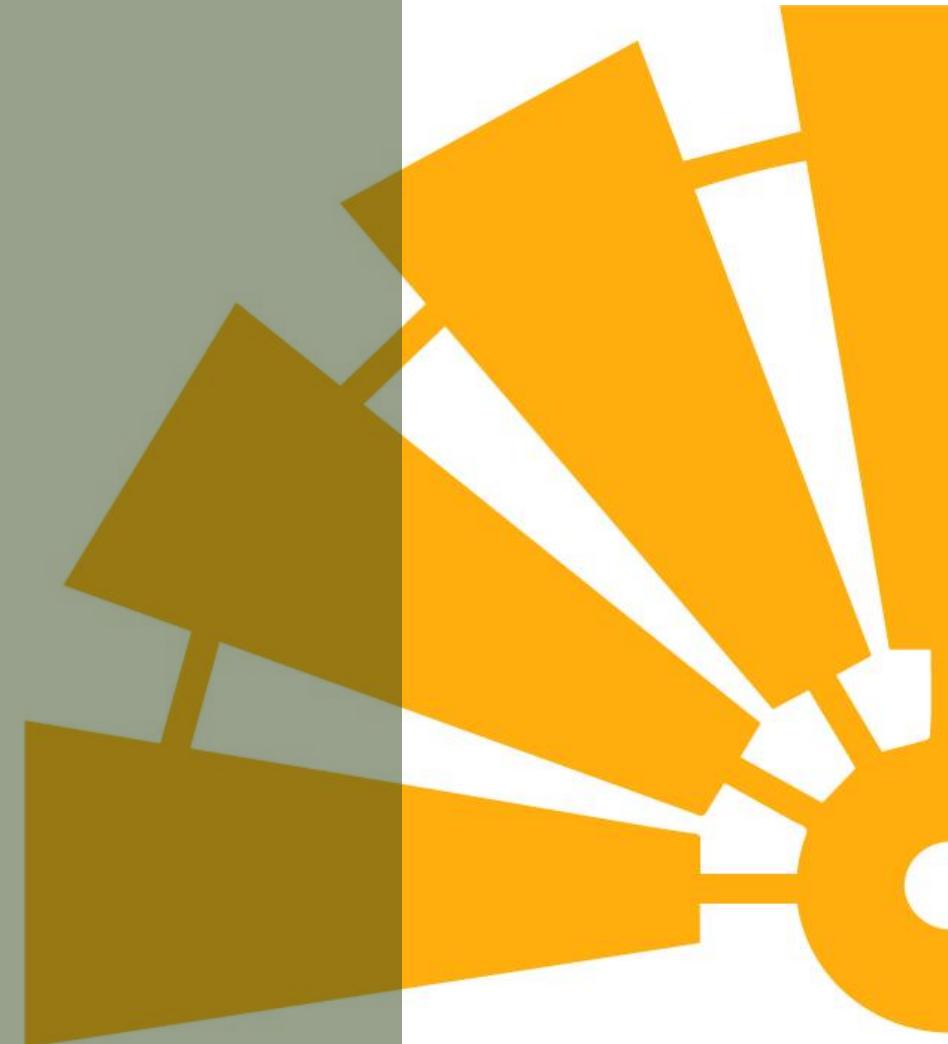


# **COMPREHENSIVE PLAN PERIODIC UPDATE: KEY POLICIES WORKSHOP**

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Community and Economic Development Department

October 26, 2023



**EDGEGOOD**  
Washington

# PROJECT TEAM



# TEAM MEMBERS



**LAUREN  
BALISKY**

Community &  
Economic  
Development Director



**JEREMY  
METZLER**

Public Works  
Director



**EVAN HIETPAS**

Senior Planner



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Senior Planner



**SILAS READ**

Associate Planner



**WAYNE  
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Principal



**NICOLE  
STICKNEY**

Senior Planning  
Project Manager



**ELIZABETH  
ESPINOZA**

Planner



**EMILY WEIMER**

Senior Planner

# TONIGHT'S WORKSHOP

- A. Introduction
- B. Vision for Edgewood
- C. Key Policies
  - 1. Housing
  - 2. Active Transportation
  - 3. Environment
  - 4. Utilities
  - 5. Equity & Inclusion



# PROGRESS REPORT



- September 21, 2023 Open House
- Community Preferences Survey coming soon!
- Drop-in hours tomorrow with Evan  
10am-Noon / 12:30pm-4pm



# WA STATE GROWTH MANAGEMENT

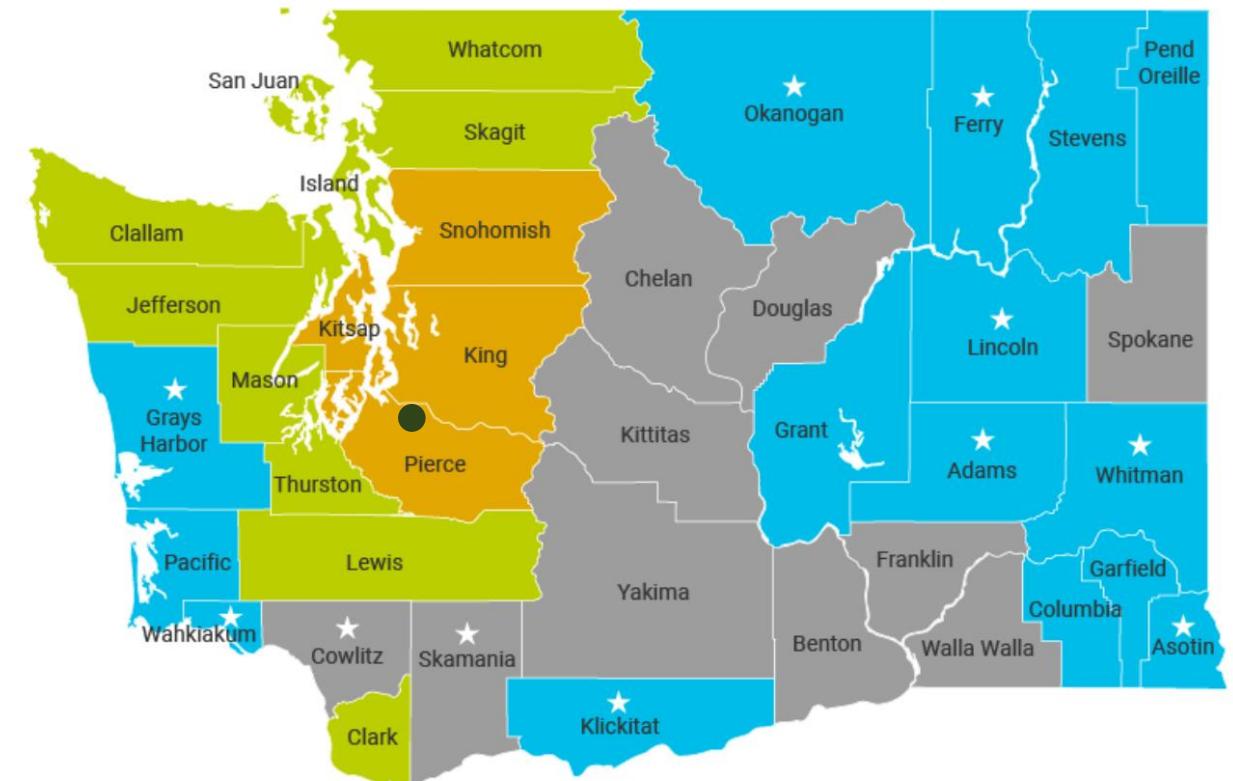


## Who plans for growth?

- Qualifying counties and all cities and towns within them (Pierce County included)

## How often do updates happen?

- Last Periodic Update in 2015
- Puget Sound Region due in 2024



■ 2024 Due December 31<sup>st</sup> ■ 2025 Due June 30<sup>th</sup> ■ 2026 Due June 30<sup>th</sup> ■ 2027 Due June 30<sup>th</sup>

★ Starred counties are partially planning under the Growth Management Act



## **Comprehensive Plan / City Vision / Future Land Use Map (FLUM)**

Consistency

Development Regulations/ Zoning Districts/  
Permitted Land Uses

Consistency

Development Permits

# PERIODIC UPDATE TIMELINE



## FALL 2023

Set up for success



## SPRING 2024

Propose strategies,  
based on public input



## FALL-WINTER 2024

Finalize the plan and updated  
policies with Planning Commission  
and City Council



## WINTER 2023-24

Develop strategies, and  
receive public input



## SUMMER 2024

Refine the strategies proposed,  
and final environmental  
impacts analysis

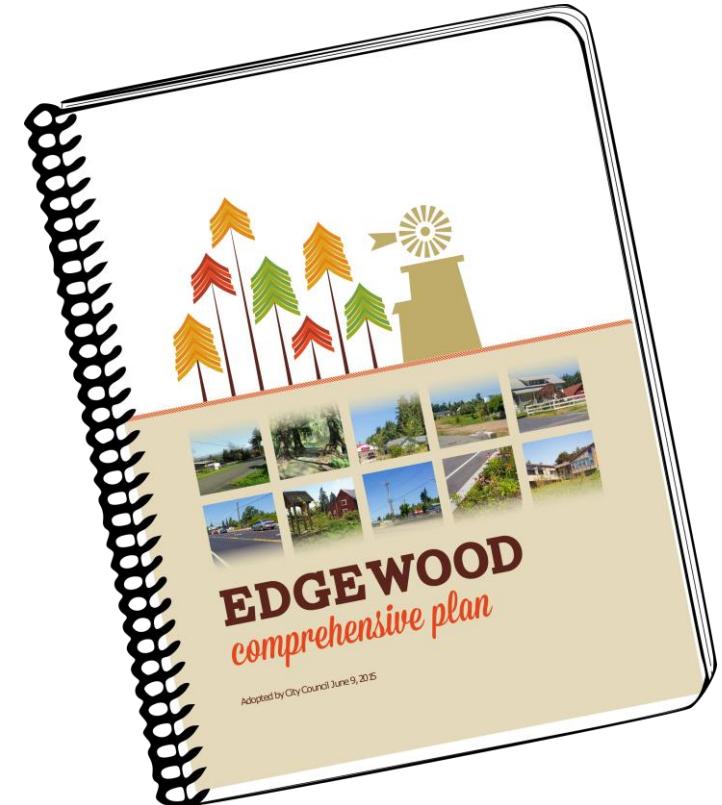




# EDGWOOD COMPREHENSIVE PLANNING



- 1990 Growth Management Act (GMA) Adoption
- 1993 North Hill Community Plan (Pierce Co.)
- 1996 Edgewood Incorporation
- 2001 Edgewood's First Comprehensive Plan
- 2008 Comprehensive Plan Periodic Update
- 2015 Comprehensive Plan Periodic Update
- 2024 Comprehensive Plan Periodic Update**



# CURRENT VISION STATEMENT



*"In 2035, we have preserved our rural small town character, family-friendly neighborhoods and our trees and open spaces. Town Center is our commercial hub and home to a vibrant local economy. Pedestrian and bike paths connect people and places throughout our community. We are fiscally sustainable, providing high quality public services within our financial capacity. Similarly, we strive to be environmentally sustainable, living within the capacity of our natural systems. We are a community of active citizens who are engaged in the decisions that shape our future and make Edgewood a unique and special place."*

# CONSIDERATIONS FOR CHANGE



In 2035, we have preserved our rural small town character, family-friendly neighborhoods and our trees and open spaces.

Town Center is our commercial hub and home to a vibrant local economy.

Pedestrian and bike paths connect people and places throughout our community.

# CONSIDERATIONS FOR CHANGE



We are **fiscally sustainable**, providing high quality public services within our financial capacity.

Similarly, we strive to be environmentally sustainable, **living within the capacity** of our natural systems.

We are a community of active **citizens** who are engaged in the decisions that shape our future and make Edgewood a unique and special place.

## What do you think?

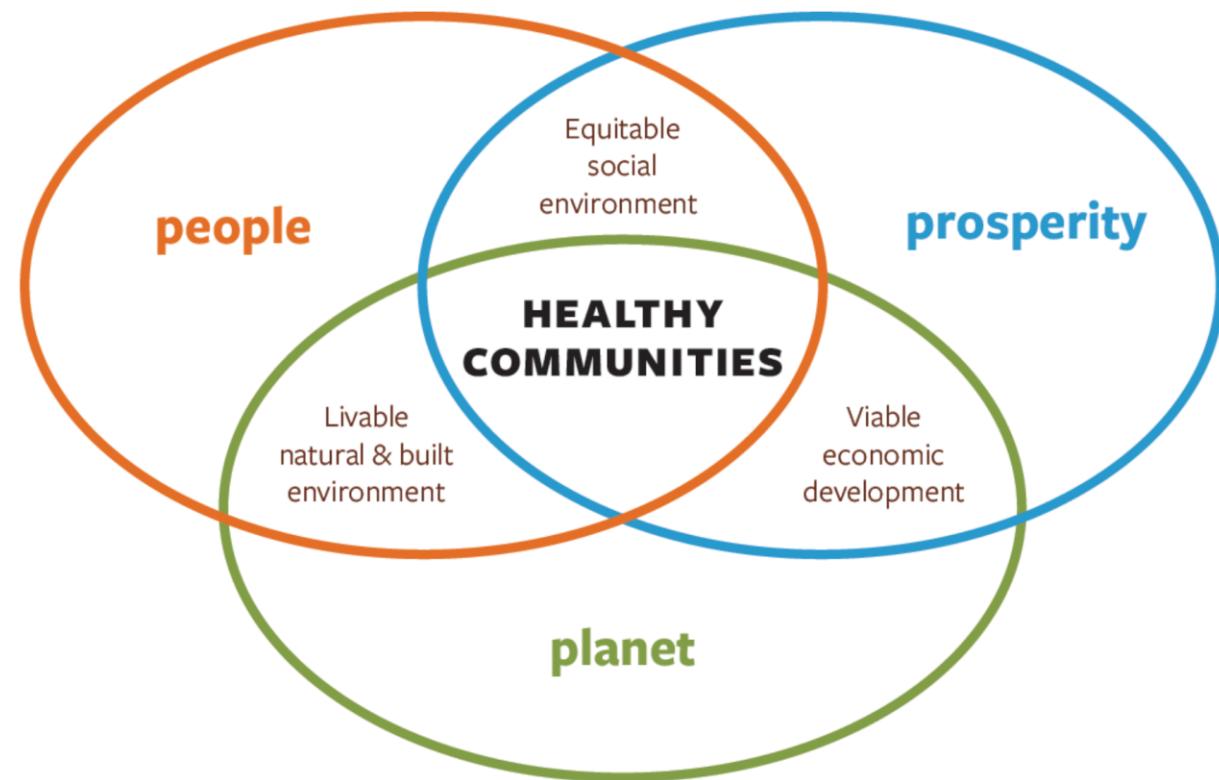
- What should Edgewood consider about its past?
- What do you love about Edgewood already?
- What do you think Edgewood is missing?
- What do you think the City should focus on when developing into the future?

# HEALTHY COMMUNITY PLANNING



Edgewood has considered health as an integral part of the plan update and policies to promote healthy living.

Figure 2 Healthy Communities Diagram





# KEY POLICY AREAS



**1. Housing**

**2. Active Transportation and Recreation**

**3. Natural Environment**

**4. Utilities and Public Services**

**5. Equity and Inclusion**





## 1. HOUSING

# PLANNING FRAMEWORK



## State: (WA State Growth Management Act)

- **Plan for and accommodate** housing affordable to all economic segments of the population of this state
- Promote a **variety** of residential densities and housing types
- Encourage **preservation** of existing housing stock

# PLANNING FRAMEWORK



## Region: (Puget Sound Regional Council)

- Preserve, improve, and expand housing stock to provide a range of affordable, **accessible, healthy, and safe housing** choices to every resident.
- Promote **fair and equal access** to housing for all people.



## County: (Countywide Planning Policies)

- Plan to meet affordable and moderate-income housing needs goal by utilizing a range of strategies
- Preservation of existing housing
- Production of new, affordable and moderate-income housing that is safe and healthy



## Existing Comprehensive Plan Goal

- Promote a mix of housing types to meet the needs of current and future residents.

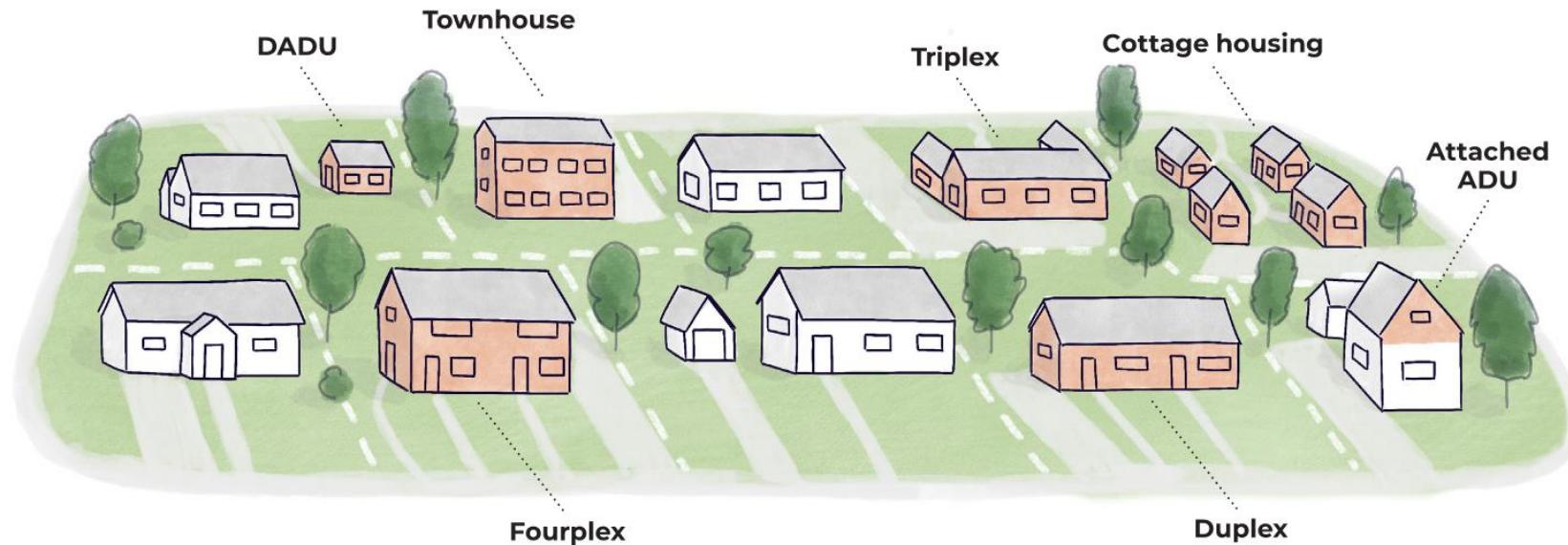
## Growth and Housing Targets

	2020 Baseline	2020-2044 Growth	2044 Target
Population	12,327	5,931	18,258
Housing	5,125	2,432	7,557

# EDGEGOOD - HOUSING



- “Missing Middle” Housing
- Racially Disparate Impacts and Displacement



# QUESTIONS, THOUGHTS, INPUT



- What types of housing would you like to see more of?
- Is it affordable to live here?
- What experiences have you had?





## 2. ACTIVE TRANSPORTATION AND RECREATION

# PLANNING FRAMEWORK



## State:

- Encourage efficient **multimodal transportation systems** that will reduce greenhouse gas emissions... vehicle miles traveled...





## Region:

- **Improve local street patterns** – including their design and how they are used – for walking, bicycling, and transit use to enhance communities, connectivity, and physical activity.
- Promote and incorporate bicycle and pedestrian travel as important modes of transportation by **providing facilities and navigable connections**.

# PLANNING FRAMEWORK



## County:

- Promote and develop policies and comprehensive transportation system options that **support health and well-being**, such as improving the design of local street patterns to support walking, bicycling, and transit use, **placemaking**, connectivity, physical activity, health and well-being.

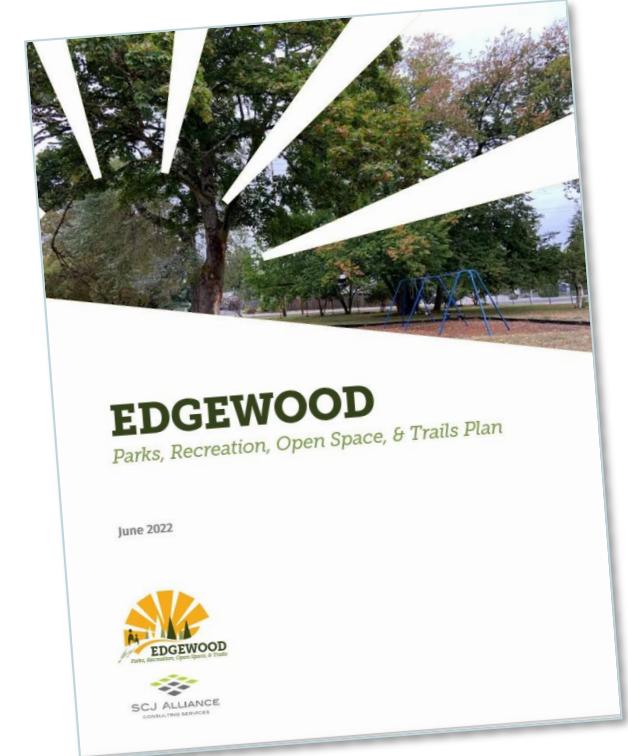


## Existing Comprehensive Plan Goal

- Establish a land use pattern that supports physical activity, including biking and walking.

## Parks, Recreation, Open Space, and Trails Plan

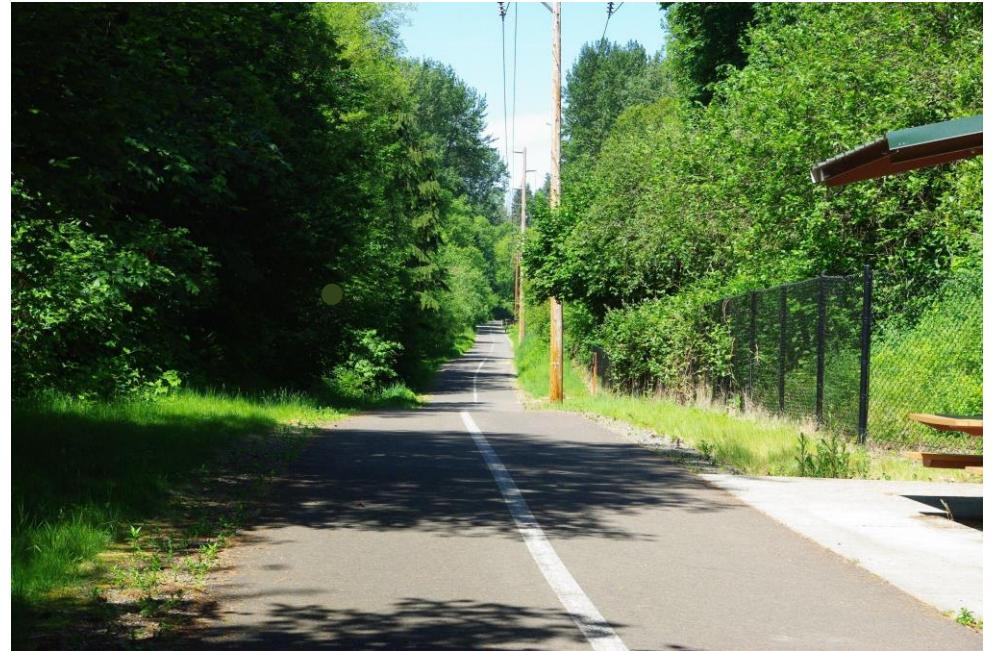
- Updated in 2022



# QUESTIONS, THOUGHTS, INPUT



- What types of infrastructure would you like to see?
- Do your kids walk to school?
- Do you walk to the store?
- Do you feel safe and normal walking around your neighborhood?





### 3. NATURAL ENVIRONMENT AND OPEN SPACE

# PLANNING FRAMEWORK



## State:

- **Protect and enhance** the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.



# PLANNING FRAMEWORK



## Region:

- The region cares for the natural environment by **protecting and restoring natural systems**, conserving habitat, improving water quality, and reducing air pollutants.
- The **health of all residents** and the economy is connected to the health of the environment. Planning at all levels considers the impacts of land use, development, and transportation on the ecosystem.

# PLANNING FRAMEWORK



## County:

- Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- **Coordinate watershed planning and land use planning** activities and implementation activities within a watershed boundary.
- Maintain or enhance water quality through adoption of **stormwater regulations** to control, runoff and best management practices to maintain natural aquatic communities and beneficial uses.



## Existing Comprehensive Plan Goal

- Promote development that respects and preserves the natural environment.





## State Environmental Policy Act (SEPA)

- Assess all potential environmental impacts
- Coordinate with other agencies

## Critical Areas Regulations

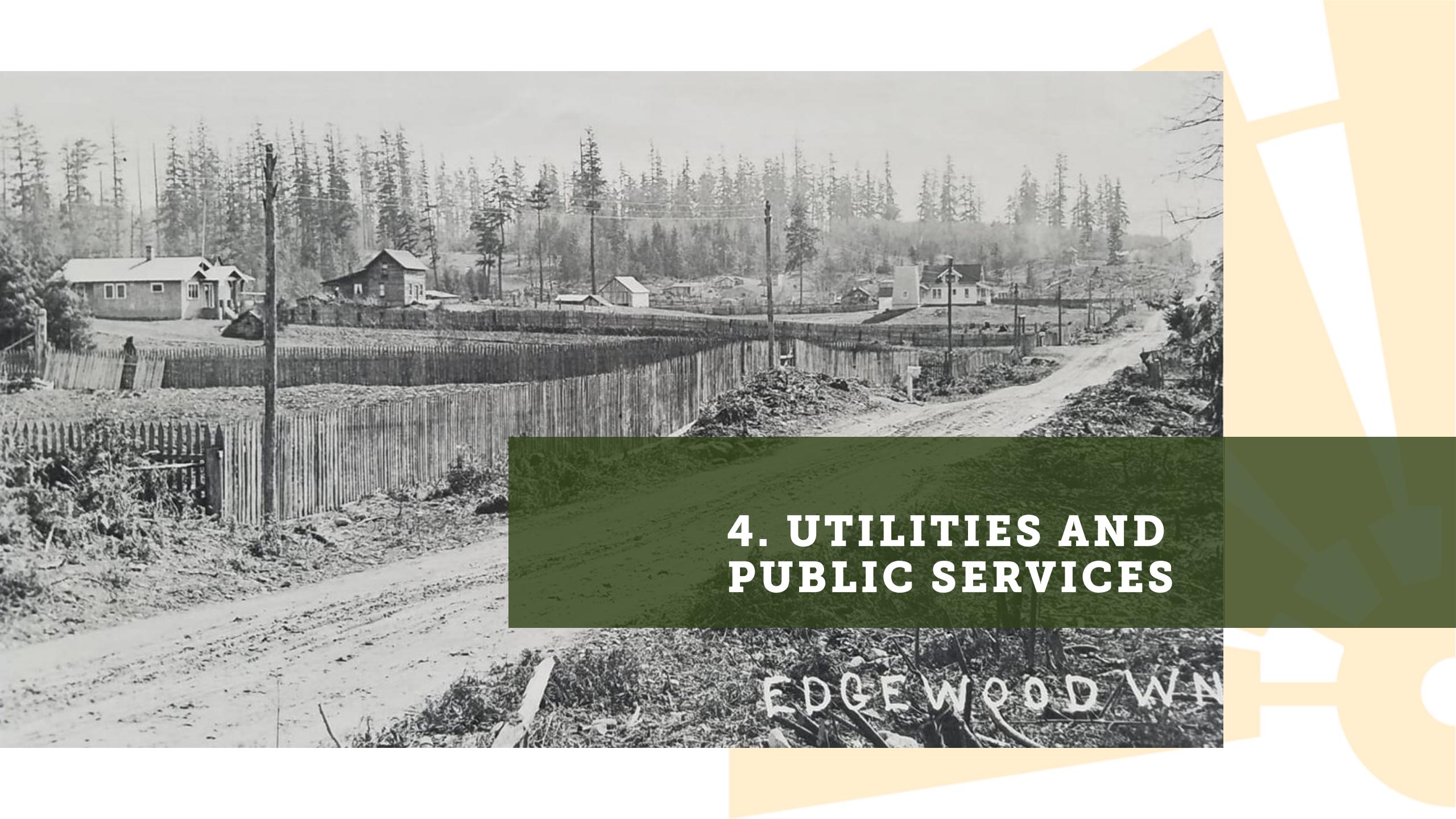
- Wetlands
- Flood Hazards
- Fish and Wildlife Habitat
- Other



# QUESTIONS, THOUGHTS, INPUT



- What environmental issues are you passionate about?
- Any issues that you experience in Edgewood?
- What areas do you want to see preserved?
- Are there specific concepts that should be included in our survey?
- What does “open space” mean to you?



## 4. UTILITIES AND PUBLIC SERVICES

EDGWOOD WA

# PLANNING FRAMEWORK



## State:

- Encourage development in urban areas where **adequate public facilities and services** exist or can be provided in an efficient manner.
- Ensure that those public facilities and services necessary to support development shall be **adequate to serve the development at the time the development is available for occupancy and use** without decreasing current service levels below locally established minimum standards.

# PLANNING FRAMEWORK



## Region:

- The region supports development with adequate public facilities and services in a timely, coordinated, efficient, and cost-effective manner that **supports local and regional growth planning objectives**.
- Obtain urban services from cities or appropriate regional service providers.
- **Serve new development** within the urban growth areas with **sanitary sewer** or fit it with dry sewers in anticipation of connection to the sewer system.



## County:

- To protect the public health and safety of the citizens... preserve and protect environmental quality ... (and) work towards the goal of **eliminating the development of new residential and commercial uses on on-site and community sewage systems**... each municipality shall adopt: ...
  - Policies which require connection to sanitary sewers when they are available.



## Existing Comprehensive Plan Goal

- Support the provision of quality utility services that are reliable, efficient and financially and environmentally sustainable.

## General Sewer Plan Update

- 2007- Current Plan
- 2019- Update Process Began
- 2024- Adopted Consistent with Comprehensive Plan

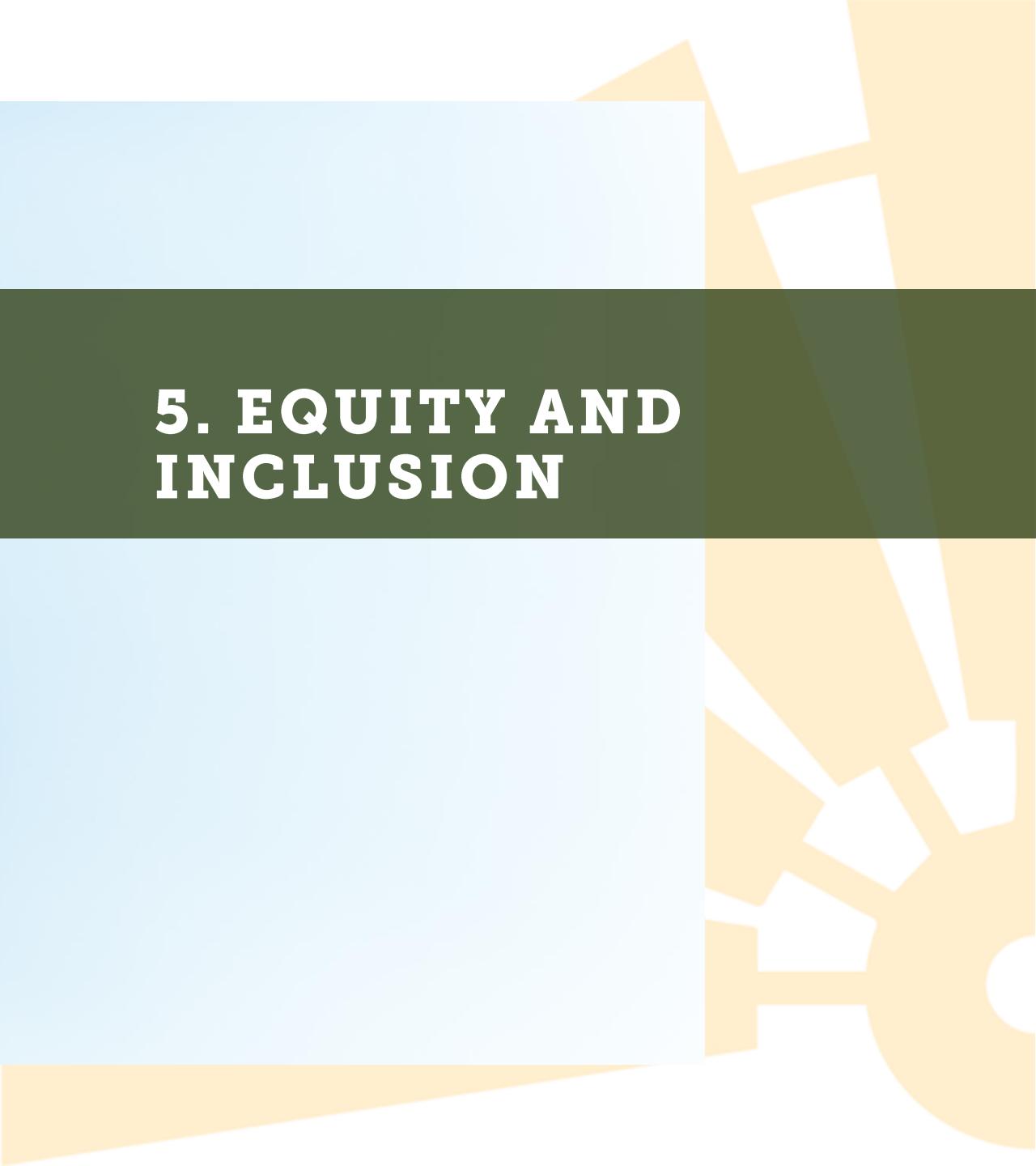
# QUESTIONS, THOUGHTS, INPUT



- What questions or concerns do you have about sewer extension or other utility services?
- Which utilities/ public services needs are being met/satisfactory?
- Which utilities/ public services would you like to see improved?
- Any specific topics to ask in the upcoming survey?



## 5. EQUITY AND INCLUSION



# PLANNING FRAMEWORK



## State:

- Encourage the involvement of citizens in the planning process, including the participation of **vulnerable populations and overburdened communities**, and ensure coordination between communities and jurisdictions to reconcile conflicts.

*Vision 2050 definition of Historically Marginalized Communities — include, but are not limited to, native and Indigenous peoples, people of color, immigrants and refugees, people with low incomes, those with disabilities and health conditions, and people with limited English proficiency.*

# PLANNING FRAMEWORK



## Region:

- Conduct **inclusive engagement** to identify and address the diverse needs of the region's residents.
- **Reduce disparities in access to opportunity...** through targeted public and private investments that meet the needs of current and future residents and businesses.
- Promote affordability and **equitable access** of public services to all communities, especially the historically underserved.

# PLANNING FRAMEWORK



## County:

- To enable everyone to enjoy a good quality of life, we need **healthy communities**. These are places where all individuals have access to healthy social, economic, built and natural environments that give everyone the opportunity to live to the fullest, regardless of race and ethnicity, gender, income, age, abilities, or other socially defined circumstances.



## NEW PROPOSED Comprehensive Plan Goal

- Ensure equity is at the forefront of all planning decisions.

## City Council

- 2020 Resolution - “Respecting the Diversity of our Residents”

# QUESTIONS, THOUGHTS, INPUT



- Any experiences or ideas to share?
- How can this become meaningful?
- Which community groups do we need to talk to?





## WHAT IS MISSING?

Questions, Ideas, Discussion

# CITYOFEDGEWOOD.ORG/434



CustomLinks\_1 › 2024 Comprehensive Plan Periodic Update

2024 Comprehensive Plan Periodic Update

## Introduction

In 2023 and 2024, Edgewood will be updating its Comprehensive Plan. In other words, Edgewood will be planning for its future. Comprehensive Plans set the goals and policies that serve as the day-to-day guide for City staff and representatives, including City Council and the Mayor.

The concept of "growth management" is central to city planning in Washington State. The Growth Management Act (GMA) is a series of state statutes, first adopted in 1990, focused on managing population growth throughout Washington. The Growth Management Act requires cities and counties to update their own Comprehensive Plans to stay current on population growth and other key concerns. This means that cities have a say in how they want to plan for their future.

The Comprehensive Plan covers important topics like housing, transportation, parks and recreation, capital facilities, utilities, land use and zoning, economic development, and the environment. The update process looks closely at these topics to make sure that Edgewood continues to grow in line with the community's vision.

## Public Participation

The backbone of every Comprehensive Plan is community input. Through the public engagement process, people help shape the future of the city by voicing what is important to them. If you would like to receive e-mail updates on this update, please contact Senior Planner Evan Hietpas at [even@cityoffeddingwood.org](mailto:even@cityoffeddingwood.org) or 252-952-3200.

# Recorded Meetings



# Information and Data

City of Edgewood  
2224 10th Ave E  
Edgewood, WA 98026  
253-952-3291 [www.edgewoodwa.gov](http://www.edgewoodwa.gov)

**EDGEWOOD**  
Washington

253-952-3291 [www.edgewoodwa.gov](http://www.edgewoodwa.gov)

**Comprehensive Planning Framework Summary**

**Growth Management Act (GMA)** Washington State Department of Commerce

The Growth Management Act (GMA) is a series of state statutes, first adopted in 1990, that encourage cities and counties to develop a comprehensive plan to manage their population growth. It is primarily conflict-free with the RCW, although it has been amended and added to on several occasions since the RCW. Under **RCW 90.58A.001**, the GMA establishes a series of 13 goals that act as the basis of all comprehensive plans. The [Washington State Department of Commerce](http://www.doi.wa.gov) is the primary state-level contact for GMA-related issues. They provide technical assistance to help local governments comply with the GMA and implement their comprehensive plans effectively.

**11/17/2011 Washington Department of Commerce Periodic Update Checklist For Fully Planning Cities can be found at [http://www.doi.wa.gov/communities/communities/periodic\\_update\\_checklist.html#412432-7829](http://www.doi.wa.gov/communities/communities/periodic_update_checklist.html#412432-7829)**

**VISION 2050, Puget Sound Regional Council (PSRC)**

PSRC works with cities, counties, and many others in the region to develop the regional growth strategy. VISION 2050 is the region's plan for growth. By 2050, the region's population will reach 5.8 million people. The region's cities, counties, Tribes, ports, agencies, businesses, and communities have worked together to develop VISION 2050 to prepare for this growth and serve as a guide for sustaining a healthy environment, thriving communities and a strong economy.

VISION 2050's multicounty planning policies, actions, and regional growth strategy guide how and where the region will grow through 2050. The plan informs updates to the Regional Transportation Plan and the Regional Economic Strategy. Vision 2050 also sets the stage for updates to countywide planning policies and local comprehensive plans done by cities and counties. VISION 2050's multicounty planning policies (MPPs) serve many purposes. MPPs provide a framework for updating countywide planning policies. Cities and counties use MPPs as a guide when updating local comprehensive plans?

PERC VISION 2050 can be found online at <http://www.perc.org/sites/default/files/2020-11/vision2050main.pdf>

1. What are the planning policies for the region?

2. What are the growth policies for the region?

3. What are the transportation policies for the region?

4. What are the economic policies for the region?

1 of 2

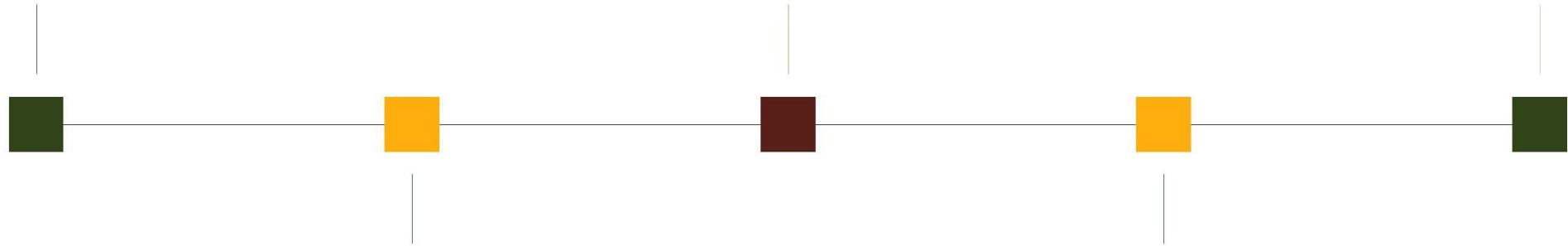
How financially attainable is the housing in Edgewood?					
If your household earns...	\$33,780 / year (80% Area Median Income)	\$56,300 / year (80% Area Median Income)	\$90,080 / year (80% Area Median Income)	\$112,600 / year (80% Area Median Income)	\$135,120 / year (200% Area Median Income)
Then you can afford...	<p><b>\$840</b> monthly rent or</p> <p><b>\$140,000</b> home sale price</p>	<p><b>\$1410</b> monthly rent or</p> <p><b>\$235,000</b> home sale price</p>	<p><b>\$2250</b> monthly rent or</p> <p><b>\$370,000</b> home sale price</p>	<p><b>\$2820</b> monthly rent or</p> <p><b>\$465,000</b> home sale price</p>	<p><b>\$3380</b> monthly rent or</p> <p><b>\$555,000</b> home sale price</p>
	 Retail Supermarket \$38,780 yearly income	 Elementary School \$60,470 yearly income	 Residential Nurse \$93,210 yearly income	 Construction Manager \$116,800 yearly income	
	 Edgewood Average Rent: \$2,080	 Edgewood Median Home Sale Price: \$640,000			
<p>To afford the median home sale price of <b>\$640,000</b>, a household needs to earn <b>\$153,080</b> per year.</p>					

# PUBLIC PARTICIPATION



## 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

# STAY CONNECTED



Sign up for our e-mail list to receive project updates and announcements.

Participate in upcoming surveys and workshops.

Share your thoughts and feedback:

**[comdev@cityofedgewood.org](mailto:comdev@cityofedgewood.org)**

Monitor our project webpage for materials.

**[cityofedgewood.org/434](http://cityofedgewood.org/434)**

