

PROJECT MEMO



TO: Lauren Balisky
FROM: Nicole Stickney
Seattle - (206) 267-2425
DATE: March 7, 2024
PROJECT NO.: 2220913.30
PROJECT NAME: Edgewood 2024 Comp Plan Update
SUBJECT: February 22, 2024 – City of Edgewood Comprehensive Plan Periodic Update Housing and Land Use Workshop Summary (Revised)

Summary

AHBL supported the City of Edgewood's Community Development department to host a Housing and Land Use Workshop, continuing the public's engagement opportunities for the City's periodic update to the Comprehensive Plan project. The meeting was held in the evening on Thursday, February 22, 2024, at the City Hall. Wayne Carlson and Elizabeth Espinosa attended for AHBL. This memorandum summarizes the purpose of the workshop, the materials prepared for the community event, and a summary of public comments.

The Housing and Land Use workshop was advertised in several ways. First, the City's magazine included a feature about the project in the summer edition, listing out the project website address and providing background information and details about the purpose of the project.

Next, the event was listed on the 2024 Comprehensive Plan Periodic Update page that is nested within the City's Community and Economic Development Department page. The 2024 Comprehensive Plan Periodic Update page includes an introduction to the work, identifies opportunities for public participation, and includes links for additional information. Additionally, the City provided Facebook and Instagram posts about the workshop beginning ten days prior. At the previous Comprehensive Plan Open House future events were mentioned as well and participants were reached out to via email to attend the workshop.

The purpose of the workshop was to introduce and discuss the housing and land use section of the comprehensive plan update that the City is conducting to satisfy its obligations to prepare a periodic update. The comprehensive plan update will encompass amendments to the City's Future Land Use Map, language in the Comprehensive Plan, and development regulations which were discussed during this workshop. The workshop was intended to engage community members, City staff, and the consultant team in meaningful discussions specific to the housing and land use currently in the city and how that may develop in the future.



The maps listed below were developed in advance of the meeting by AHBL with input from City staff in order to identify alternative growth scenarios. Edgewood is expected to grow by 5,931 people for a total population of 18,258 by 2044. Currently, Edgewood has adequate capacity to accommodate the total population projection through 2024. While adequate housing supply exists to serve households earning above 120% AMI, there is a deficit of housing supply for income level bands between 0-120% AMI. This deficit must be accommodated moving forward to meet the City's allocated number of housing units by income level. Both alternative growth scenarios were developed taking this information into consideration and to also recognize the planned expansion of sewer services in the city. Alternative 2 is dubbed "Focus Growth" as it focuses on growth near the current and future sewer areas and proposes no change for those areas in the pothole basins or other critical area locations. In scenario 3, which we've called "Broad Growth" the additional zoning changes for all *single family moderate* to *mixed residential low* and most *single family low* areas outside the pothole basins are changed to *mixed residential low*.



The following materials were available at the workshop and now on the website:

- Welcome Station
 - Sign-in sheet with option to be added to the interested parties list
- Comprehensive Planning and GMA
 - Comprehensive Plan Periodic Update Overview
 - Existing Future Land Use Map (FLUM)
 - Future Land Use Map Alternative 2
 - Future Land Use Map Alternative 3
- Housing and Land Use
 - Planning for Housing/Middle Housing Board
 - Equity and Housing Board
- Other Related Efforts
 - City of Edgewood yearly population growth handout from 2000-2023

Senior Planner Evan Hietpas provided introductory information, introducing the project team and city staff. He explained that the workshop was the second community outreach event being conducting in coordination with the Comprehensive Plan Periodic Update. He gave a brief overview of the previous meeting and the entire periodic update process. He explained the focus of the workshop was to discuss the housing and land use of the city and determine what the future goals of the community are. Additionally, the existing FLUM and alternative 2 and alternative 3 were presented for discussion. He further stated the meeting was being recorded.

Findings/Observations

- The meeting was designed to be “hybrid” in nature with an in-person component at city hall, and an on-line component via zoom. Since the beginning of the meeting was a formal presentation, this worked out very nicely as the city is well-equipped to broadcast their meetings in a live fashion using that platform. In addition, a video recording was made which is now available for those who may not have been able to be at the meeting. We don’t think anyone viewed the broadcast live.
- There were around 10 community members in attendance in total. Although the attendance and turnout were not as expected, the people who did come to the meeting were highly engaged and asked many in-depth questions leading to a very constructive workshop overall.
- Many community members were interested in the city’s efforts to prevent displacement of existing citizens and encourage ageing in place. Additionally, interest in single-story homes, senior gated communities with duplexes or quadplexes, and mobile health services was voiced by attendees. Additionally, working to preserve views throughout the city was mentioned. With the different maps provided for FLUM alternatives, attendees had questions regarding identifying unbuildable land and how that will affect the upzoning alternatives provided. Clustering growth in existing urban areas was supported by attendees and a concern over water consumption was also brought forth by the community.
- At future meetings it will be important to have a conversation or explanation about how the projected growth data is determined, with respect to the Growth Management Act. In doing so, we can address some of the perceptions that appear to be rather prevalent that so much growth is not feasible. Additionally, providing an



environmental constraints map will be beneficial to reference when reviewing potential alternatives for growth in the city.

Input Received

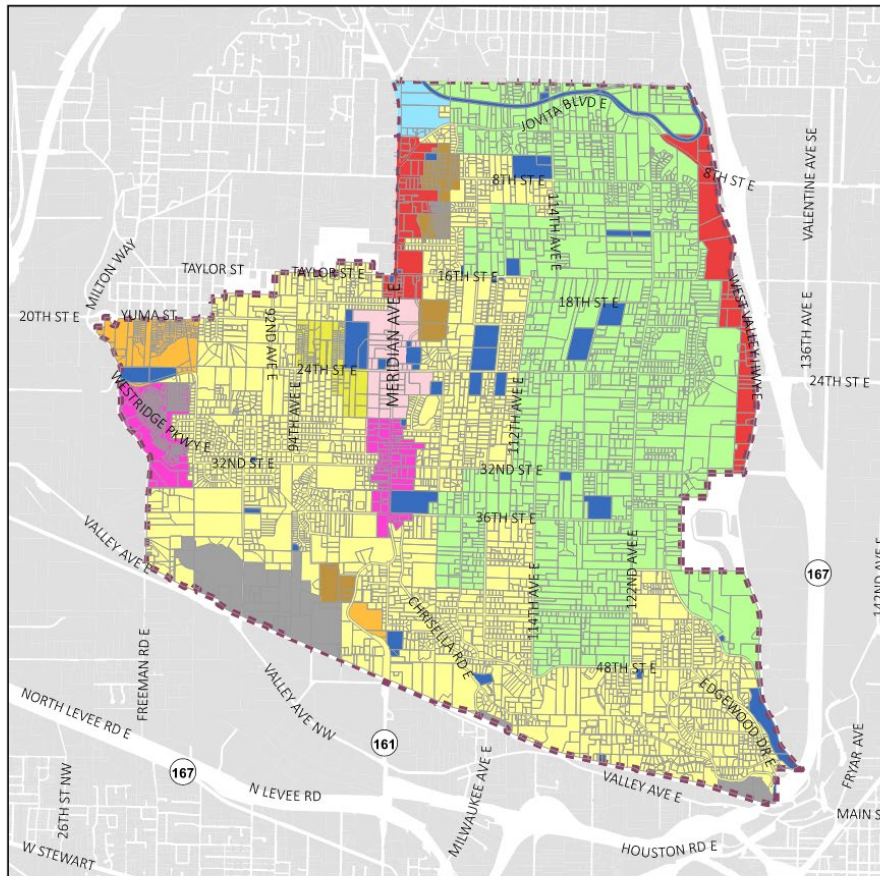
- **Elizabeth:** Residents expressed they would like to see other options for the FLUM alternatives. A few participants would like to see a map that includes middle housing in the southern half of the map but keep the north half the same. They also suggested we show future street extensions for reference when viewing FLUM. Additionally, including a map with sensitive areas that can be compared to FLUM would be beneficial. A community member also mentioned the city should consider a partnership with Dispatch Health. Another community member asked about incentivizing one-story development in the city. Generally, individuals seemed concerned about the large population growth in the next 20 years.
- **Wayne:** Some of the areas designated as Mixed Residential Low, neighboring the Mixed Residential Moderate on the West side of Edgewood could potentially expand further North and West. North of the Industrial area in the city in the larger parcels could be rezoned given the site topography. Areas nearby Jovita Blvd E also have some site constraints that would make it difficult to increase the intensity to Mixed Residential Low. Residents would like more commercial uses in the city that they can patronize, such as sit-down cafes and community spaces as opposed to mini-storage and drive through coffee stands.

There was a concern expressed that the city lack of infrastructure and environmental constraints could not accommodate much additional growth. Wayne explained that growth is allocated in each county for a process established by the Puget Sound Regional Council in its Vision 2050 plan. That plan designates the city of Edgewood as a “city and town.” That designation receives the lowest population allocation under the PSRC’s formula. As such, the city of Edgewood is accommodating less growth than other nearby cities that are supported by transit services.

- **City Staff:** Lauren asked if the density allocations for each zoning district could be added to the legends in the FLUM map alternatives for viewers to understand the impact of the alternatives provided. This would be beneficial since attendees were more focused on form than volume.

NS/ee

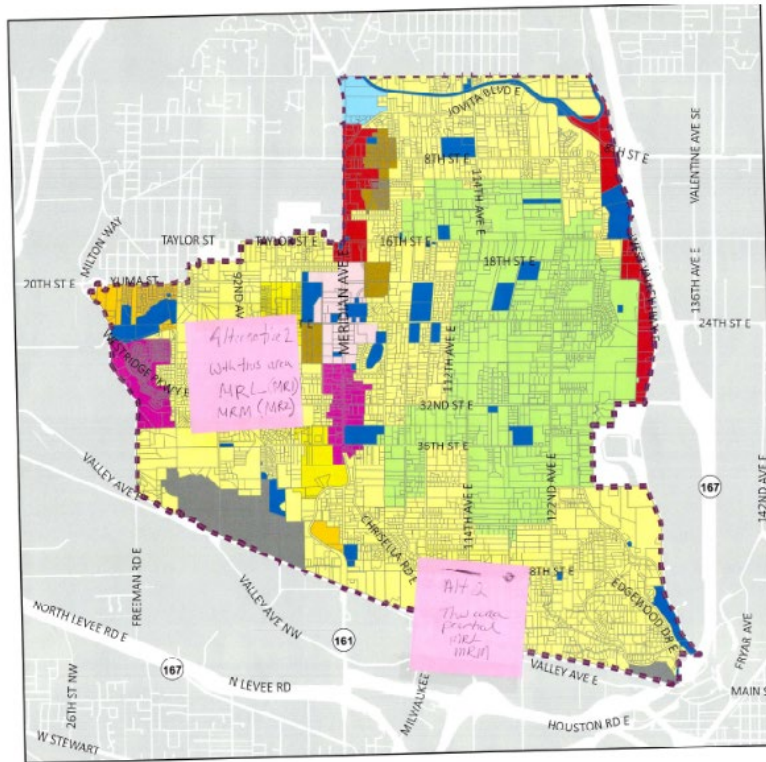
c: Wayne Carlson, Elizabeth Espinosa – AHBL



FUTURE LAND USE ALTERNATIVE 1 -
NO ACTION
DATE: 2/26/24

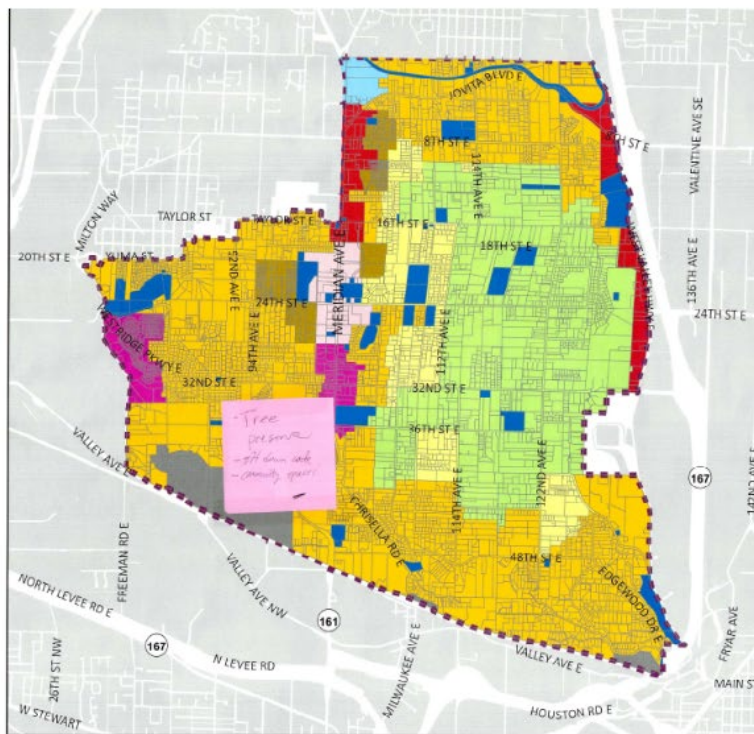
- City Limits
- Single Family Low
- Single Family Moderate
- Single Family High
- Mixed Residential Low
- Mixed Residential Moderate
- Mixed Use Residential
- Commercial
- Town Center
- Public
- Business Park
- Industrial





FUTURE LAND USE ALTERNATIVE 2 -
FOCUSED GROWTH
DATE: 2/22/24

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



FUTURE LAND USE ALTERNATIVE 3 -
BROAD GROWTH
DATE: 2/22/24

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

