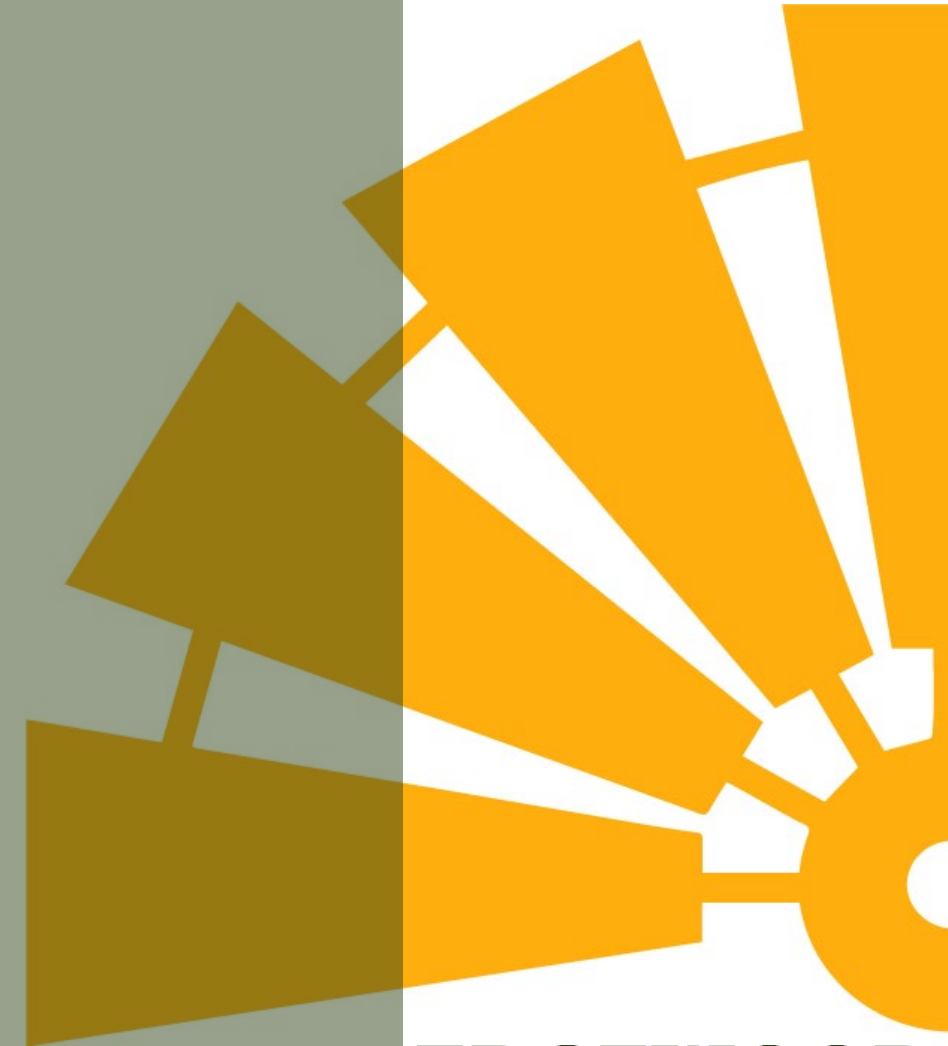


COMPREHENSIVE PLAN PERIODIC UPDATE- HOUSING AND LAND USE WORKSHOP

Community and Economic Development Department

February 22, 2024



EDGEWOOD
Washington

PROJECT TEAM



TEAM MEMBERS



**LAUREN
BALISKY**

Community &
Economic
Development Director



**JEREMY
METZLER**

Public Works
Director



EVAN HIETPAS

Senior Planner



**MORGAN
DORNER**

Senior Planner



SILAS READ

Associate Planner



**WAYNE
CARLSON**

Principal



**NICOLE
STICKNEY**

Senior Planning
Project Manager



**ELIZABETH
ESPINOZA**

Planner



EMILY WEIMER

Senior Planner

TONIGHT'S WORKSHOP

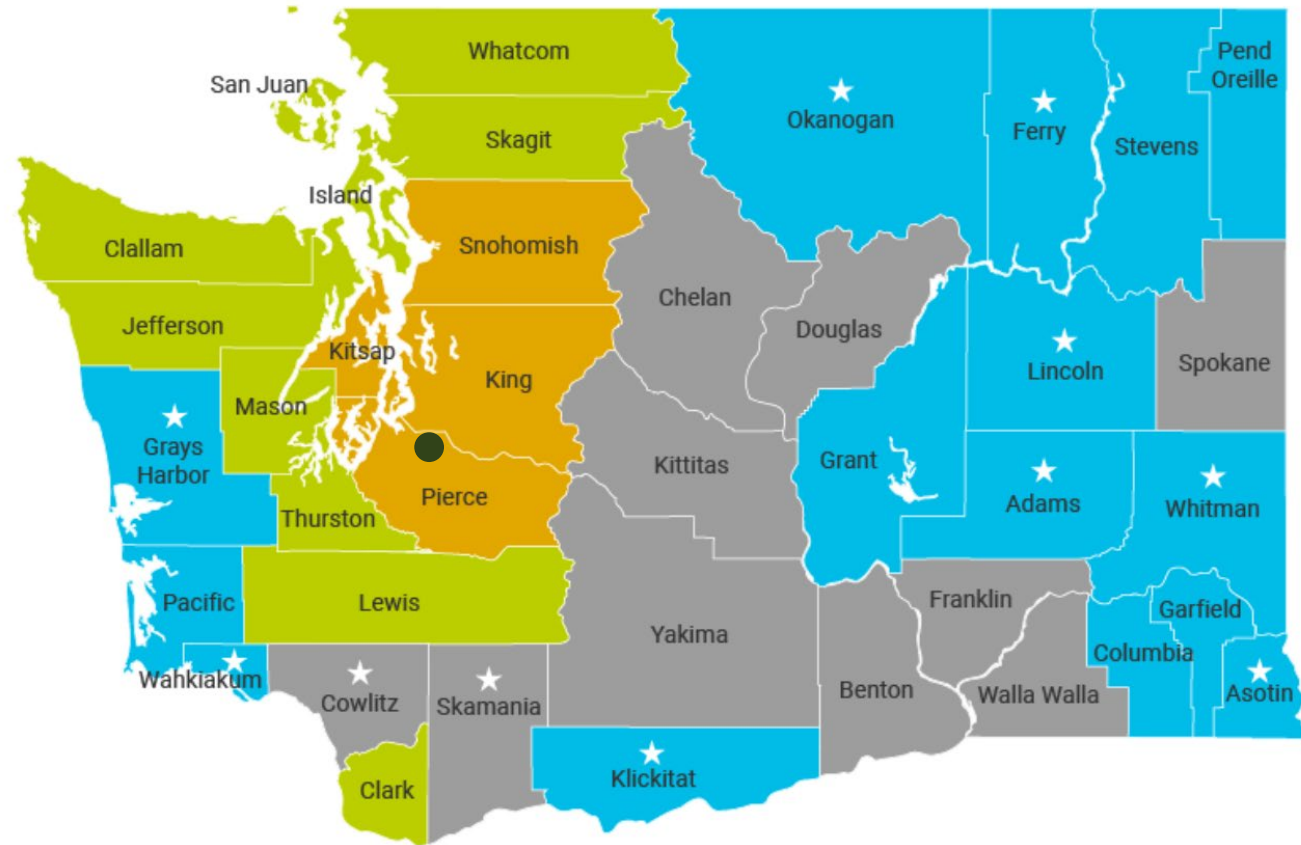
1. Periodic Update – At a Glance
2. Housing and Growth Alternatives
3. Discussion



A photograph of two brown horses grazing in a grassy field. In the background, there are trees with vibrant autumn foliage in shades of orange and yellow. A dark green rectangular box is overlaid on the right side of the image, containing the text "PERIODIC UPDATE PROCESS" in white, bold, sans-serif capital letters. The right edge of the slide features a decorative yellow and white geometric pattern.

PERIODIC UPDATE PROCESS

WA STATE GROWTH MANAGEMENT



2024 Due December 31st 2025 Due June 30th 2026 Due June 30th 2027 Due June 30th

★ Starred counties are partially planning under the Growth Management Act



Required Elements

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



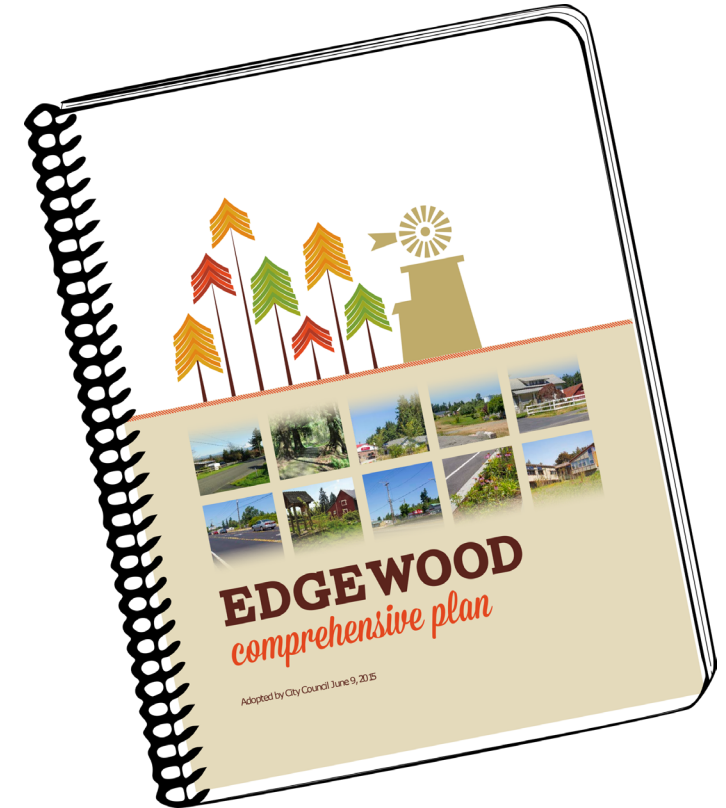
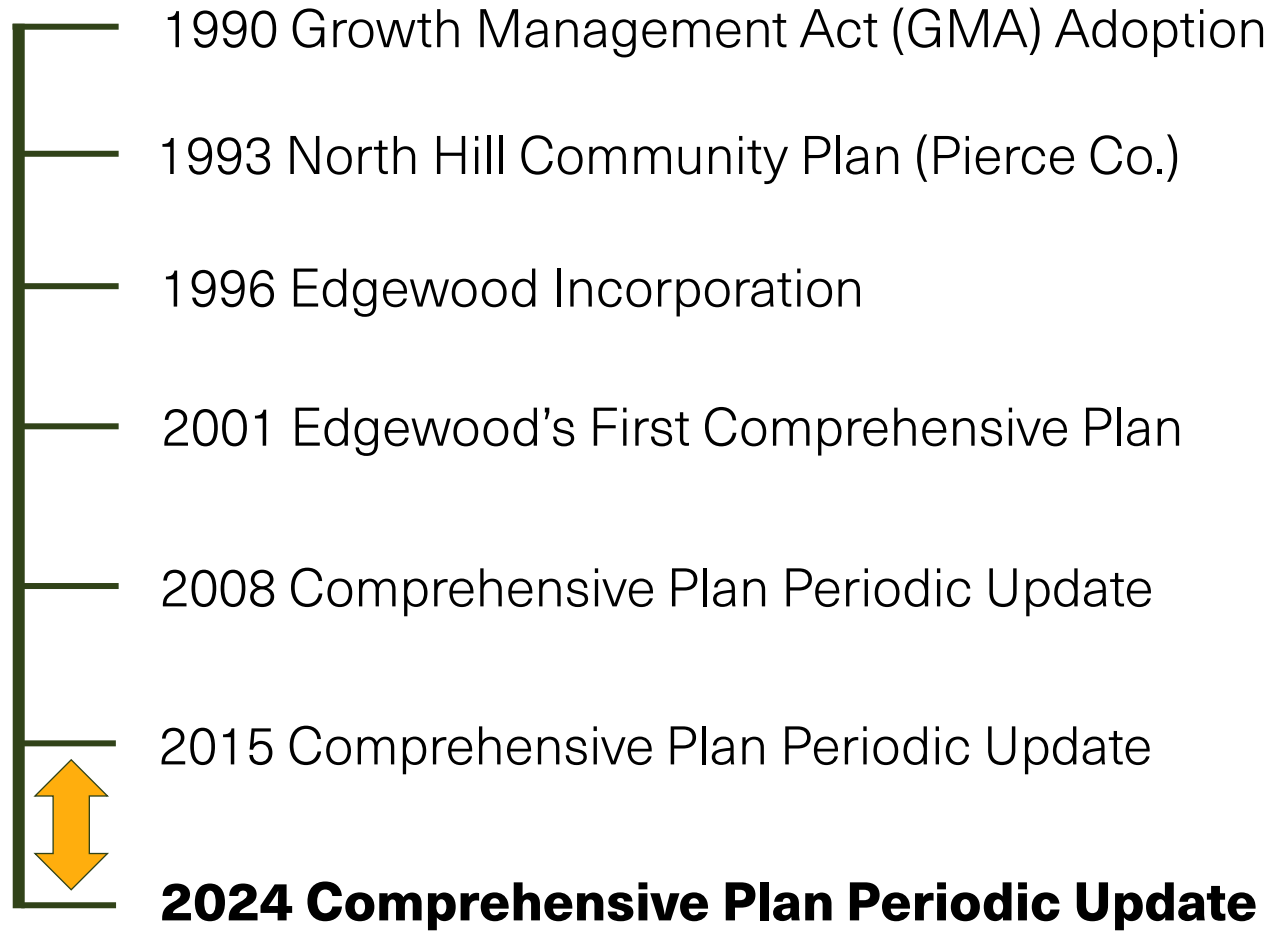
City of Edgewood Comprehensive Plan

Pierce County Countywide Planning Policies

Puget Sound Regional Council Vision 2050

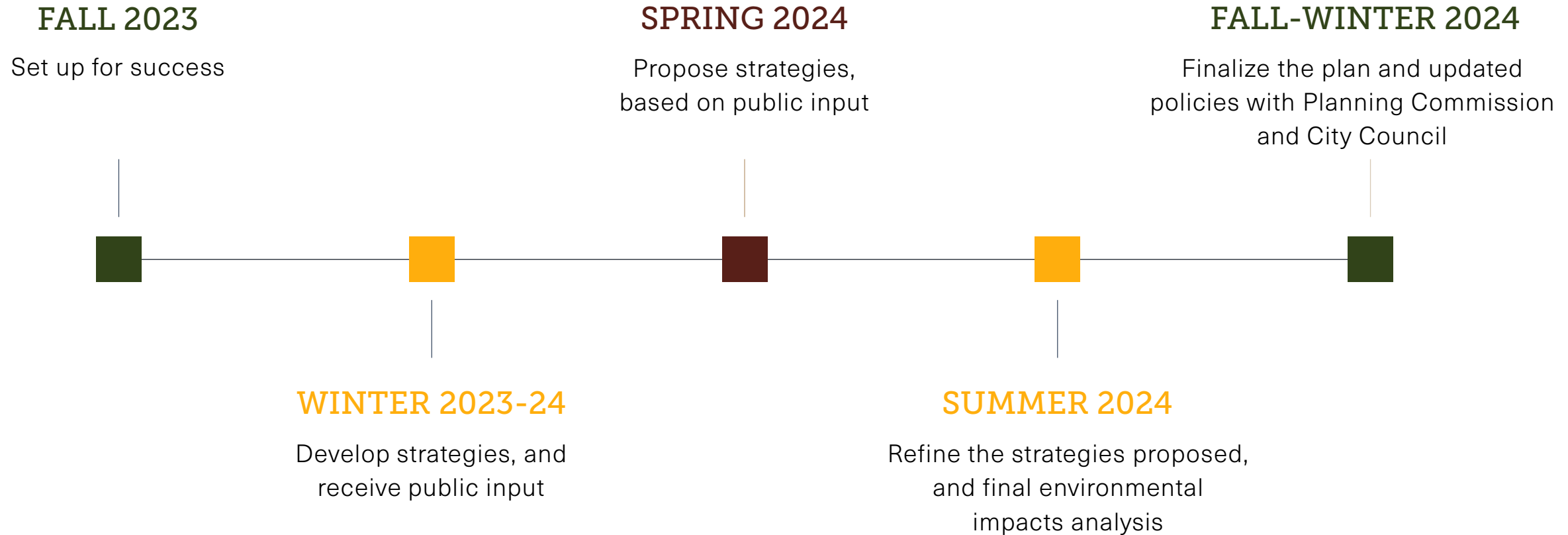
Washington State Growth Management Act

EDGEWOOD COMPREHENSIVE PLANNING





PERIODIC UPDATE TIMELINE



PUBLIC PARTICIPATION

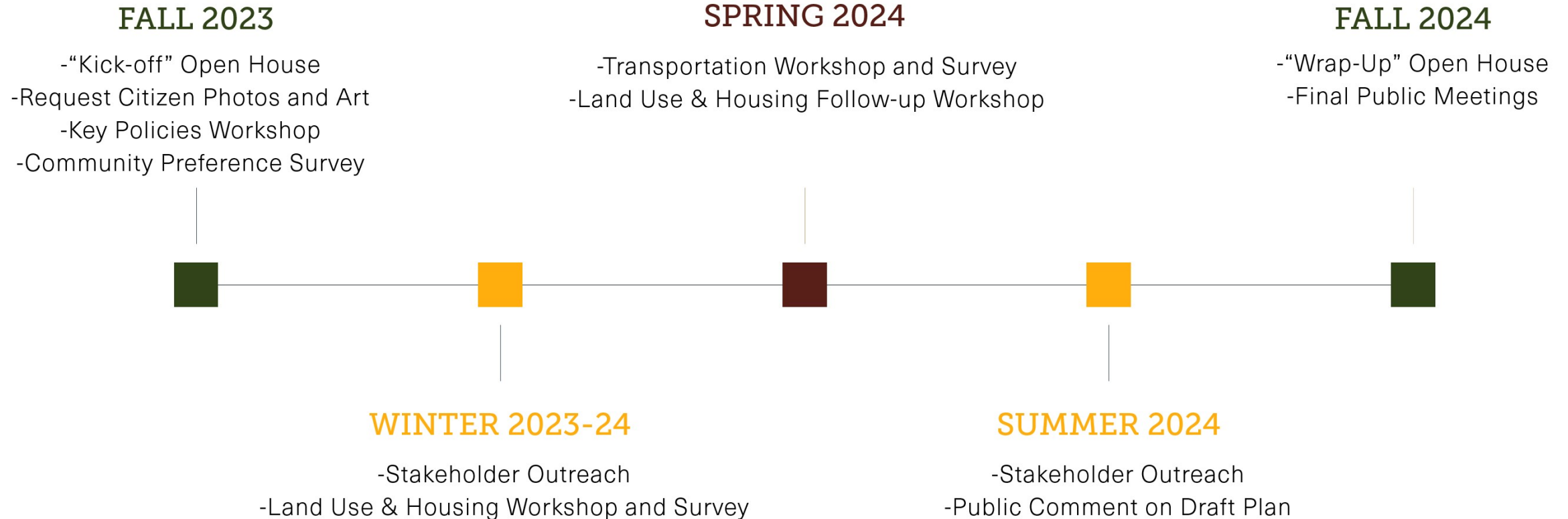


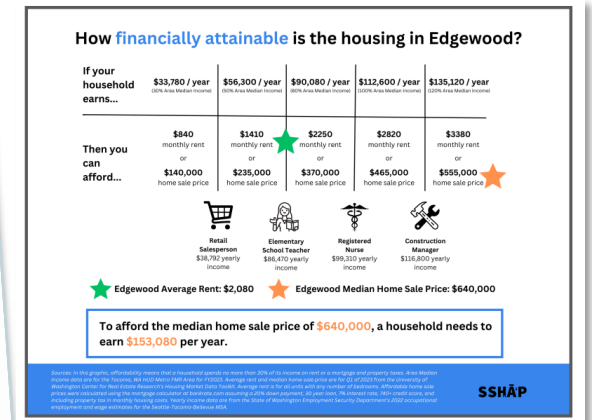
- September 21st Kick-Off Open House
- October 26th Visioning Workshop
- October- November Community Preferences Survey

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



PUBLIC PARTICIPATION







HOUSING AND GROWTH



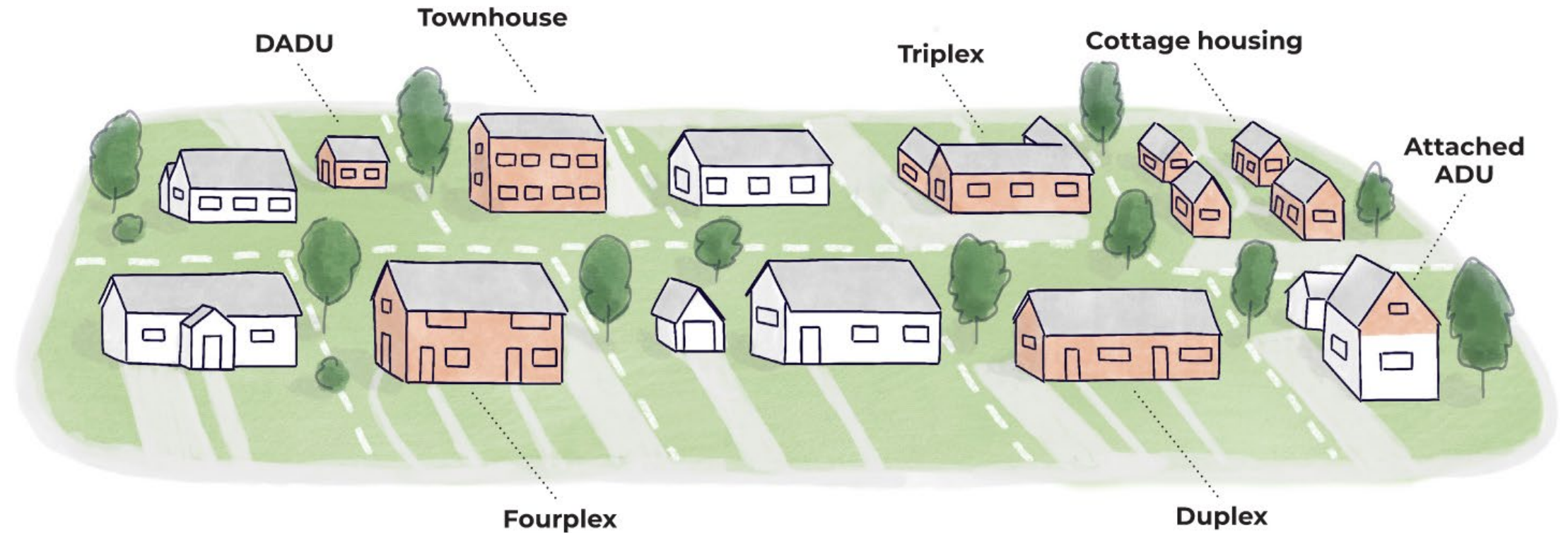
State: (WA State Growth Management Act)

- **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

EDGEWOOD - HOUSING



"Missing Middle" Housing



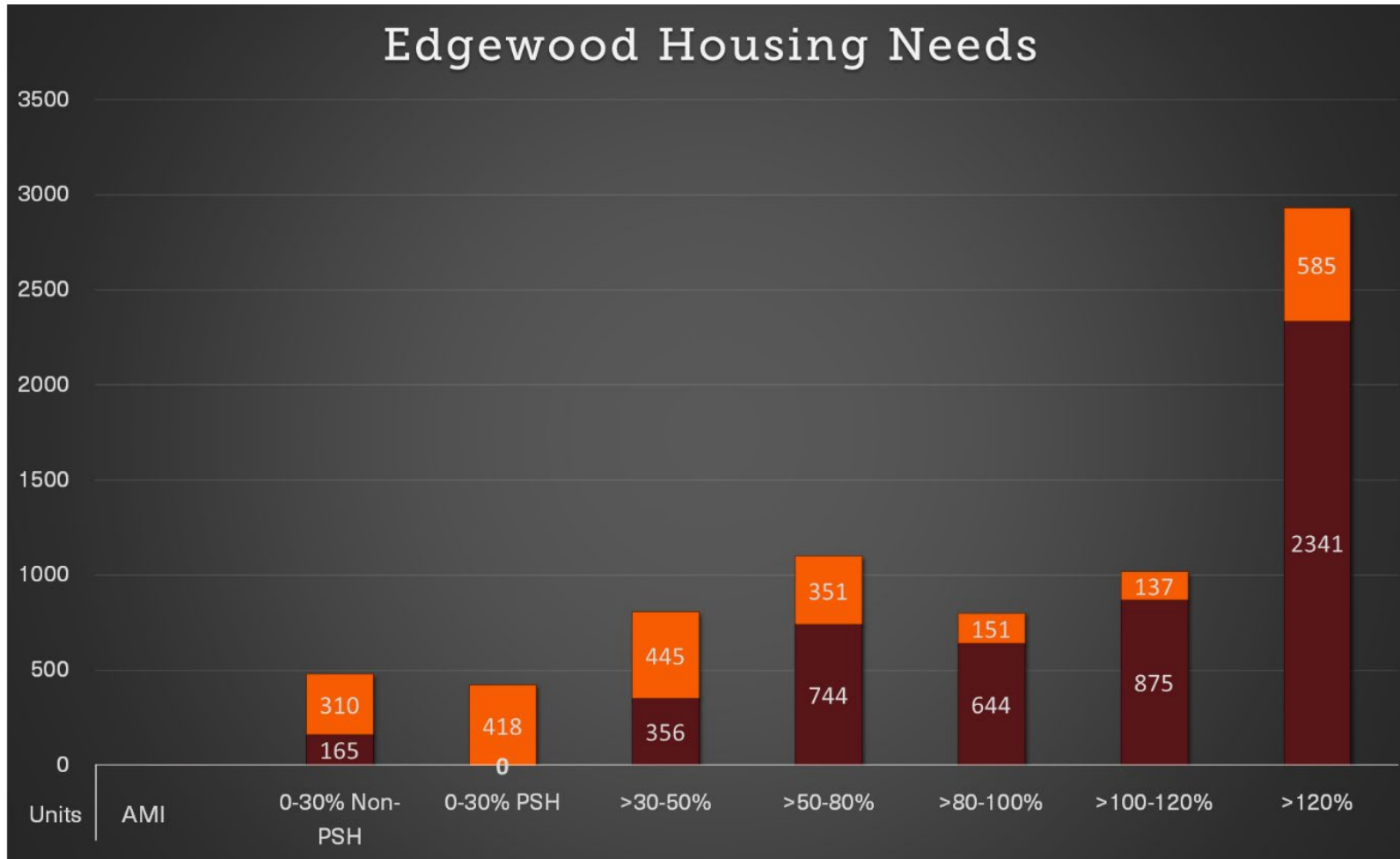
EDGEWOOD - HOUSING



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

EDGEWOOD – HOUSING AND LAND USE



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)

FUTURE LAND USE MAP



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

