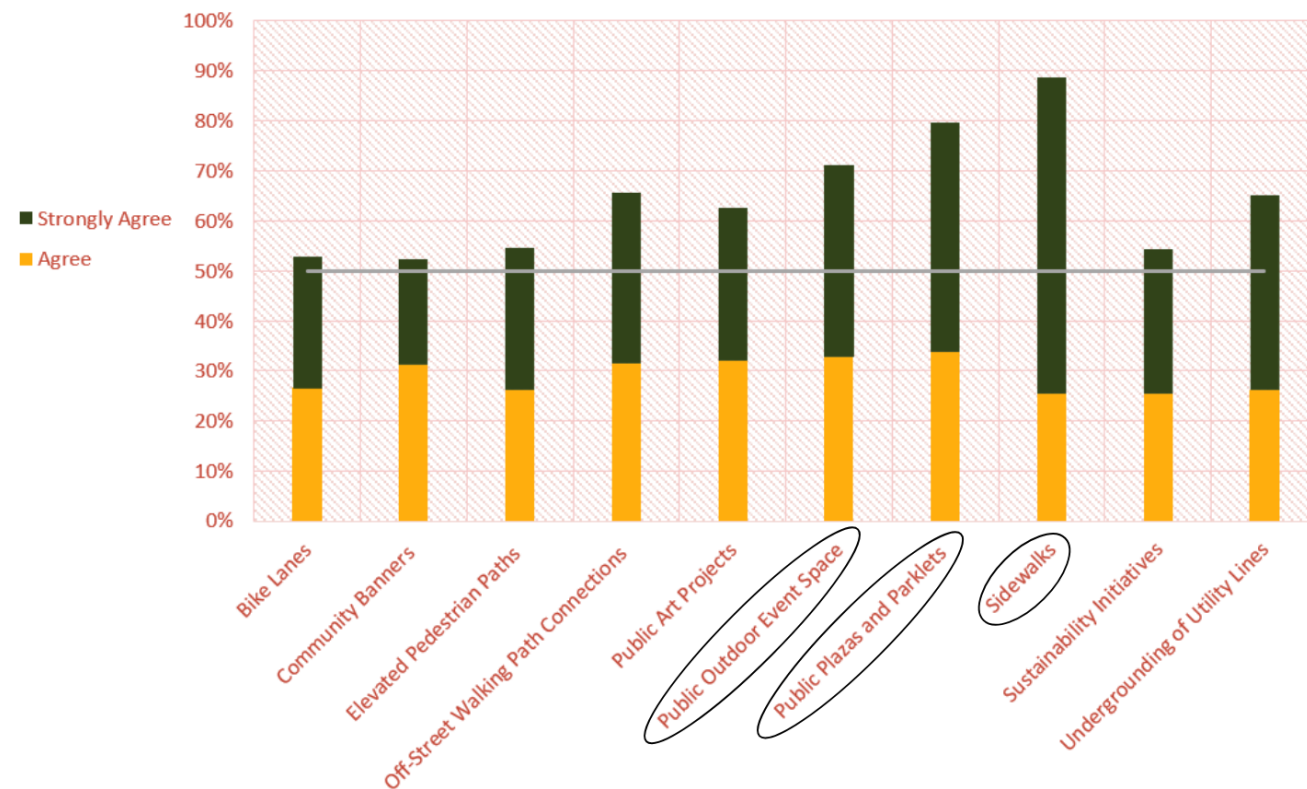
Notes: Includes data for King, Kitsap, Pierce, and Snohomish Counties.

Urban Institute- Yonah Freemark. 2022, October, 2022. Housing Availability in the Puget Sound: Units Aren't Added Fast Enough—and They're Inequitably Distributed. <https://www.urban.org/research/publication/housing-availability-puget-sound>

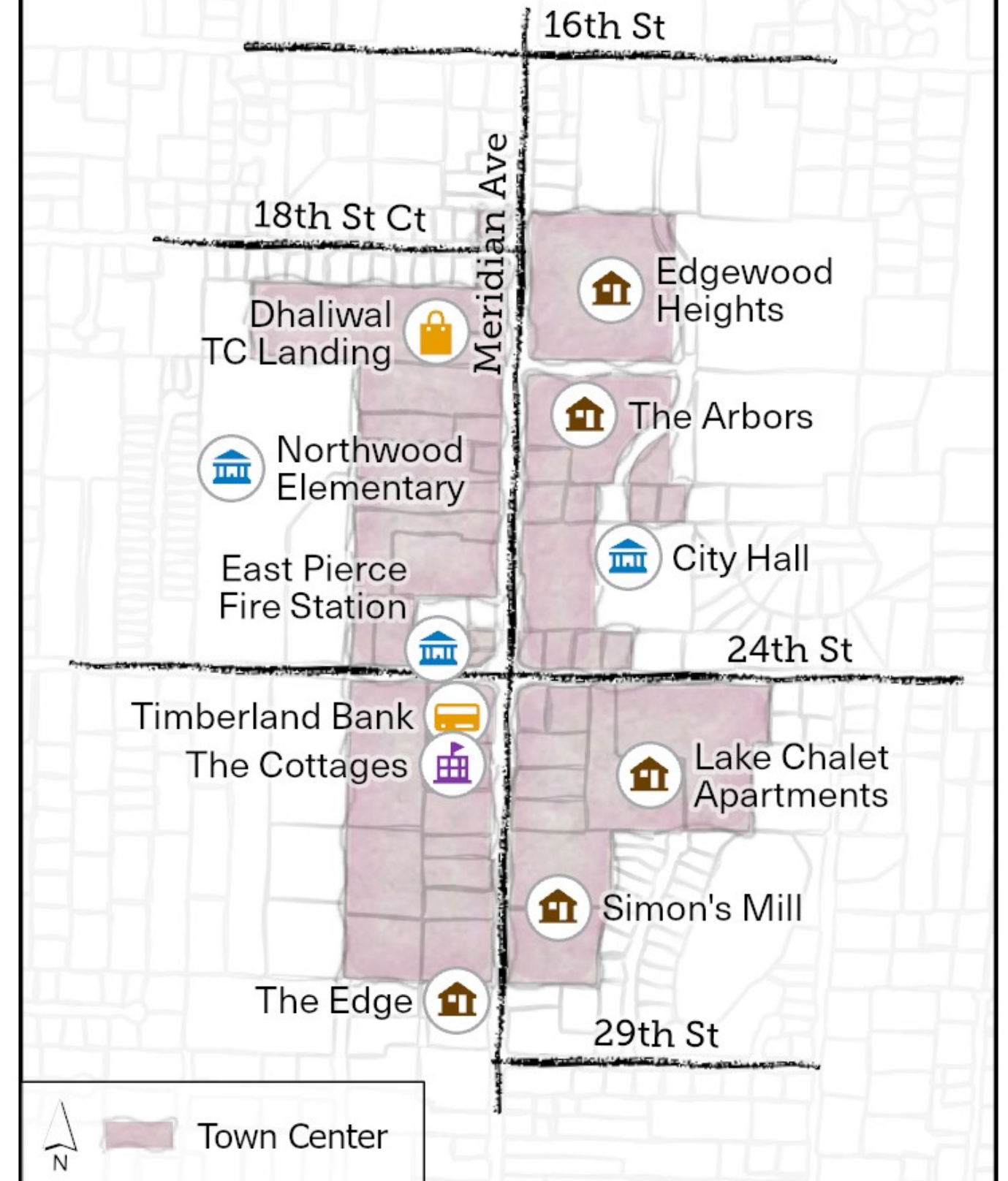
Land Uses - Percent of All Respondents in Favor



Amenities - Percent of All Respondents in Favor



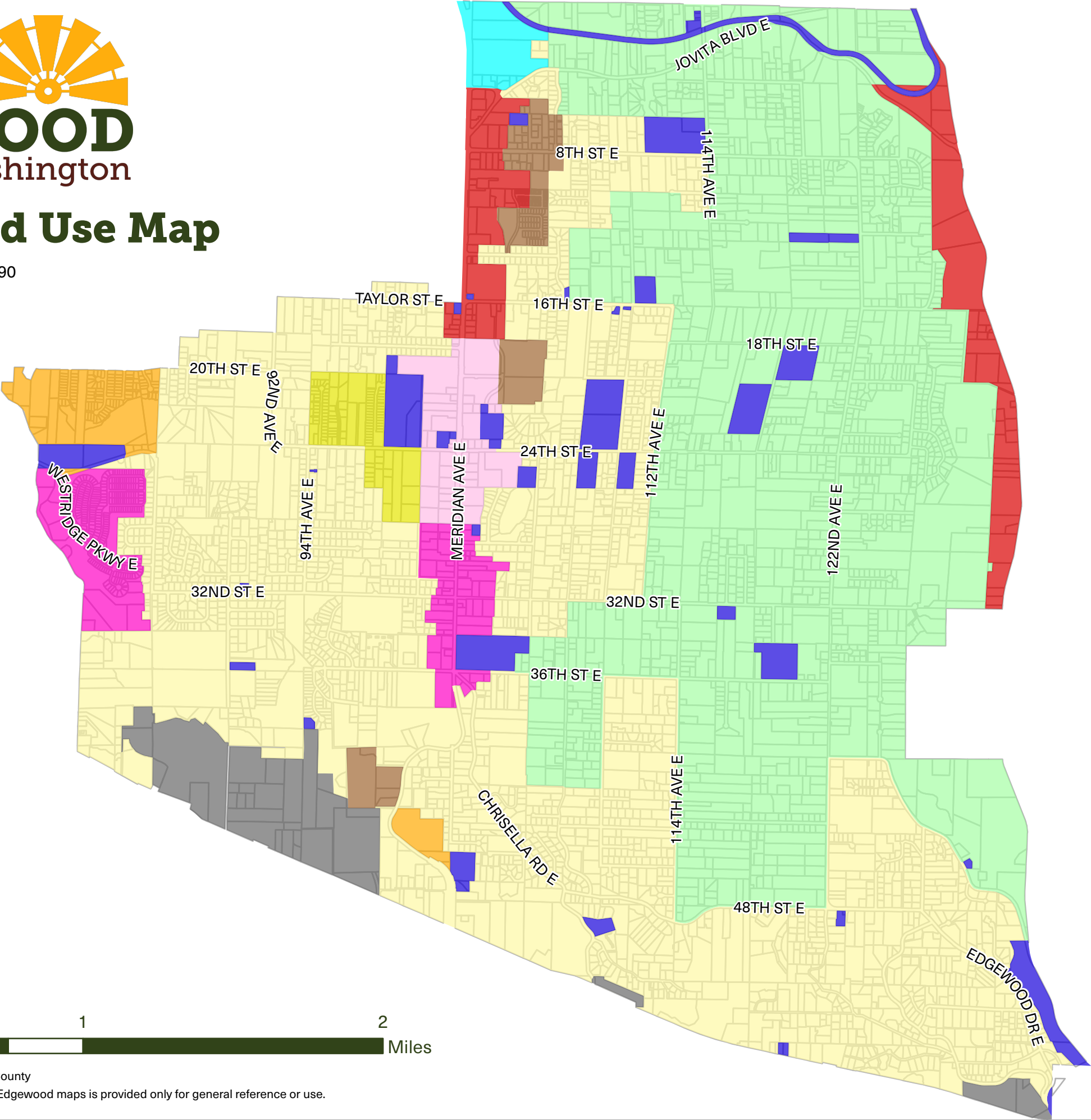
EDGEWOOD TOWN CENTER



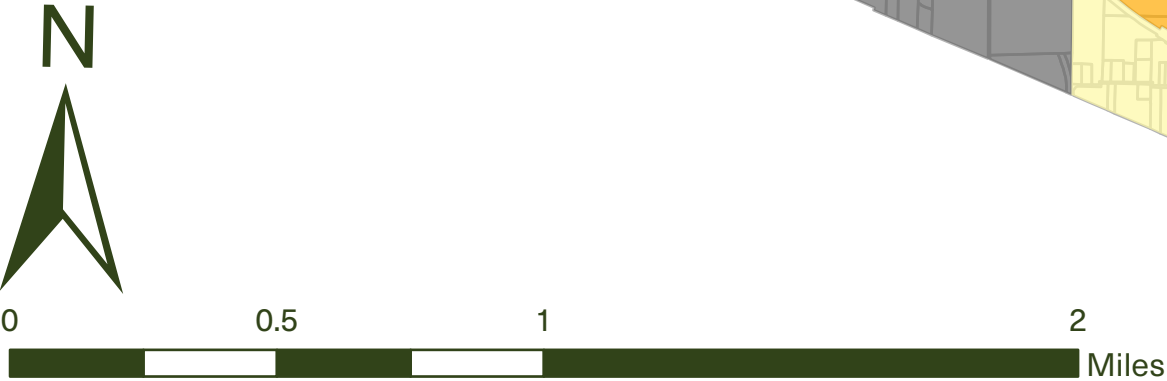


Future Land Use Map

Amended by Ordinance 20-0590
Effective December 15, 2020



- Future Land Use
- Single Family Low
 - Single Family Moderate
 - Single Family High
 - Commercial
 - Mixed Residential Low
 - Mixed Residential Moderate
 - Mixed Use Residential
 - Town Center
 - Business Park
 - Industrial
 - Public

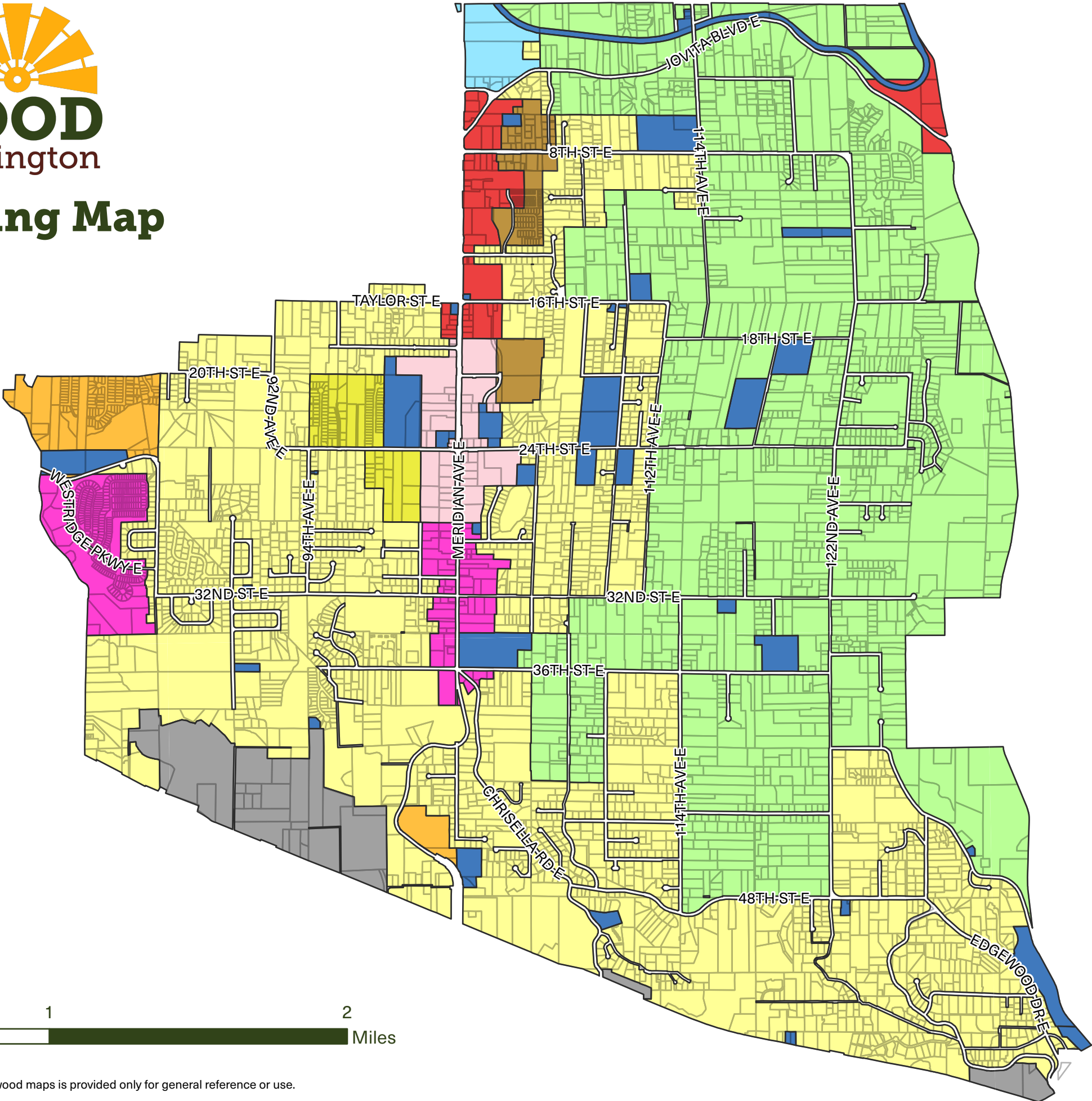


Data Sources: City of Edgewood, Pierce County
Disclaimer: The data contained in City of Edgewood maps is provided only for general reference or use.



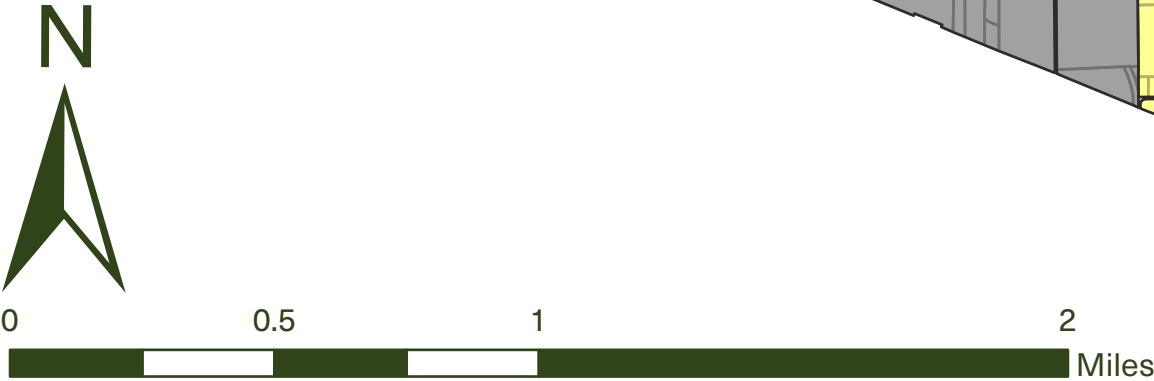
Official Zoning Map

Amended by Ordinance 21-0619
Effective December 21, 2021



Current Zoning

- Single Family Low (SF-2)
- Single Family Moderate (SF-3)
- Single Family High (SF-5)
- Mixed Residential 1 (MR-1)
- Mixed Residential 2 (MR-2)
- Town Center (TC)
- Commercial (C)
- Mixed Use Residential (MUR)
- Business Park (BP)
- Industrial (I)
- Public (P)



Data Sources: City of Edgewood, Pierce County
Disclaimer: The data contained in City of Edgewood maps is provided only for general reference or use.

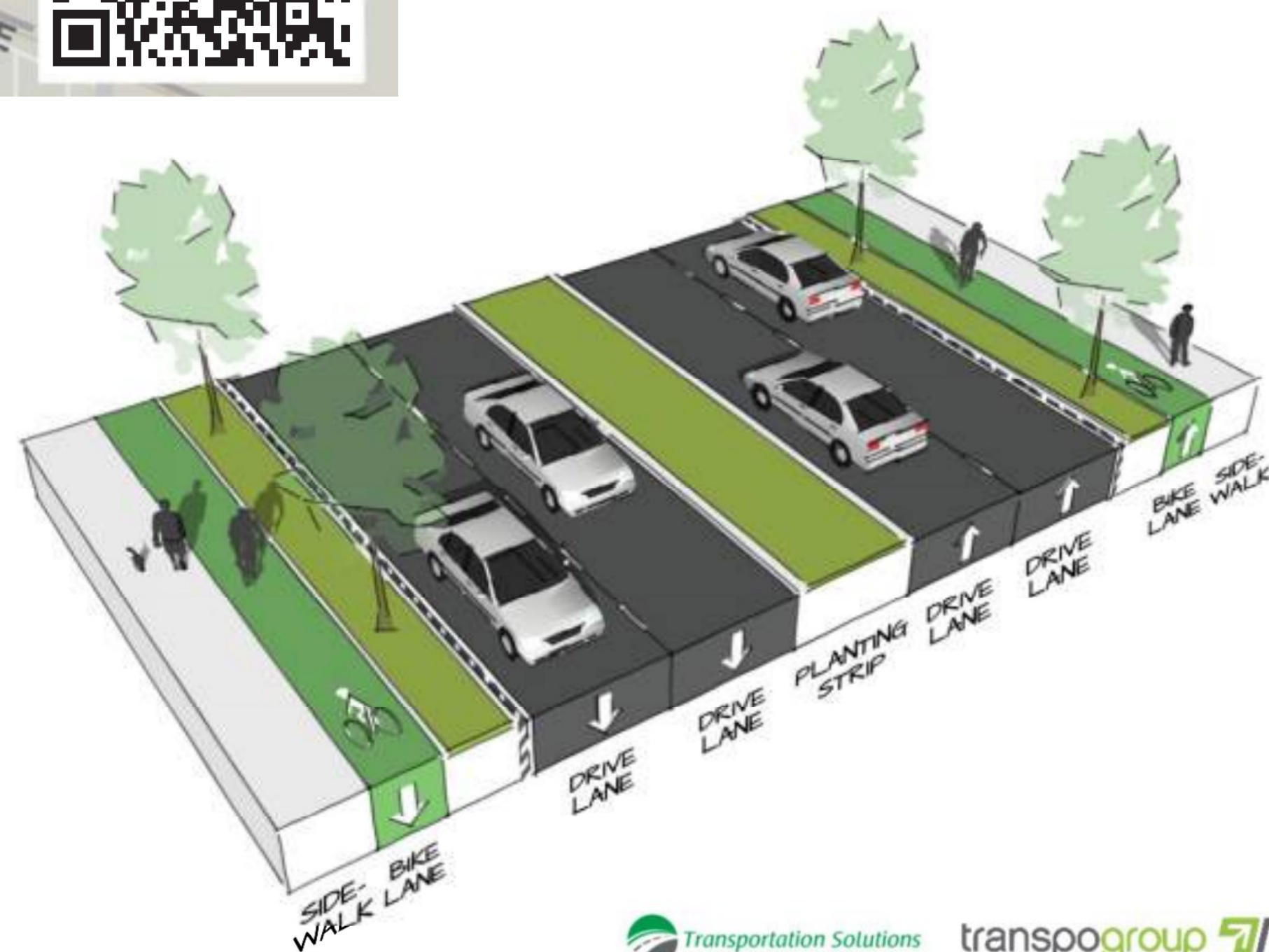
Meridian Corridor Study

Overall Workplan

Corridor Assessment: September 2022 - March 2023

Development and Evaluation of Alternatives: April - September 2023

Summary of Recommendations: November 2023



Parks, Recreation, Open Space, and Trails

2022 PROST Plan Update

Parks Needs Survey Results

The survey asked what the greatest needs for Edgewood's parks are. There were 12 general categories, shown below. Overwhelmingly, respondents identified urban trails and sidewalks as the park amenity most needed, with 93% of respondents choosing "strongly agree" or "agree".

