



**CITY OF EDGEWOOD**  
**ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)**  
**MEETING AGENDA**

Monday, August 26, 2024 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

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Meeting Link: <https://zoom.us/j/92275379112>

- 1. CALL TO ORDER**
- 2. CONSENT AGENDA:** *All matters listed under Item 2, Consent Agenda, are considered routine in nature and will be enacted by one motion. Individual discussion of these items is not planned. A member, however, may remove any item to discuss as an item for separate consideration under New Business.*
  - A.** Current Meeting Agenda
  - B.** Economic Development Advisory Board Meeting Minutes of August 5, 2024
- 3. CITIZEN COMMENT PERIOD:** *Reserved for the public to comment on items not on the agenda. The Board may invite additional public comment on agenda items noted for discussion later in the meeting.*
- 4. OLD BUSINESS**
  - A.** Vice Chair Appointment
  - B.** Edewood Comprehensive Plan - Economic Development Element
  - C.** EDAB Work Plan
- 5. STAFF COMMENTS**
- 6. BOARD MEMBER UPDATES**
- 7. ADJOURN**

*This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (253) 952.3299, 24 hours in advance.*



**CITY OF EDGEWOOD  
ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)  
MEETING AGENDA SUMMARY**

Monday, August 5, 2024 – 6:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

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**1 CALL TO ORDER**

Chair Wiesenfeld called the meeting to order at 6:19pm

**Present:** Chair Wiesenfeld, Vice Chair Pearce, Steven Weiss, Shawn Olesen

**Staff Members Present:** Senior Planner Morgan Dorner

**2 CONSENT AGENDA:**

**A.** Current Meeting Agenda - Approval or Modifications

**B.** Economic Development Advisory Board Meeting Minutes of July 1, 2024

**Motion:** As Read **Action:** Approve, **Moved by:** Vice Chair Pearce **Seconded by:** Commissioner Weiss **Motion Passed 4-0**

**3 CITIZEN COMMENT PERIOD:**

Councilmember Pazaruski, and Linda Disney spoke.

**4 NEW BUSINESS**

**A.** Chair and Vice Chair Appointments

**Motion:** To nominate Michael Pearce as Vice Chair until June 30, 2025, **Action:** Approve, **Moved by:** Commissioner Wiesenfeld **Seconded by:** There was no second **Roll Call Vote 4-0**

**Motion:** To nominate Andrew Wiesenfeld as Chair until June 30, 2025, **Action:** Approve, **Moved by:** Vice Chair Pearce **Seconded by:** Commissioner Olesen **Motion Passed 4-0**

**B.** September Meeting

**Motion:** To reschedule the September 2, 2024 meeting to August 26, 2024 at 6pm **Action:** Approve, **Moved by:** Chair Wiesenfeld **Seconded by:** Commissioner Weiss **Motion Passed 4-0**

**5 OLD BUSINESS**

**A.** Edgewood Comprehensive Plan - Economic Development

Senior Planner Dorner reviewed the board members' responses to staff questions at the meeting prior. Board members then provided input on the first draft of the Economic Development Element.

**B.** EDAB Work Plan

Board members discussed the importance of providing input for the Town Center Subarea Plan to the Planning Commission and City Council relating to planning for public spaces to help facilitate an Edgewood Marketplace.

**6 STAFF COMMENTS**

Senior Planner Dorner spoke.

**7 BOARD MEMBER UPDATES**

Board members discussed various topics of interest.

**8 ADJOURN**

Chair Wiesenfeld adjourned the meeting at 7:53pm.



CITY OF EDGEWOOD  
STAFF REPORT  
EDAB AGENDA ITEM

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**Date:** August 26, 2024

**Title:** Vice Chair Appointment

**Attachments:** None

**Submitted By:** Morgan Dorner, Senior Planner

**Description:**

The Board attempted to appoint Boardmember Pierce to the Vice Chair seat at the last meeting. There was no second for the appointment, so the Board will need to appoint a Vice Chair at this meeting.



## CITY OF EDGEWOOD STAFF REPORT EDAB AGENDA ITEM

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**Date:** August 26, 2024

**Title:** Comprehensive Plan Periodic Update – Economic Development Element

**Attachments:**

- 1) DRAFT Economic Development Element
- 2) DRAFT Economic Conditions and Opportunities Analysis
- 2) Economic Development Questions and Responses from the July 1, 2024 EDAB Meeting

**Submitted By:** Morgan Dorner, Senior Planner

**Background:**

In 2023 and 2024, Edgewood will be updating its Comprehensive Plan. The plan sets goals and policies which 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. 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.

A key work plan item for EDAB is be the 2024 Comprehensive Plan Update and, specifically, the creation of an Economic Development Element that includes an overall vision, goals, and policies for economic development in Edgewood. The plan is scheduled for adoption at the end of 2024.

At the July 1, 2024 meeting, staff presented community survey results from public outreach efforts and a series of questions for EDAB to provide input and direction.

At the August 5, 2024 meeting, staff presented the Draft Economic Development Element to the Board for review.

**Current Discussion:**

At this meeting, staff will re-introduce the Draft Economic Development Element with their Consultant’s AHBL, Inc. and EConorthwest. EConorthwest produced the attached Draft Economic Conditions and Opportunities Analysis and draft element. They are present to introduce the information provided and answer any technical questions.

# ECONOMIC DEVELOPMENT

## INTRODUCTION

The City of Edgewood Comprehensive Plan update offers an opportunity to refine the vision, goals, and policies to create economic opportunities for the City in the next 20 years that recognizes the diverse needs of the community and regional economic trends.

This Economic Development Element is supported by an economic opportunities assessment that quantifies existing conditions and trends in Edgewood. Economic analysis is an important component of identifying the City's advantages and disadvantages related to a broad spectrum of interconnected factors such as community demographics, employment, and real estate markets. In addition to an assessment of economic opportunities based on the best available existing data, the Economic Development Element goals and policies reflect community input, state legislative requirements, and City priorities.

The following background section provides information about the planning framework and highlights the analytical findings including details on Edgewood's socioeconomic profile, key industries, real estate trends, and other factors. The insights from this analysis build a factual basis for establishing economic development policies and goals.

## BACKGROUND

### PLANNING FRAMEWORK

After incorporation in 1996, the City of Edgewood's adopted its own Comprehensive Plan in 2001 and this plan has been regularly updated, with the most recent major periodic update in 2015 to fulfill the requirements of Washington State's Growth Management Act (GMA). The GMA is a series of state statutes first adopted in 1990 aimed at managing population growth, particularly in the state's fast-growing areas. In Pierce County, RCW 36.70A.040 requires all cities to "fully plan" for the elements of a Comprehensive Plan, including land use, housing, capital facilities, utilities, transportation, and climate change.<sup>1</sup>

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<sup>1</sup> The GMA includes other optional elements for economic development, parks and recreation, conservation, energy, sub areas, and ports. The City of Edgewood has chosen to include Parks and Recreation and Energy as elements in its current plan and is adding an Economic Development element as part of the current process.

Economic development is an optional component of Comprehensive Plans in Washington. While the City includes goals and policies related to economic growth in its current plan, the 2024 plan update includes Edgewood's first standalone economic development element.

As part of the Puget Sound region, Edgewood is also represented by the Puget Sound Regional Council (PSRC), which convenes local jurisdictions, governments, and public agencies within Pierce, Kitsap, Snohomish, and King Counties. In 2020, the PSRC adopted the VISION 2050 plan as a long-range growth management plan which prioritizes economic development as a key component of the region's 30-year vision that: *"Economic opportunities are open to everyone, the region competes globally, and has sustained a high quality of life. Industrial, maritime, and manufacturing opportunities are maintained."*

The Pierce County Regional Council (PCRC) is a group of elected leaders comprised of representatives from all jurisdictions as well as County staff which coordinates planning efforts that bring together multiple local governments (such as cities, tribes, ports, etc.). PSRC is responsible for coordination between jurisdictions, monitoring VISION 2050 within the County, and making a recommendation to Pierce County Council. In turn, Pierce County Council adopts Countywide Planning Policies (CPPs) per RCW 36.70A.210.<sup>2</sup> The CPPs include policies and goals for economic development and are intended to be consistent with local jurisdictions.

Pierce County completed its most recent Buildable Lands Report in 2021, which meets statewide standards to plan for future growth as part of the Buildable Lands Program (RCW 36.70A.215). This report analyzes the capacity within Pierce County jurisdictions to meet future community needs for jobs, including analysis specific to the City of Edgewood. The County's assessment relies on a combination of historic development trends, zoning, and the existing inventory of parcels in each jurisdiction to determine if they are aligned with growth targets for the 2020-2044 planning period. The results of the Pierce County Buildable Lands Report indicate the capacity for **4,047 new jobs** within Edgewood. Compared with the City's targets, these findings indicate that existing capacity in the City is adequate to meet projected needs for employment for 2044.<sup>3</sup>

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<sup>2</sup> This state statute requires that "the legislative authority of a County that plans under RCW 36.70A.040 shall adopt a Countywide planning policy in cooperation with the cities located in whole or in part within the County"

<sup>3</sup> Pierce County Planning and Public Works, 'Pierce County Buildable Lands Report,' November 2022, <https://www.piercecountywa.gov/923/Buildable-Lands>, 96-106.

## Community Engagement

Community stakeholders were engaged and welcomed to provide their input. The City disseminated two surveys with findings relevant for the economic development priorities and needed updates, facilitated an open house event for community members, and met with the Economic Development Advisory Board (EDAB). Key findings include considerations related to economic development such as:

- **Commercial Development.** Community members expressed the need for Edgewood to advance commercial development in the City through actions like marketing to developers, parcel assembly, aid in developing narrow properties, and creating opportunities in the Town Center area. Seeking anchor tenants for commercial center developments and incentivize new commercial uses were also discussed during engagement, including tools like modifying licensing fees, exploring tax increment financing (TIF), reducing timelines and improving City processes for businesses.
- **Small Business Support.** Community members expressed the need for more support to small local businesses, including home-based businesses and startups. Needed services that respondents described included help with permitting and local fees, communication, marketing and advertising efforts, holding regular meetings for home-based businesses, maintaining and circulating a list of local small businesses, and providing other education and resources. Small businesses also noted the potential for an amnesty program for existing businesses that are unlicensed/unregistered. Residents and business owners expressed the desire to see more local restaurants and healthy food options in retail establishments, as well as a farmer's market or bazaar.
- **Public Realm Improvements and Placemaking.** Business owners responding to the survey cited the sense of community in Edgewood as a top reason for operating in the City. Throughout engagement, community members noted challenges like traffic, safety, and the need for pedestrian improvements as important needs for commercial and mixed-use areas to foster a sense of place. Aligning transportation goals in the Meridian Corridor with commercial development is important, including establishing safer pedestrian connections, accommodating cyclists, managing vehicular traffic, and developing the parallel road network.

- **Regional Coordination.** Leveraging state programs and relationships was a theme during engagement. Coordination can help build capacity within Edgewood to support businesses and access existing small business grants and programs to help more establishments located in Edgewood.
- **Equitable Economic Development.** Engagement emphasized the importance of ensuring equitable economic opportunities for persons of color, including small business owners and entrepreneurs. Residents discussed the importance of celebrating diversity in Edgewood.

## CITY OF EDGEWOOD PROFILE

The City of Edgewood is a highly desirable location with a high quality of life, offering a balance of residential and commercial areas. While Edgewood is surrounded by other jurisdictions with limited opportunities to physically expand, the Town Center area offers the opportunity to build up a denser and more vibrant mixed-use core for the City. As Edgewood grows, attracting more opportunities for local employment, small business growth, and commercial development in this area will help the City to realize its potential. The Town Center Sub-Area Plan currently underway envisions a central, mixed-use area that is livable, affordable, accessible, and sustainable as the heart of the City. Advancing economic development in Edgewood will be critically tied to realizing this vision for the Town Center area.

## Summary of Findings

In addition to engaging the community, the project team analyzed the best available data to understand existing economic conditions and opportunities. The following Economic Profile relied on data primarily sourced from the United States Census Bureau's 5-year American Community Survey (ACS) estimates,<sup>4</sup> CoStar, the Washington Office of Financial Management (OFM), the Puget Sound Regional Council (PSRC), and the City of Edgewood. The Washington State Office of Financial Management (OFM) provides official state and local population estimates and projections for use in the allocation of funds,

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<sup>4</sup> 5-year estimates use data collected over a longer period of time used to increased statistical reliability of the data by using a larger sample for geographies with populations under and small groups within a population. Since Edgewood's population is below the threshold of 65,000 residents, 1-year estimates are not available at the city level. This report generally uses the most current estimates at the time of writing; for ACS data this is 2018-2022, as well as comparison over time to 2008-2012 data.



growth management, and other planning functions. In the Puget Sound Region, the PSRC operates as a Metropolitan Planning Organization (MPO), which develops policies and coordinates decisions about managing growth as well as planning for transportation and economic development in King, Kitsap, Pierce and Snohomish counties and jurisdictions within them. A summary of key highlights is provided below.

## Community Demographic Trends

Socioeconomic conditions can have important implications for a city's economic success. Key characteristics about age of residents, median income, educational attainment, poverty, and disparities by race and ethnicity provide useful context about Edgewood's households and recent trends. This information can also help to identify which communities in Edgewood are not benefiting from current efforts and inform the City's work to set policies which may help to address current gaps for equitable economic development.

In 2022, Edgewood had a median age of 40, with a large share of residents under 20 years and 50-64 years old compared to the County and the State. These groups typically represent students or workers in entry-level or part-time positions mid- to late-career workers respectively. Edgewood had the most notable gap in its share of residents aged 20 to 34 years, who often represent early-career workers and young professionals.

Edgewood also has a growing share of residents with bachelor's degrees and higher, as well as residents with some college or an associate's degree, and a shrinking share of residents with a high school degree or less. Educational attainment in the City is generally on par with Pierce County.

Median household income for all households in Edgewood was \$115,325 in 2022 but varied by race and ethnicity. The City's median income was higher than both Pierce County and Washington State in 2022 (and was also higher in 2012). However, the median household income for Native Hawaiian and Pacific Islander and Hispanic or Latino was lower than average in the City of Edgewood.<sup>5</sup>

The share of residents living below the poverty threshold determined by the US Census was 4% in Edgewood in 2022, compared to 9% in Pierce County and 10% in Washington

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<sup>5</sup> For Black, multiracial, or another race households, margin of error (MOE) was too high to determine these disparities.

(10%) in that period. The share of residents living below poverty in the City decreased slightly from 5% in 2012 to 4% 2022. This change likely reflects new growth in high-income households earning \$150,000 or more.

## Economic Context

Several factors can indicate changes in economic conditions for cities, their residents, and their workforce. This section provides context about current conditions and recent trends in Edgewood related to employment, commuting, and wages as well as how these trends are expected to change in coming years.

In 2022, Edgewood was home to **1,867 jobs**, growing by 56% from 1,195 jobs in 2010. The City has seen fluctuations in employment growth, experiencing several years of declining employment, particularly in the wake of the 2008 recession and the onset of the COVID-19 pandemic in 2020.

In Pierce County overall, military, healthcare, government, and education employers represent the largest number of employees as of 2020. Joint Base Lewis-McChord located southwest along I-5 represents the largest single employer, followed by countywide employers MultiCare Health System, the State of Washington, and CHI Franciscan Health.

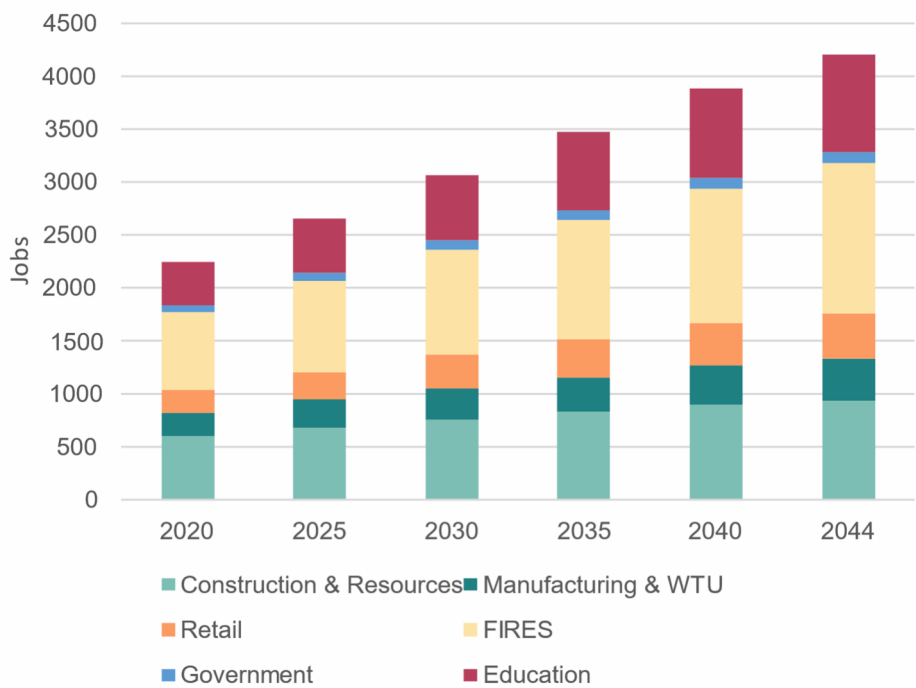
In Edgewood, **service industries and construction** represented the greatest share of employment as of 2022. Service industries (such as healthcare and professional services) accounted for over a third of jobs in the City in 2022 while construction employment grew from 25% of employment in 2000 to 33% in 2022. Services industries, construction, and education are anticipated to continue growing through 2044 and remain the three largest employment sectors in Edgewood over this period (Figure ED-1. ). In PSRC's projections for future growth, this is combined with Finance, Insurance, Real Estate into one category as 'FIRES,' which is anticipated to see the most growth over the next twenty years. These industries offer some opportunities for high-paying jobs in Pierce County (like Health Care and Social Assistance), but also a large share of jobs with below the County's average pay (like Accommodations and Food Service).<sup>6</sup>

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<sup>6</sup> Because employment data often includes confidentiality requirements to protect identifiable information about businesses and workers, many data points related to industry employment and wages are only publicly available at the County level.

Figure ED-1. Growth Projection by Sector Employment, 2020-2044

Source: PSRC LUV-it. Note: Acronyms used by the PSRC include WTU includes Wholesale, Transportation, and Utilities. Projection data from PSRC combines Finance, Insurance, Real Estate, and services into one category represented by FIRES below.



In Edgewood, employment is concentrated around the central thoroughfare of Meridian Avenue E (WA-161). The highest employment density areas are located near the intersection of Meridian Avenue E with 24th Street E and 8th Street E, which are home to a variety of retail, services, and government facilities.

More than double the number of residents leave for jobs outside of Edgewood than employees commuting into the City as of 2021 (Figure ED-1). The primary commuting destination for Edgewood residents was Seattle in 2021, followed by Tacoma. Only 1.7% of employed residents worked in the City.

The current employment to housing ratio in the City is 0.3, meaning that there is about one employee working in Edgewood for every three housing units. This high ratio indicates that Edgewood is a “bedroom” or commuter community, where there are fewer jobs than residents in the City. In Edgewood, this ratio has grown modestly since 2000,

with the number of persons per job increasing from 6.9 in 2000 to 7.2 in 2022. This indicates a need for more jobs if the City wants to achieve a balance between local jobs and housing, consistent with the Countywide Planning Policies. The adopted targets for housing and employment in the CPPs would indicate a 0.55 ratio of employment to housing by 2044.

Figure ED-1. Commute Patterns Concept Map, 2021

Source: LODS-LEHD

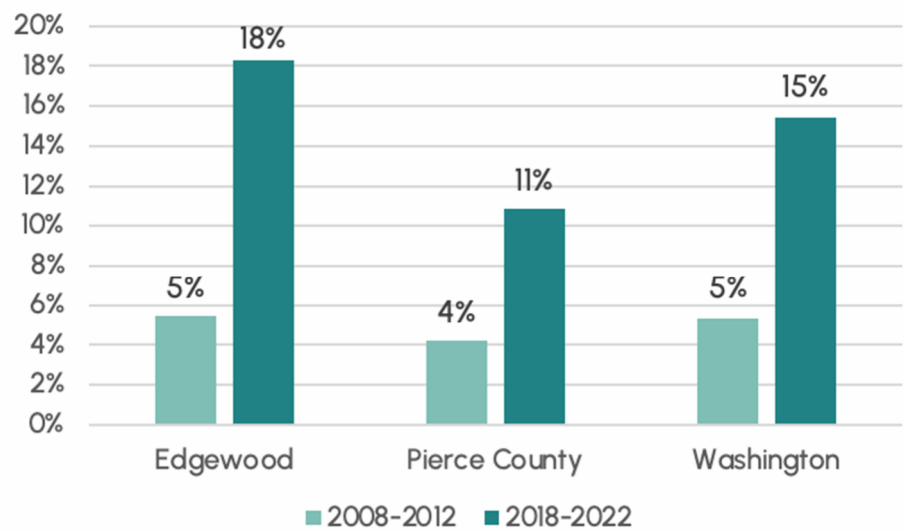
Note: This a conceptual map and arrows do not indicate direction of commute patterns specifically



Following new workplace trends in the wake of the COVID-19 pandemic, Edgewood has had an increasing share of remote workers, experiencing a rapid increase in the share of remote workers from only 5% in 2012 tripling to 18% of workers in 2022, above County and State trends. In Edgewood, remote workers have nearly identical earnings to the City overall.

Figure ED-2. Share of Remote Workers, 2012-2022

Source: ACS, 2008-2012, 2018-2022



Within the City of Edgewood, the number of employees is anticipated to grow from 2,244 employees (in 2020) to 4,206 employees by 2044 (according to Pierce County’s adopted targets). This represents an 87% increase (or 1,962 new employees) over the next 20-year period, increasing by an annual growth rate of 2.7% (or about 98 new employees). The City is anticipated to grow at a faster rate than many surrounding cities (with the exception of Sumner) and the County overall.

Table ED-1. Employment Growth Targets, 2020-2044

Source: Pierce County Employment Growth Targets, Exhibit [A to Ordinance No.](#) 2022-46

JURISDICTION	2020 EST. EMPLOYMENT	2044 PROJECTION	CHANGE (#)	CHANGE (%)	AAGR
City of Edgewood	2,244	4,206	1,962	87%	2.7%
Pierce County	346,255	487,634	141,379	41%	1.4%

Real Estate Market Trends

Understanding Edgewood’s commercial real estate market opportunities can indicate what industries might locate and grow in the City, based on historic and current demand patterns across different real estate types. Local commercial real estate conditions, market drivers, and trends will influence the market appeal and viability of commercial

uses in the Edgewood Market Area.<sup>7</sup>

Compared to Pierce County, office rents have been lower in the Edgewood Market Area (including Edgewood along with the cities of Milton, Fife, and Sumner) since 2013. The Edgewood Market Area's office space had only a 3.3% vacancy rate in 2023, compared to 8.9% in the County. The combination of lower rents and vacancies indicates that the Edgewood Market Area is meeting demand in the area for lower cost office space, despite limited new construction since 2013.

Retail rents and vacancies in the Edgewood Market Area roughly followed County trends over the last decade. Rising rents combined with low vacancy rates indicate rising demand for retail space both in the Edgewood Market Area and the County. Retail leakage data indicates that there is a gap in meeting demand locally for all major retail types analyzed, with the greatest gap for general merchandise.

Industrial rents have more than doubled for both the Edgewood Market Area and Pierce County since 2013. In 2023, the Edgewood Market Area had a 7.6% vacancy rate for industrial space. Coupled with rising rents, these trends indicate rising demand for industrial uses particularly in the Edgewood Market Area. Since 2013, the Edgewood Market Area accounted for about a third of new industrial space in the County.

## SWOT Analysis

SWOT analysis refers to an assessment of Strengths, Weaknesses, Opportunities, and Threats (SWOT). These represent internal and external factors that can have positive or negative impacts on economic outcomes in Edgewood.

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<sup>7</sup> Because the inventory of office, retail, and industrial commercial types is limited in Edgewood, this analysis aggregates these commercial types in Edgewood with the surrounding cities of Fife, Milton, and Sumner as the 'Edgewood Market Area' as well as a comparison of trends in Pierce County.

Table ED-2 below outlines key findings for these factors when considering potential economic growth and development in the City.

Table ED-2. SWOT Summary Analysis

	POSITIVE	NEGATIVE
INTERNAL	<p><b>Strengths:</b></p> <ul style="list-style-type: none"> <li>• Prime location nearby the growing cities of Tacoma, Puyallup, and Federal Way, and the smaller cities of Milton, Fife, and Sumner and short distance from the Port of Tacoma with railroad and cargo shipping infrastructure. Located in an interconnected region with regional economic opportunities.</li> <li>• Skilled workforce, high income levels, and growth anticipated in both its population.</li> <li>• Plans for a Town Center subarea plan.</li> <li>• Potential for small-scale investments in the Town Center and more restaurants and food stores.</li> <li>• Great support for a farmer's market, food truck park, restaurants, and public plaza/pocket park in the Town Center.</li> </ul>	<p><b>Weaknesses:</b></p> <ul style="list-style-type: none"> <li>• Challenging environmental constraints for commercial development.</li> <li>• Business owners are challenged by the permitting/fees, safety concerns, and traffic issues.</li> <li>• Limited sewer infrastructure near urban development.</li> <li>• Need for greater local capacity building in Edgewood and with surrounding jurisdictions.</li> </ul>
EXTERNAL	<p><b>Opportunities:</b></p> <ul style="list-style-type: none"> <li>• Attract highly skilled workers with locational flexibility.</li> <li>• Identify target retail for managing land capacity and expected growth.</li> <li>• Make improvements to pedestrian walkways.</li> <li>• Develop small business services.</li> <li>• Possibility to leverage state programs to support businesses.</li> <li>• Greater coordination on economic development initiatives with surrounding jurisdictions and the Puyallup Tribe.</li> <li>• Explore Tax Increment Financing (TIF), modifying license fees/permit process timelines.</li> <li>• Support commercial development with support for parcel assembly, aid in developing narrow properties, and create opportunities in the Town Center.</li> </ul>	<p><b>Threats:</b></p> <ul style="list-style-type: none"> <li>• Growing disparities between remote and non-remote workers.</li> <li>• Rising housing costs proportionate to income levels. Lack of affordable housing options for a range of income levels.</li> <li>• Small market surrounded by competing jurisdictions.</li> </ul>



## GOALS AND POLICIES

Using the existing Comprehensive Plan as a guide for understanding Edgewood's goals for economic development, this section includes proposed goals and policies to include in the 2024 update. The Economic Development Element includes goals and policies previously located in other chapters of the plan (either with modifications or without them), as well as new policies developed through community engagement and analysis of economic trends in Edgewood and the region.:

### Goal ED.1: Establish the Town Center area as the commercial, mixed-use heart of Edgewood.

- ED.1a: Support the continued development of the Town Center to better serve the community, create opportunities for employment, and ~~to~~ attract regional visitors.
- ED.1b: Consider leveraging City-owned property next to City Hall and others along Meridian Ave E to catalyze the development of the Town Center and to attract more people to the Town Center. Consider other opportunities to support development through acquisition and parcel assembly.
- ED.1c: Explore partnerships with developers to support development of unique, community-serving projects that acknowledge changing trends in employment such as co-working spaces or a community center.
- ED.1d: Promote a mix of community-desired uses in Town Center, including residential units at a range of price points, retail, offices, and community gathering places.
- ED.1e: Encourage ground floor commercial or public uses in development and explore options to support feasibility.
- ED.1f: Improve multimodal transportation options in the Meridian Corridor to improve safety, provide more opportunities for active transportation (especially walking and bicycling), and convenience, reduced vehicle miles traveled (VMT) ~~and~~ ~~it~~ increase local spending by residents by attracting health services, food services, personal services, retailers, other specialty shop businesses to meet local needs and preferences.

- ED.1g: Support recommendations in the Town Center Sub-Area Plan which covers housing, public services, and various other recommendations.
- ED.1h: Encourage the designation and development of a -City “gateway” at strategic points in Edgewood as well as placemaking and wayfinding efforts within the Town Center to develop a distinct identity and attract visitors.~~at strategic points in Edgewood within the Town Center.~~
- ED.1i: Enhance the Meridian Corridor to include pedestrian amenities, landscaping, cohesive frontage improvements and other design considerations to support a vibrant mixed-use corridor.

**Goal ED.2: Promote commercial uses that offer quality, unique services for residents and visitors and that distinguish Edgewood from surrounding commercial centers.**

- ED.2a: Ensure City land use policies and regulations enable and support commercial development that captures the spending power of residents, regional commuters, visitors, and of those seeking alternative retail experiences.~~s~~
- ED.2b: Encourage diversification of the City’s ~~commercial offerings~~industries and retail options.
- ED.2c: Support the long-term economic vitality of commercial development by removing barriers for development through improving application and permit processes, providing applicant support for commercial developers, and reviewing requirements for change of use.-
- ED.2d: Establish standards to ensure long-term compatibility of commercial development with surrounding areas while providing clear and objective design requirements for commercial uses.-
- ED.2e: Promote easy access to commercial corridors and centers for pedestrians, bicyclists and transit users. Establish safe, -grade-separated pedestrian connections on the Meridian Corridor when feasible.

- ED.2f: Encourage ground floor commercial uses in mixed-use development and consider new incentives for developers.
- ~~ED.2g: Allow small scale home occupations in residential areas.~~
- ED.2g: Expand needed infrastructure like extending sidewalks in commercial areas and explore additional options for beautification and public realm enhancements to attract visitors to the Town Center area.

## Goal ED.3: Provide support for small businesses, home-based businesses, and entrepreneurs in Edgewood.

- ED.3a: Provide support for existing small businesses, home-base businesses, and entrepreneurs with initiatives like such as holding facilitating regular meetings for home-based businesses, maintaining and circulating a list of local small businesses, and providing education and resources.
  - ED.3b: Encourage home-based businesses that do not impact the residential character of the neighborhood. Limit signs, parking and truck deliveries, and other potential adverse impacts and c-nsider an amnesty program for existing unlicensed or unregistered home-based businesses.
  - ED.3c: Use flexible regulatory standards that enable local businesses to expand, grow, or redevelop at existing locations.
- ED.3d: Support local, small business start-ups through the development of incubator spaces or, c-oworking spaces accelerator programs, and ~~other incentives such as~~ access to state grants or other funding sources.

## Goal ED.4: Advance regional coordination for economic development efforts.

- ED.4a: Coordinate efforts for economic development and develop goals for economic growth with the Puyallup Tribe and other tribal governments in the

area. Explore potential partnerships for public realm improvements and public art in the Town Center or other commercial areas.

- ED.4b: Collaborate with the Fife Milton Edgewood Chamber of Commerce on business promotion, retention, and recruitment as well as building collaborative partnerships with other stakeholders.
- ED4c: Coordinate on workforce development initiatives within the County and Puget Sound region.

## Goal ED.5: Enhance equitable access to economic opportunities. and

- ED5a: Ensure equitable economic opportunities for persons of color including small business owners and celebrate diversity in Edgewood. Seek partnerships with community organizations in the city and region to collaborate on initiatives to reduce economic disparities.
- ED.5b: Ensure that housing opportunities match job growth to provide options for people to both live and work in Edgewood.
- ED.5c: Prioritize regulations and programs that facilitate needed and desired outcomes for achieving an equitable and sustainable local economy. *Coordinate on workforce development initiatives within the County and Puget Sound region.*
- ED.5d: Address and prevent potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure.

**Date:** March 28, 2024  
**To:** Nicole Stickney and Wayne Carlson - AHBL  
**From:** Jennifer Cannon, Mary Chase, Bob Parker - ECONorthwest  
**Subject:** REVISED DRAFT Economic Conditions and Opportunities Analysis, City of Edgewood Comprehensive Plan Update

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# Section 1. Economic Profile Analysis

## Introduction

The City of Edgewood Comprehensive Plan update represents an opportunity to establish an updated **Economic Development Element** including a vision, goals, and policies for the next 20 years (2024 to 2044). The updated plan must be responsive to changing community dynamics, reflect the strategic vision established by the City Council and include focused goals to address social inequities and climate change. This Economic Profile Analysis integrates the best available information from public and private data sources to assess the City's economic trajectory, opportunities, challenges, and economic conditions and competitiveness.

## Planning Context

### Growth Management Act Requirements

Comprehensive planning in Washington is guided by the Growth Management Act (GMA), a series of statutes first adopted in 1990 which requires cities and towns within the state's most populous counties to fully plan for future growth (RCW 36.70A). Given Pierce County and Edgewood's population size, both jurisdictions must address all the mandatory comprehensive plan elements, including land use, housing, capital facilities, utilities, and transportation. Economic development is included as a mandatory element (RCW 36.70A.070(7-8)), but since no state funds have been allocated to assist jurisdictions in creating these plans, they are currently optional.

### Economic Development Planning in Washington

The City of Edgewood is including an Economic Development Element as part of the current comprehensive plan update process, following the GMA Goal 5 to:

*"Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in*

areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities<sup>1</sup>. (RCW.36.70A.070(7))

In Washington, state provisions set limits on what actions cities and counties can take to support economic development, which often guides the strategies, goals, objectives, and policies that jurisdictions establish in economic development comprehensive plan elements. Article 8, Section 7 of the state constitution specifies that "No county, city, town or other municipal corporation shall hereafter give any money, property, or loan its money, or credit to or in aid of any individual, association, company or corporation, except for the necessary support of the poor and infirm."<sup>2</sup>

Given the limitations in the state constitution, cities generally cannot directly use public funds to attract private development. Instead, cities implement policies, development regulations and programs that facilitate economic growth through land use, infrastructure, tourism, marketing, and partnerships with private, public, and nonprofit community-based organizations.

This analysis helps build up the understanding of the City's economy, real estate market and demographics, and serves as a tool that can be leveraged to shape the City's economic development vision. Cities fully planning for adequate land capacity to meet the needs of the community must understand their current base of employment, development trends, workforce housing availability, income segments of the population, and future projections.

## Key Pierce County Countywide Planning Policies

The Pierce County Regional Council (PCRC) is a group of elected leaders comprised of representatives from all jurisdictions as well as County staff which coordinates planning efforts that bring together multiple local governments (such as cities, tribes, ports, etc.). The PCRC is responsible for monitoring VISION 2050 within the County and establishes Countywide Planning Policies (CPPs) per RCW 36.70A.210.<sup>3</sup>

The CPPs include policies and goals for economic development, which include a vision intended to be consistent with local jurisdictions. The list below includes CPPs that are relevant considerations for Edgewood in undertaking comprehensive planning for employment and economic needs.

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<sup>1</sup> In 2023, E2SHB 1181 updated the language of Comprehensive Plan goals (including economic development) to reflect climate change and resiliency goals.

<sup>2</sup> RCW 35.21.703 does allow cities to contract with nonprofit corporations to advance economic development.

<sup>3</sup> This state statute requires that "the legislative authority of a county that plans under RCW 36.70A.040 shall adopt a countywide planning policy in cooperation with the cities located in whole or in part within the county"



### Select Pierce County CPPs

- ◆ *EC-1: Jurisdictions will work to achieve a prospering and sustainable regional economy by supporting business and job creation, investing in all people, sustaining environmental quality, and creating great central places, diverse communities, and high quality of life. This will involve assuring consistency between economic development plans and policies and adopted comprehensive plans by:*
  - *Providing within the areas designated for urban development, sufficient land to accommodate projected development including both housing and commerce; Striving for a balance and match of local jobs and local housing, Providing adequate public facilities and services to employment centers and an adequate supply of housing with good access to employment centers; Separating, buffering, or leaving natural buffers between residential development and areas of non-residential development where necessary, due to the type, characteristics and impacts of the development activity;*
  - *Leveraging the region and County's position as an international gateway by supporting businesses, ports, and agencies involved in trade-related activities; Maximizing the use of existing designated Manufacturing and Industrial Centers by focusing appropriate types and amounts of employment growth in these areas and by protecting them from incompatible adjacent uses; and Preserving industrial zoning where the appropriate infrastructure exists or is planned*
- ◆ *EC-2: Promote diverse economic opportunities for all citizens of the County, especially the unemployed, disadvantaged persons, minorities and small businesses. Where appropriate, the following measures are examples of actions that may be used to accomplish this policy:*
  - *Determining a reasonable "jobs/housing" balance and then coordinating land use and development policies to help achieve the designated balance of adequate affordable housing attainable to local workers and accessible to areas of employment, in a way that avoids the placement of incompatible land uses next to each other and does not lead to the fragmentation of existing communities*
  - *Identifying urban land suitable for the accommodation of a wide range of non-residential development activities, Utilizing state and federal programs and financial assistance to the maximum extent appropriate; Encouraging redevelopment of underutilized commercial and industrial areas*
  - *Encouraging flexibility in local zoning and land use controls, such as performance-based zoning, to permit a variety of economic uses, but doing so without sacrificing sound performance, design, and development standards*
  - *Encouraging programs, in conjunction with other public, quasi-public and private entities, to attract appropriate businesses and industries, particularly those that diversify the economic base and provide living-wage jobs*
  - *Encouraging the location of investment in areas served by public transit and adequate transportation facilities, with emphasis on connecting underserved populations with jobs; Maintaining and enhancing natural resource-based industries, including productive timber, agriculture, fishing and mining*
  - *Targeting the appropriate creation and retention of specific firms and industries within established and emerging industry clusters that export goods and services, import capital, and have growth potential*
  - *Promoting high-quality and accessible educational, job training, and cultural opportunities, particularly for those facing unique obstacles and/or those with special needs; Steering investments to community and economic development initiatives that elevate economic opportunity for those communities most marginalized and impacted by disinvestment and economic disruptions; and Fostering opportunities and a supportive environment for business startups, small businesses, and women- and minority-owned businesses*
- ◆ *EC-3: Plan for sufficient growth and development balancing fiscal/economic costs and benefits derived from different land uses by:*
  - *Ensuring an appropriate mix and balance of land uses, Reducing inefficient, sprawling development pattern; Encouraging developments that include active transportation options and access to transit reducing pressures on transportation facilities with limited capacities*
  - *Coordinating the provision of public facilities and services and/or ensuring that new development supports the cost of public facility and service expansions made necessary by such development*
  - *Promoting development in areas with existing available public facility capacity, Encouraging joint public/private*



## Community Engagement

Engaging with community members as an initial part of the Comprehensive Plan provides foundational framing for current community priorities and preferences. The City, in partnership with the consultant team, disseminated two surveys with findings relevant to economic development.

### Survey #1

The first survey was open from November to December 2023 to gather community insights on the vision, priorities, and needed updates (the survey received 139 responses in total and 12 responses from business owners). Findings associated with economic development and business needs are summarized below.

- ◆ **People in the community** were the top reason that business owners who responded to the survey cited that they enjoy operating in the community, followed by location and proximity to other places.
- ◆ **Challenges for business owners** that respondents expressed included permitting and fees, communication, safety, traffic noise, marketing, and the need for improved pedestrian walkways.
- ◆ **Top opportunities for business owners** noted by survey responses included being showcased on the City's website and being part of a farmer's market or bazaar.
- ◆ **Public safety** was the top concern cited in the survey for Edgewood to address in the next twenty years, while business was the fifth highest rank choice (chosen by approximately 44% of respondents).
- ◆ **Local businesses** were also a key theme for what residents would like to see change about Edgewood in the short term, including the need for more restaurants and healthy food options.

### Survey #2

Another survey with relevant findings was distributed from February to March 2024 to understand more detailed information about topics in the Comprehensive Plan. This survey received 126 results, including 20 respondents who work in Edgewood and 13 business owners (these groups may have some overlap).

- ◆ **Small business services** were the second highest choice when residents were asked about which type of new or enhanced services are needed to sustain a high quality of life in Edgewood. Job training programs were the least frequently chosen answer (selected by less than 3% of respondents).
- ◆ **Agriculture, restaurants, and retail** were the top three preferences for residents for the types of uses they would like to see more of in Edgewood.





## City of Edgewood Economic Profile

The City of Edgewood is a relatively new city located in northern Pierce County surrounded by incorporated cities on all sides except to the north. The Puyallup Tribe Reservation overlaps with a portion of the City of Edgewood on its western side, primarily in areas that are residential today, but some of which the Future Land Use Map identifies for industrial development along Freeman Rd E. The City supports a population of nearly 13,600 people (as of 2023). The City of Edgewood is a highly desirable place to live, offering a prime location nearby the growing cities of Tacoma, Puyallup, and Federal Way, and the smaller cities of Milton, Fife, and Sumner in north Pierce County. Edgewood is just south of King County and is located in the growing Puget Sound Region.

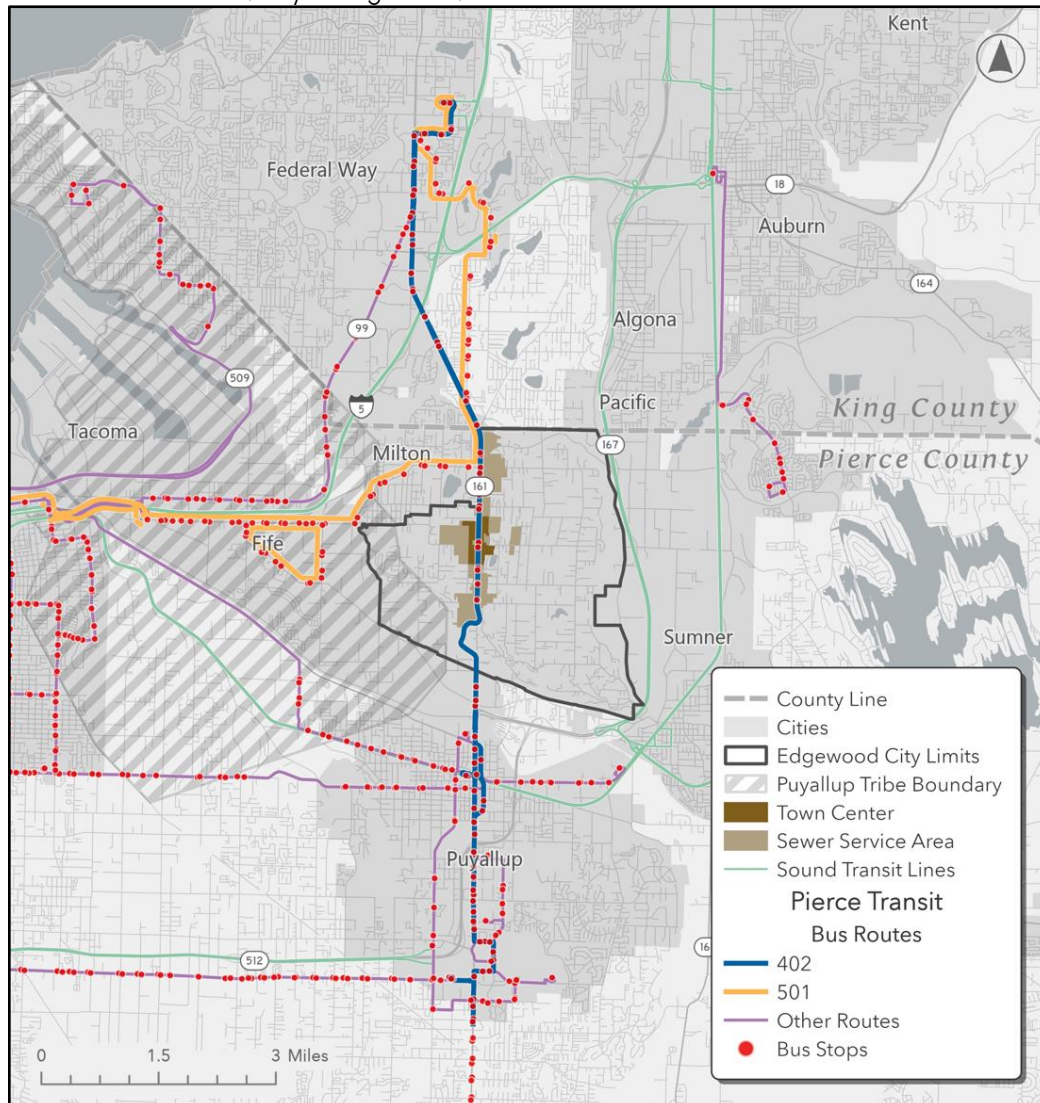
The City of Edgewood is easily accessible from State Route 161 (on the western side of the City), State Route 167 (on the eastern edge of the City) and a short distance from Interstate (I) 5 (see Exhibit 1 below). The City is near the Port of Tacoma which has railroad infrastructure (BNSF Railway/Union Pacific Railroad) and cargo shipping infrastructure. In addition, west of the City a new light rail line (passenger) will extend north to the Seattle area and south to the Tacoma Dome. Many residents commute to jobs in Pierce and King counties.

Lacking historical downtown infrastructure and buildings, City leaders have invested heavily in designating a new Town Center that would serve as the commercial and social hub for the City and its surrounding communities.



## Exhibit 1. Site Location Map, City of Edgewood

Source: Pierce Transit, City of Edgewood, Sound Transit



## Summary of Findings

A summary of key findings from this Economic Development Element analysis is provided below to help describe key insights regarding the economic context, economic opportunities and challenges, and to inform Comprehensive Plan policy updates. The next section provides the full results and detail regarding these findings.

### Community Demographic Trends

- » Edgewood had a median age of 40 in 2018-2022, with a large share of residents under 20 years and 50-64 years old compared to the County and the State. These groups typically represent students or workers in entry-level or part-time positions mid- to late-career workers respectively. Edgewood had the most notable gap in its share of residents aged 20 to 34 years, who often represent early-career workers and young professionals.
- » Edgewood has a growing share of residents with bachelor's degrees and higher, as well as residents with some college or an associate's degree, and a shrinking share of residents with a high school degree or less. Educational attainment in the City is generally on par with Pierce County.
- » Median household income for all households in Edgewood was \$115,325 in 2018-2022 but varied by race and ethnicity. The City's median income was higher than both Pierce County and Washington State in 2018-2022 (and was also higher in 2008-2012). However, the median household income for Native Hawaiian and Pacific Islander and Hispanic or Latino was lower than average in the City of Edgewood.<sup>4</sup>
- » The share of residents living below the poverty threshold determined by the US Census was 4% in Edgewood in 2018-2022, compared to 9% in Pierce County and 10% in Washington (10%) in that period. The share of residents living below poverty in the City decreased from 5% in 2008-2012 to 4% in 2018-2022. This change likely reflects new growth in high-income households earning \$150,000 or more.

### Economic Context

- » In 2022, Edgewood was home to 1,867 jobs, growing from 1,195 jobs in 2010. The City has seen fluctuations in employment growth, experiencing several years of declining employment, particularly in the wake of the 2008 recession and the onset of the COVID-19 pandemic in 2020.
- » The current employment to housing ratio in the City is 0.3, meaning that there is about one employee working in Edgewood for every 3 housing units. This high ratio indicates that Edgewood is a "bedroom" or commuter community, where there are fewer jobs than residents in the City. In Edgewood, this ratio has grown modestly since 2000, with the number of persons per job

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<sup>4</sup> For Black, multiracial, or another race households, margin of error (MOE) was too high to determine these disparities.



increasing from 6.9 in 2000 to 7.2 in 2022. This indicates a need for more jobs if the City wants to achieve a balance between local jobs and housing, consistent with the CPPs? MPPs?.

- » **In Pierce County, military, healthcare, government, and education employers represent the largest number of employees as of 2020.** Joint Base Lewis-McChord located southwest along I-5 represents the largest single employer, followed by countywide employers MultiCare Health System, the State of Washington, and CHI Franciscan Health.
- » **In Edgewood, employment is concentrated around the central thoroughfare of Meridian Avenue E (WA-161).** The highest employment density areas are located near the intersection of Meridian Avenue E with 24th Street E and 8th Street E, which are home to a variety of retail, services, and government facilities.
- » **More than double the number of residents leave for jobs outside of Edgewood than employees commuting into the City as of 2021.** The primary commuting destination for Edgewood residents was Seattle in 2021, followed by Tacoma. Only 1.7% of employed residents worked in the City.
- » **In Edgewood, service industries and construction represented the greatest share of employment as of 2022.** Service industries (such as healthcare and professional services among a range of other subindustries) accounted for over a third of jobs in the City in 2022 while construction employment grew from 25% of employment in 2000 to 33% in 2022.
- » **Service industries (represented by the 'FIRES' group of Finance, Insurance, Real Estate, and Services), construction, and education are anticipated to continue growing through 2044 and remain the three largest employment sectors in Edgewood over this period.** The largest and growing group of industries (FIRES) offers some opportunities for high-paying jobs in Pierce County (like Health Care and Social Assistance), but also a large share of jobs with below the County's average pay (like Accommodations and Food Service).<sup>5</sup>
- » **Following new workplace trends in the wake of the COVID-19 pandemic, Edgewood has had an increasing share of remote workers, experiencing a rapid increase in the share of remote workers from only 5% in 2008-2012 tripling to 18% of workers in 2018-2022, above County and State trends.** In Edgewood, remote workers have nearly identical earnings to the City overall.
- » **Between 2012 and 2022, the City of Edgewood's total taxable retail sales per capita increased quickly, growing by 2% annually on average when adjusted for inflation.** This growth is likely due in large part to new commercial development along the Median Avenue Corridor and corresponds with a growth in high-earning households.
- » **Within the City of Edgewood, the number of employees is forecasted to grow from 2,244 employees (2020 data) to 4,206 employees by 2044 (according to Pierce County).** This represents an 87% increase over the next 20-year period, increasing by an annual growth rate of 3.6%. The City is anticipated to grow at a faster rate than many surrounding cities (with the exception of Sumner) and the County overall.

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<sup>5</sup> Because employment data often includes confidentiality requirements to protect identifiable information about businesses and workers, many data points related to industry employment and wages are only publicly available at the County level.



## Real Estate Market Trends

- » Compared to Pierce County, office rents have been lower in the Edgewood Market Area since 2013 (see Real Estate Market Trend section on p. 24 for Market Area). The Edgewood Market Area's office space had only a 3.6% vacancy rate in 2023, compared to 8.8% in the County. The combination of lower rents and vacancies indicates that the Edgewood Market Area is meeting demand in the area for lower cost office space, despite limited new construction since 2013.
- » Retail rents and vacancies in the Edgewood Market Area roughly followed County trends over the last decade. Rising rents combined with low vacancy rates indicate rising demand for retail space both in the Edgewood Market Area and the County. Retail leakage data indicates that there is a gap in meeting demand locally for all major retail types analyzed, with the greatest gap for general merchandise.
- » Industrial rents have more than doubled for both the Edgewood Market Area and Pierce County since 2013. In 2023, the Edgewood Market Area had only a 3.6% vacancy rate for industrial space. Coupled with rising rents, these trends indicate rising demand for industrial uses particularly in the Edgewood Market Area. Since 2013, the Edgewood Market Area accounted for about a third of new industrial space in the County.
- » Real estate in Edgewood shows growing demand for multifamily units, with rents steadily increasing since 2013. Likewise, the retail market has decreasing vacancies and rising rents. This indicates some potential for combining demand for rental units with small increases in the City's office or retail inventories.

## Community Demographic Trends

Population growth, demographic composition, and income distribution can all have important implications for a city's economic success. Key characteristics such as population growth over time, age of residents, median income, and disparities by race and ethnicity provide useful context about Edgewood's households and recent trends. The purpose of this analysis is to evaluate the socioeconomic conditions that will influence demand for different land uses and shape the economic opportunities in the City over the comprehensive plan time horizon. This information can also help to identify which communities in Edgewood are not benefiting from current efforts and inform the City's work to set policies which may help to address current gaps for equitable economic development.

This section provides an overview of key socioeconomic conditions in Edgewood that are useful for evaluating economic opportunities and challenges. To better understand the City's standing within the region, the analysis also includes comparisons to Pierce County and other geographies such as Washington State and surrounding cities as needed to contextualize conditions in Edgewood.

This assessment relied on data primarily sourced from the United States Census Bureau's 5-year American Community Survey (ACS) 5-year estimates,<sup>6</sup> CoStar, Washington Office of Financial

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<sup>6</sup> 5-year estimates use data collected over a longer period of time used to increase statistical reliability of the data by using a larger sample for geographies with populations under and small groups within a population. Since Edgewood's population is below the threshold of 65,000



Management (OFM), the United States Department of Housing and Urban Development (HUD), the Puget Sound Regional Council (PSRC), and the City of Edgewood. Primary geographies used include the City of Edgewood, Pierce County, and Washington State, as well as targeted comparisons with surrounding comparable cities of Battle Ground and Washougal.

In some cases, the margin of error (MOE) with the Census Bureau's ACS data and other sources can be very high, severely reducing the accuracy of some variables. This typically happens for groups with smaller sample sizes or data filtered to smaller geographies. Where data is not available at the city level, we include information at the County level.

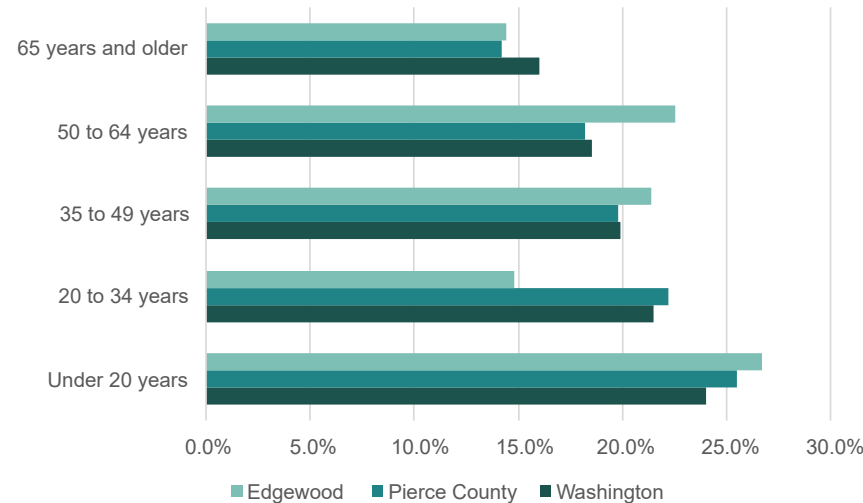
## Population Growth, Age, Race and Ethnicity

As cities grow, planning for economic development is important to help ensure opportunities for economic prosperity to all residents. The Pierce County Comprehensive Plan sets population growth targets for jurisdictions within the County, with current projections to 2044. Edgewood has grown by nearly 50% since 2000 to its most recent population estimate of 13,520 in 2022. The City is expected to continue growing to 18,217 residents by 2044 (for an annual growth rate of 2%). See the **Edgewood Housing Inventory Analysis** for details about projected population and household growth.

Edgewood had a median age of 40 in 2018-2023, which is higher than that of Pierce County as well as surrounding peer cities like Fife, Milton, and Sumner. However, the distribution of age categories shows Edgewood has a higher share of residents under 20 years (typically students or workers in entry-level or part-time positions) and 50-64 years (typically those who are mid- to late-career workers) compared to the County and the State. Most notably, Edgewood has a small share of residents aged 20 to 34 years, who often represent early-career workers and young professionals.

### Exhibit 2. Age Distribution, Edgewood, Pierce County, and Washington, 2018-2022

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates.



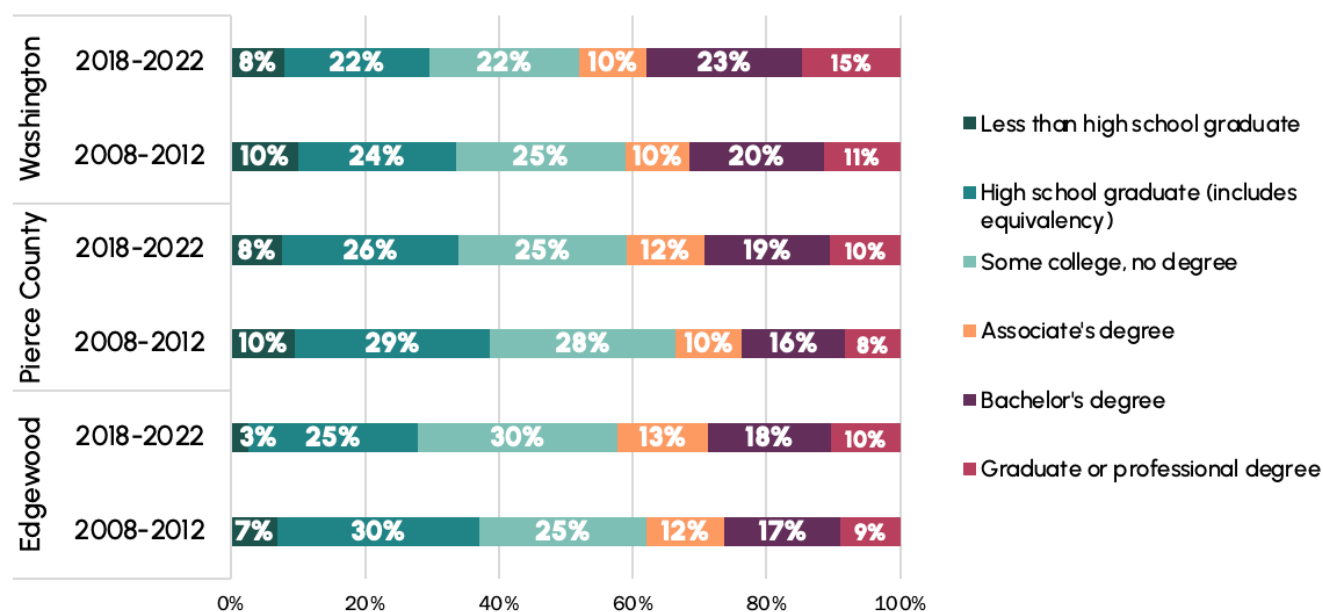
residents, 1-year estimates are not available at the city level. This report generally uses the most current estimates at the time of writing; for ACS data this is 2018-2022, as well as comparison over time to 2008-2012 data.





Educational attainment data are an important indicator for economic opportunities and the type of available workforce in an area. Economic development strategies may target different types of skill development, industry pipelines, or training programs, depending on the existing level of education among residents. **Between 2008-2012 and 2018-2022, Edgewood gained residents with bachelor's degrees and higher, as well as residents with some college or an associate's degree, while losing residents with a high school degree or less.** Educational attainment in the City is generally on par with Pierce County as a whole, though slightly behind Washington State in residents with bachelor's degrees or higher.

**Exhibit 3. Educational Attainment for Population Over 25, Edgewood and Pierce County, 2008-2012, 2018-2022**  
Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates.



## Economic Context

Several factors can indicate changes in economic conditions for cities, their residents, and their workforce. This section provides context about current conditions and recent trends in Edgewood related to household income, employment, commuting, and wages.

### Income

Overall income levels and distribution are critical indicators of economic prosperity for cities. Income levels directly reflect the purchasing power and standard of living of individuals and households; higher incomes generally enable people to afford better education, healthcare, and access to essential goods and services, contributing to overall well-being and productivity. The distribution of income and disparities between demographic groups are also critical considerations for addressing economic inequality and reducing concentrations of poverty. **In Edgewood, the median household income for all**



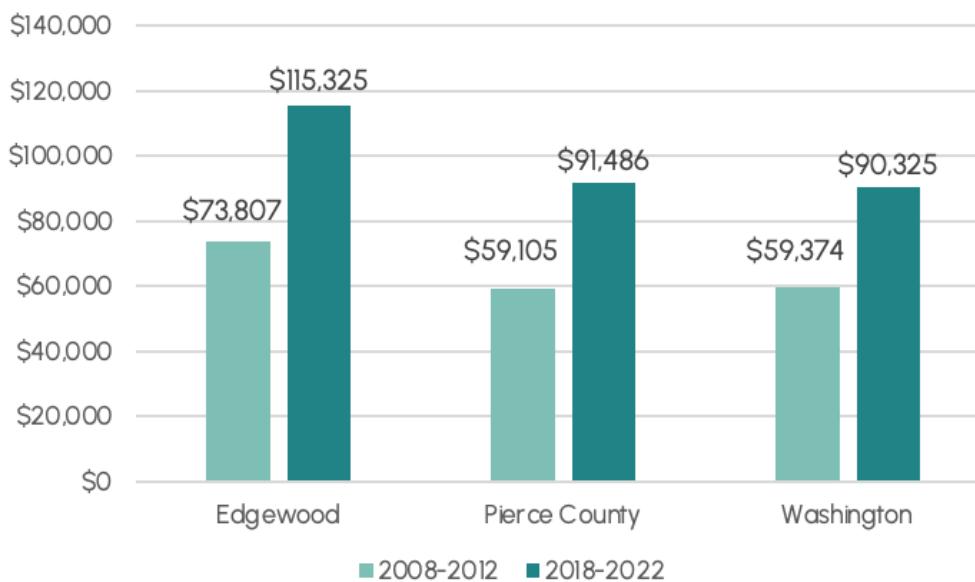
households has remained higher than the median income for both Pierce County and Washington State since 2008-2012, rising to \$115,325 in 2018-2022.

The distribution of median household income by race and ethnicity can also be instructive to understanding ongoing economic disparities. Household income levels vary in Edgewood by race and ethnicity. Similar to many communities, people of color in Edgewood and Pierce County face historic and systemic barriers to economic opportunities. In Edgewood, the median income for white households was the same as the City overall, and Asian households had a higher income. However, household income for Native Hawaiian and Pacific Islander and Hispanic or Latino was lower than average.<sup>7</sup> White households in the County saw higher median incomes than the overall average, while Asian and Native Hawaiian or Pacific Islander households were near this median within their range of MOE.

**Exhibit 4. Median Household Income, Edgewood, Pierce County, and Washington, 2008-2012, 2018-2022 (2022\$)**

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates

Note: 2008-2022 values not adjusted for inflation



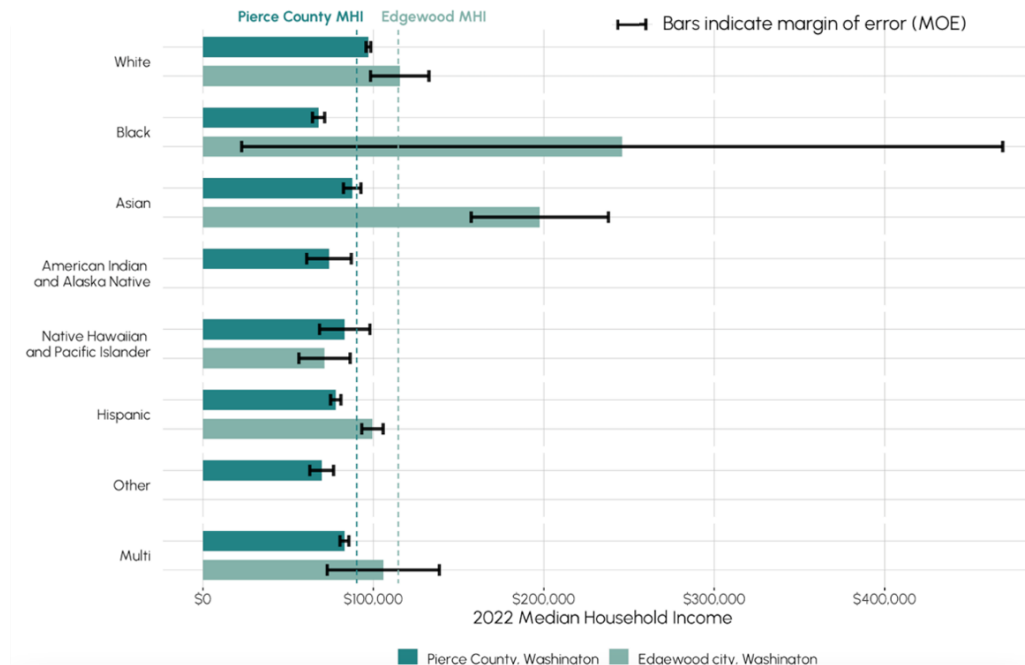
<sup>7</sup> For Black, multiracial, or another race households, margin of error (MOE) was too high to determine these disparities. However, in Pierce County overall trends show that household income is lower for residents who are Black, Hispanic or Latino, American Indian or Alaska Native, multiracial, or another race.





### Exhibit 5. Median Household Income by Race and Ethnicity, Edgewood, Pierce County, 2018-2022

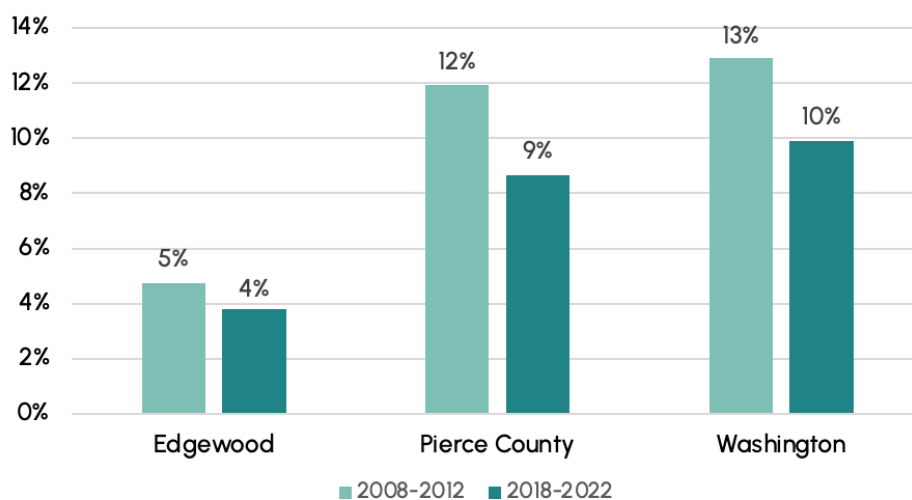
Source: U.S. Census Bureau, 2018-2022 ACS 5-Year Estimates



The share of residents living below the poverty threshold was also lower in the City of Edgewood compared to Pierce County and Washington, decreasing from 5% in 2008-2012 to 4% in 2018-2022. This change likely reflects new growth in high-income households earning \$150,000 or more during this period (indicated in the Edgewood Housing Inventory Analysis).

### Exhibit 6. Percent of Population with Income Below Poverty Level in the Last 12 Months, Edgewood and Pierce County, 2008-2012, 2018-2022

Source: U.S. Census Bureau, 2008-2012 and 2018-2022 ACS 5-Year Estimates



## Employment Trends

In 2022, Edgewood was home to 1,867 jobs as reported through the Puget Sound Regional Council (PSRC). The number of jobs in Edgewood has generally increased in recent decades, growing from 1,195 jobs in 2010. However, the City has seen fluctuations in employment growth, experiencing several years of declining employment particularly in the wake of the 2008 recession and the onset of the COVID-19 pandemic in 2020. **The current employment to housing unit ratio in the City is 0.3, meaning that there is about one employee working in Edgewood for every three housing units.**

**Exhibit 7. Total Covered Employment Change YOY, Edgewood and Pierce County (2001-2022)**

Source: PSRC



Growth in employment, population, and housing are interconnected. In general, communities with a high ratio of population to employment can be characterized as "bedroom" or commuter communities, where there are fewer jobs than residents in the City. **In Edgewood, this ratio is high and has grown modestly since 2000, with the number of persons per job increasing from 6.9 in 2000 to 7.2 in 2022.** In the same period, the ratio of jobs to housing units has slightly decreased. Communities with low jobs to housing unit ratios are also characteristic of "bedroom communities" where residents primarily commute rather than stay within the City for work. This indicates a possible need for more jobs if the City wants to achieve a balance between local jobs and housing.

**Exhibit 8. Population, Employment, and Jobs Comparison Ratios, Edgewood, 2000-2022**

Source: PSRC

	TRENDS			RATIOS	
	POPULATION	EMPLOYMENT	HOUSING UNITS	POPULATION : JOBS	JOBS : HOUSING
2000	9,089	1,318	3,562	6.9	0.4
2010	9,387	1,195	3,801	7.9	0.3
2022	13,520	1,867	5,782	7.2	0.3



## Top Employers

In Pierce County, employers in the military, healthcare, government, and education sectors had the largest number of employees as of 2020. Joint Base Lewis-McChord located southwest along I-5 represents the largest single employer,<sup>8</sup> followed by employers with locations throughout the County including MultiCare Health System, the State of Washington, and CHI Franciscan Health. Local cities and their school districts account for an additional four of the top ten employers, including Tacoma, Puyallup, and Bethel. Safeway and Albertsons (which recently merged into one company) are the only single retail sector establishment in the County's top ten employers.

### Exhibit 9. Top 10 Employers in Pierce County, WA, 2020

Source: Economic Development Board Tacoma Pierce County, [link to report](#)

EMPLOYER	TOTAL EMPLOYEES	INDUSTRY
1. Joint Base Lewis-McChord	54,000	Military
2. MultiCare Health System	8,264	Healthcare
3. State of Washington	7,859	Government
4. CHI Franciscan Health	5,682	Healthcare
5. Tacoma Public Schools	3,649	Education
6. City of Tacoma and Tacoma Public Utilities	3,623	Government
7. Pierce County Government	3,304	Government
8. Puyallup School District	2,711	Education
9. Bethel School District	2,689	Education
10. Safeway and Albertsons	2,153	Retail

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<sup>8</sup> JBLM employment figures may vary and include military personnel, civilian employees, and contractors. In its 2022 [Growth Coordination Plan](#), JBLM provide detailed information on the base, including 31,221 active-duty military members, 7,088 reserve military (Reserve Component, National Guard), 11,746 civilian employees, and 4,300 contractors.



## Commuting and Employment Density

In Edgewood, employment is concentrated around the central thoroughfare of Meridian Avenue E (WA-161). The highest density areas of jobs per square mile in the City are located near the intersection of Meridian Avenue E with 24<sup>th</sup> Street E and 8<sup>th</sup> Street E, which are home to a variety of retail and services. There are also several smaller dispersed hubs for employment along 122<sup>nd</sup> Avenue on the City's east side, several of which align with the location of K-12 schools throughout the community.

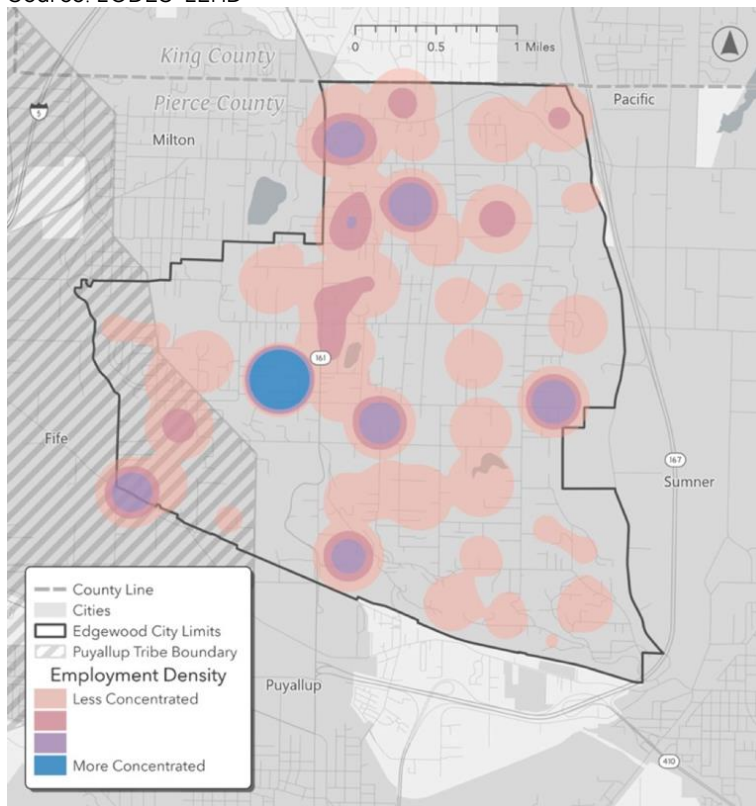
Employment location plays an important role in where people live and conversely it can influence where people choose to relocate. Edgewood generally follows the pattern of a bedroom community, with more than double the number of residents leaving for jobs outside of Edgewood than employees commuting into the City as of 2021. Exhibit 11 provides a conceptual depiction of this trend of residents coming in (shown with the arrow on the left) and out (on the right) or those who both live and work in Edgewood (in the center).

The primary commuting destination for Edgewood residents in 2021 was Seattle, followed by Tacoma.

Approximately a quarter of commuters travel to those two destinations. Only 1.7% of Edgewood residents who were employed worked at jobs in the City. Of workers employed within Edgewood, approximately 3.7% also lived in the City, with the largest share of employees commuting from Tacoma as well as Auburn, Federal Way, and Puyallup.

**Exhibit 10. Employment Density, Edgewood, 2021**

Source: LODS-LEHD



**Exhibit 11. Commute Patterns, Edgewood, 2021**

Source: LODS-LEHD



### Exhibit 12. Top Destinations Where Edgewood Residents Worked, 2021

Source: LODS-LEHD

<b>590</b>	<b>497</b>	<b>343</b>	<b>257</b>
<b>(13%)</b>	<b>(11%)</b>	<b>(8%)</b>	<b>(6%)</b>
Seattle	Tacoma	Kent	Auburn

### Exhibit 13. Top Locations Where Edgewood Workers Lived, 2021

Source: LODS-LEHD

<b>211</b>	<b>96</b>	<b>96</b>	<b>89</b>
<b>(10%)</b>	<b>(5%)</b>	<b>(5%)</b>	<b>(4%)</b>
Tacoma	Auburn	Federal Way	Puyallup

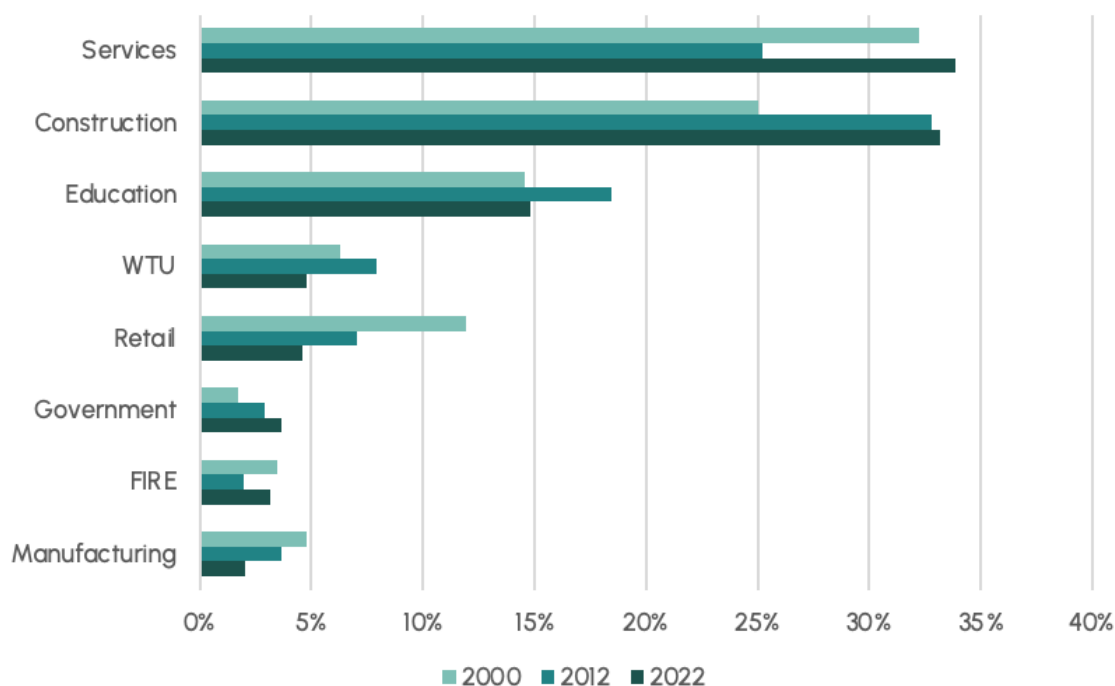
## Key Industries

In Edgewood, jobs in service industries and construction represent the greatest share of employment as of 2022. Service industries (such as healthcare and professional services among a range of other subindustries) accounted for over a third of jobs in the City in 2022, despite a decline in 2012. The share of construction jobs in Edgewood has grown since 2000, increasing from 25% of employment in 2000 to 33% in 2022.

### Exhibit 14. Share of Employment by Major Sector, Edgewood, 2012-2022

Source: PSRC LUV-it

Note: Acronyms used by the PSRC include WTU includes Wholesale, Transportation, and Utilities, FIRE includes Finance, Insurance, and Real Estate.



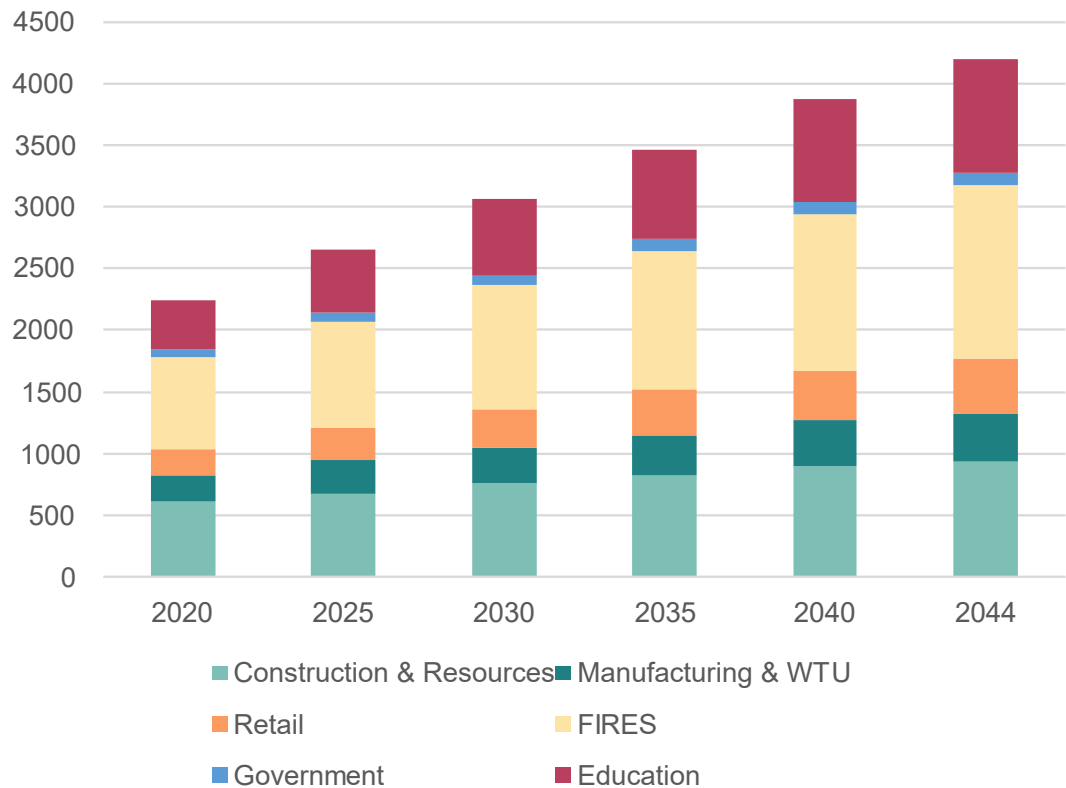
The PSRC provides projected growth targets by sector for cities in the Puget Sound region, using the year 2018 as a base to project through 2044. Service industries (represented by the 'FIRES' group of Finance, Insurance, Real Estate, and Services'), construction, and education are anticipated to continue growing and remain the three largest employment sectors in Edgewood through 2044.

The implications of this growth are important for directing economic development policies. Compared with wage growth in Pierce County shown below in Exhibit 16, **the largest and growing group of industries (FIRES) offers some opportunities for high-paying jobs, but also a large share of jobs with below average pay.** Wages for employees in the Finance and Insurance industry grew by 55% in the last decade, but the County saw no increase in the number of these jobs, which accounted for only a small percent of overall employment. Real Estate saw a notable increase (135%) in wages and a 35% increase in employment, however it still accounted for only 2% of jobs in 2022. Health Care and Social Assistance was the largest of these growing sectors that paid above average wages, while Accommodations and Food Service (which accounted for 10% of jobs in Pierce County) had the lowest wages on average.

**Exhibit 15. Growth Target by Sector, Edgewood, 2020-2044**

Source: PSRC LUV-it

Note: Acronyms used by the PSRC include WTU includes Wholesale, Transportation, and Utilities. Projection data combines Finance, Insurance, Real Estate, and services into one category represented by FIRES below.



**Wage Growth**

Employment data often includes confidentiality requirements to protect identifiable information about businesses and workers and so many data points related to industry employment and wages are only publicly available at the County level. Exhibit 16 shows trends by industry in employment and wages for



Pierce County. By total employment, Health Care and Social Assistance was the largest industry in Pierce County in both 2012 and 2022, growing by 39% (faster than the County total over this time period); average wages also grew in this industry and paid higher than the overall average. Construction, Transportation and Warehousing, and Professional and Technical Services were also among the top ten industries for employment and saw similar growth in jobs offering above-average wages from 2012 to 2022.

Some of the County's largest industries did not see the same kind of growth in opportunities since 2012. In particular, Retail Trade, Accommodation and Food Services, and Administrative and Waste Services each comprised a high share of total employment, but despite some increases in wages still remained below the County average in 2022. Finance and Insurance as well as Information offered above average wages but saw negative growth in employment over this time period.

#### Exhibit 16. Covered Employment and Wage Trends, Pierce County, 2012-2022

Source: US Bureau of Labor Statistics, QCEW

Note: Total retail tax revenue shown in nominal dollars year-over-year

Values shown in **green** saw above average growth in wages and employment respectively from 2012-2022; values shown in **red** showed negative growth in this time period; values shown in **bold** paid higher wages than the County average in 2022.

INDUSTRY	ANNUAL WAGES			EMPLOYMENT		
	2012 (AVG)	2022 (AVG)	CHANGE (%)	2012 (TOT)	2022 (TOT)	CHANGE (%)
<b>Health care and social assistance</b>	<b>\$48,752</b>	<b>\$68,059</b>	<b>40%</b>	<b>38,117</b>	<b>52,872</b>	<b>39%</b>
Retail trade	\$29,032	\$45,243	56%	31,524	36,802	17%
Accommodation and food services	\$16,975	\$28,328	67%	21,631	28,423	31%
<b>Construction</b>	<b>\$50,749</b>	<b>\$75,419</b>	<b>49%</b>	<b>15,520</b>	<b>25,210</b>	<b>62%</b>
Administrative and waste services	\$40,379	\$61,962	53%	13,854	24,981	80%
<b>Transportation and warehousing</b>	<b>\$49,977</b>	<b>\$63,922</b>	<b>28%</b>	<b>11,652</b>	<b>19,810</b>	<b>70%</b>
Manufacturing	\$60,003	\$71,074	18%	16,502	16,716	1%
Wholesale trade	\$54,896	\$78,506	43%	10,947	13,031	19%
<b>Professional and technical services</b>	<b>\$58,589</b>	<b>\$80,897</b>	<b>38%</b>	<b>7,994</b>	<b>12,345</b>	<b>54%</b>
Other services, except public administration	\$23,253	\$46,100	98%	14,672	10,139	-31%
<b>Finance and insurance</b>	<b>\$63,452</b>	<b>\$98,242</b>	<b>55%</b>	<b>7,834</b>	<b>7,833</b>	<b>0%</b>
<b>Real estate and rental and leasing</b>	<b>\$31,670</b>	<b>\$85,670</b>	<b>171%</b>	<b>4,030</b>	<b>5,429</b>	<b>35%</b>
Arts, entertainment, and recreation	\$19,728	\$32,331	64%	4,012	4,923	23%
Educational services	\$38,536	\$49,721	29%	3,803	4,525	19%
<b>Information</b>	<b>\$56,219</b>	<b>\$91,621</b>	<b>63%</b>	<b>2,734</b>	<b>1,855</b>	<b>-32%</b>
Agriculture, forestry, fishing and hunting	\$34,831	\$41,719	20%	895	1,265	41%
<b>Management of companies and enterprises</b>	<b>\$65,581</b>	<b>\$96,340</b>	<b>47%</b>	<b>867</b>	<b>883</b>	<b>2%</b>
Utilities	\$74,942	\$106,776	42%	617	654	6%
<b>Mining, quarrying, and oil and gas extraction</b>	<b>\$53,090</b>	<b>\$79,227</b>	<b>49%</b>	<b>158</b>	<b>186</b>	<b>18%</b>
<b>PIERCE COUNTY TOTAL</b>	<b>\$41,557</b>	<b>\$61,491</b>	<b>48%</b>	<b>207,363</b>	<b>267,882</b>	<b>29%</b>

## Remote Workers

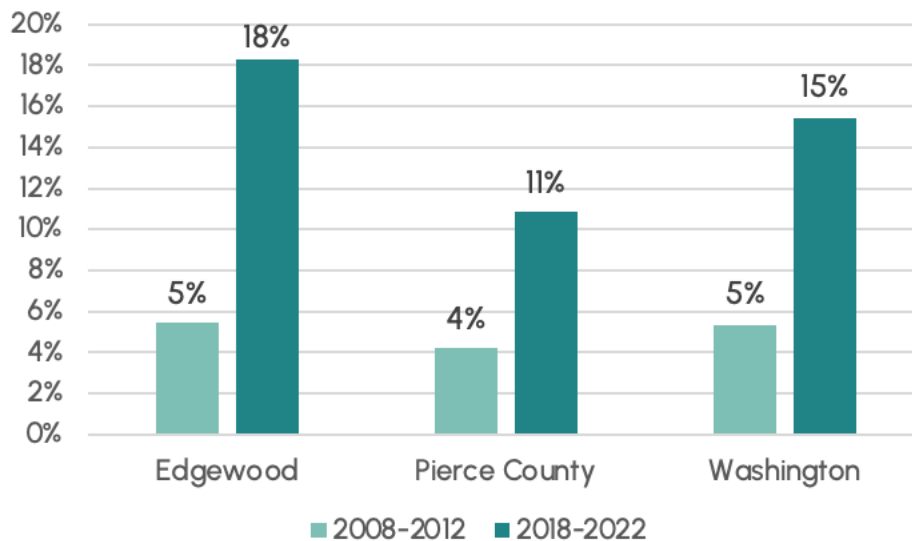
Following new workplace trends in the wake of the COVID-19 pandemic, Edgewood has seen a fast increase in the share of remote workers from only 5% in 2008-2012 to 18% of workers in 2018-2022. The City also now has a larger share of remote workers than the County or the State.





### Exhibit 17. Share of Remote Workers, Edgewood, Pierce County, and Washington 2008-2012, 2018-2022

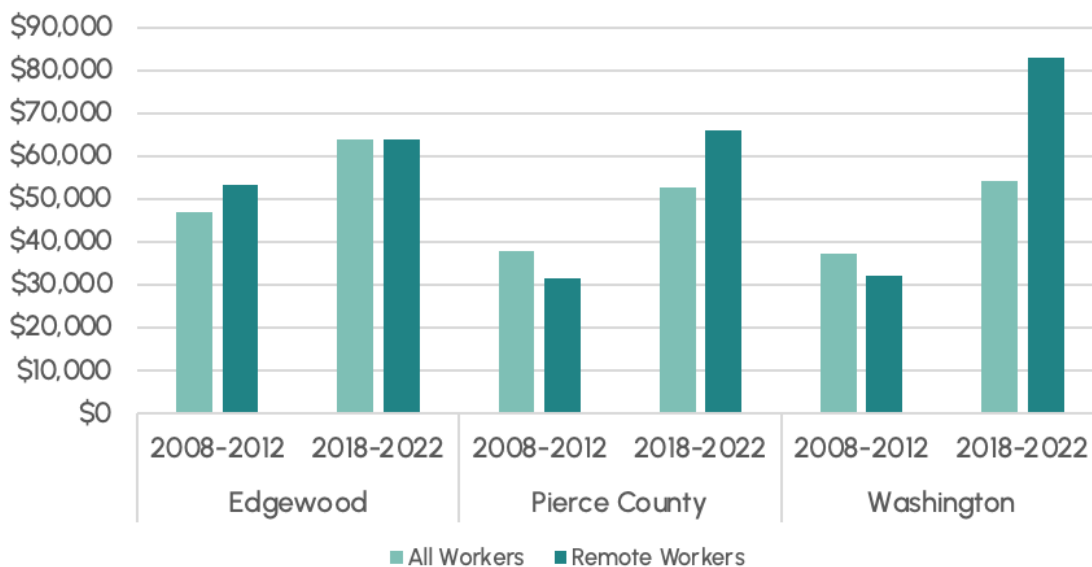
Source: ACS, 2008-2012, 2018-2022



Remote workers tend to be employed in white-collar jobs that often offer higher wages than other types of employment performed in-person. In Washington and Pierce County, the median annual earnings for remote workers relative to the overall median increased with the onset of the pandemic. In Washington, remote workers made nearly \$30,000 more annually compared to all workers in 2018-2022. However, in Edgewood the gap between these groups has seen a different trend, with remote workers having nearly identical earnings to the City overall.

### Exhibit 18. Annual Median Earnings for Remote and Non-Remote Workers, Edgewood, Pierce County, and Washington, 2008-2012, 2018-2022

Source: ACS, 2008-2012, 2018-2022





## Fiscal Conditions

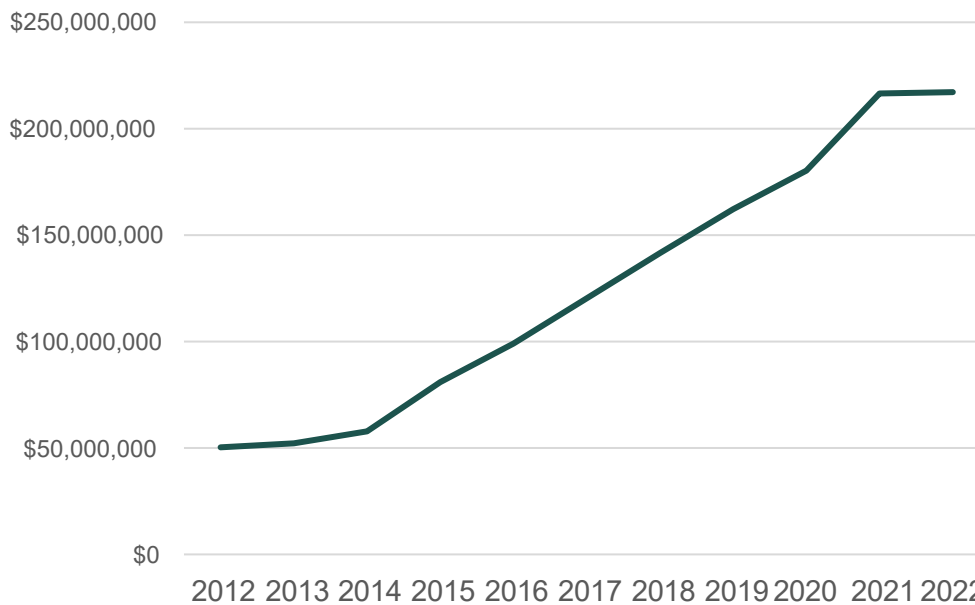
Fiscal conditions are critical indicators for economic development, which have implications for jurisdictions' capacity to invest in essential services and growth. In Washington state, the lack of income tax makes sales and other tax trends particularly important for understanding economic trends and impact on local budgets.

Between 2012 and 2022, the City of Edgewood's total taxable retail sales increased dramatically, growing by 24% annually on average in nominal dollars. This growth is likely due in large part to new commercial development along the Median Avenue Corridor, which is home to the majority of the City's retail activity.

### Exhibit 19. Total Taxable Retail Sales, Edgewood, 2012-2022 (in 2022\$)

Source: Washington Department of Commerce

Note: Total retail tax revenue shown in nominal dollars year-over-year



Compared with surrounding jurisdictions and unincorporated areas of Pierce County, Edgewood's overall taxable retail sales have grown at a faster rate since 2012, including when adjusted for inflation (Exhibit 20). However, the City's overall sales still remain lower than total revenues in Fife, Milton, and Sumner.

### Exhibit 20. Total Taxable Retail Sales by Pierce County Jurisdictions, 2012-2022 (in 2022\$)

Source: Washington Department of Commerce, US Bureau of Labor Statistics Inflation Calculator

JURISDICTION	2012 (IN 2022\$)	2022	% CHANGE 2012-2022 (ADJ.)	AAGR
City of Edgewood	\$64M	\$217M	238%	24%
Unincorporated Pierce County	\$2.4B	\$5.7B	107%	11%
City of Fife	\$693M	\$1.4B	113%	11%



City of Milton	\$96M	\$281M	195%	19%
City of Sumner	\$521M	\$989M	89%	9%

On a per capita basis, Edgewood's taxable retail sales are also growing proportionate to the City's population. Surrounding cities saw a decline in per capita sales, indicating faster population growth would support expansion of local retail.

**Exhibit 21. Per Capita Taxable Retail Sales by Pierce County Jurisdictions, 2012-2022 (in 2022\$)**

Source: Washington Department of Commerce, US Bureau of Labor Statistics Inflation Calculator

JURISDICTION	2012 (IN 2022\$)	2022	% CHANGE 2012-2022 (ADJ.)	AAGR
City of Edgewood	\$16,878	\$20,495	21%	2%
Unincorporated Pierce County	\$152,859	\$176,705	16%	2%
City of Fife	\$125,810	\$127,166	1%	0%
City of Milton	\$34,020	\$25,862	-24%	-2%
City of Sumner	\$83,632	\$74,118	-11%	-1%



# Real Estate Market Conditions

Understanding Edgewood's real estate market opportunities can indicate what industries might locate and grow in the City, based on historic and current demand patterns across different real estate types. This section details Edgewood's commercial real estate conditions and identifies market drivers and trends that will influence the market appeal and viability of commercial uses in the area.

This report primarily covers nonresidential commercial real estate including office, industrial, and retail building types. *Because the inventory of office, retail, and industrial commercial types is limited in Edgewood, this analysis aggregates these commercial types in Edgewood with the surrounding cities of Fife, Milton, and Sumner as the 'Edgewood Market Area' as well as a comparison of trends in Pierce County.* Multifamily trends are shown for the City of Edgewood (not aggregated with surrounding cities) and Pierce County.

The Housing Needs Assessment portion of this Comprehensive Plan Update covers the residential real estate market in greater depth. The exhibits in the section below show historical trends in the average effective rent rates and average annual vacancy rates for the analysis. In general, the analysis shows trends in Triple-Net (NNN) rents, vacancy rates, and deliveries (these are described below). This section also looks back to trends in the past decade, capturing a longer cycle of real estate trends.

- **Triple-Net (NNN):** Represents annual rents on a per-square-foot (psf) basis, not including any pass-through expenses such as taxes, insurance, and utilities or maintenance costs.
- **Vacancy Rates:** Represents how much space per-square-foot (psf) is vacant in a submarket.
- **Deliveries:** Represent the total amount of new square feet of each product type that has been added to the market on an annual basis.
- **Net Absorption:** Represent annual net square feet of new occupancy or vacancy of space accounting for deliveries.

The Edgewood Market Area has a large inventory of industrial and manufacturing real estate relative to Pierce County, adding over 10.3 million new square feet over the past decade while seeing lower vacancies and higher rents than the County average for these types of spaces. Office and retail real estate is less prominent in the Edgewood Market Area, in terms of both total square footage and rents. However, low vacancy rates and recovery from pandemic trends indicates potential room for growth in both real estate types within the Edgewood Market Area.

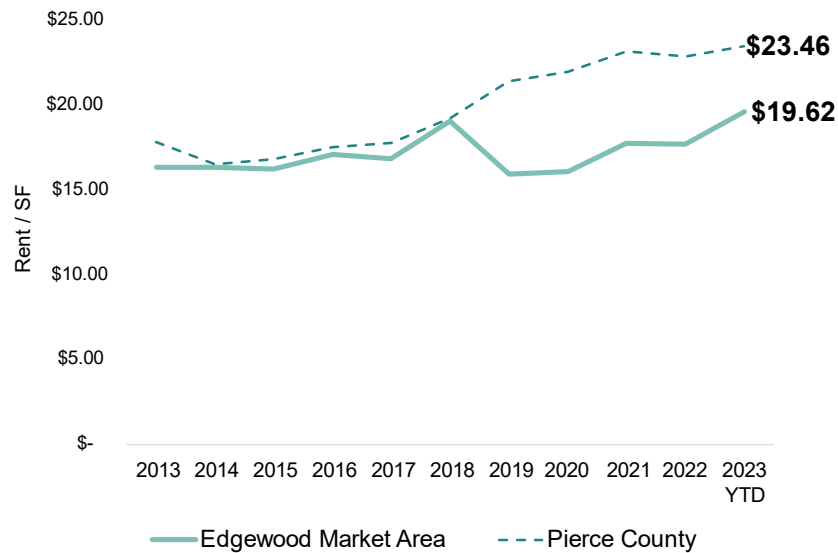


# Office Market

The Edgewood Market Area has seen some fluctuations in rents per square foot (PSF) over the past decade and is currently at a 10-year high at \$19.6 per square foot. Compared to Pierce County overall, office rents PSF have been lower in the Edgewood Market Area since 2013.

Exhibit 22. Average Office Rent per Square Foot, Edgewood Market Area and Pierce County, 2013-2023 YTD

Source: CoStar

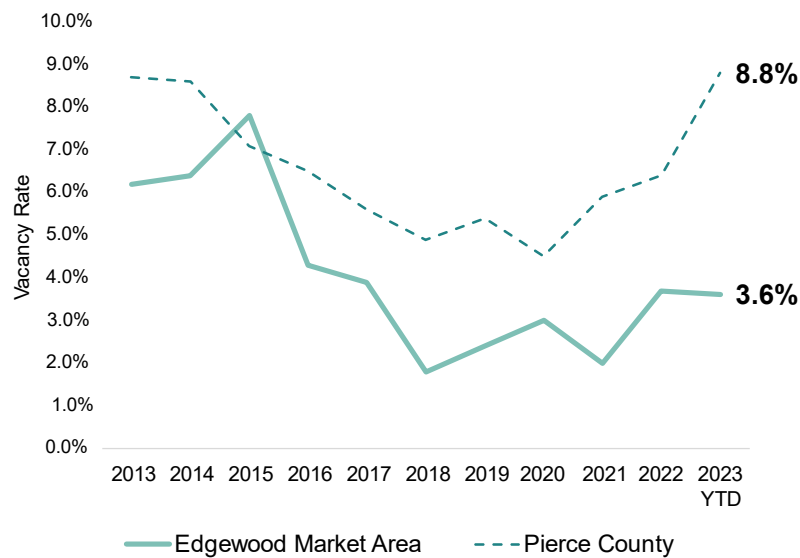


The Edgewood Market Area's office space had only a 3.6% vacancy rate in 2023, falling since its high point of nearly 8% in 2015. Comparatively, Pierce County's office vacancy rate has been rising since 2020, and currently stands at 8.8%.

The combination of lower rents and vacancies indicates that the Edgewood Market Area is meeting demand in the area for lower cost office space.

Exhibit 23. Average Office Vacancy Rate, Edgewood Market Area and Pierce County, 2013-2023 YTD

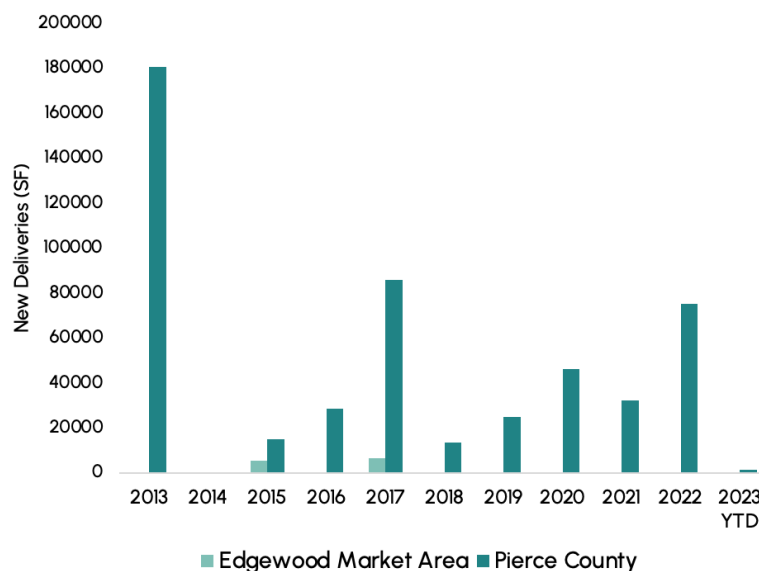
Source: CoStar



Since 2013, the Edgewood Market Area has seen few new office deliveries, totaling approximately 52,000 new square feet. This accounts for only about 2% of Pierce County's 2.2 million new square feet in the past decade. The County saw its largest amount of new office construction in 2013, as well as spikes in 2017 and 2022.

**Exhibit 24. Office Deliveries, Edgewood Market Area and Pierce County, 2013-2023 YTD**

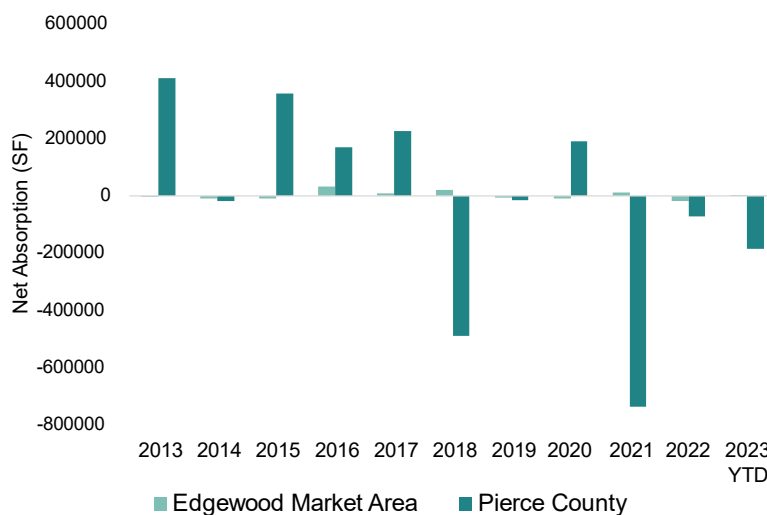
Source: CoStar



Despite its spikes in new deliveries, Pierce County saw several years of negative absorption in the past decade, with the most severe change seen in 2021. This reflects vacancy trends in the County and at a regional and national scale as many employers re-evaluated physical office needs in the wake of the COVID-19 pandemic.

**Exhibit 25. Office Net Absorption, Edgewood Market Area and Pierce County, 2013-2023 YTD**

Source: CoStar



## Retail Market

Retail rents in the Edgewood Market Area were \$20 PSF in 2023, closely following Pierce County which stood at approximately \$21 PSF. The Edgewood Market Area has generally tracked with County retail trends over the past decade, with a steady increase over time as well as a spike between 2020 and 2021.

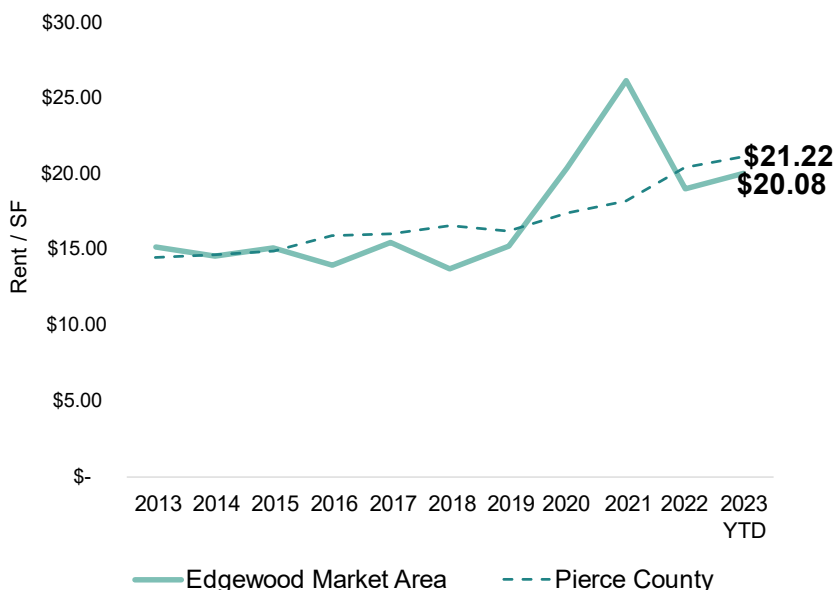
This change may reflect new deliveries in 2020 as well as shifting retail demand in the wake of 2020, with many customers frequenting suburban retail near residential areas due to changes in commuting trends.<sup>9</sup>

Both Pierce County and the Edgewood Market Area saw falling retail vacancies since 2013, currently standing at 2.5% and 2.3% respectively.

Rising rents combined with low vacancy rates indicate rising demand for retail space both in the Edgewood Market Area and the County.

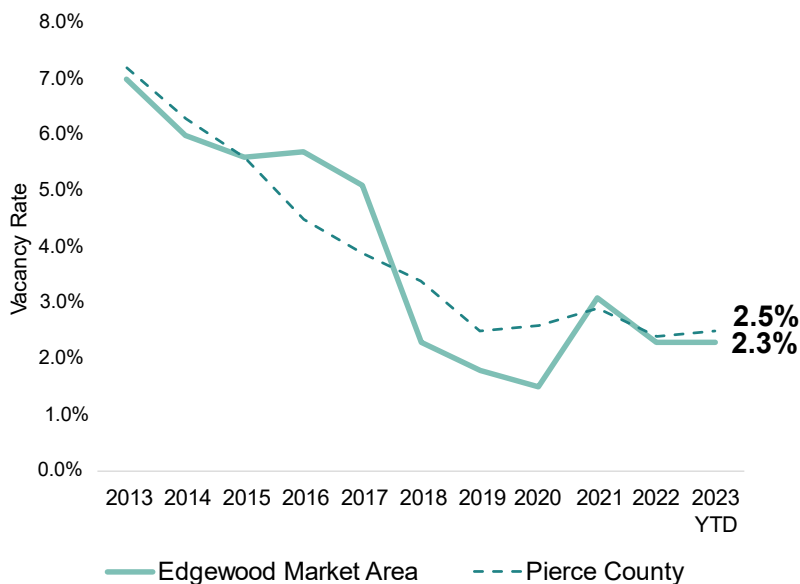
**Exhibit 26. Average Retail Rent per Square Foot, Edgewood Market Area and Pierce County, 2013-2023**

Source: CoStar



**Exhibit 27. Average Retail Vacancy Rate, Edgewood Market Area and Pierce County, 2013-2023**

Source: CoStar



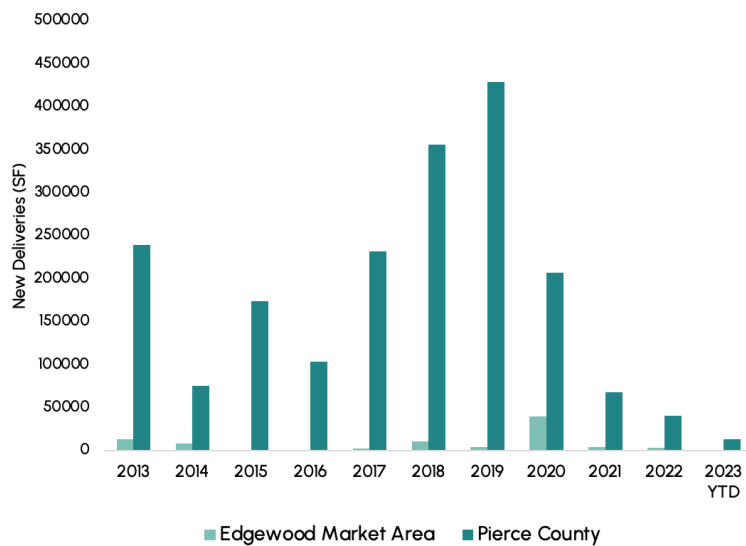
<sup>9</sup> Chris Wheat et al., "Downtown Downturn: The Covid Shock to Brick-And-Mortar Retail" (JP Morgan Chase & Co., January 2023), <https://www.jpmorganchase.com/institute/research/cities-local-communities/downtown-downturn-covid-shock-to-brick-and-mortar>.



Since 2013, new retail deliveries in the Edgewood Market Area have accounted for about 5% of new retail in Pierce County. For both geographies, new deliveries increased between 2018 to 2020.

**Exhibit 28. Retail Deliveries, Edgewood Market Area and Pierce County, 2013-2023**

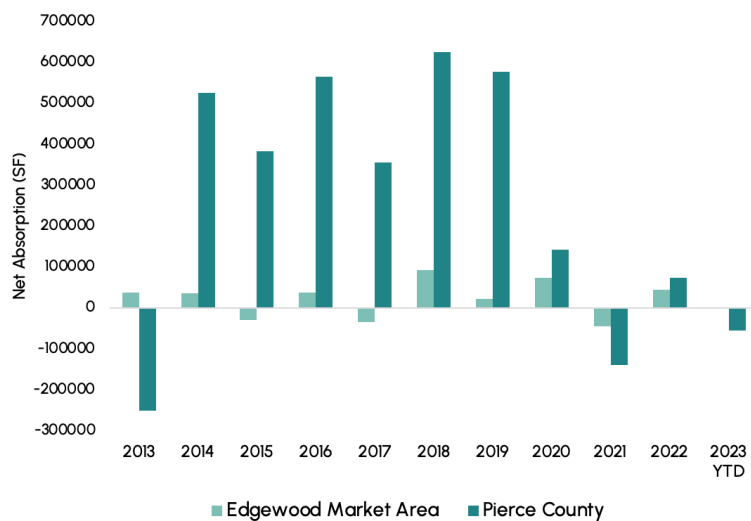
Source: CoStar



However, with the onset of the COVID-19 pandemic in 2021, both the Edgewood Market Area and the County saw negative absorption of retail square footage, reflecting a slight bump in vacancy rates that recovered in 2022.

**Exhibit 29. Retail Net Absorption, Edgewood Market Area and Pierce County, 2013-2023**

Source: CoStar



## Retail Market Leakage

'Retail leakage' refers to an existing gap in local retail sales, representing the difference between demand and supply within specific geographic boundaries. Leakage occurs when residents do not have competitive opportunities to purchase goods locally and must travel outside the market area (or purchase online) to find desired products. However, retail leakage does not necessarily mean that businesses of this type will be viable when accounting for a range of other considerations such as rent, operating costs, labor availability, site development, and other factors.

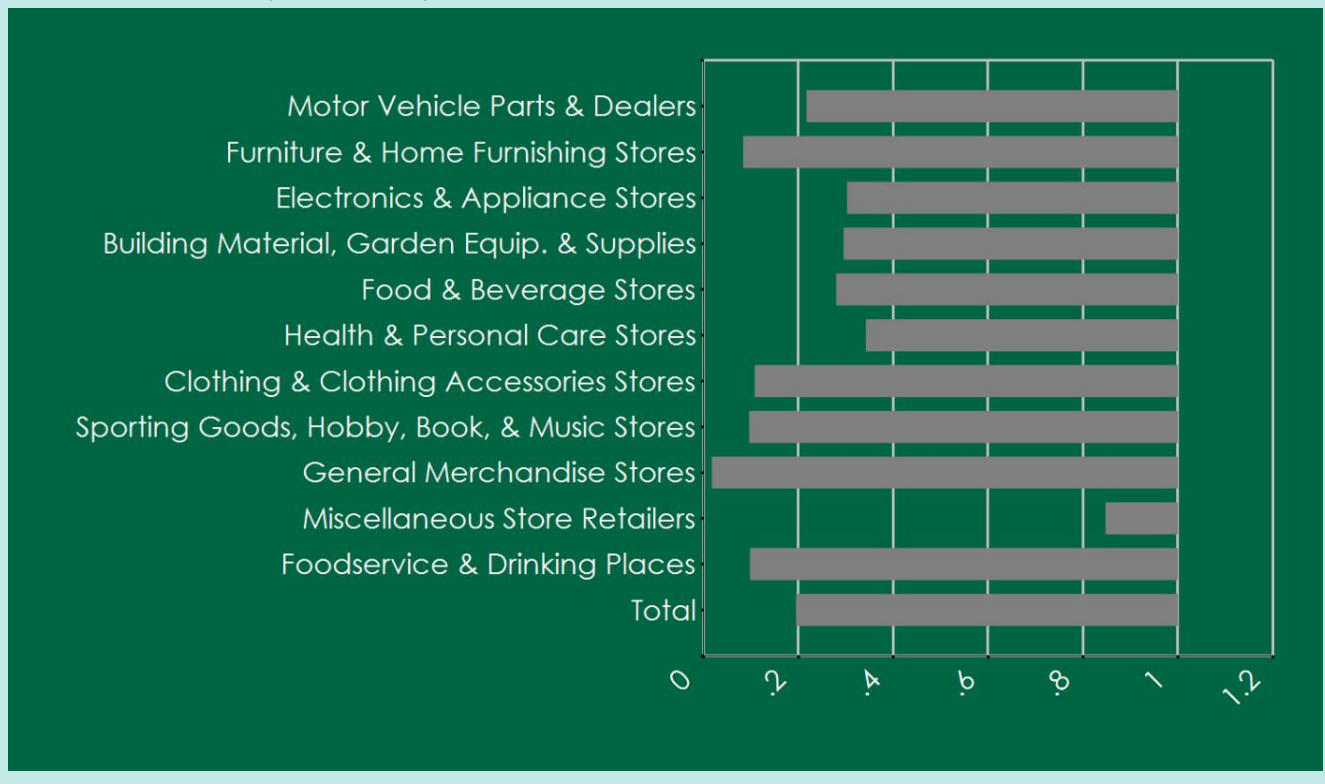
In 2018, Buxton Consulting completed an analysis of retail leakage and surplus for the City of Edgewood, which uses an index for retail leakage by different establishment types:

- 1.0 = equilibrium, meaning that demand and sales in the area being analyzed are in balance
- .80 = demand exceeds sales by 20%, meaning that consumers are leaving the area being analyzed
- 1.2 = sales exceed demand by 20%, meaning that consumers are coming from outside the area being analyzed.

The results of this analysis show a current gap for twelve major store types shown in Exhibit 30, with the greatest gap for general merchandise stores, and the lowest gap which is near equilibrium for miscellaneous store retailers.

### Exhibit 30. Leakage/Surplus Index and Estimated and Potential Sales by Major Store Types (2018)

Source: Buxton Consulting. Note: This analysis was completed before COVID-19 and there could be changing demand related to e-commerce, remote work, etc.



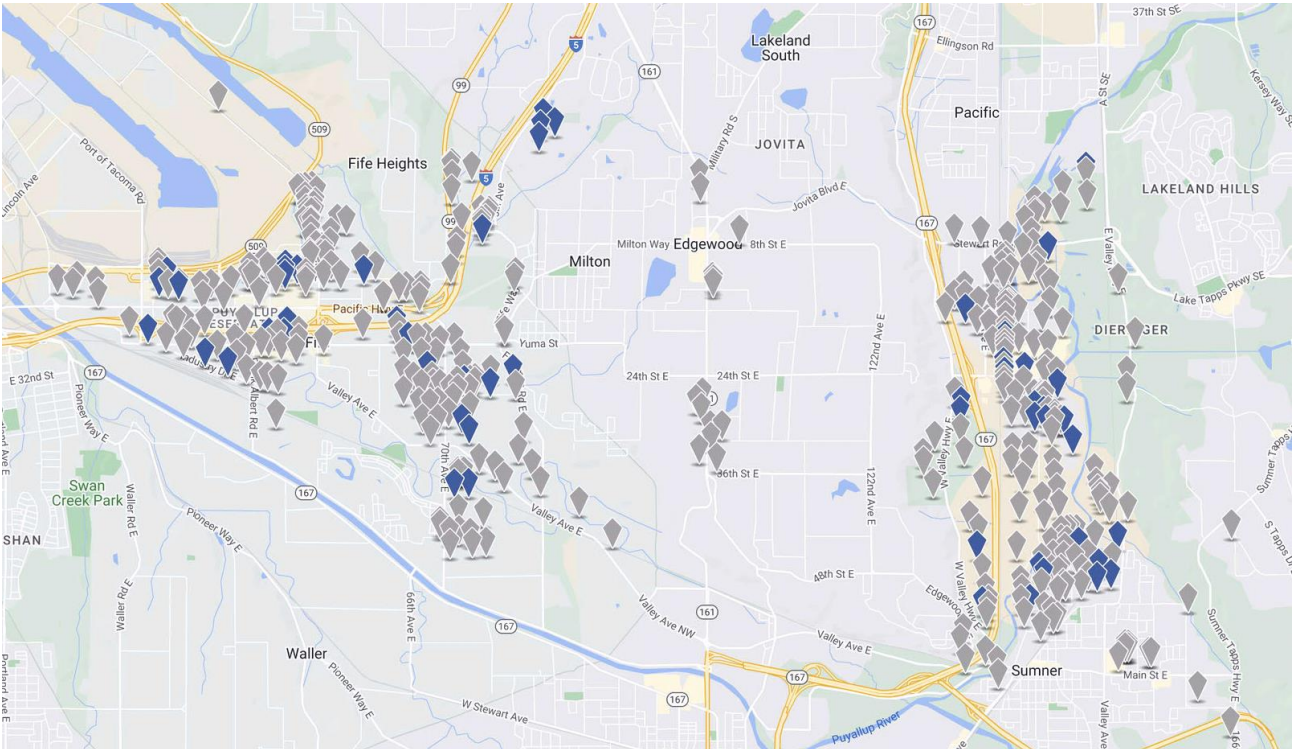


# Industrial and Manufacturing Market

Edgewood has comparatively fewer industrial properties than other jurisdictions within its Market Area, which are primarily located around the City's edges and along the Meridian corridor. Surrounding cities of Fife and Sumner have much higher concentrations of industrial sites in 2024 year-to-date.

Exhibit 31. Industrial Properties, Edgewood Market Area, 2024 YTD

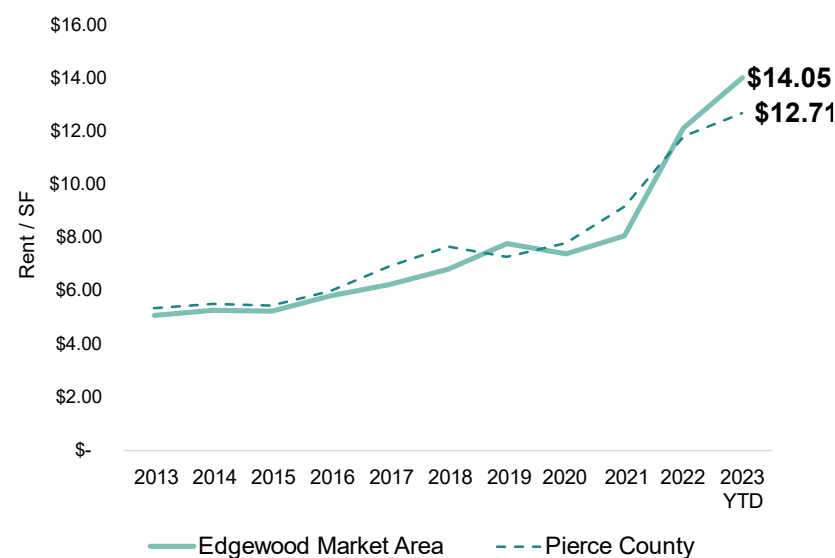
Source: CoStar



Industrial rents have more than doubled for both the Edgewood Market Area and Pierce County since 2013. In 2023, rents were \$12 and \$14 PSF respectively for the Edgewood Market Area and the County, indicating rising demand for industrial space.

Exhibit 32. Average Industrial Rent per Square Foot, Edgewood Market Area and Pierce County, 2013-2023

Source: CoStar



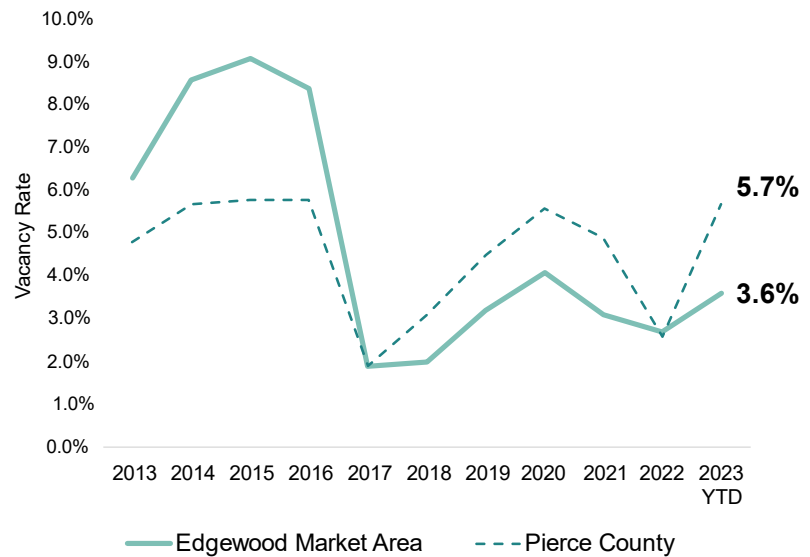
Industrial vacancy rates have fluctuated for both areas between 2013 and 2023, with higher rates in the early 2010's falling in 2017 but growing again until 2020.

In 2023, the Edgewood Market Area had only a 3.6% vacancy rate, while Pierce County had a rate of 5.7%. Coupled with rising rents, these trends indicate rising demand for industrial uses particularly in the Edgewood Market Area.

Industrial deliveries have grown over the past decade in Pierce County. The Edgewood Market Area accounted for about a third of new industrial space in the County. Compared with office and retail, the Edgewood Market Area represented a much larger share of new industrial construction in Pierce County, with the largest square footage of deliveries occurring in the early- to mid-2010's.

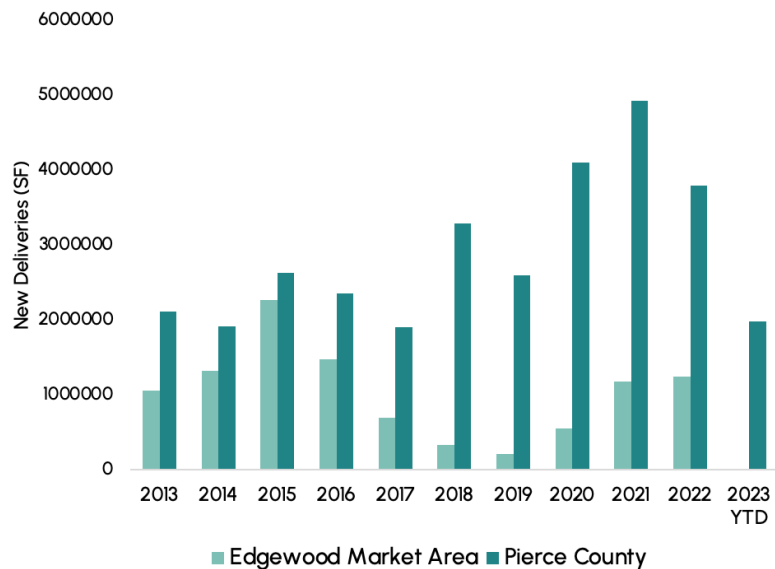
**Exhibit 33. Average Industrial Vacancy Rate, Edgewood Market Area and Pierce County, 2013-2023**

Source: CoStar



**Exhibit 34. Industrial Deliveries, Edgewood Market Area and Pierce County, 2013-2023**

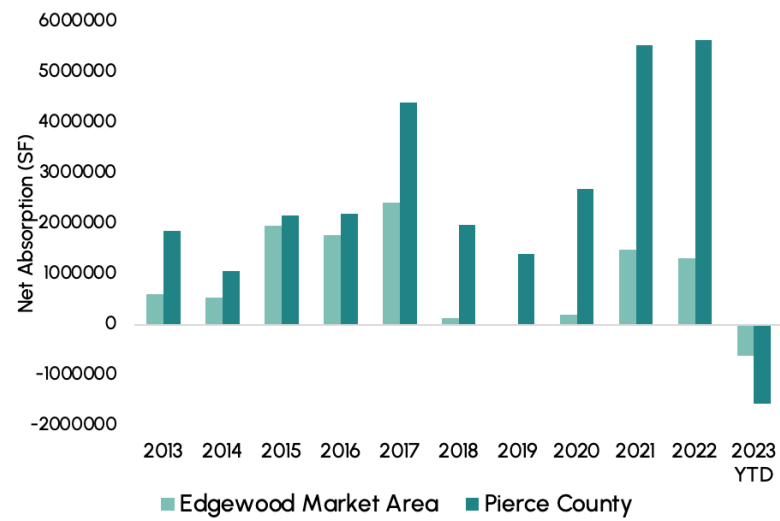
Source: CoStar



Industrial deliveries in the Edgewood Market Area and Pierce County have also seen positive absorption every year since 2013, with the exception of 2023. However, this likely represents new construction or turnover of spaces that may be absorbed in the current year.

**Exhibit 35. Industrial Net Absorption, Edgewood Market Area and Pierce County, 2013-2023**

Source: CoStar



## Mixed-Use Development Opportunities

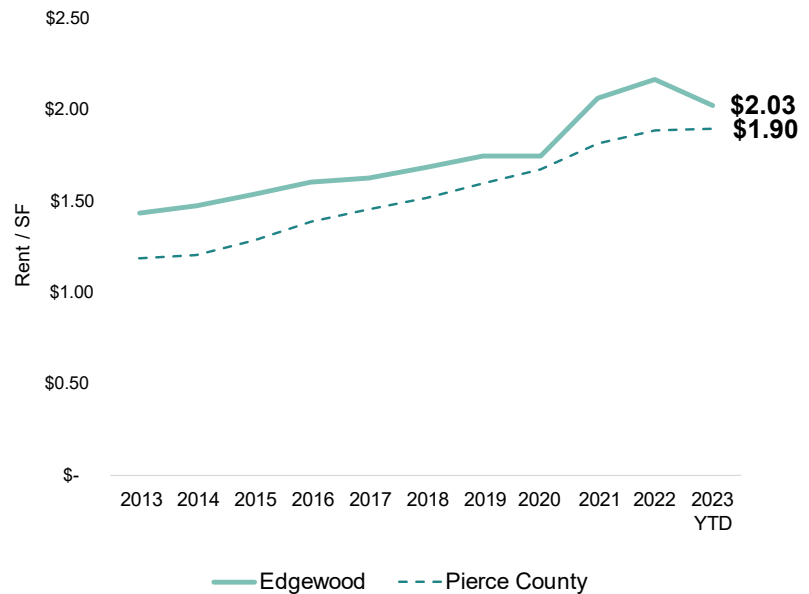
Mixed-use development with commercial and residential retail has seen growing demand nationally in recent years, as demand grows for dense, walkable areas. Trends in multifamily real estate in Edgewood show potential for combining demand for rental units with small increases in the City's office or retail inventories.

### Multifamily Residential Market

Since 2013, rents for multifamily units have risen in Pierce County and the City of Edgewood. In general, Edgewood has tracked slightly above the County's rent patterns, reaching \$2.0 PSF in 2023 compared with \$1.9 across the County.

**Exhibit 36. Average Multifamily Rent per Square Foot, Edgewood and Pierce County, 2013-2023**

Source: CoStar

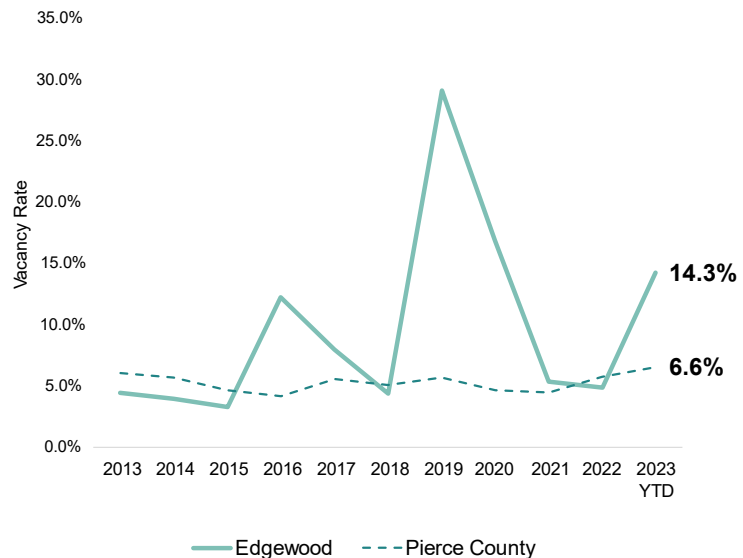


Vacancy rates in multifamily units in the City of Edgewood have fluctuated since 2013, while remaining relatively steady for Pierce County. In 2023, vacancies in the City were 14.3% compared to only 6.6% in the County overall.

As indicated in the Edgewood Housing Inventory Analysis, vacancies for all units in the City were only 5% for all housing types in 2018-2022.

**Exhibit 37. Average Multifamily Vacancy Rate, Edgewood and Pierce County, 2013-2023**

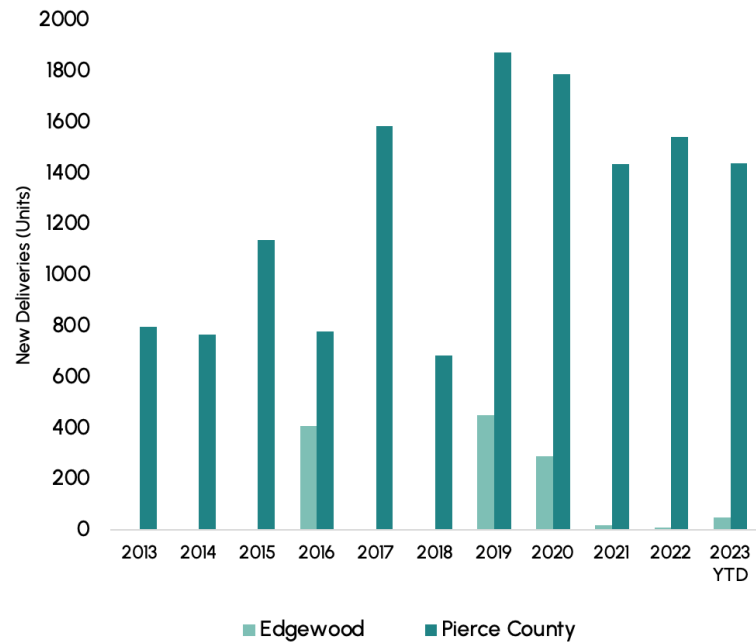
Source: CoStar



Changes in vacancy generally track with new multifamily deliveries in Edgewood, which may represent time on the market before filling newly constructed units. The City's inventory of multifamily units has grown by over 1,100 units over the last decade, from only 212 units reported by the real estate platform CoStar in 2013.

**Exhibit 38. Multifamily Deliveries, Edgewood and Pierce County, 2013-2023**

Source: CoStar

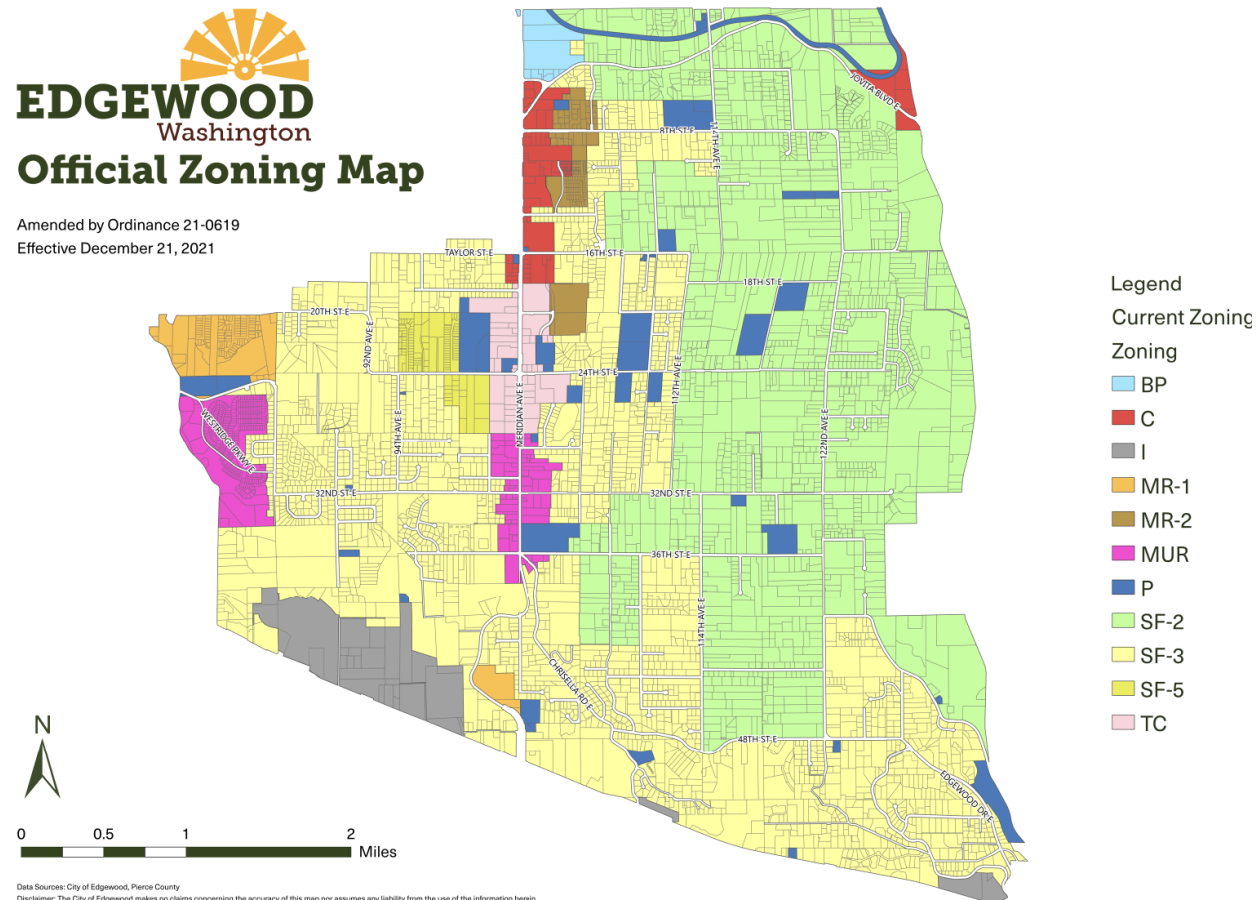


# Competitive Position

The City of Edgewood today has competitive advantages for continued economic development within the region, including a skilled workforce, high income levels, and growth anticipated in both its population and employment over the next two decades. Understanding land use trends can help to illustrate areas for potential new economic development. The area around Meridian Avenue and 24<sup>th</sup> Street E is home to Edgewood's Town Center (TC), which has a stated purpose in the City's zoning code to "accommodate a range of compatible uses emphasizing a variety of vertical and horizontal mixed-use development, pedestrian-oriented retail, multifamily residential, senior housing and civic uses."<sup>10</sup> Most of the City's Commercial (C), Business Park (BP), Mixed-Use (MU/MR) zones that allow for a range of office, retail, and services are located along Meridian Ave. Industrially-zoned properties are along the City's southern edge, and most of the City's land is dedicated to low or moderate density Residential zones.

## Exhibit 39. City of Edgewood Current Zoning Map

Source: City of Edgewood



<sup>10</sup> City of Edgewood Municipal Code 18.80.080(B)(1)

## Opportunities for Economic Development

As the City has grown in recent decades, priorities for advancing economic development have changed. Edgewood has general characteristics of a bedroom community, with much of its land currently dedicated to residential uses (the majority lower-density single-family). Today, most residents commute out of Edgewood to jobs in Seattle, Tacoma, and other regional employment destinations. To promote new retail, services, and employment opportunities in Edgewood, the City will need to recognize its opportunity areas today as well as challenges.

Many of Edgewood's large currently undeveloped sites are on the City's southern and eastern borders, adjacent to industrial uses like warehousing in surrounding cities. While these parcels may offer some opportunities for industries that require land-intensive development, the City's identified goals to preserve critical areas may be in conflict with these changing uses. Many of the City's short-term opportunities for new retail or services are in its Meridian Corridor, which is home to some smaller sites having potential for infill development within the City's Commercial, Mixed-Use, and Town Center areas.

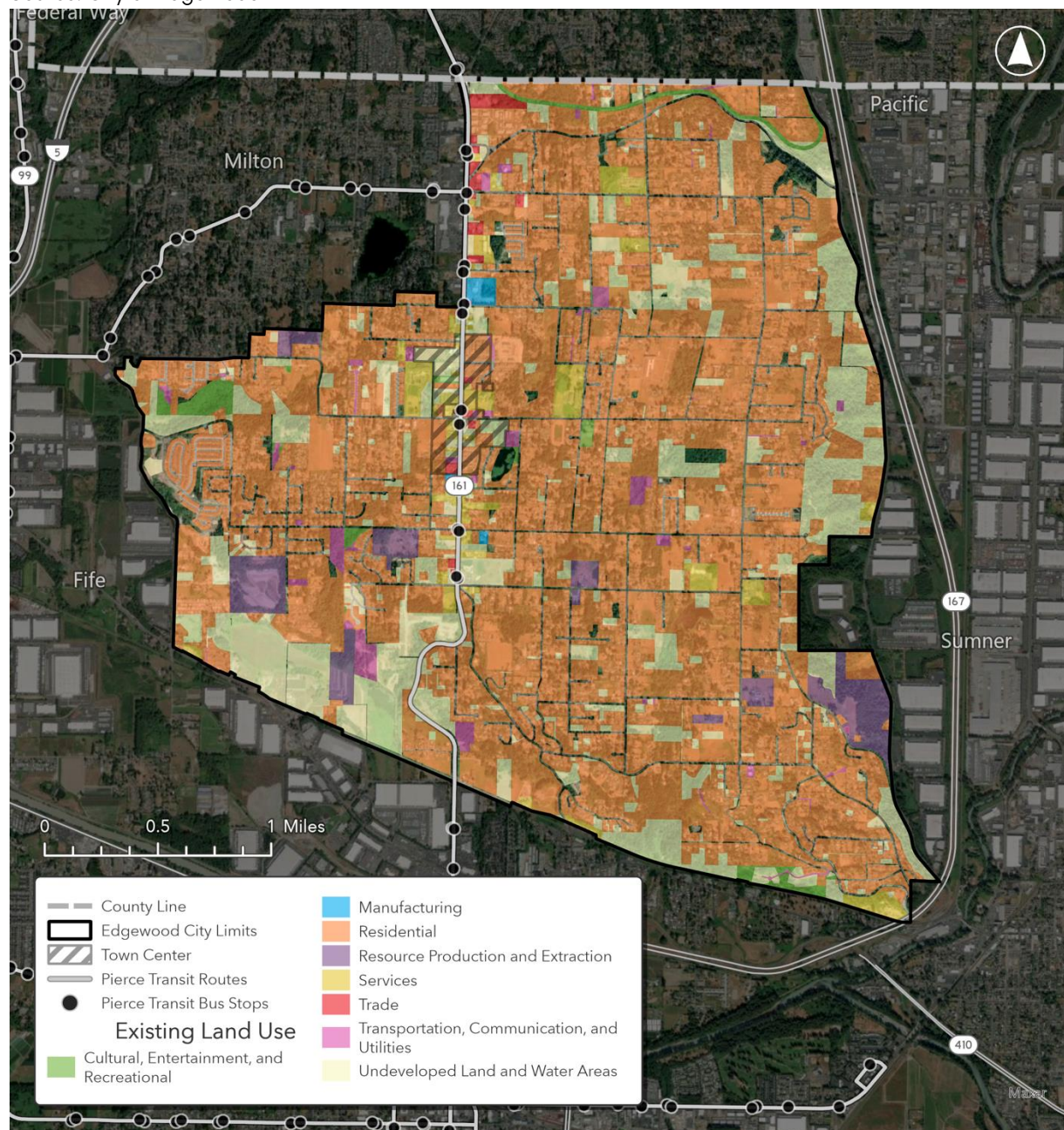
The recent Planning and Economic Development Study for the TC and MUR districts identifies several of these opportunities and constraints in the Meridian Corridor, noting that new commercial development will likely be small-scale, incremental investments from the private sector. The City also has a direct opportunity to implement pilot projects (like pop-up retail, farmers markets, etc.) at the publicly owned site adjacent to City Hall. Through initial engagement for the Comprehensive Plan, residents identified the desire for more restaurants and food stores in Edgewood, which could guide the City's efforts to attract and support new businesses of this type.





## Exhibit 40. Existing Land Use, Edgewood, 2024

Source: City of Edgewood





# Employment Forecasts

Edgewood is a growing city, and as its population continues to increase, it is critical for economic development to consider future employment, especially in proportion to its new residents. This section summarizes employment targets for Edgewood to provide context for the City's housing policies.

## Employment Growth Targets

Like population and housing, the Pierce County Countywide Planning Policies sets employment growth targets for jurisdictions within the County, with current projections to 2044. **Within the City of Edgewood, the number of employees has been forecasted to grow from 2,244 employees (2020 data) to 4,206 employees by 2044. This represents an 87% increase over the next 20-year period, increasing by an annual growth rate of 3.6%. The City is anticipated to grow at a faster rate than many surrounding cities (with the exception of Sumner) and the County overall. However, the total number of employees working in Edgewood is expected to remain lower than both the Cities of Fife and Sumner.**

### Exhibit 41. Pierce County Employment Growth Targets, 2020-2044, Edgewood

Source: Pierce County Employment Growth Targets, Exhibit [A to Ordinance No. 2022-46s](#)

JURISDICTION	2020 EST. EMPLOYMENT	2044 PROJECTION	CHANGE (#)	CHANGE (%)	AAGR
City of Edgewood	2,244	4,206	1,962	87%	3.6%
Pierce County	346,255	487,634	141,379	41%	1.7%
City of Fife	17,587	22,664	5,077	29%	1.2%
City of Milton	2,203	2,644	441	20%	0.8%
City of Sumner	18,106	5,313	23,419	129%	5.4%

Edgewood is part of an interconnected region for employment, with most of its residents commuting to jobs outside of the City (Exhibit 11). The Puget Sound Regional Council (PSRC) provides forecasts of employment by Transportation Analysis Zones (TAZs) related to transportation infrastructure. TAZs vary in size, with smaller TAZs generally representing urban areas with more transportation activity and larger TAZs indicating more rural areas with lower transportation activity levels.<sup>11</sup>

Employment in Edgewood is expected to grow in the next two decades particularly around the TAZs on the southwest side of the City's Town Center along the Meridian Avenue, while losing employment in the southwest and northwest corners, as well as the section of Meridian Avenue adjacent to the City of

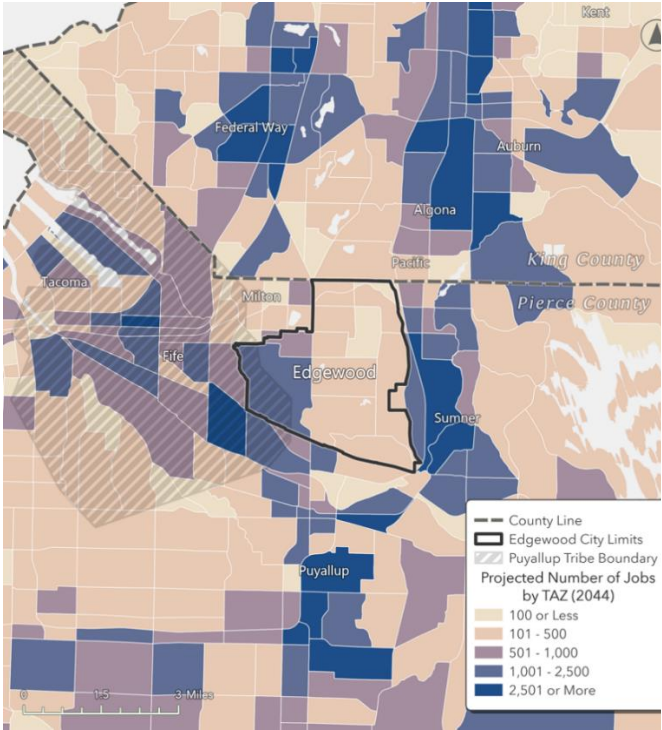
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<sup>11</sup> PSRC, 'Travel Demand Forecasting,' 2009 [https://www.psrc.org/sites/default/files/2022-03/travel\\_demand\\_white\\_paper\\_2009\\_final.pdf](https://www.psrc.org/sites/default/files/2022-03/travel_demand_white_paper_2009_final.pdf).

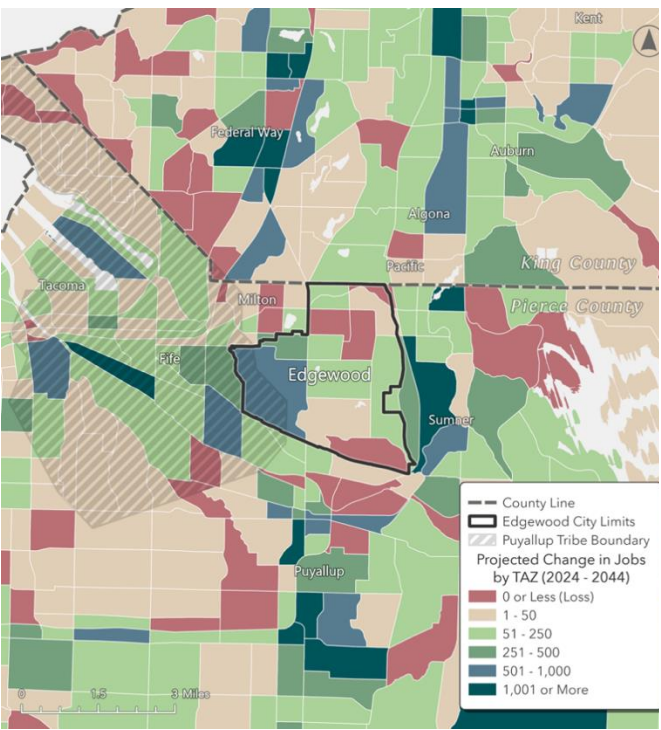


Milton (Exhibit 42). TAZs in other jurisdictions around Edgewood are expected to have a higher number of total employees than Edgewood by 2044, including Sumner, Fife, Federal Way, Auburn, and Puyallup.

**Exhibit 42. PSRC Employment Forecasts, Edgewood and Pierce County, 2044**  
Source: PSRC



**Exhibit 43. PSRC Employment Forecasts, Edgewood and Pierce County, 2024-2044**  
Source: PSRC



# Section 2. Existing Economic Development Goals and Policies

## Chapters of the Comprehensive Plan

- ♦ [Introduction](#)
- ♦ [01 Natural Environment](#)
- ♦ [02 Land Use](#)
- ♦ [03 Community Character](#)
- ♦ [04 Housing](#)
- ♦ [05 Transportation](#)
- ♦ [06 Parks, Recreation and Open Space](#)
- ♦ [07 Utilities](#)
- ♦ [08 Energy](#)
- ♦ [09 Capital Facilities](#)

**\*Key for sections below:** Added for context, economic development related. Please note that there were no goals and policies recognized as being associated with economic development for chapters 8 (Energy) and 9 (Capital Facilities).



## Introduction

- ♦ A comprehensive plan is a broad statement of the community's values and vision for its future. It is a policy road map that directs the orderly and coordinated physical development of the City for the next 20 years. It anticipates change and provides guidance for action to address and manage that change. The Edgewood Comprehensive Plan is specifically intended to sustain the small town character, ambiance and charm that Edgewood has maintained throughout its history.
- ♦ The Plan encompasses topics that address the physical, social and economic health of the City. A comprehensive plan takes a long-range perspective. For this reason, guidance is intentionally general, providing broad direction, but not prescribing specific implementation measures or regulatory actions. A plan is also a living document, adaptable to evolving conditions and offering a framework for the consideration of policy changes.
- ♦ Commercial development is concentrated along Meridian Ave E in the west-central part of the City. The majority of the businesses in Edgewood are small, have a low profile and few employees. Churches are also important to the character of the community.

**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.

## ECONOMIC DEVELOPMENT

As part of the Comprehensive Plan update process, the City developed preliminary strategies for economic development over the next 20 years. The strategies were organized around the four themes listed below.

- ♦ Capitalize on the opportunities presented by Town Center
- ♦ Promote Edgewood as a unique destination, highlighting its small town amenities and pastoral character
- ♦ Take advantage of Edgewood's strategic location
- ♦ Continue to define "economic development" for Edgewood



The City of Edgewood has prioritized economic development as a key goal of the Comprehensive Plan. Economic development strategies are integrated throughout the Comprehensive Plan. In each element, goals and policies that specifically focus on economic development are highlighted with the icon shown to the left.

# 1. Natural Resources

- **Goal NA.I: Protect and enhance the natural environment for the benefit of current and future generations.**
  - *NA.I.a: Conduct all City activities in a manner that minimizes adverse environmental impacts, including policy and regulatory decisions, budget decisions, public projects and departmental operations.*

# 2. Land Use

- **Goal LU.I: Establish a future land use pattern that is consistent with the City's vision.**
  - *LU.I.b: Create a "first-mover" advantage for developers that wish to build quality projects that respect the City's vision.*
  - *LU.I.d: Study the potential for new land use designations within the City on an as-needed basis, in response to changing community conditions or regulatory requirements. Consider the following as part of the study:*
    - *Potential for a master plan or small area plan*
    - *Potential for economic development, including recruitment of businesses that provide family-wage jobs and support for locally- owned businesses*
    - *Transportation access*
    - *Availability of public facilities and services*
    - *Environmental constraints*
    - *Compatibility with surrounding development*
    - *Community input*
    - *Property owner interests*
    - *Consistency with City plans and policies*
    - *Open space preservation, where appropriate*
- **Goal LU.II: Promote a land use pattern that strengthens Edgewood's identity and sense of place.**
  - *LU.II.a: Consider entry and gateway features that reinforce City identity.*
- **Goal LU.III: Promote development that respects and preserves the natural environment.**
  - *LU.III.c: Recognize and promote tree preservation as an integral part of community character.*
  - *LU.III.d: Identify and preserve scenic vistas.*
- **Goal LU.IV: Promote the quality, character and function of residential neighborhoods.**
  - *LU.IV.e: Focus multifamily development in areas nearest to transportation facilities, commercial services and other amenities.*
  - *LU.IV.f: Encourage a high quality pedestrian environment near multi-family housing.*



- Goal LU.V: Establish Town Center as the commercial, mixed use heart of Edgewood.
- Goal LU.VI: Promote commercial uses that offer quality, unique services for residents and visitors and that distinguish Edgewood from surrounding commercial centers.
- **Goal LU.IV: Promote the quality, character and function of residential neighborhoods.**
  - *LU.IV.e: Focus multifamily development in areas nearest to transportation facilities, commercial services and other amenities.*
  - *LU.IV.f: Encourage a high quality pedestrian environment near multi-family housing.*
- Goal LU.VIII: Ensure that public uses support and strengthen community character.

### 3. Community Character

- Goal CC.I: Promote commercial and residential development that is carefully considered, aesthetically pleasing and functional.
- Goal CC.II: Promote the creation of highly usable public spaces that maintain community character and increase public safety.
- Goal CC.III: Enhance the identity and appearance of residential and commercial neighborhoods.
- Goal CC.IV: Protect and enhance Edgewood's cultural, scenic, historical and natural attributes.

### 4. Housing

- Goal H.II: Encourage housing design that provides quality living spaces and contributes to the character of existing neighborhoods.
- Goal H.III: Promote a mix of housing types to meet the needs of current and future residents.



## 5. Transportation

- Goal T.I: Develop a safe and efficient street system that accommodates all transportation modes and maximizes people-carrying capacity.
- Goal T.II: Develop a transportation system that enhances the delivery and transport of goods and services.
- Goal T.VI: Ensure adequate parking supply.
- Goal T.X: Maintain a dynamic relationship between transportation and land use along the Meridian Avenue E corridor.

## 6. Parks, Recreation and Open Space

- Goal PR.V: Protect and manage natural areas for the enjoyment of current and future generations.
  - PR.V.e: Coordinate with community members to preserve natural open space lands and sustain the rural character of the community for future generations.
    - Raise awareness of Pierce County's Open Space Public Benefit Rating System Tax Program.
  - PR.V.f: Collaborate with regional partners to identify open space systems in Edgewood that have ecological, economic and recreational value, and develop strategies for conservation and enhancement.
- Goal PR.VII: Encourage opportunities for recreation and cultural activities that are responsive to the needs of the community.
  - R.VII.b: As a long-term priority, develop an approach for future recreational and cultural programming in Edgewood that serves community members and also supports the City's economic development strategy to promote Edgewood's rural assets and heritage as a destination for intra-regional tourism.

## 7. Utilities

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



## **Economic Development Questions and Responses**

### **July 1, 2024 EDAB Meeting**

1. What economic opportunities should the city prioritize?
  - *Amnesty program for existing businesses that are unlicensed / unregistered*
  - *Leveraging existing small business (SB) grants and programs to help SB's locate here, such as ombudsman services*
  - *Prioritize commercial land uses over residential along the Meridian Corridor and/or another location to satisfy GMA while effectively reducing retail leakage, to include potential expansion of commercial areas, city investment in land acquisition, etc.*
  - *Develop a satellite open-air mall, commercial center development with an anchor tenant*
  - *Increase / expand requirements for commercial use along Meridian Corridor frontage to preserve developable land for the kinds of businesses the city anticipates in the future*
2. What types of investment should be prioritized for the Town Center?
  - Establish safe pedestrian connections crossing Meridian (grade separated, eliminate mode conflicts)
  - Enhancing pre-application process to ensure application success – minimize friction in the process
3. How should the city support existing and new businesses?
  - City-provided prescriptive external / urban design guidelines (financial incentives for existing businesses?)
  - Provide applicant support / assistance through the design and review process – city investment in the process – minimize friction in the process
4. What other opportunities should the City recognize?
  - Change of use requirements
  - Permit process optimization – minimize friction in the process
  - Parallel road network
  - Highlight Edgewood businesses in the Edgewood Magazine, focusing on different NAICS groups in different editions to avoid bias / discrimination
  - Coordination with multiple property owners
  - Accommodation for bicycles
  - Branding
  - Milton/Edgewood coordination and collaboration (FME Chamber)
  - Vehicular Traffic Management along Meridian
5. What values are important to recognize in the vision for economic development in the City of Edgewood?
  - Community thought – build and maintain a sense of community, gathering place, meet-ups, etc.
  - Create a sense of “us-ness”
  - Give people reasons to want to live, work, and play here
  - Create “third spaces” – somewhere OTHER than work and home
6. What types of strategies should the city prioritize to help make the Town Center the heart of Edgewood?
  - Meeting of land owners to collaborate and share vision
  - Also see answers to #2





CITY OF EDGEWOOD  
STAFF REPORT  
EDAB AGENDA ITEM

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**Date:** August 26, 2024

**Title:** EDAB Work Plan

**Attachments:** DRAFT 2025 Work Plan

**Submitted By:** Morgan Dorner, Senior Planner

**Description:**

Ongoing discussion. Staff recommend moving the work plan changes to the recommended 2025 Work Plan. Attached is the DRAFT 2025 Work Plan based on edits submitted by Chair Weisenfeld. Staff changes include some clarifications, reorganization, and removal of prescriptive solutions.

## **2024 Work Plan**

### **1. Town Center**

- a. Provide input for the Town Center Subarea Plan to Planning Commission and City Council relating to planning for public spaces to help facilitate an Edgewood Marketplace through programs of events promoting and “Shop Local” initiatives and goals as they relate to Work Plan Item #5 below.

### **2. Collaborate with the Planning Commission**

### **3. Comprehensive Plan Update - Economic Development Element**

- a. Edgewood has experienced relatively rapid growth and extensive development since the adoption of its last Comprehensive Plan, impacting the City's businesses, residents and the City's service levels. This has brought forward the need to strategically approach economic development to create an environment which will help attract and retain desired businesses that will simultaneously create a sustainable tax base to maintain service levels to residents and businesses.
- b. Work with City staff, businesses, and the community to create an Economic Development Element for the City of Edgewood Comprehensive Plan.
- c. Develop a vision, goals, and policies for Economic Development in Edgewood to identify a strategic approach to fostering economic development in the community. Implementation measures outline specific actions that can be undertaken to make the community vision for economic development a reality.
- d. Use existing studies performed to analyze Economic Development in Edgewood and conduct updated or new studies as needed to provide background for the Economic Development Element.
- e. Conduct a business survey to understand what businesses the community wants and needs.
- f. Develop a SWOT Analysis to develop strategic plan use findings to attract more businesses to Edgewood.
- g. Conduct public outreach and provide public involvement opportunities for the public, business community, and stakeholders (ex. events, open houses and workshops).

### **4. Shop Local**

- a. Effort connecting Edgewood businesses to the community and being involved in public events and activities.
- b. Create resources for the public to easily find local businesses (Example– Edgewood Business Map on City website for residents to find local businesses.)
- c. Local business ‘spotlights’ in the Edgewood Magazine.

### **5. Serve as Business Retention and Recruitment Ambassadors**

- a. Visit existing businesses to understand what it is like doing business in Edgewood and bring forward findings to the Board and City staff. Encourage business owners to attend meetings and speak to their business activity, ideas, issues, or needs.
- b. Determine if they are looking to expand – if so, can you find another place for them in Edgewood?
- c. If they may be looking to leave – find out why and see what can be done to keep them in Edgewood.
- d. Business recruitment and economic development

### **6. Promote Diversity, Equity, and Inclusion in recommendations to City Council**

### **7. Increase Public Engagement Efforts**