

COMPREHENSIVE PLAN PERIODIC UPDATE- HOUSING AND LAND USE WORKSHOP

Community and Economic Development Department

February 22, 2024



EDGEGOOD
Washington

PROJECT TEAM



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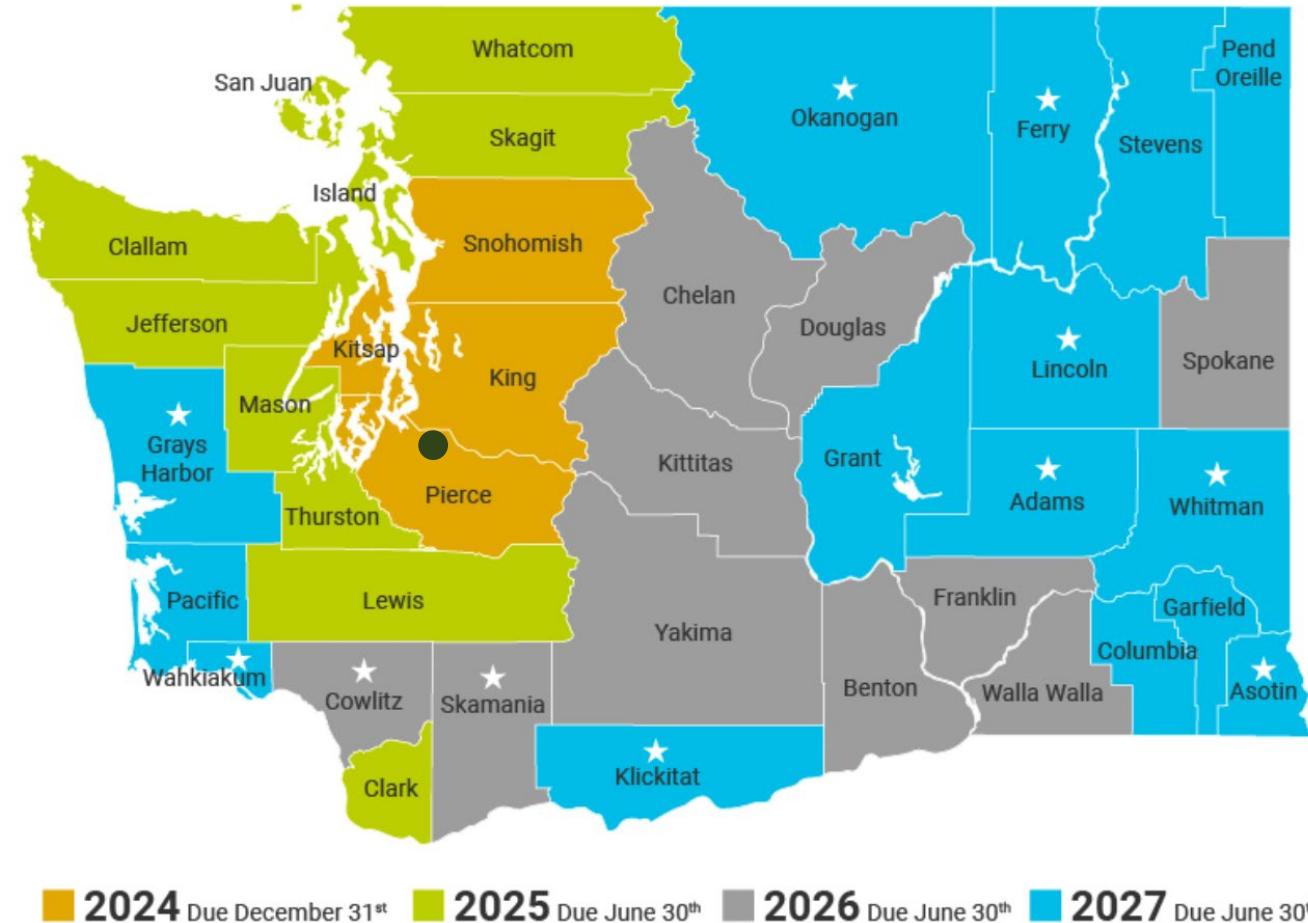
TONIGHT'S WORKSHOP

1. Periodic Update – At a Glance
2. Housing and Growth Alternatives
3. Discussion





WA STATE GROWTH MANAGEMENT





Required Elements

Land Use	Housing	Capital Facilities
Utilities	Transportation	Climate Change and Resiliency (new)



City of Edgewood Comprehensive Plan

Pierce County Countywide Planning Policies

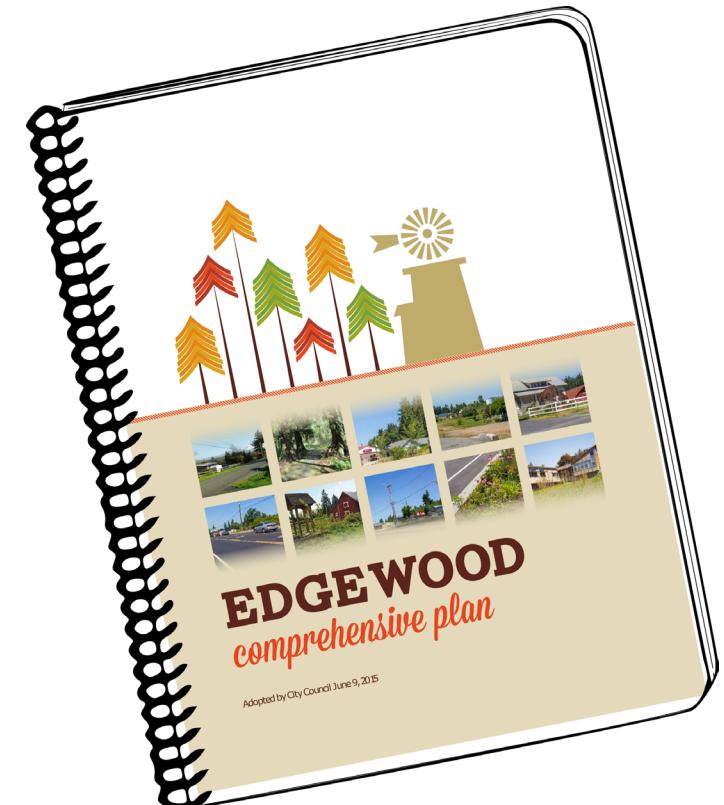
Puget Sound Regional Council Vision 2050

Washington State Growth Management Act

EDGWOOD COMPREHENSIVE PLANNING



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





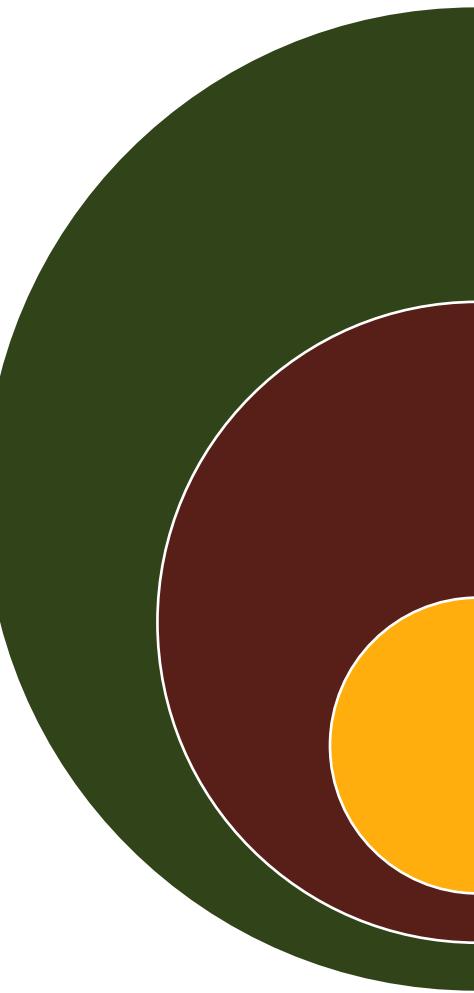
Comprehensive Plan / City Vision / Future Land Use Map (FLUM)

Consistency

Development Regulations/ Zoning Districts/
Permitted Land Uses

Consistency

Development Permits



PERIODIC UPDATE TIMELINE



FALL 2023

Set up for success



SPRING 2024

Propose strategies,
based on public input



FALL-WINTER 2024

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



WINTER 2023-24

Develop strategies, and
receive public input



SUMMER 2024

Refine the strategies proposed,
and final environmental
impacts analysis



PUBLIC PARTICIPATION



- September 21st Kick-Off Open House
- October 26th Visioning Workshop
- October- November Community Preferences Survey

- Tonight's Workshop
- **NEW** Housing and Land Use Survey
 - Open until March 17th

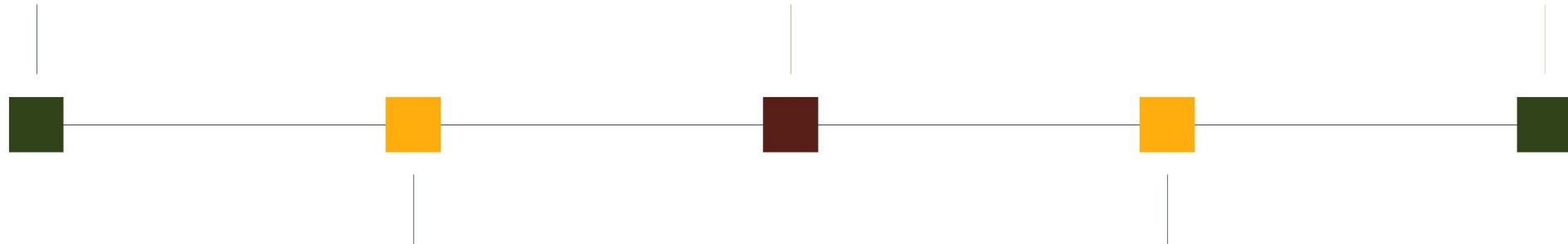


PUBLIC PARTICIPATION



FALL 2023

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



SPRING 2024

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

FALL 2024

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

WINTER 2023-24

- Stakeholder Outreach
- Land Use & Housing Workshop and Survey

SUMMER 2024

- Stakeholder Outreach
- Public Comment on Draft Plan



CustomLinks_1 › 2024 Comprehensive Plan Periodic Update

2024 Comprehensive Plan Periodic Update

Introduction

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

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

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

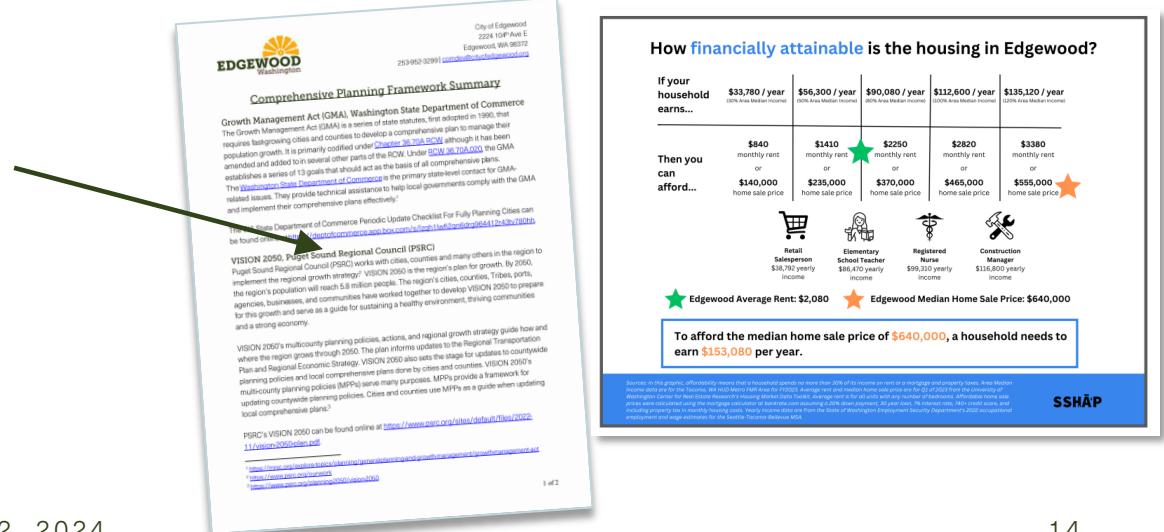
Public Participation

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

Recorded Meetings



Information and Data





HOUSING AND GROWTH



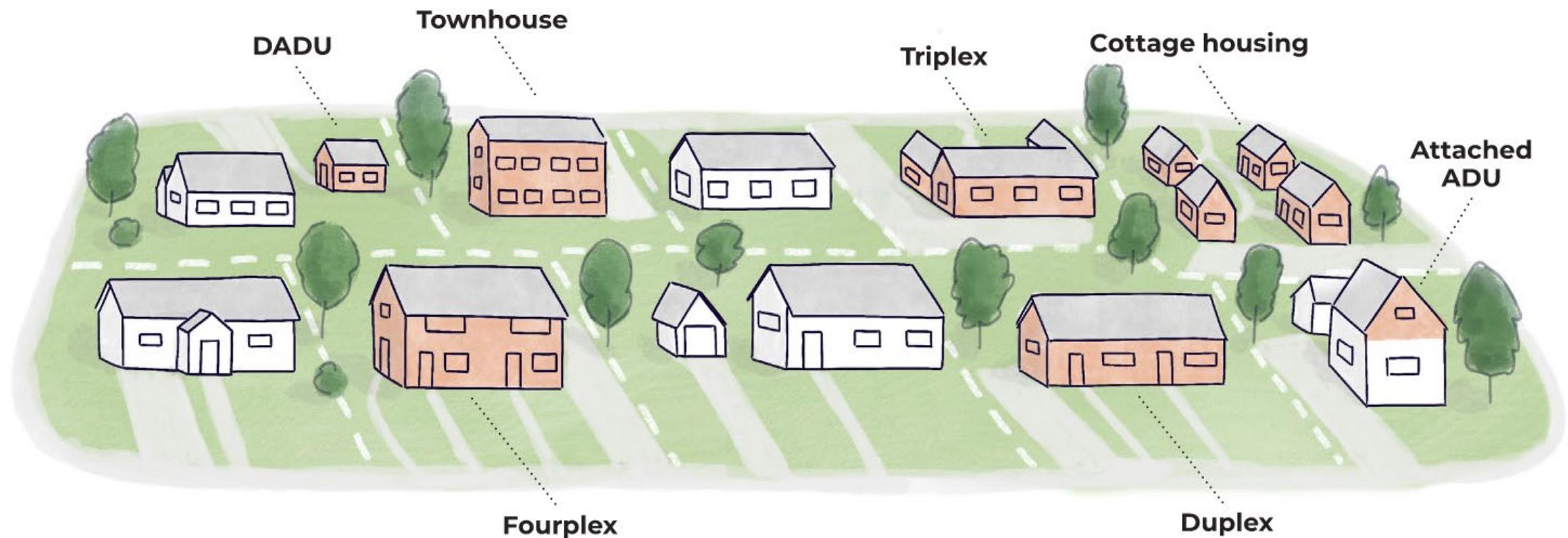
State: (WA State Growth Management Act)

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

EDGWOOD - HOUSING



“Missing Middle” Housing



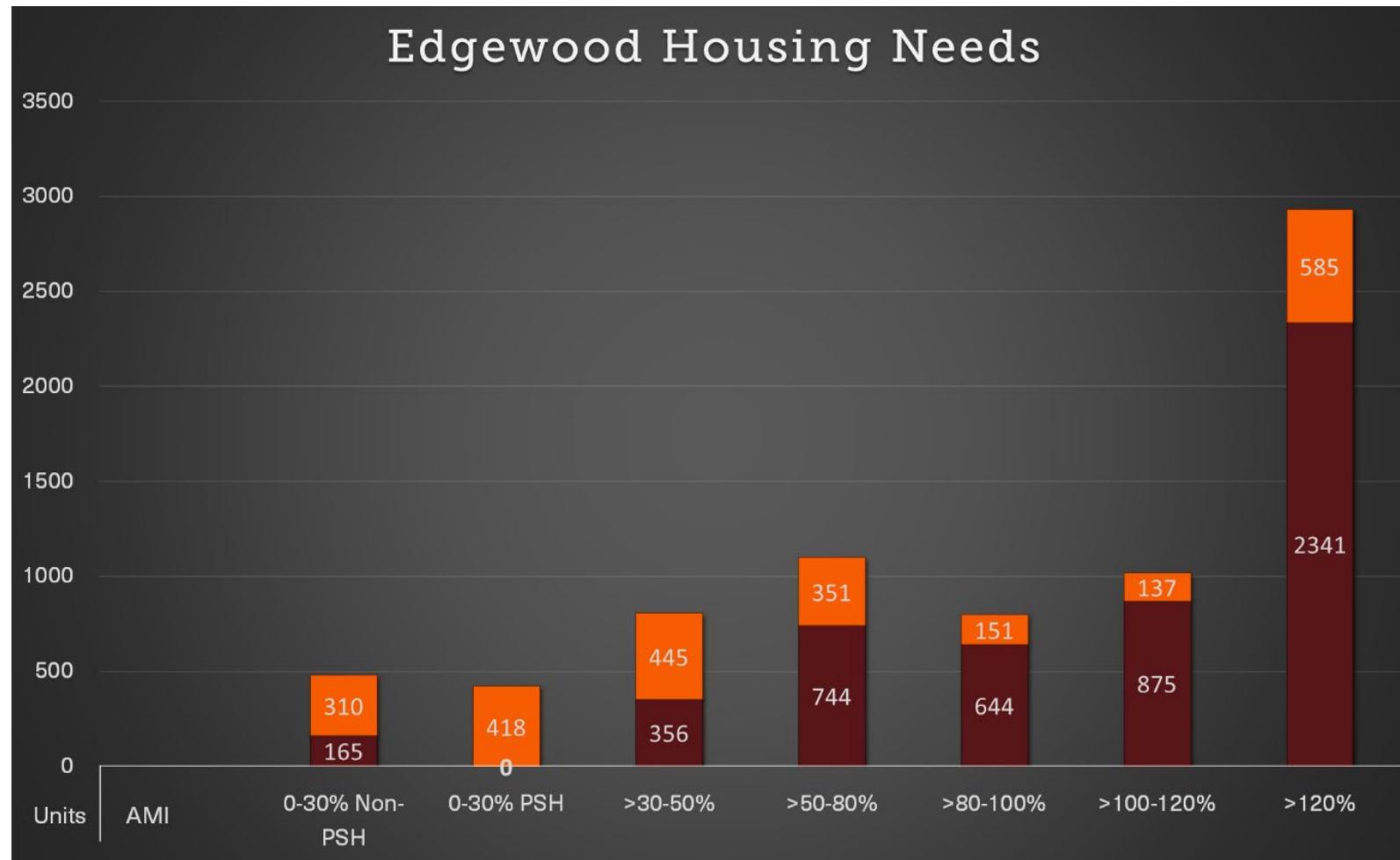
EDGWOOD - HOUSING



Growth and Housing Projections

Edgewood	2020 Baseline	2020-2044 Growth	2044 Target
Population	12,327	5,931 (48%)	18,258
Housing	5,125	2,432	7,557

EDGEWOOD - HOUSING



Legend	
Existing Supply (2020)	
Allocated Need (2044)	
AMI	Average Median Income
100%	\$113,000/year in Edgewood



Zoning Districts

- **SF-2 and SF-3:** Lowest density residential (2-3 units per acre)
- **SF-5, MR-1, and MR-2:** Middle density residential (4-8 units per acre)
- **Mixed Use Residential (MUR):** High density residential and retail (24 units per acre)
- **Town Center:** Highest density residential and retail (48 units per acre)



3 Preliminary Growth Alternatives

1. No Action – Keep existing Future Land Use Map (FLUM)
2. Focused Growth – Increased density near current and future sewer. No increased density in “pothole” areas (wetlands/ flooding issues).
3. Broad Growth – Higher increases in density throughout the city than the focused growth approach.

DISCUSSION



What are your housing needs? Have they changed over time?

What housing challenges/ barriers are you aware of?

How do you envision Edgewood growing and developing over time?

STAY IN TOUCH



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

Participate in upcoming surveys and workshops.

Share your thoughts and feedback:

comdev@cityofedgewood.org

Monitor our project webpage for materials.

cityofedgewood.org/434

