

# **EDGEWOOD COMPREHENSIVE PLAN SURVEY #2**

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Open February 8 - March 18, 2024



# INTRODUCTION

# ADVERTISING THE SURVEY

The community was encouraged to participate in the survey with electronic distribution via email, Instagram, and Facebook posts and a link from the city website. There was also a feature in the city magazine.

The collage includes:

- City of Edgewood - Government Email:** A screenshot of an email from March 11, 2024, at 10:20 AM. It encourages participation in the "Housing and Land Use Survey" and provides a QR code for submission. The survey is open until March 17, 2024.
- City of Edgewood Website:** A screenshot of the city's website homepage. It features a large "EDGEWOOD Washington" logo with a windmill icon. The "For Residents" and "For Business" tabs are visible. A "Missing Middle Housing" article is highlighted, showing a diagram of various housing types: DADU, Townhouse, Triplex, Cottage housing, Attached ADU, Fourplex, and Duplex.
- Instagram Post:** A post featuring a black cow in a field with the text "Participate in the City of Edgewood's Housing and Land Use Survey. Submissions will be accepted through 3/17/2024".
- Facebook Post:** A post featuring a blue icon with a white 'f' and the text "Housing and Land Use Survey. Submissions will be accepted through 3/17/2024".
- City Magazine (EDGEWOOD Spring 2024):** A page from the magazine with the title "COMPREHENSIVE PLAN PERIODIC UPDATE" and "NEW SURVEY". It includes a QR code and text about the survey's purpose and the update process.

# TAKING THE SURVEY

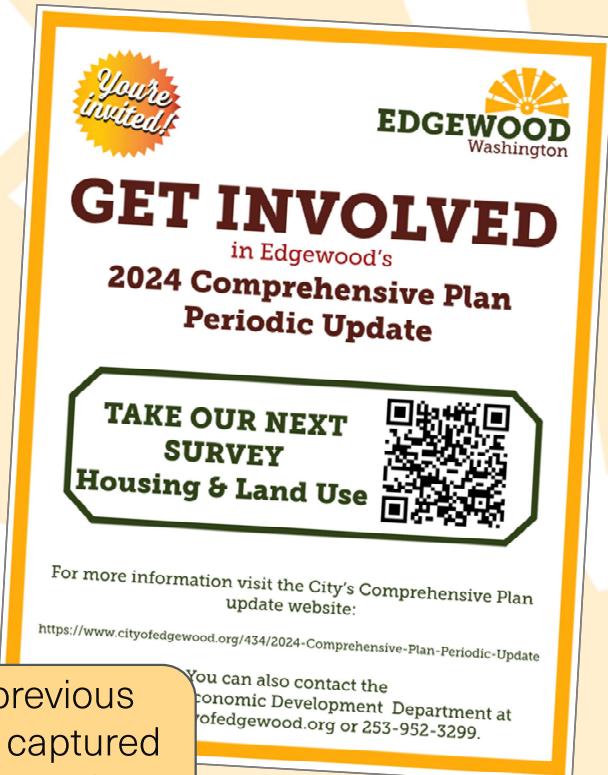
After typing in the address or scanning a QR code, it was convenient for participants to respond to the survey on their phone, tablets, computer or other devices.



**SURVEY DATES:**  
**February 8, 2024 –**  
**March 18, 2024**

**TOTAL RESPONSES:**  
**126**

The previous survey captured 139 total responses



# SURVEY INTRODUCTION & FORMAT



## Welcome to the City of Edgewood 2024 Comprehensive Plan Update Survey #2 - HOUSING AND LAND DEVELOPMENT PREFERENCES

This survey is open through March 17, 2024. This survey will take about 20 minutes to complete.

The Comprehensive Plan is the 20-year framework for local policy, planning, and capital facility investment through the year 2044. The City of Edgewood would like the community's input when creating the newest plan and seeks to understand current community characteristics to focus our efforts.

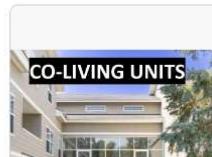
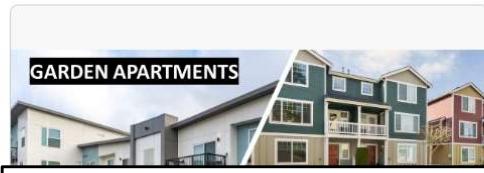
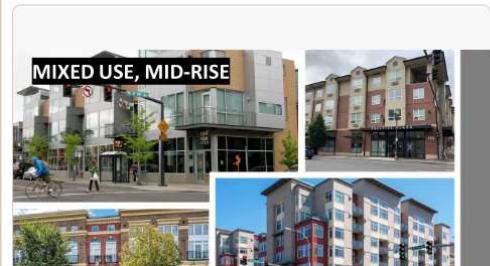
Throughout the process, various public meetings and surveys will be available for the public to voice their opinions on topics related to the Plan. You can learn more about the Comprehensive Plan and this update here, including the results of the first survey titled "Community Preferences."

Please note: Information from this survey is collected by AHBL (Planning Consultant) and will be provided to the city thus all responses are subject to disclosure pursuant to RCW 42.56.

## Various question types were used:

### 5. We'd also like to know your preferences for multi-family housing units. Which options would you prefer to see more of in Edgewood?

See the labeled images of each housing type together with the description (or additional information) below. Check all that apply.



Please rate the following statements on how important a given concept is on a 1-7 scale with 1 being very unimportant and 7 being strongly very important (4 = Neutral).

*You should skip any question if you are unsure or don't have an opinion.*

7. The city should encourage new housing in walkable locations.

Not very important

Neutral

Very important



# ICON IDENTIFIERS



**Throughout the slides different icons will appear to easily identify various aspects of questions.**



- Questions that allowed for multiple responses



- Short response questions



- Logic- based questions: the question was only included if an earlier question was responded to in a certain way - *for example, people who indicated they were homeowners were asked questions about having city sewer vs. on site (septic) systems*

## **SURVEY CONSIDERATIONS**



- Not “statistically valid”
- Participants “opted-in” (no sampling)
- May not represent all segments of the community
- Conducted at low cost to the city
- The survey was one component of the broader Public Participation approach
- Questions / format reviewed and tested prior to survey launch
- Could re-use in the future to track against a “Baseline”

# **SURVEY RESULTS**

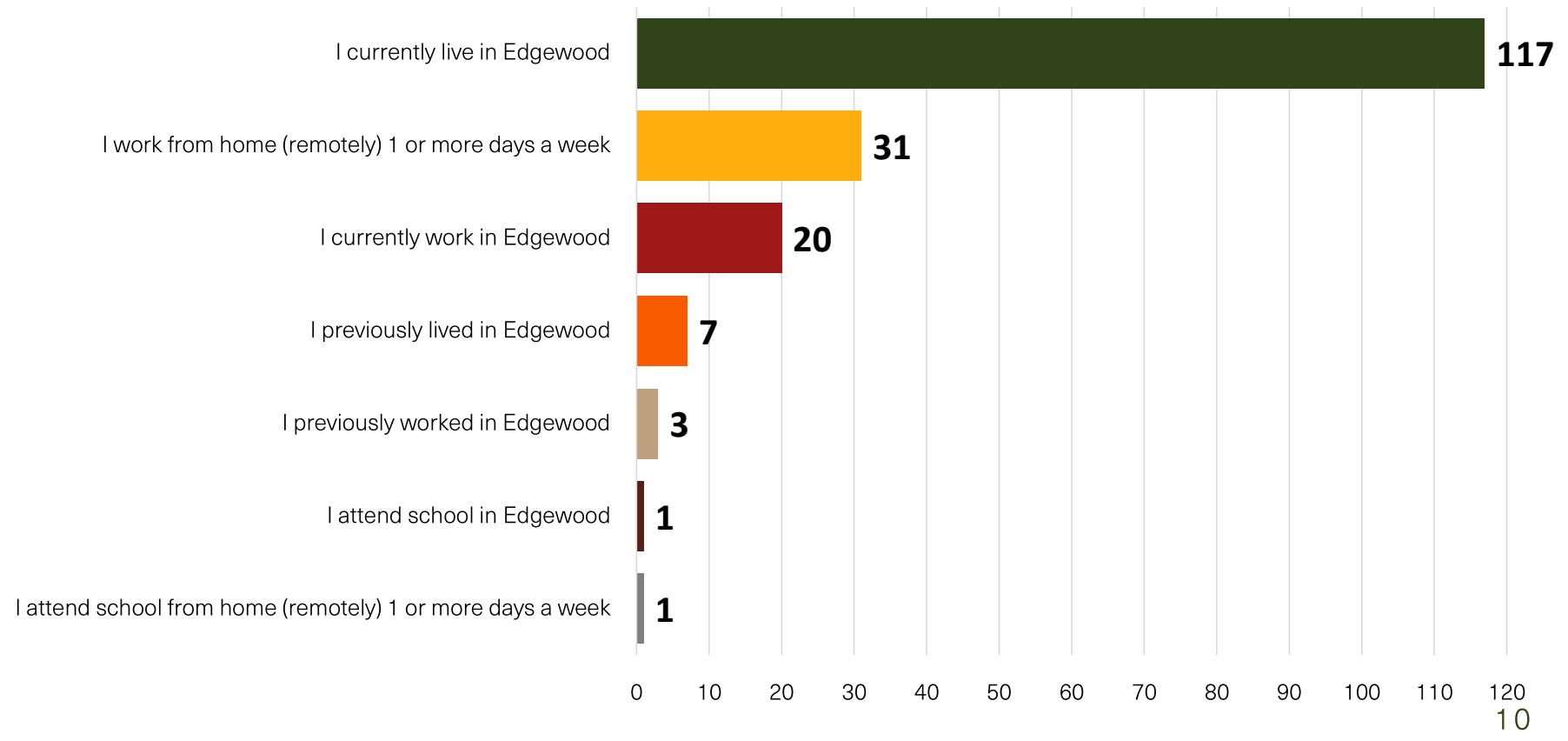


# **ABOUT YOU**

## Q1: WHAT BEST DESCRIBES YOUR CURRENT LIVING / WORKING / SCHOOLING SITUATION IN EDGEWOOD?

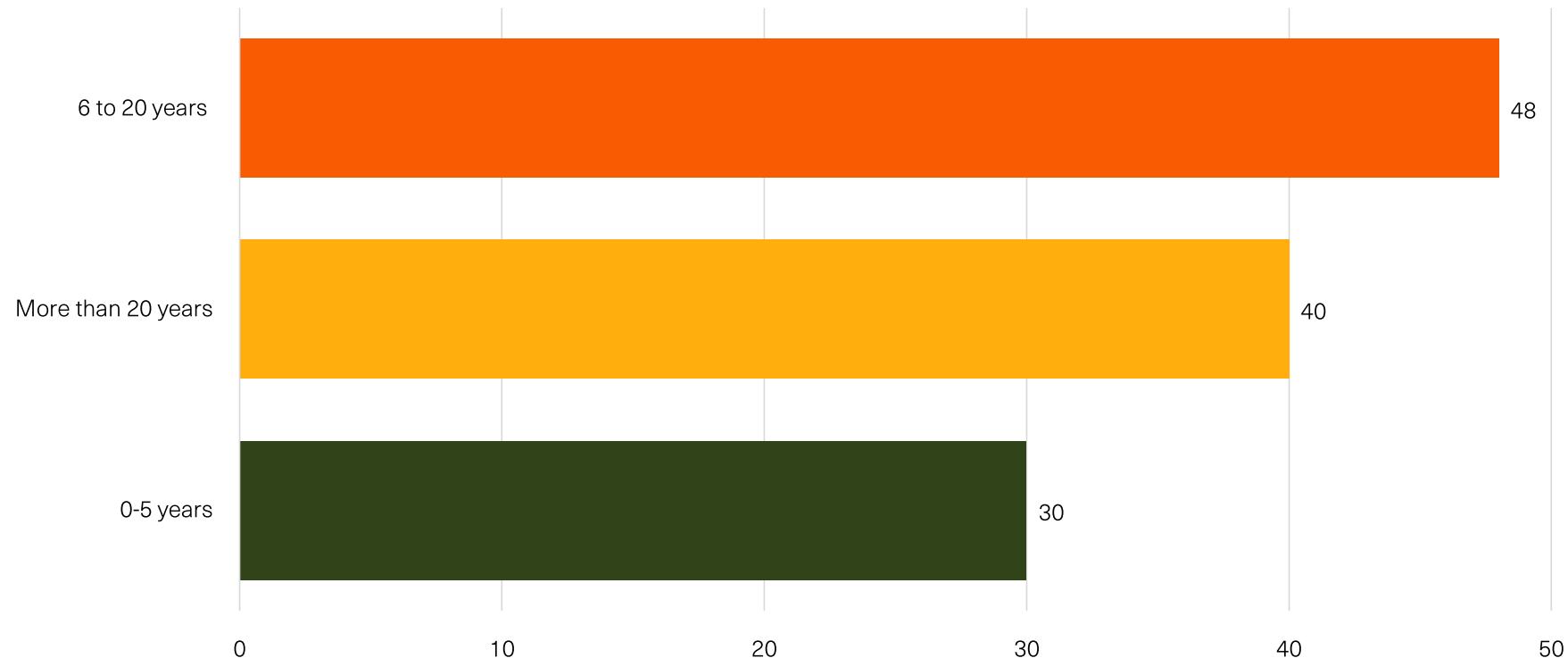


Answered: 124 Skipped: 2



## Q2: HOW LONG HAVE YOU BEEN AN EDGEWOOD RESIDENT?

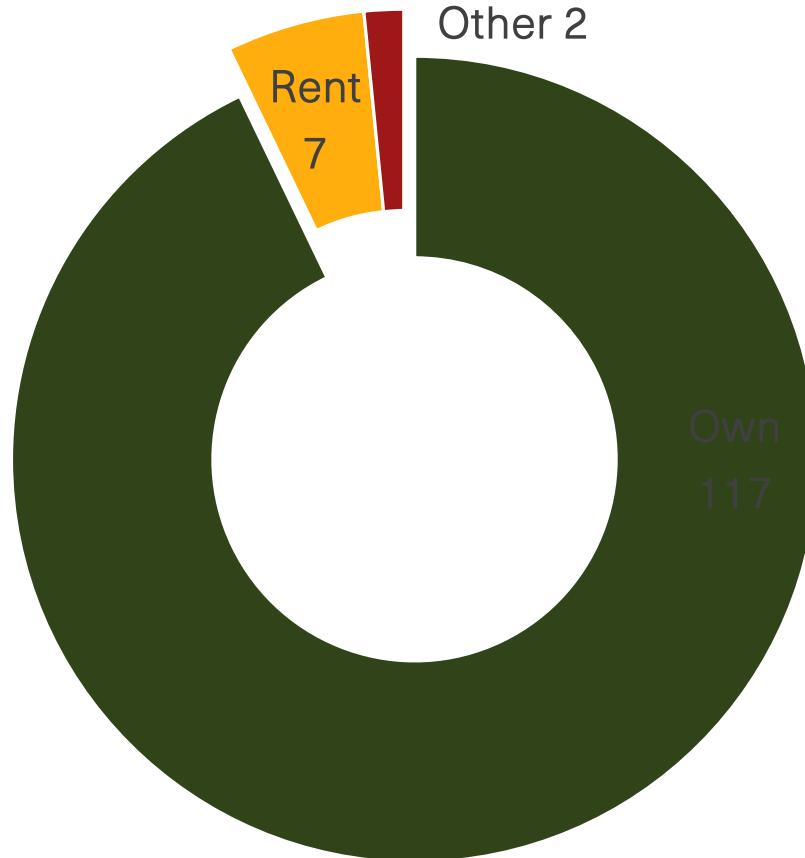
Answered: 118 Skipped: 8



## Q3: DO YOU RENT OR OWN YOUR HOME?



Answered: 126 Skipped: 0



Q4: When asked  
*“What type of home do you live in?”*  
115 out of 126 participants responded  
detached single family house (standalone  
home).

Q20: When renters were asked  
*“Do you plan on buying a home  
in the next 5 years?”*  
4 participants selected “No”  
2 participants selected “Yes, in Edgewood”  
1 participant selected “Yes, outside of  
Edgewood”

# HOUSING PREFERENCES

**Q5: PLEASE REVIEW THE TYPES OF HOUSING BELOW. WHICH TYPES OF "MIDDLE HOUSING" WOULD YOU PREFER TO SEE MORE OF IN EDGEWOOD? (SELECT ALL THAT APPLY)**



## **TOP HOUSING CHOICES (OF THE 6 OPTIONS):**

**#1**

**COBBAGE HOUSING**



**#2**

**ACCESSORY DWELLING UNITS (ADUs)**



**#3**

**DUPLEXES**



**Groups of smaller detached housing units**

Detached units typically 800 to 1,200 square feet, oriented around common open space (ex courtyard).

**63 VOTES**

**AKA Mother-in-Law apartments, Second Units, etc.**

Attached or detached, small-scale unit, on the same lot as a single family home.

**58 VOTES**

**Two residential units in one building**

Duplexes have two residential units in one building. Units can be side-by-side or stacked.

**48 VOTES**



## (Q5 HOUSING TYPES - CONTINUED)



### ADDITIONAL OPTIONS:



AKA Townhouses, Rowhomes or Single-Family Attached

Attached homes (sharing a wall or walls) that are sold individually (on their own lot).

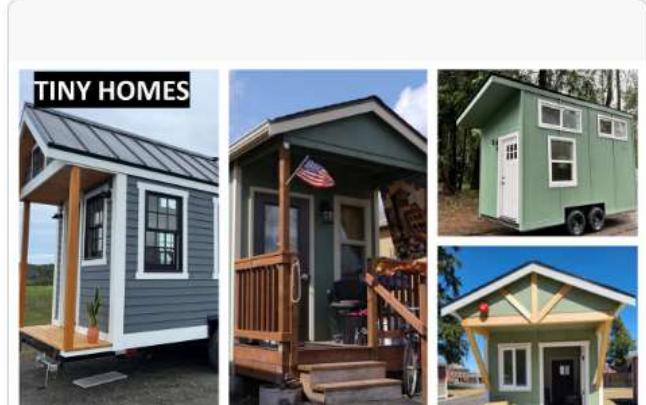
**30 VOTES**



Three or four units in one building

Units may be stacked on one another or side-by side; entries may be common or separate.

**16 VOTES**



Tiny Homes or Tiny House

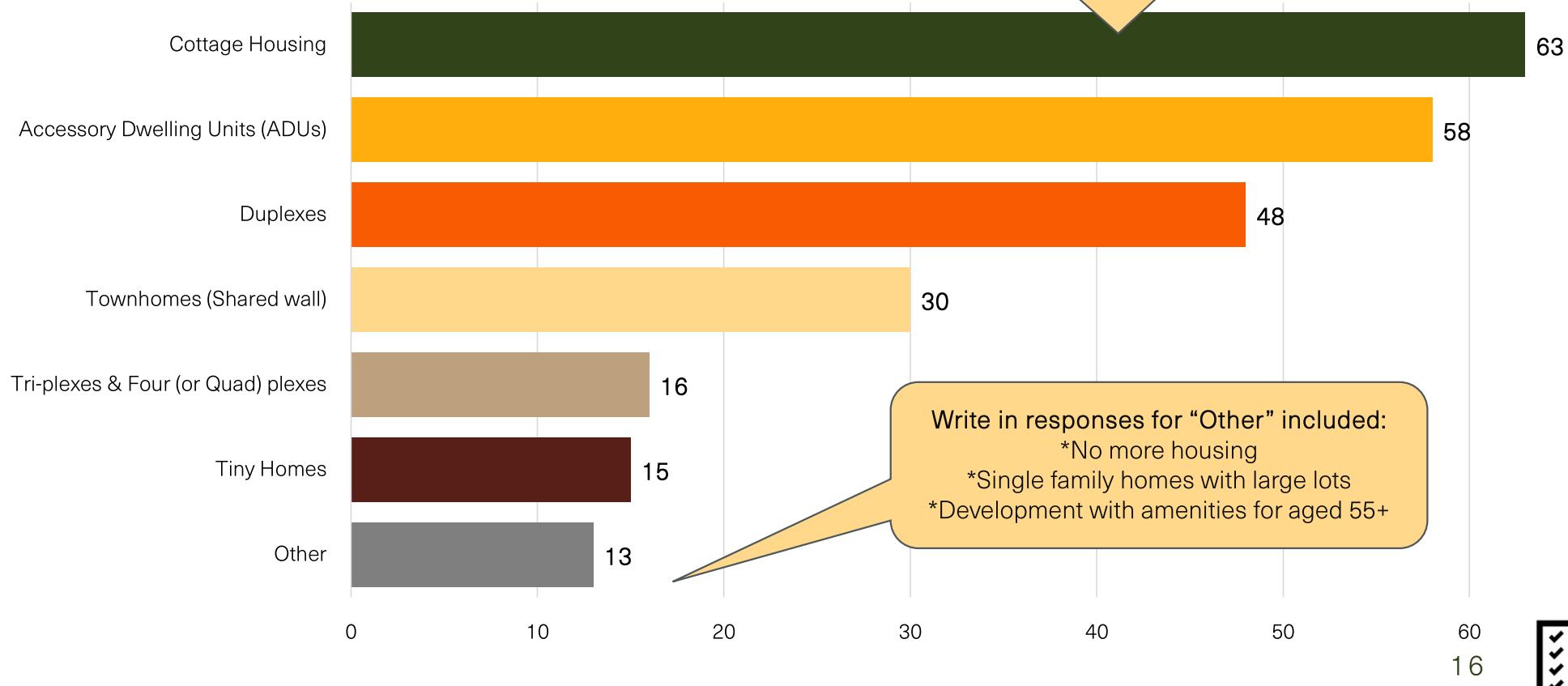
A unit that is 400 square feet or smaller and may be on wheels (but NOT an RV).

**15 VOTES**



## (Q5 HOUSING TYPES - SUMMARY)

Answered: 118 Skipped: 8



## Q6: WE'D ALSO LIKE TO KNOW YOUR PREFERENCES FOR MULTI-FAMILY HOUSING UNITS. WHICH OPTIONS WOULD YOU PREFER TO SEE MORE OF IN EDGEWOOD? (SELECT ALL THAT APPLY)



### MIXED USE, MID-RISE

Housing units in a building with other uses  
The building may have retail, commercial, office, civic or entertainment uses /functions.

**56 VOTES**



### GARDEN APARTMENTS

### Multiple side-by-side or stacked dwelling units

Multiple side-by-side or stacked dwellings oriented around a courtyard or greenspace.

**30 VOTES**



### CO-LIVING UNITS

### Small efficiency units in a larger building

May have shared bathrooms kitchen amenities (ex: dorms, single room occupant buildings).

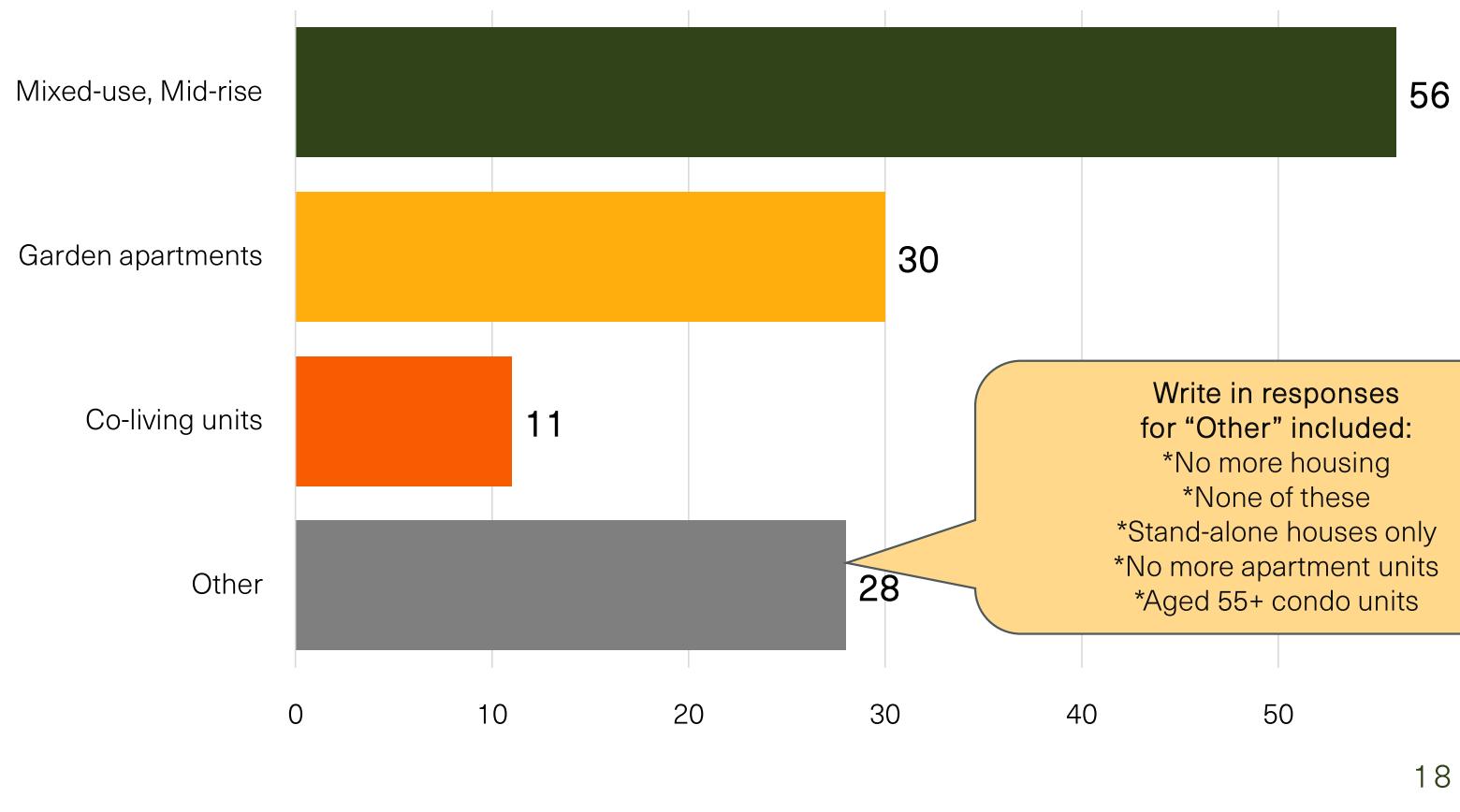
**11 VOTES**



## (Q6 MULTI-FAMILY HOUSING PREFERENCES- SUMMARY)

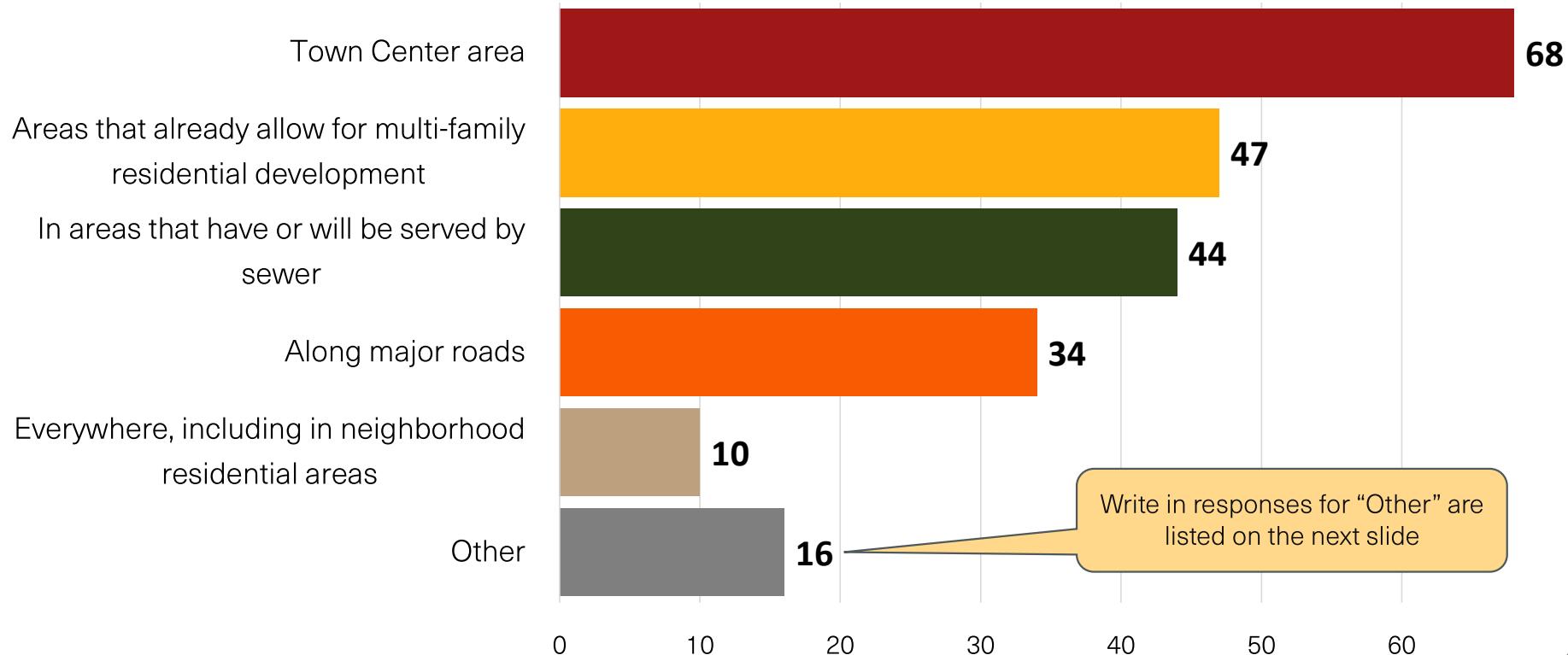


Answered: 103 Skipped: 23



**Q7: THE COMPREHENSIVE PLAN UPDATE IS FOCUSED ON PROACTIVELY PLANNING FOR THE FUTURE POPULATION GROWTH IN EDGEWOOD. WHAT AREAS OF THE CITY ARE THE BEST FOR NEW HOUSING DEVELOPMENT?**

Answered: 123 Skipped: 3



## (Q7 BEST AREAS FOR NEW HOUSING DEVELOPMENT CONT.)



Answered: 16

### *Other (please specify):*

- We don't need more houses! We need to keep the beautiful farming community that we have
- None of the choices-enough
- In no residential areas and Meridian is already over populated.
- None
- None
- None - we already have too many high-density housing units
- Anywhere as long as it isn't apartments. Don't we have enough of those along Meridian? I see there are already plans for more.
- Tear down the dilapidated structures on Meridian and build back from the road.
- There is no more room
- Stop building
- Incentivize ADU development on current large private parcels
- Other cities
- It depends on what the term new housing is meant to represent
- Keep this crap out of my town
- Areas need to also build sidewalks not just buildings
- It is already too crowded



## REVIEW EACH STATEMENT AND CHOOSE BETWEEN 1(NOT VERY IMPORTANT) TO 7(VERY IMPORTANT)

Statement:	Average Score:
It is important for the city to have regulations and rules to ensure high quality design for new multi-family housing	5.91
Property owners should have a wide variety of options for what they can do with their land	5.46
The city should continue to require a minimum of off-street parking spaces for new housing	5.31
The city should encourage new housing in walkable locations	4.90
The city should encourage new housing in locations served by public transit (or which can be served by transit in the future)	4.70
The city should consider reducing the minimum of off-street parking spaces for new housing	2.93

Neutral score 4



## **Q14: IN YOUR OPINION, WHAT MAKES HAVING HOUSING AVAILABLE THAT IS AFFORDABLE TO YOU OR YOUR FAMILY IMPORTANT?**

Answered: 122 Skipped: 4

TOP RESPONSES:	# OF TIMES CHOSEN
Older adults should be able to keep living here as they age	86
Families & single parent households should be able to live here	73
First-time homebuyers should be able to live here	66
Children should be able to keep living here when they become adults	52
People should be able to live without fear of being displaced	51
People who work here should be able to live here	47





## **Q15: WHEN YOU FOUND A PLACE TO LIVE (OR TRIED TO FIND A PLACE TO LIVE) IN EDGEWOOD, DID YOU ENCOUNTER ANY OF FOLLOWING BARRIERS OR CHALLENGES?**

Answered: 122 Skipped: 4



34 participants chose *Cost*

15 participants chose  
*Difficulty finding housing that could accommodate multiple generations*



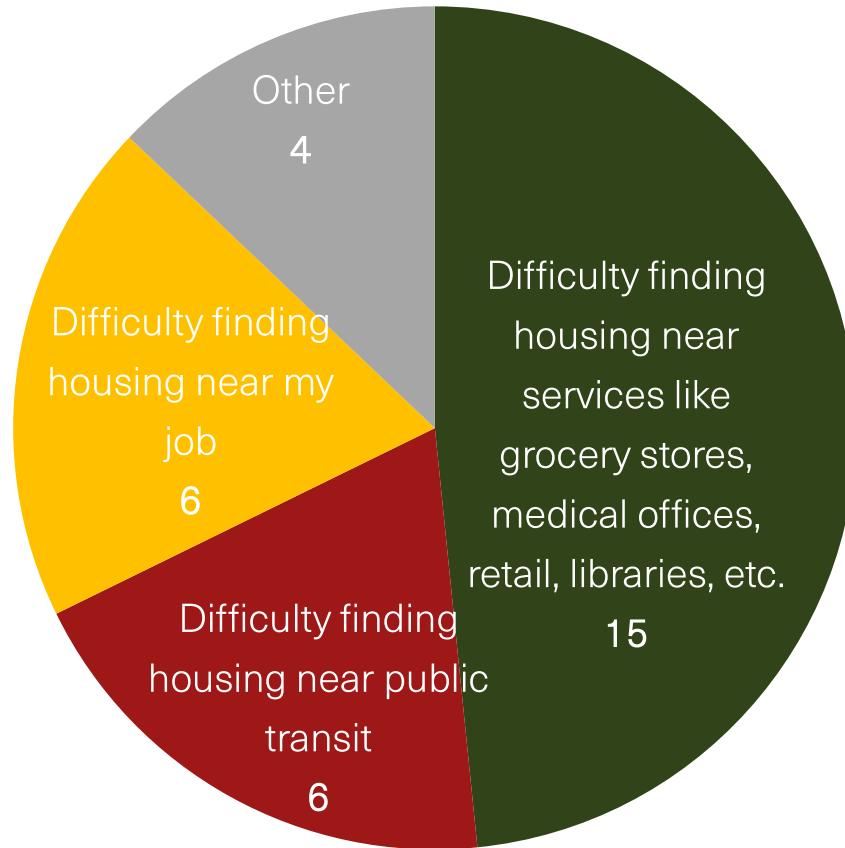
\*81 participants *did not encounter any of these challenges*\*



**Q16: WHEN YOU FOUND A PLACE TO LIVE (OR TRIED TO FIND A PLACE TO LIVE) IN EDGEWOOD, DID YOU ENCOUNTER ANY OF FOLLOWING BARRIERS OR CHALLENGES RELATING TO LOCATION?**



Answered: 120 Skipped: 6

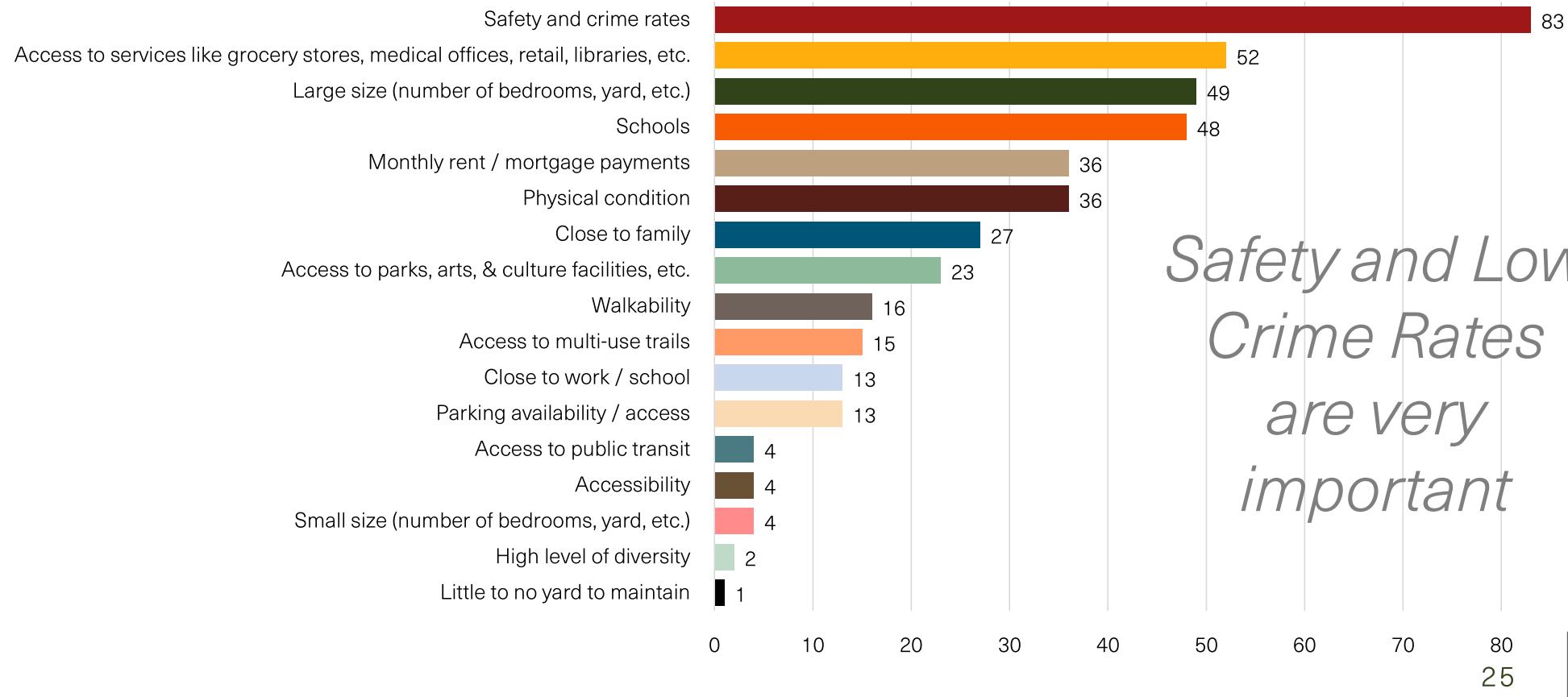


100 respondents indicated they *did not encounter any challenges*



## Q17: WHEN YOU CHOOSE A PLACE TO LIVE, WHICH OF THESE FACTORS ARE MOST IMPORTANT TO YOU?

Answered: 125 Skipped: 1

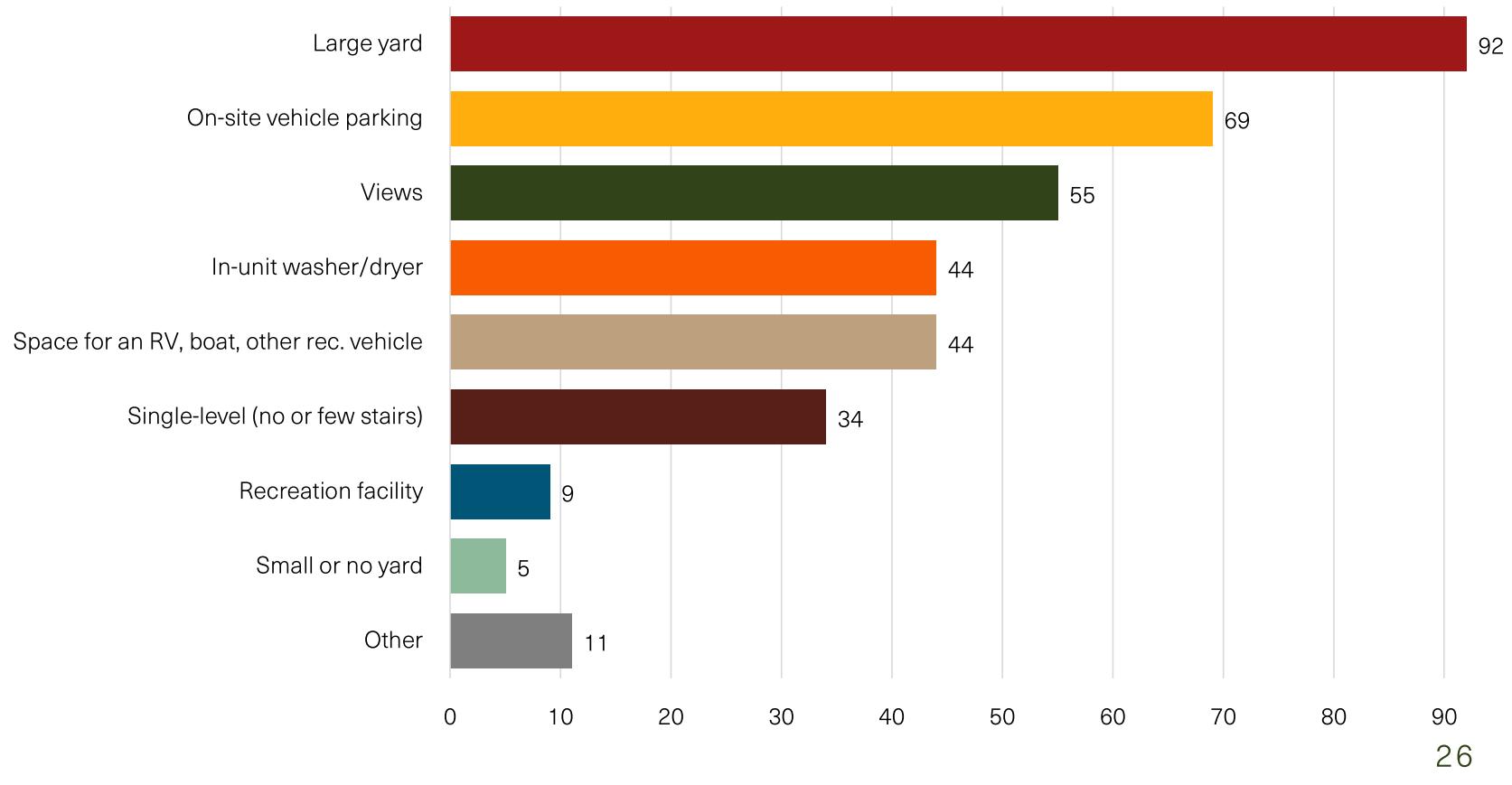


*Safety and Low  
Crime Rates  
are very  
important*



## Q18: WHEN YOU CHOOSE A PLACE TO LIVE, WHAT AMENITIES DO YOU PREFER?

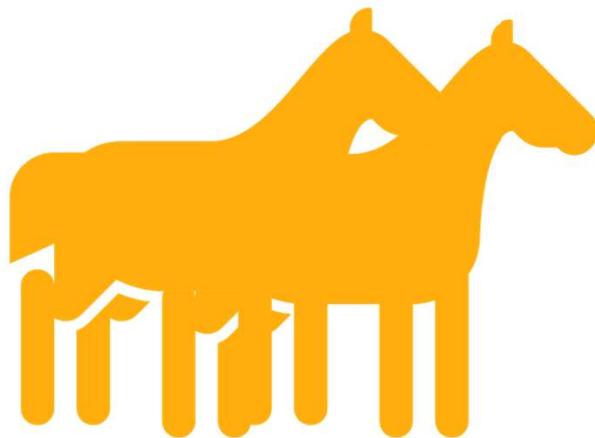
Answered: 123 Skipped: 3



## Q18: OTHER WRITE IN RESPONSES



*Somewhere that already  
had a barn for animals*



*Place for my horses*



*Distance from neighbors*



*Walkability of the area  
surrounding the housing*



## Q21: WHICH (IF ANY) OF THE FOLLOWING ISSUES ARE YOU CONCERNED ABOUT FOR THE FUTURE?

Answered: 120 Skipped: 6

My children or grandchildren might not be able to afford to live here when they become adults



My payments (rent / mortgage and property tax) might increase to an amount higher than I can afford



I might not be able to afford to live here when I retire



I might not be able to stay here if I lose my job or become unable to work



I rely on services that are provided by people who might not be able to afford housing here



My property tax payments might increase to an amount higher than I can afford

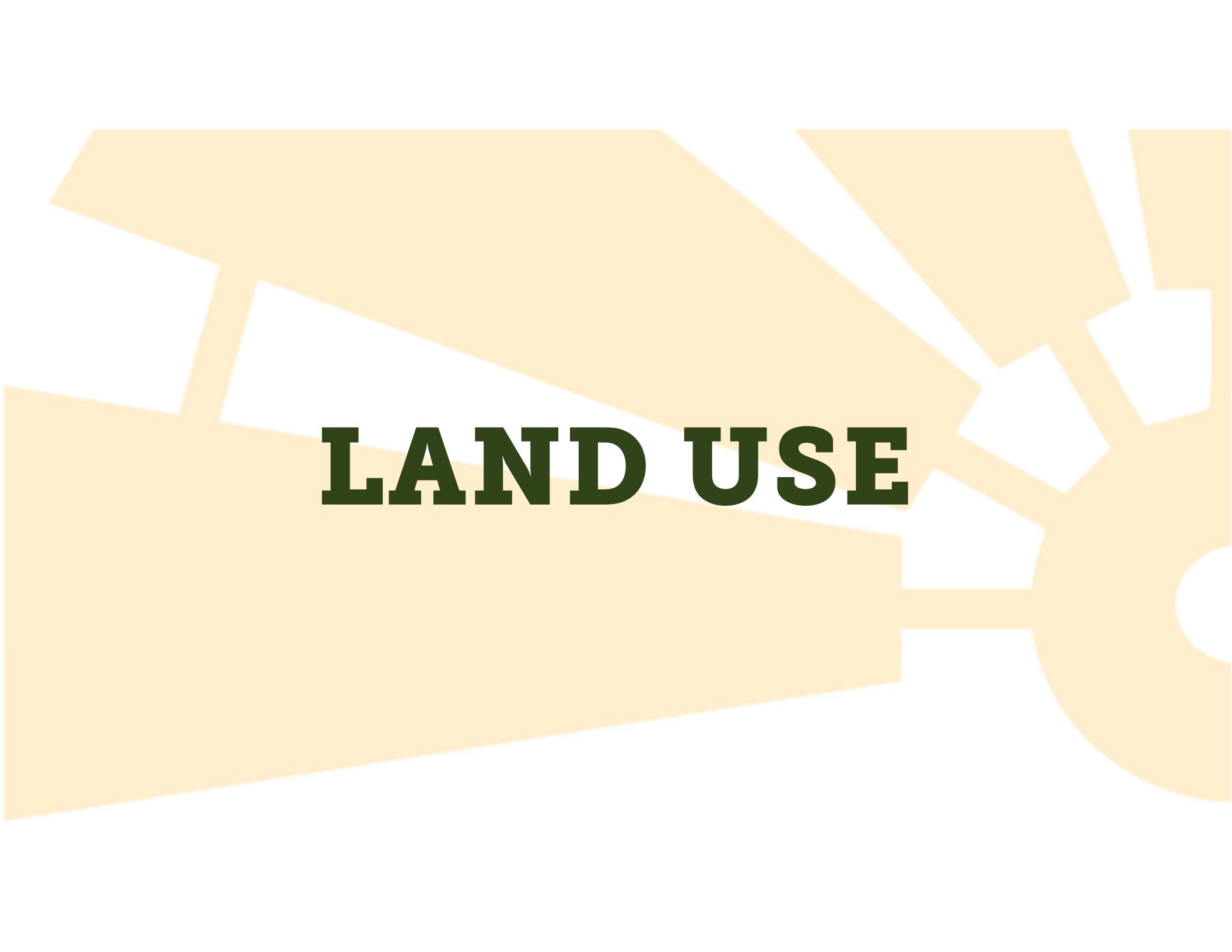


I am not concerned about any of these issues



0 5 10 15 20 25 30 35 40 45 28

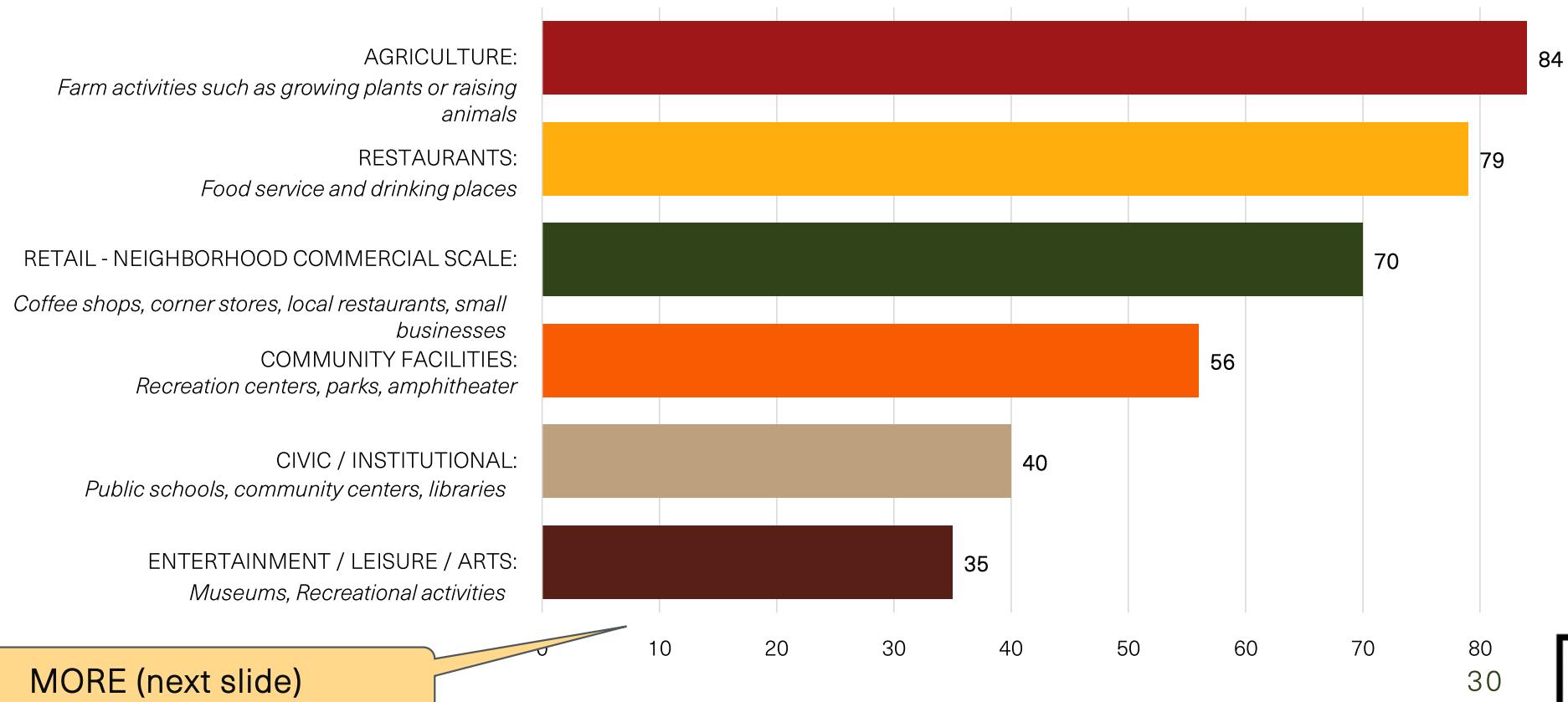




# LAND USE

## Q22: WHAT TYPES OF USES WOULD YOU LIKE TO SEE MORE OF IN EDGEWOOD? (TOP 6 CHOICES)

Answered: 125 Skipped: 1



## Q22: OTHER CHOICES SELECTED

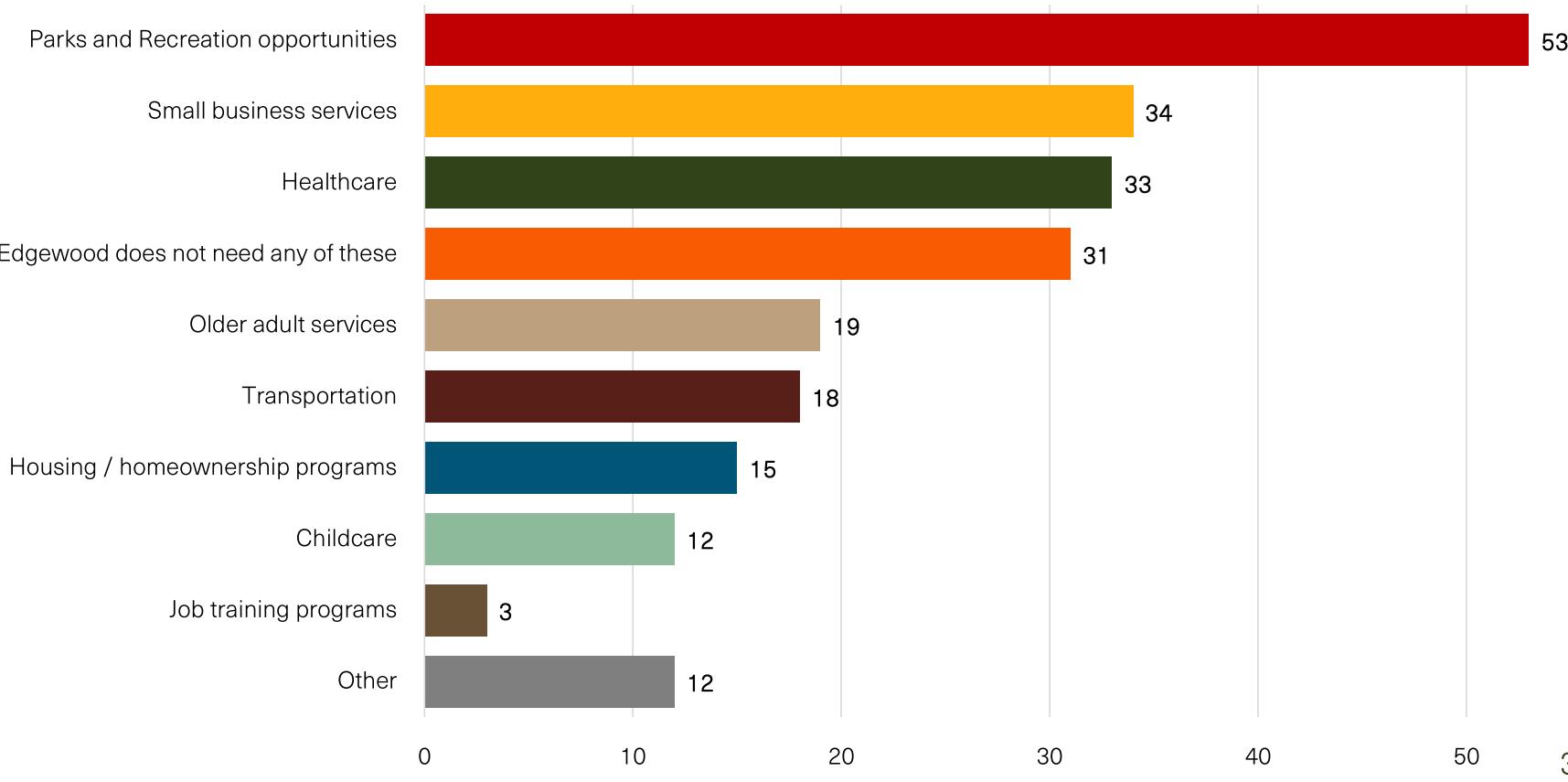


	# of responses
HEALTH CARE / CHILDCARE: <i>Medical clinics, rehabilitation services, daycare, dental offices, etc.</i>	33
RESIDENTIAL - GENERAL: <i>A wider variety of housing types and options in general</i>	33
RETAIL - GENERAL COMMERCIAL: <i>Large grocery stores, gyms, banks, retail stores</i>	31
EDUCATION (not public schools): <i>Educational services or trade schools, dance studios, martial arts, etc.</i>	28
RESIDENTIAL - SPECIALTY: <i>Housing for the aged, disabled, or those needing nursing/ assisted living</i>	17
LIGHT MANUFACTURING: <i>Warehousing, storage, small-scale manufacturing (and similar uses that add to the tax base and may provide jobs)</i>	14
CULTURAL / RELIGIOUS: <i>Places for religious assembly, fraternal organizations, clubs</i>	11
HOSPITALITY: <i>Hotels and Motels, RV camps</i>	6



## **Q23: WHAT TYPE OF NEW OR ENHANCED SERVICES ARE NEEDED TO HELP EDGEWOOD BECOME A MORE DESIRABLE PLACE TO LIVE AND WORK?**

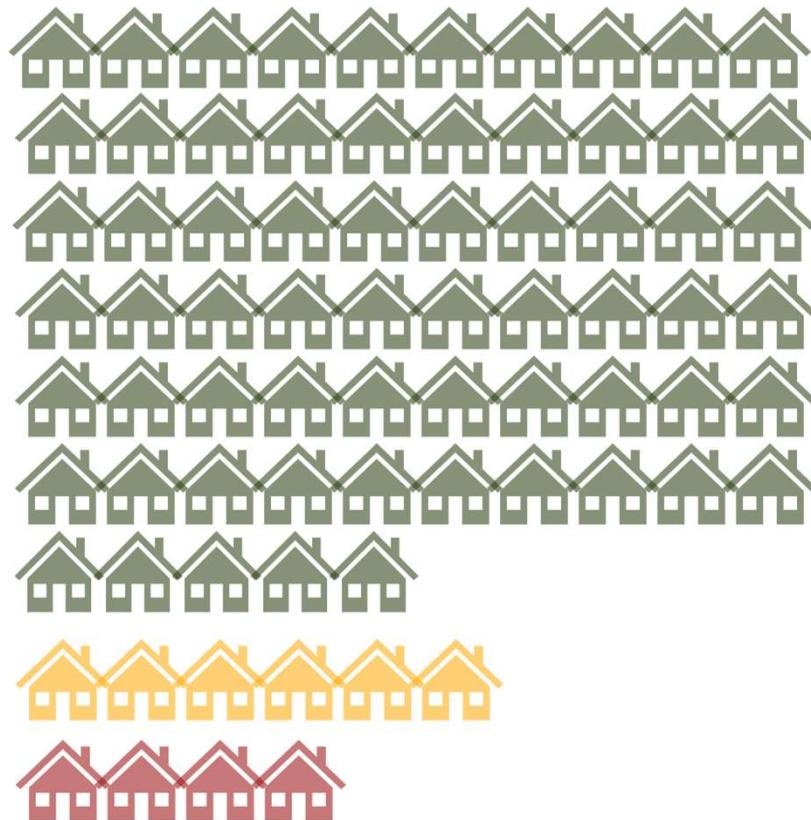
Answered: 119 Skipped: 7



# **SEWAGE DISPOSAL**

## Q24: MY RESIDENCE IS SERVED BY THE FOLLOWING:

Answered: 75 Skipped: 51



65 responses: Private septic system

6 responses: City sewer

4 responses: Community septic system

*This question was asked  
only to homeowners*

## THE FOLLOWING SLIDER QUESTIONS WERE SCORED 1 (STRONGLY DISAGREE) TO 5 (STRONGLY AGREE)

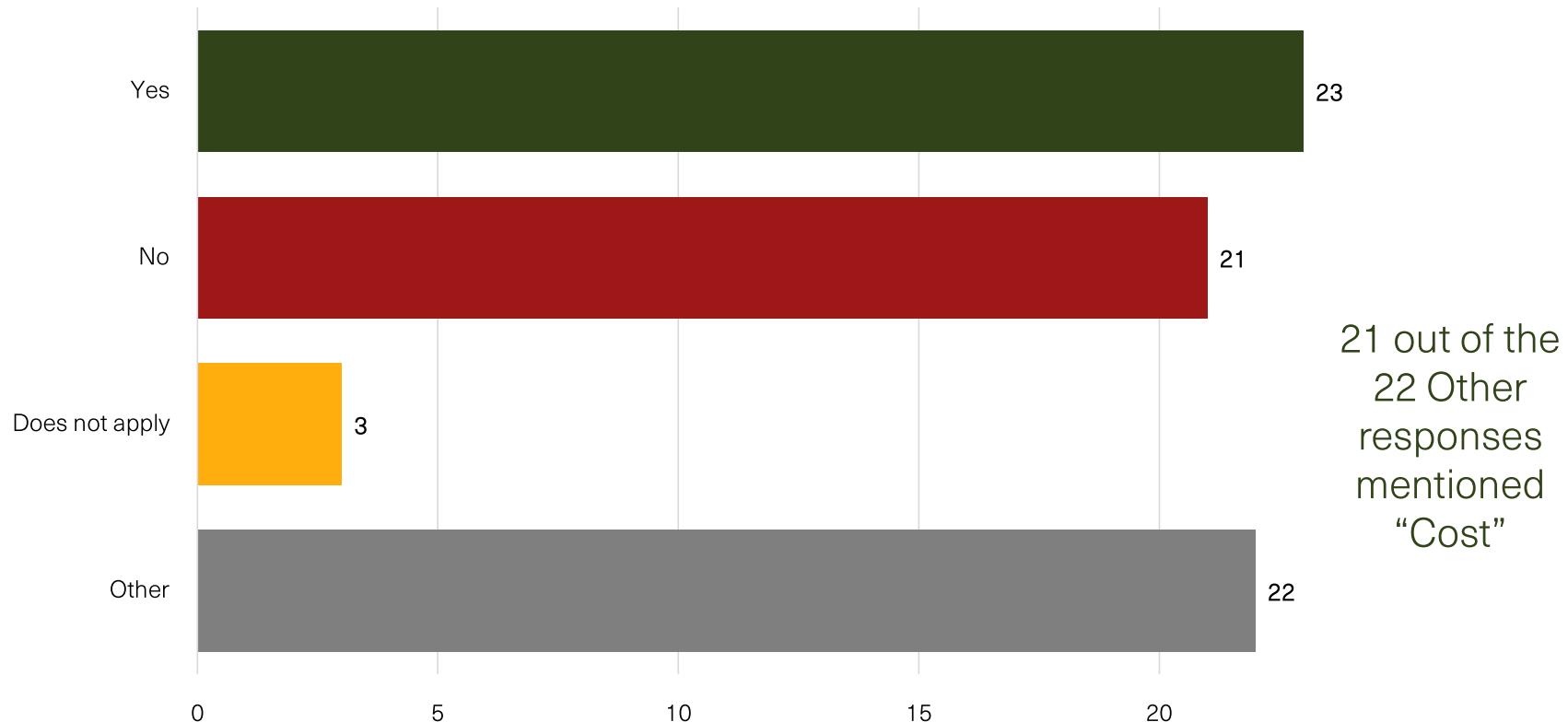


Question ranked from most agreeable to least agreeable	Average Score
I know the advantages and disadvantages of having a septic system.	4.67
I know the advantages and disadvantages of having a sewer system.	4.42
I am knowledgeable of the cost involved in septic to sewer conversion.	3.17
I am knowledgeable of the steps involved in septic to sewer conversion.	2.98
Converting properties in the city to a sewer system within the next 10 to 20 years is important.	2.92



### **Q30: IF SEWER WERE AVAILABLE, WOULD YOU BE INTERESTED IN CONVERTING YOUR HOME FROM SEPTIC TO SEWER?**

Answered: 69 Skipped: 57

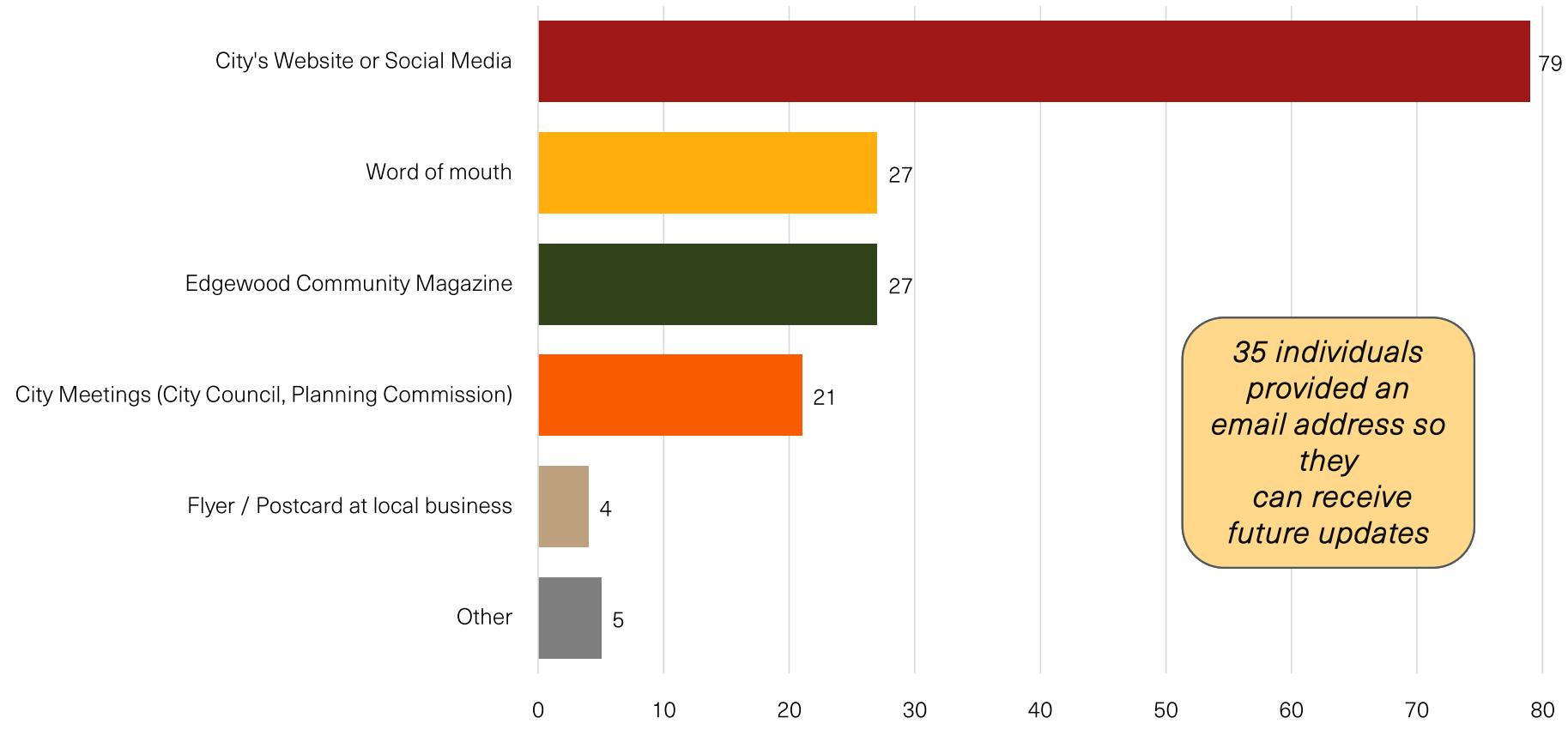


# COMMUNITY ENGAGEMENT

## Q31: HOW DID YOU HEAR ABOUT THE CITY'S COMPREHENSIVE PLAN PERIODIC UPDATE?



Answered: 125 Skipped: 1





## **Q32: HAVE YOU EVER PARTICIPATED IN A SURVEY CONDUCTED BY THE CITY OF EDGEWOOD BEFORE?**

Answered: 126 Skipped: 0



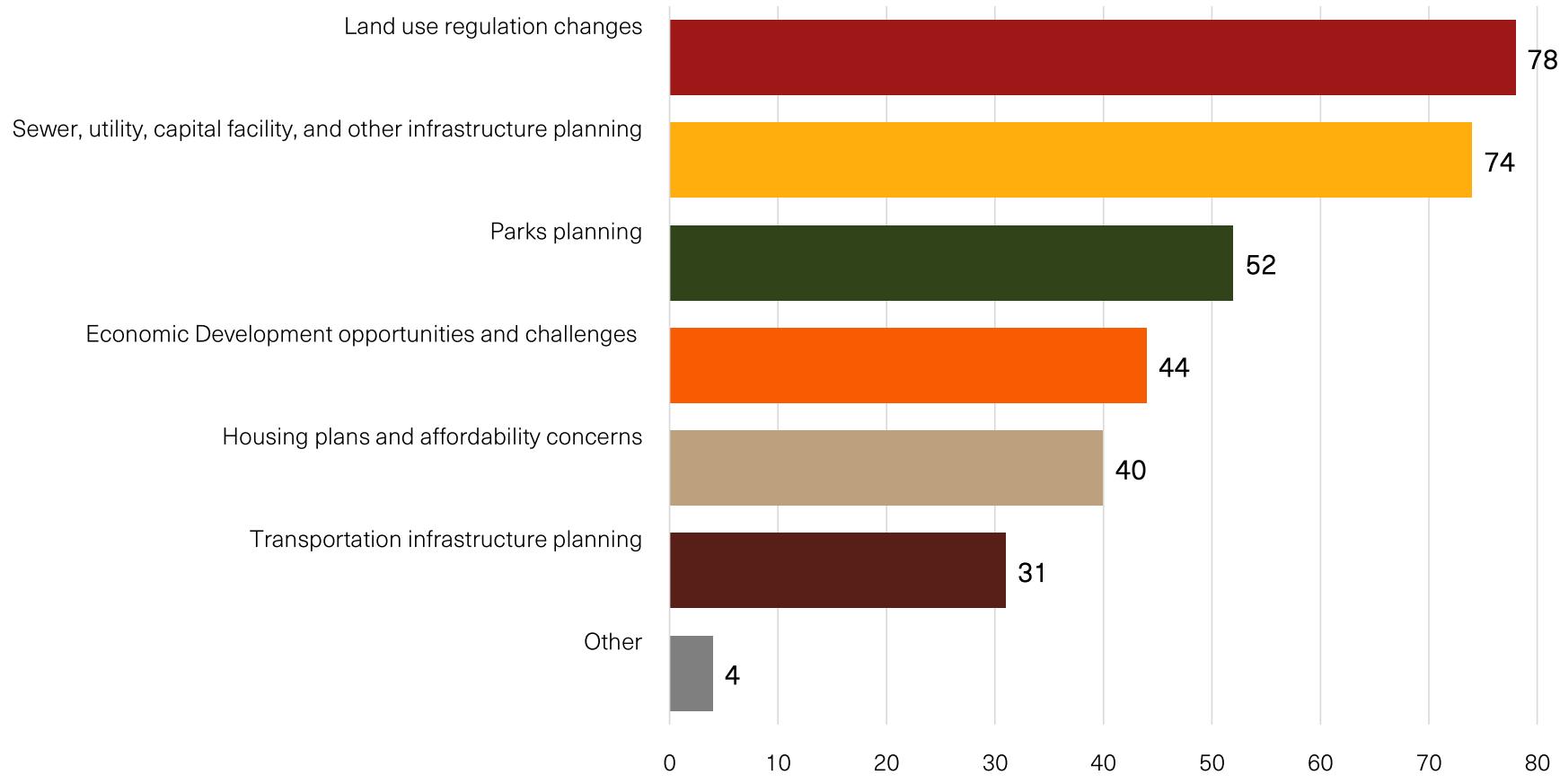
## **Q33: HAVE YOU EVER ATTENDED A CITY MEETING BEFORE? (CITY COUNCIL, PLANNING COMMISSION, TOWN HALL MEETING, ETC.)**

Answered: 123 Skipped: 3



### **Q35: IF YOU WERE TO ATTEND A MEETING, WORKSHOP, OR OPEN HOUSE ABOUT THE CITY'S COMPREHENSIVE PLAN UPDATE, WHAT WOULD YOU LIKE TO LEARN MORE ABOUT?**

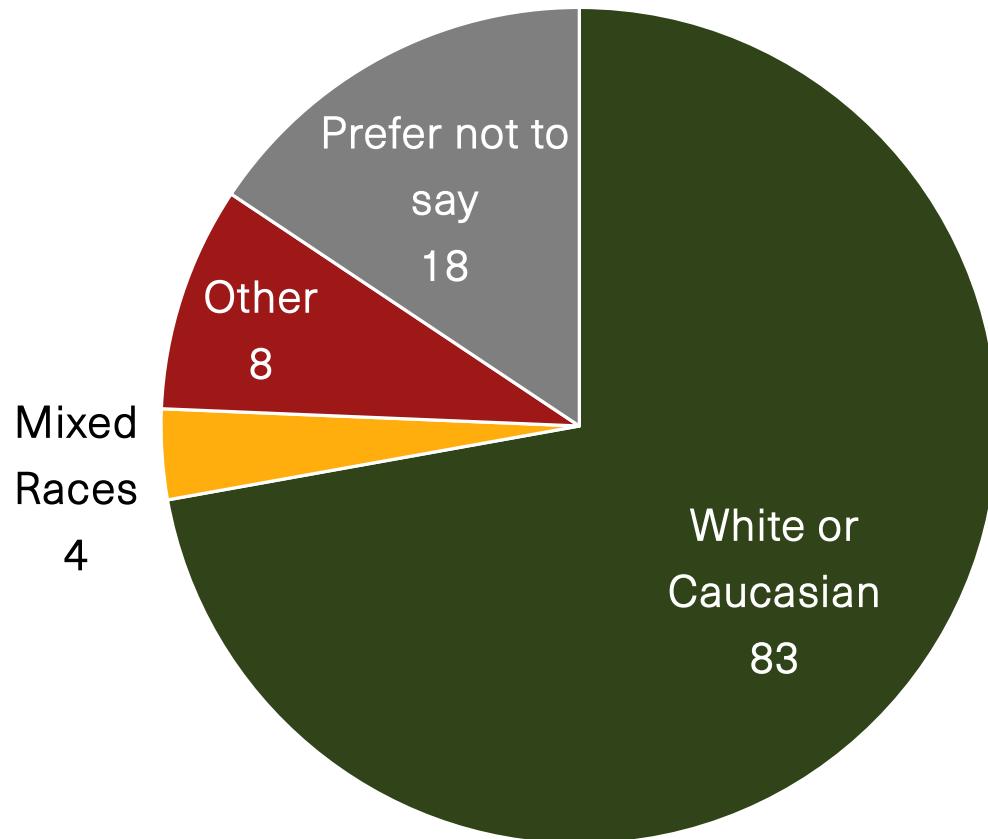
Answered: 112 Skipped: 14



# DEMOGRAPHICS

## Q36: WHICH RACE/ETHNICITY DO YOU IDENTIFY AS?

Answered: 113 Skipped: 13



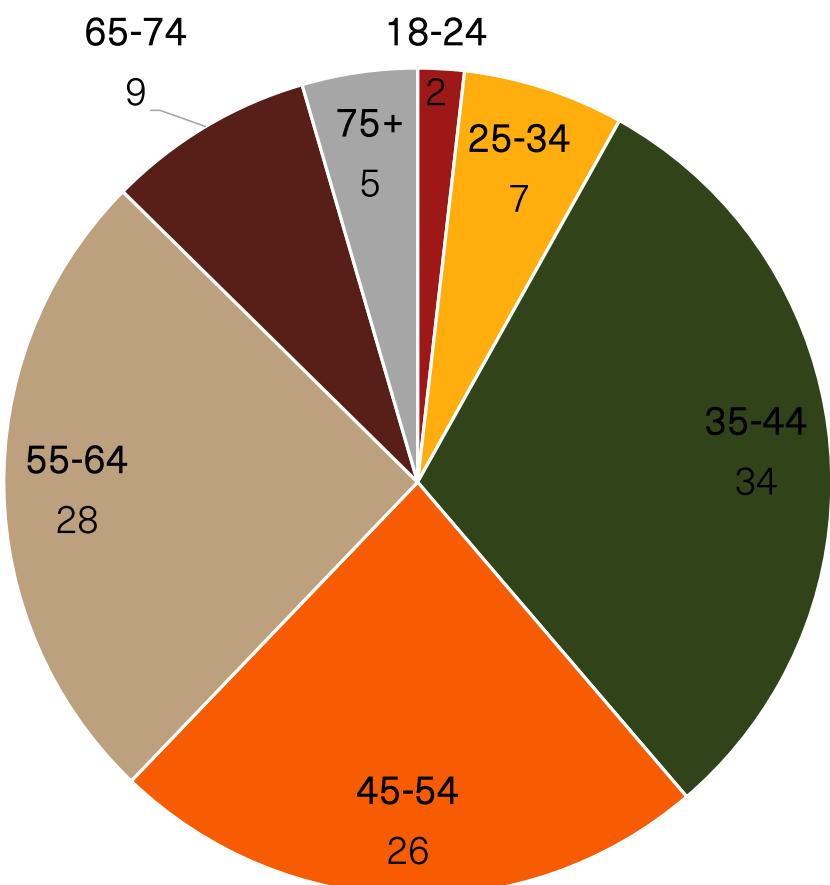
73% of participants were White or Caucasian

*(This is the same rate as for Survey #1 responses)*



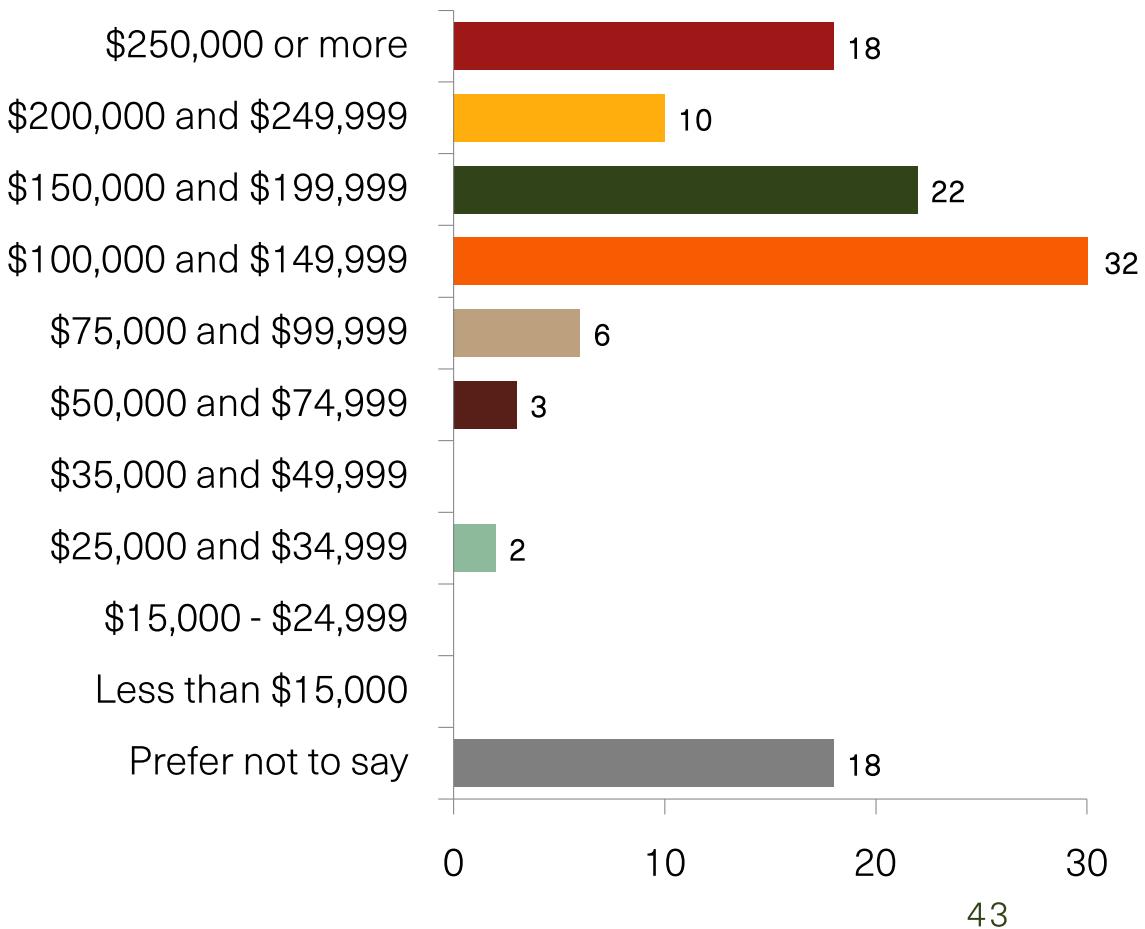
### **Q37: WHAT IS YOUR AGE?**

Answered: 117 Skipped: 9



### **Q39: WHAT IS YOUR ANNUAL HOUSEHOLD INCOME?**

Answered: 111 Skipped: 15



## Q38: WHAT IS THE ZIP CODE FOR WHERE YOU LIVE?



Answered: 116 Skipped: 10



88 participants live in the  
98372 zip code

18 participants live in the  
98371 zip code

10 participants live in  
other zip codes



## Q40: WHAT DESCRIBES YOU?



Answered: 60 Skipped: 66

I volunteer in the community on a regular basis: 41



I operate a business in Edgewood: 13



I attend Church or another place of worship in Edgewood :13

I am a Veteran: 11



I was born outside the US: 6



I am Disabled: 4



I own a home in Edgewood that I do not live in: 3



45



# THANK YOU!