

# **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.

**City of Edgewood - Government**  
March 11 at 10:20AM  
What Housing Types Suit Edgewood Best? Participate in the City of Edgewood's Housing and Land Use Survey! Submissions will be accepted through March 17, 2024. The survey takes about 15 minutes to complete. Complete it by clicking the following link: <https://engage.ahbl.com/edgewood2>

Participate in the City of Edgewood's **Housing and Land Use Survey**  
Submissions will be accepted through March 17, 2024

Permit Portal  
Edgewood Municipal Code  
GIS/Mapping  
2024 Comprehensive Plan Periodic Update  
Local and Regional Planning Resources  
Edgewood Experience  
Housing

**City Services** **For Residents** **For Business** **I Want To...** Search

**EDGEWOOD** Washington

Links: 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 the goals and policies that serve as the day-to-day guide for City staff and representatives, including the community.

The concept of "growth management" is central to city planning in Washington State. The Growth first adopted in 1990, focused on managing population growth throughout Washington. The Growth update their own Comprehensive Plans to stay current on population growth and other key concepts to plan for their future.

The Comprehensive Plan covers important topics like housing, transportation, parks and recreation, economic development, and the environment. The update process looks closely at these topics with the community's vision.

**Community Survey Open Until December 20, 2024**

The city is looking for your participation in an online survey to provide your input on community growth. Your input will help to guide the plan and the future of Edgewood. Please click the link below to take the survey online.

**Missing Middle Housing**

When looking for a home, people typically have two options. The first option is to rent an apartment in a larger building. The second option is to buy a house on its own lot. This begs the question of why there aren't more housing options in the "middle" for people to choose from. In 2010, Opticos Design originated the term "Missing Middle" housing, which refers to structures like duplexes, triplexes, cottage housing, townhouses, and accessory dwelling units (ADUs). To be clear, middle housing refers to the middle range of density between detached single family houses and mid-rise apartments. It does not specifically mean housing that is only affordable to middle income households.

Most people are familiar with middle housing types but may not see them in their daily life. Middle housing is commonly found in neighborhoods built before 1940. These historic neighborhoods are often very walkable and highly desirable. However, subdivisions built after the 1940s typically only allowed detached single-family houses to be built. This means as people's lives and needs change over time, they are often forced to find an entirely new community to live in. Middle housing caters to a growing demand for walkable and diverse neighborhoods. Particularly, millennials and seniors desire homes in dense areas with access to public transportation, businesses, and community gathering places. This diagram shows how middle housing types can fit into established residential neighborhoods next to detached single-unit houses.

DADU Townhouse Triplex Cottage housing Attached ADU Fourplex Duplex

**EDGEWOOD** SPRING 2024

**COMPREHENSIVE PLAN PERIODIC UPDATE** **NEW SURVEY**

In 2024, Edgewood is updating its Comprehensive Plan, which sets goals and policies for important topics like housing, transportation, parks and recreation, public facilities, utilities, land use and zoning, economic development, and the environment. The update process looks closely at these topics to make sure 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 by voicing what is important to them.

The city has held three (3) events so far and will have three (3) more in 2024. Additionally, a survey was conducted in 2022 with 129 respondents. A second survey is currently open until March 18th that focuses on housing, land use, and economic development. Take the survey online by visiting the project webpage at [cityofedgewood.org/434](http://cityofedgewood.org/434) or scan this QR code. Paper copies of the survey are also available by request at city hall.

If you would like to receive e-mail updates on the comprehensive planning process, please contact the City of Edgewood's Planning Division at [commdev@cityofedgewood.org](mailto:commdev@cityofedgewood.org).

# TAKING THE SURVEY

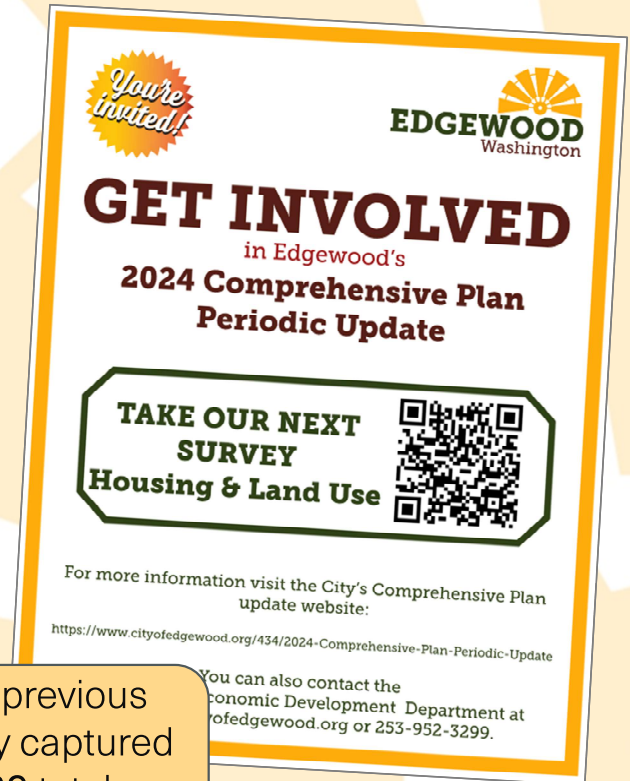
After typing in the address or scanning a QR code, it was convenient for participants to respond to the survey on their phone, tablets, computer or other devices.



**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.

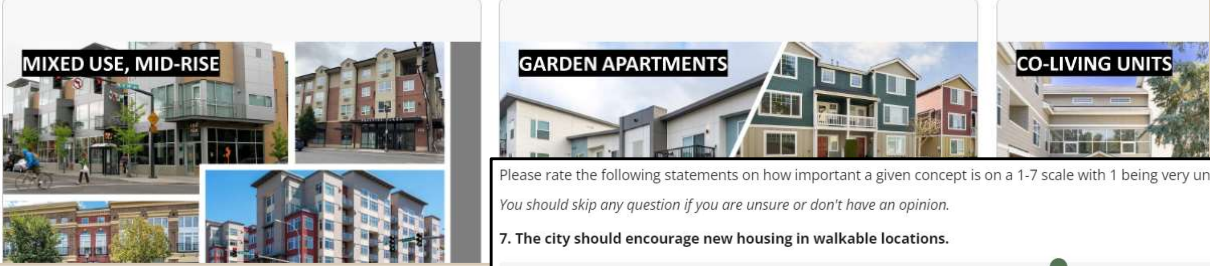
Throughout the process, various public meetings and surveys will be available for the public to voice their opinions on topics related to the Plan. You can learn more about the Comprehensive Plan and this update here, including the results of the first survey titled "Community Preferences."

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.



**MIXED USE, MID-RISE**

**GARDEN APARTMENTS**

**CO-LIVING UNITS**

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

Reset



# 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**



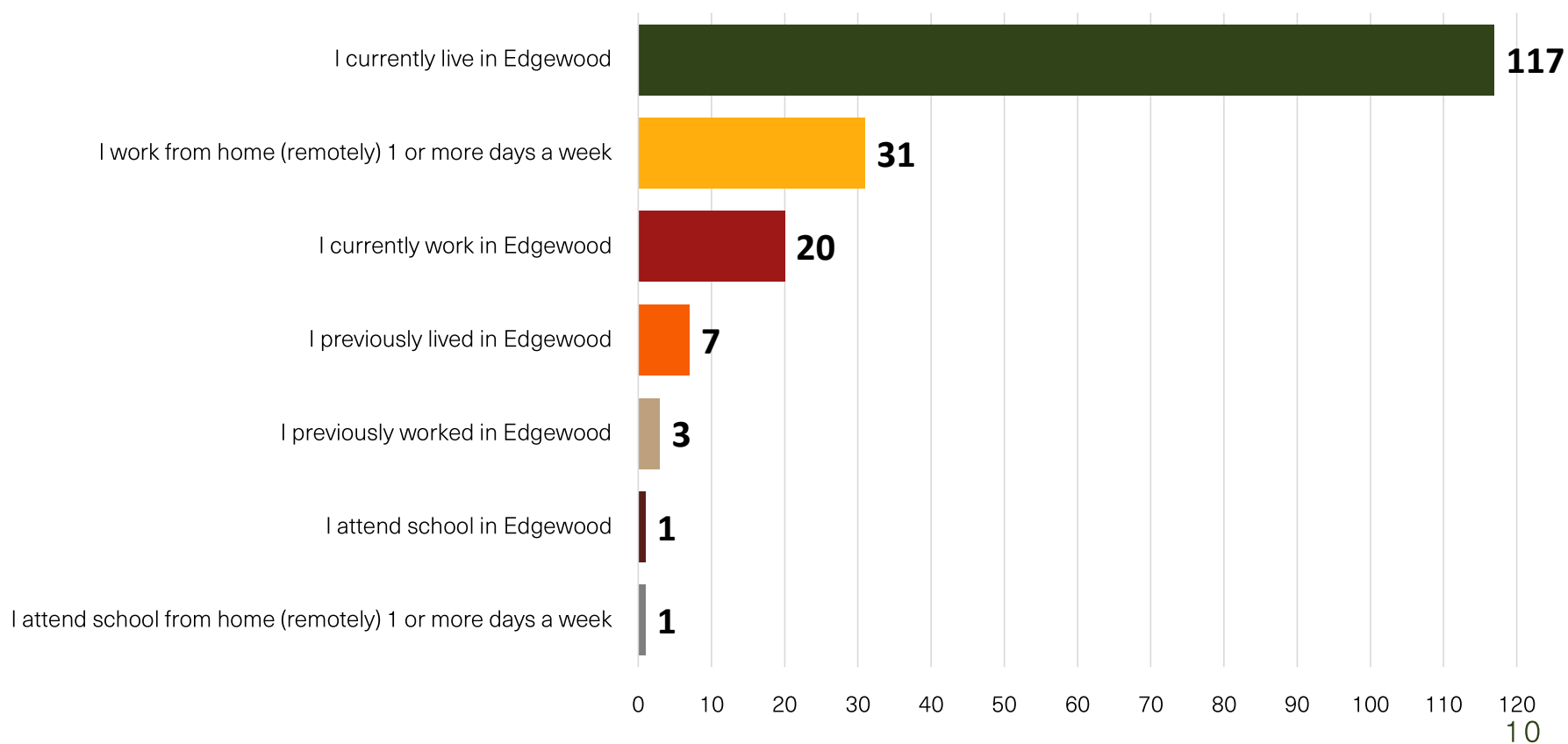


**ABOUT YOU**

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



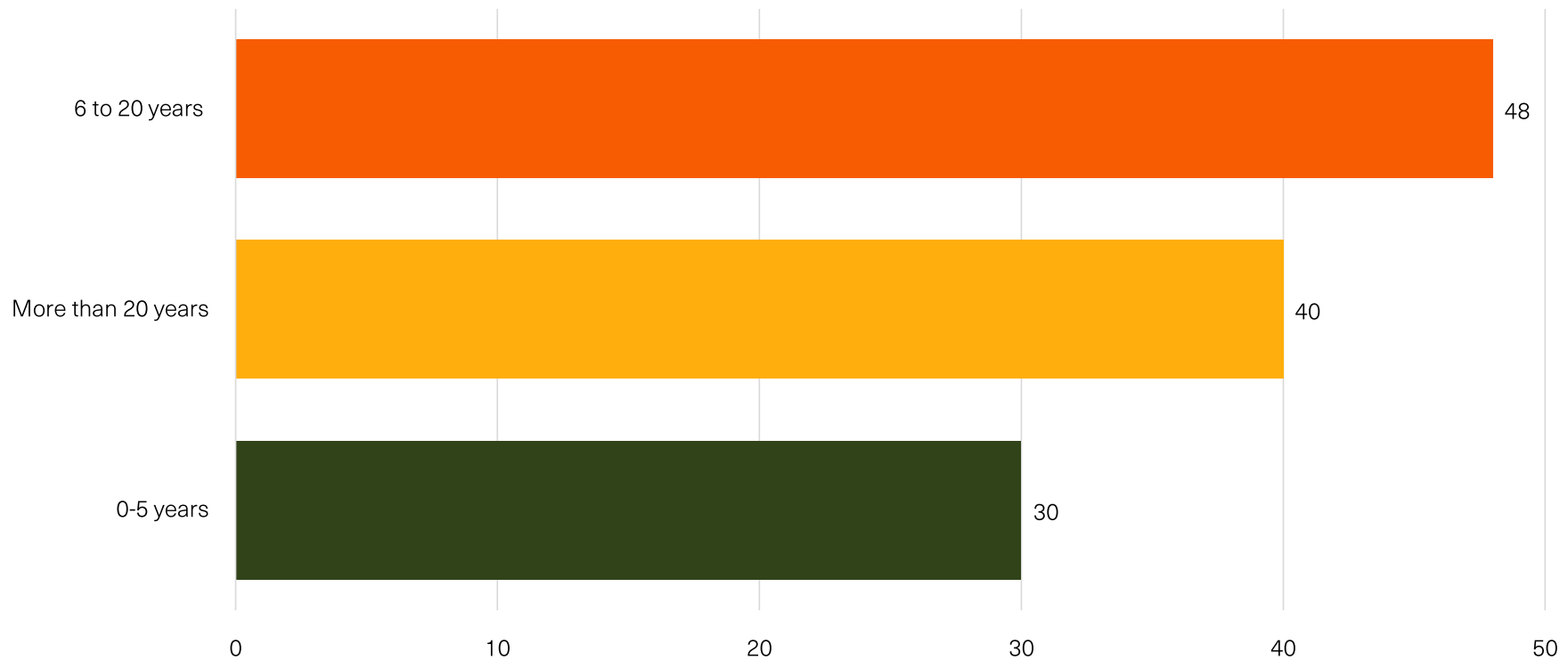
Answered: 124 Skipped: 2



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



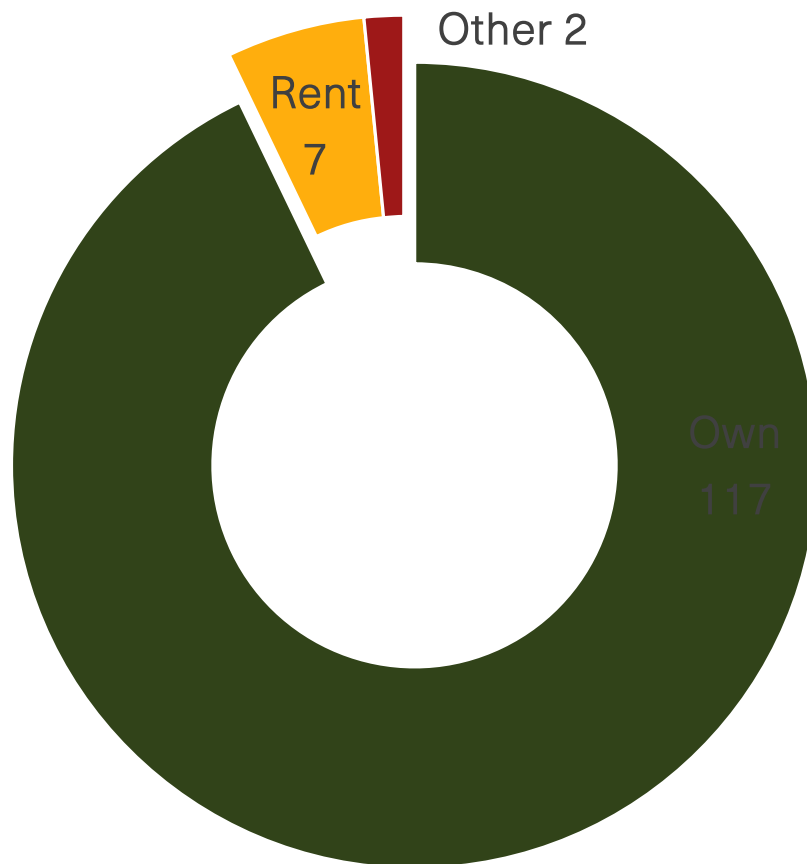
Answered: 118 Skipped: 8



## 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"

The background features a stylized, light orange graphic of a house with a large chimney on the right side. A sun with several rays is positioned behind the house, partially obscured by it. The entire scene is set against a white background.

# **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**

### COTTAGE HOUSING



#### Groups of smaller detached housing units

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

**63 VOTES**

**#2**

### ACCESSORY DWELLING UNITS (ADUs)



#### 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**

**#3**

### DUPLEXES



#### 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

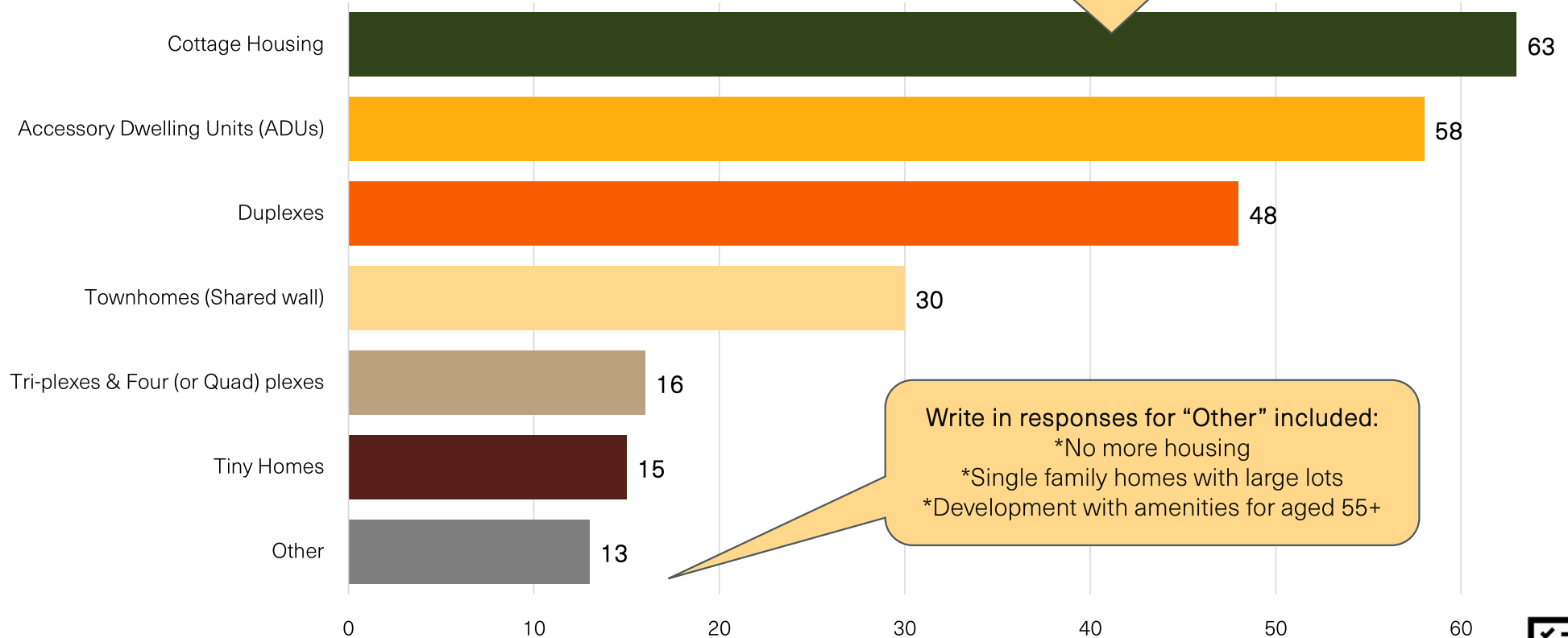
A unit that is 400 square feet or smaller and may be on wheels (but NOT an RV).

**15 VOTES**



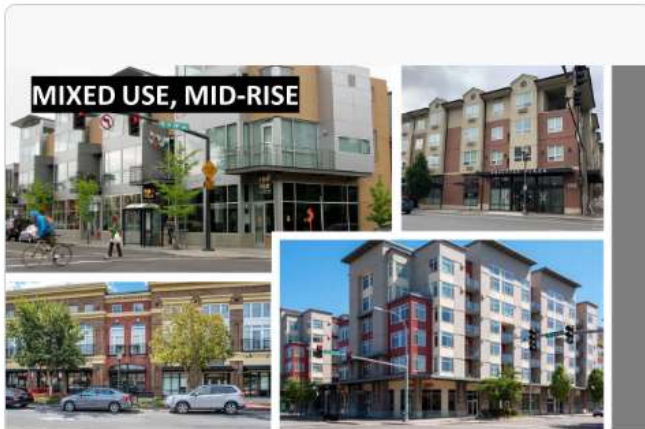
## (Q5 HOUSING TYPES - SUMMARY)

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**

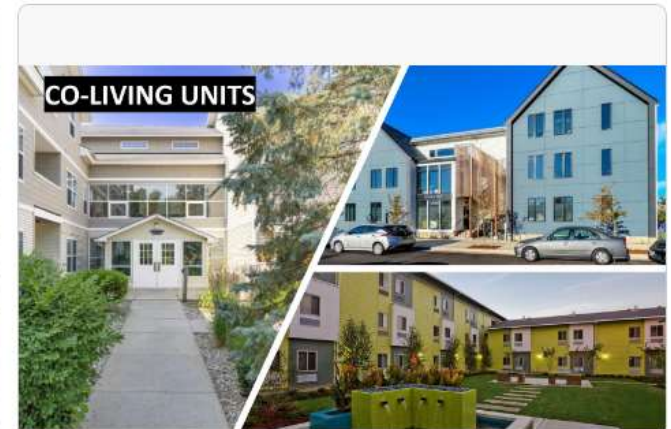


**GARDEN APARTMENTS**

**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).

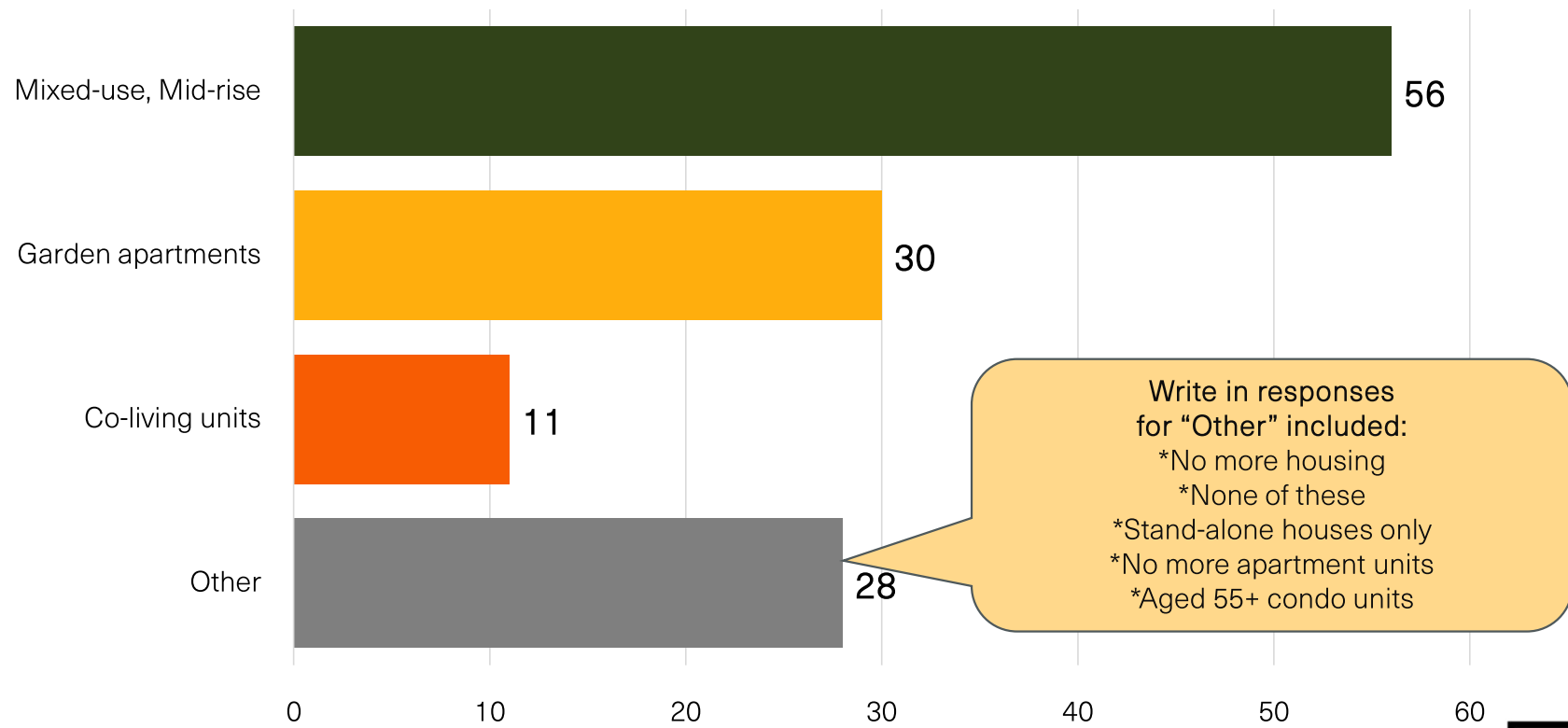
**11 VOTES**



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



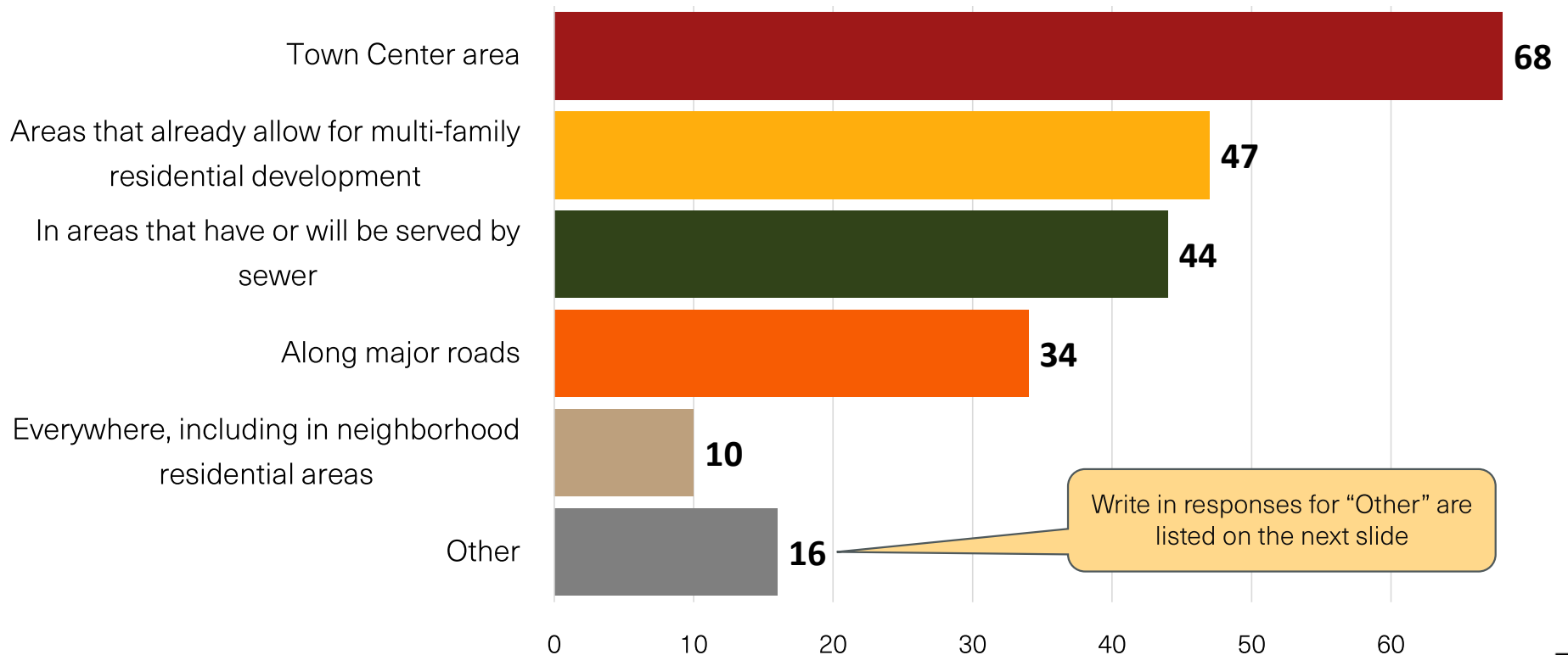
Answered: 103 Skipped: 23



**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
   

  
 21



## 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*



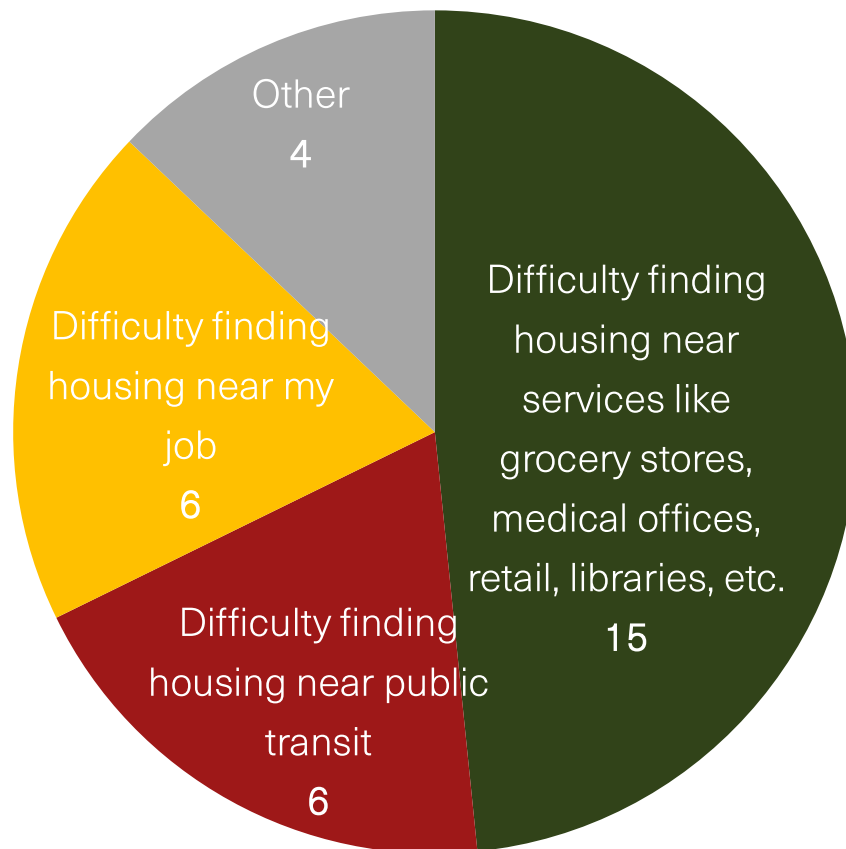
\*81 participants *did not encounter any of these challenges*\*



**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*

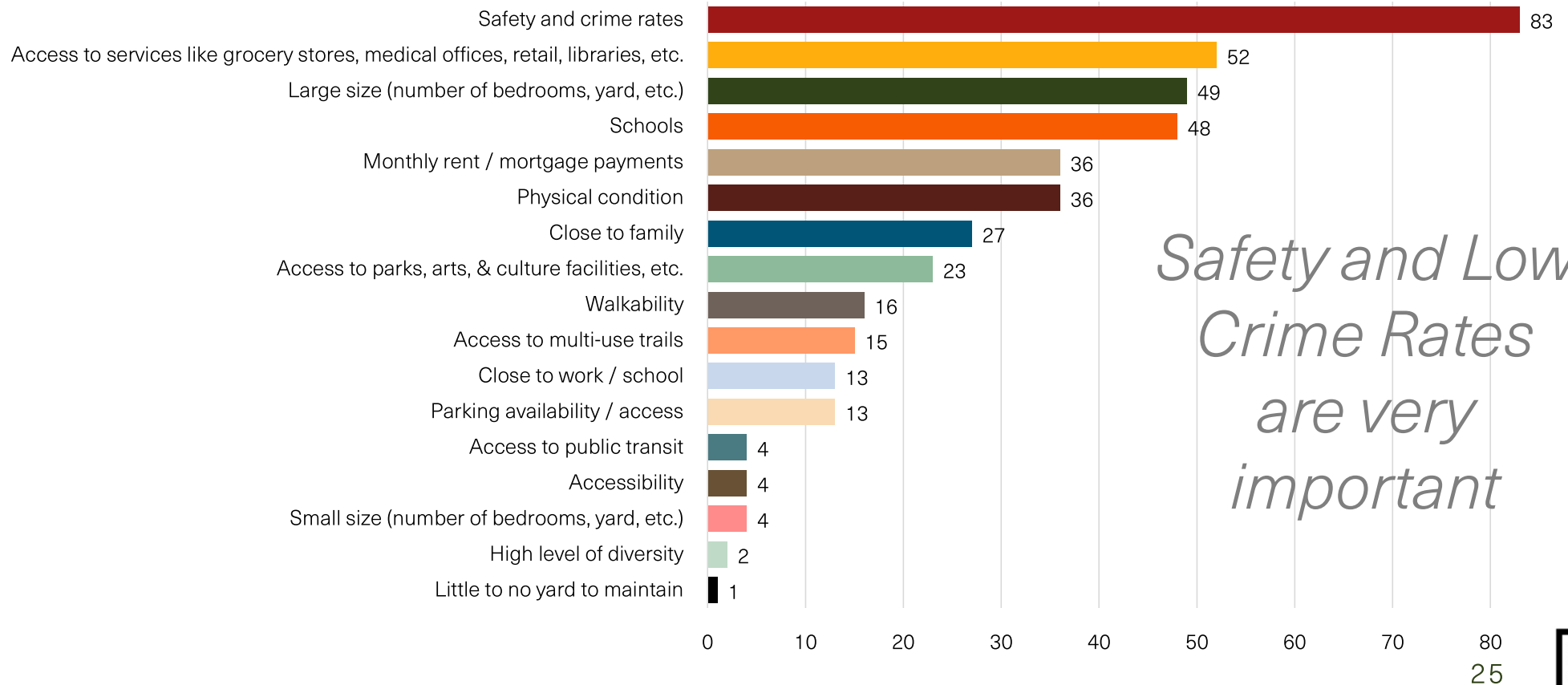




## Q17: WHEN YOU CHOOSE A PLACE TO LIVE, WHICH OF THESE FACTORS ARE MOST IMPORTANT TO YOU?



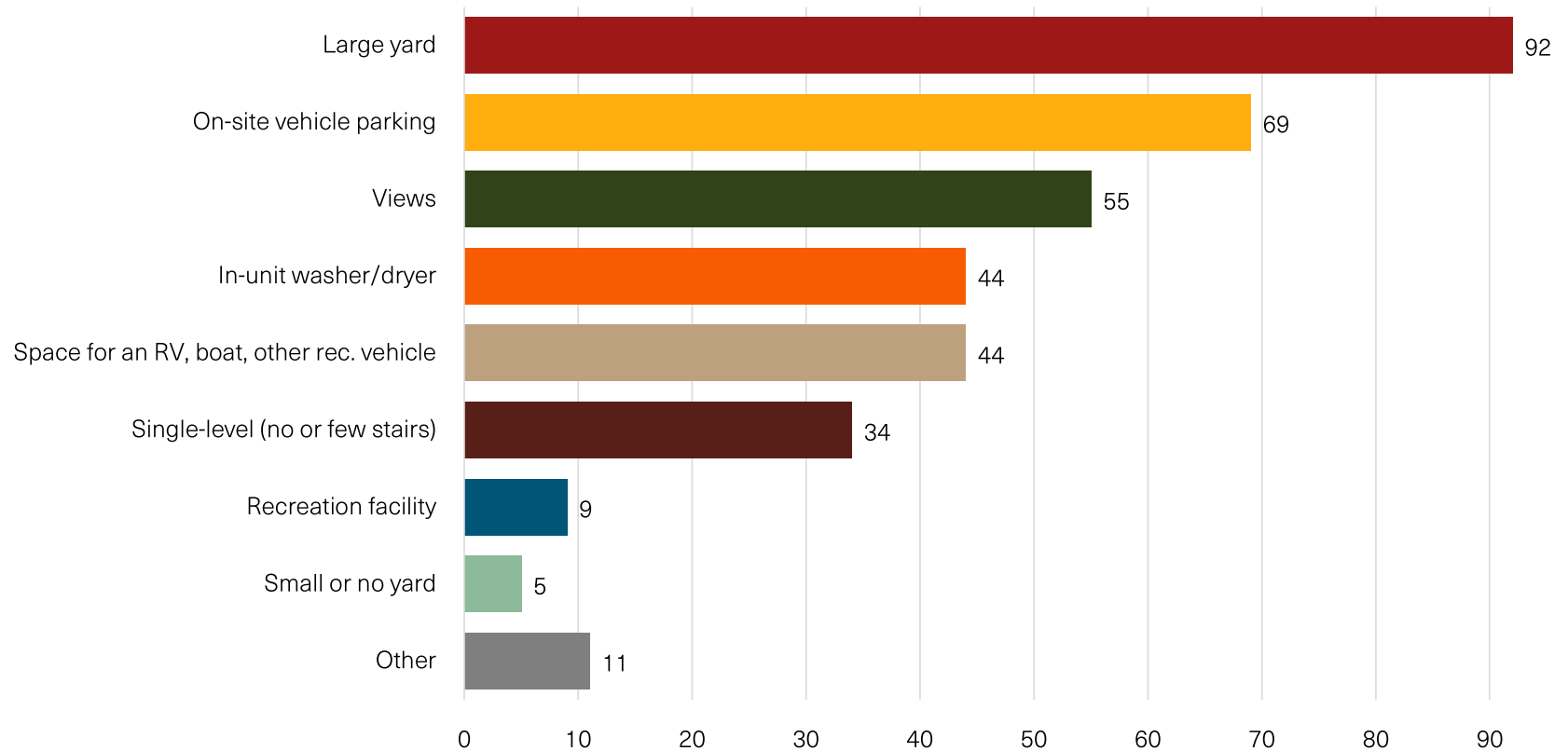
Answered: 125 Skipped: 1



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



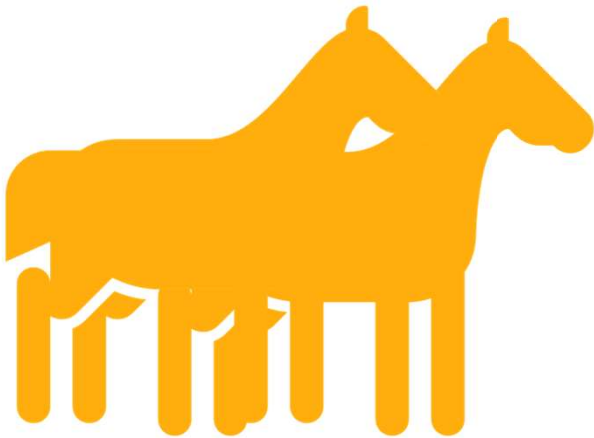
Answered: 123 Skipped: 3



## Q18: OTHER WRITE IN RESPONSES



*Somewhere that already  
had a barn for animals*



*Acreage/farm*



*Place for my horses*

*Distance from neighbors*



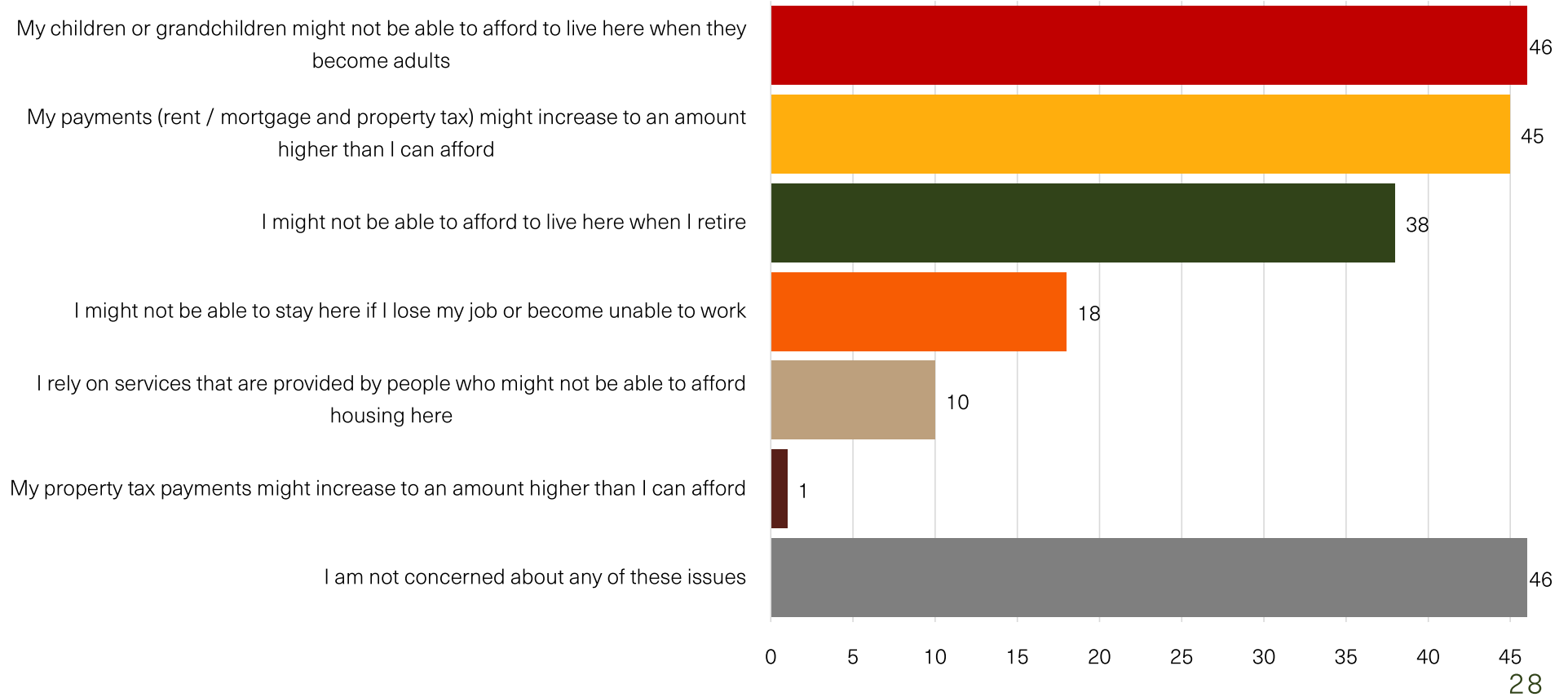
*Walkability of the area  
surrounding the housing*



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



Answered: 120 Skipped: 6



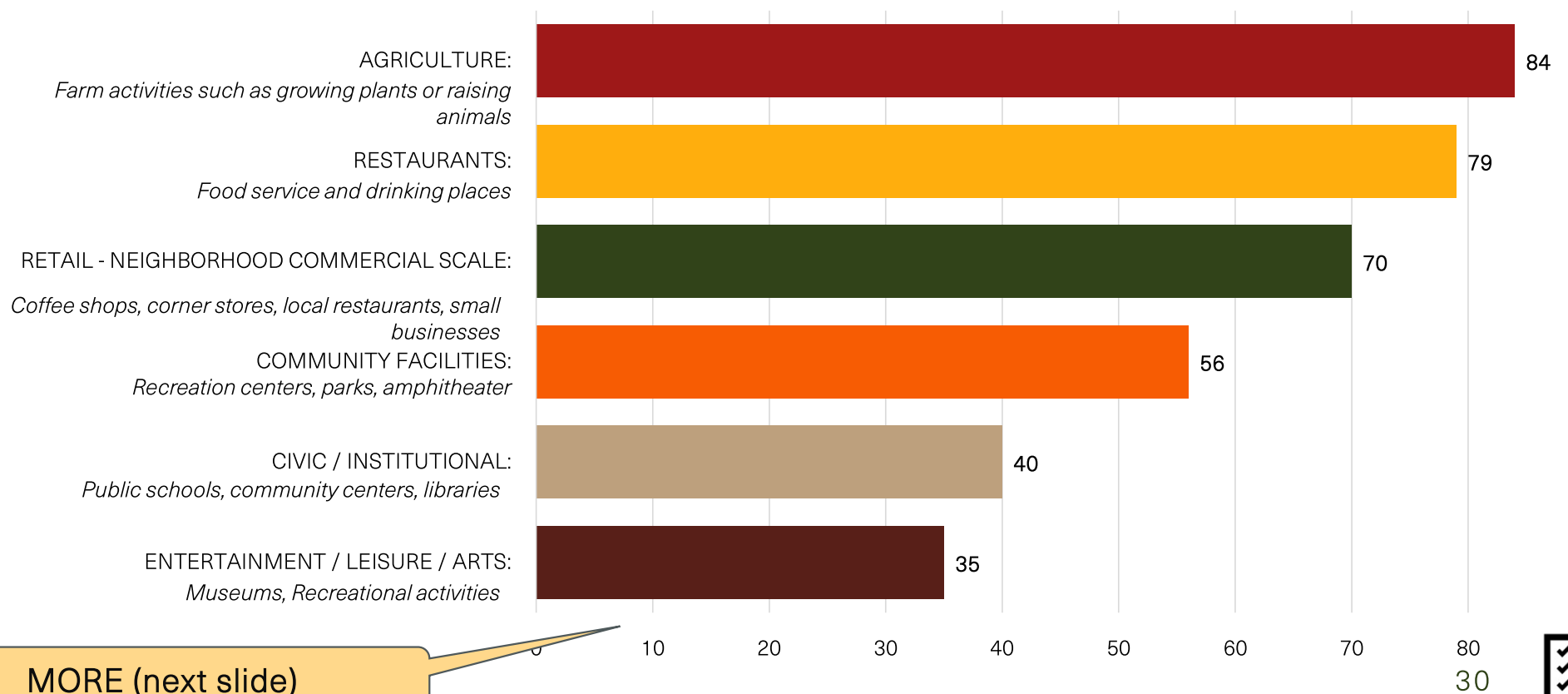
The background features a light orange color with several darker orange geometric shapes. These shapes include a large, irregular polygon on the left, a series of radiating lines on the right, and a large, stylized 'E' shape on the right side. The text 'LAND USE' is centered in the middle of the image.

# **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

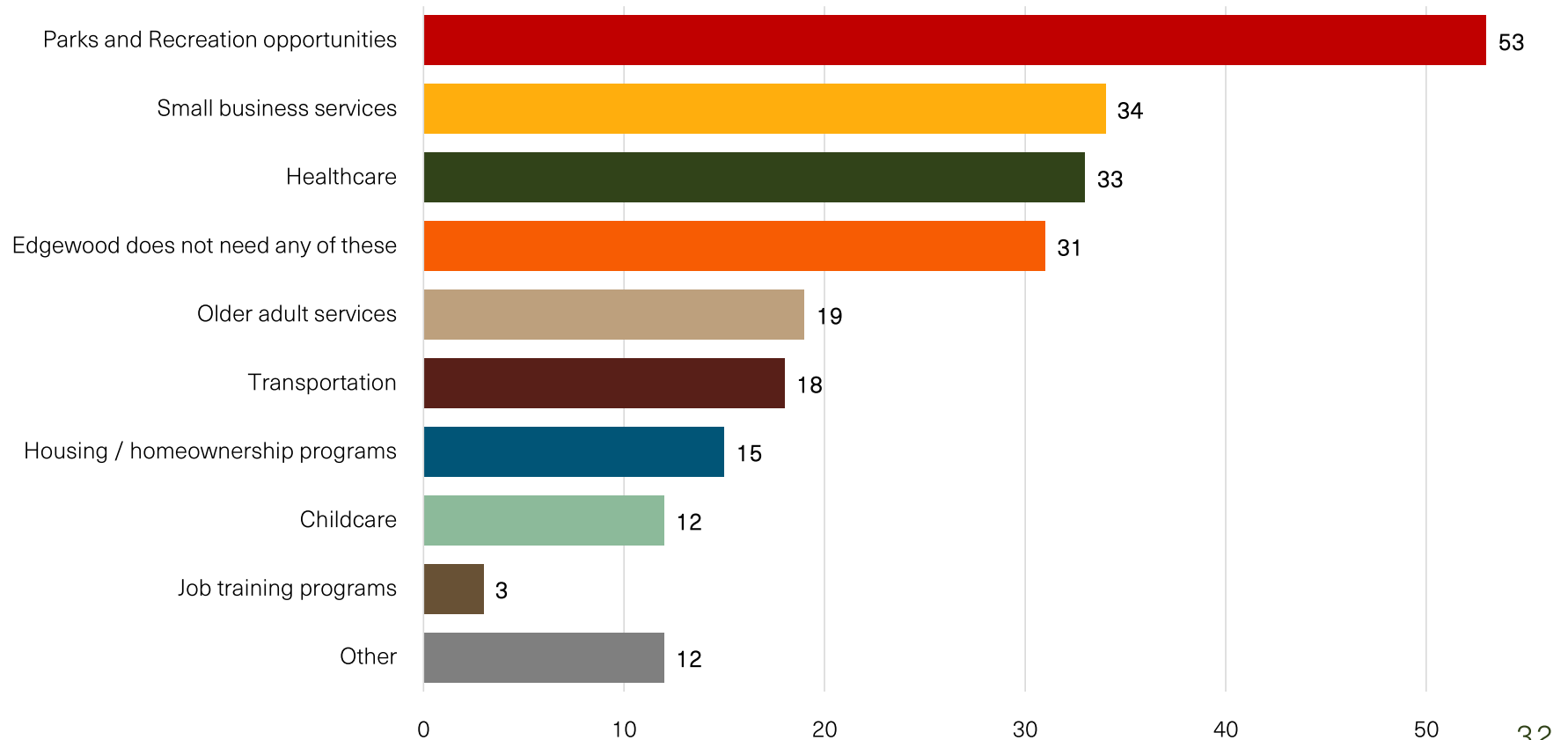
	# of responses
HEALTH CARE / CHILDCARE: <i>Medical clinics, rehabilitation services, daycare, dental offices, etc.</i>	33
RESIDENTIAL - GENERAL: <i>A wider variety of housing types and options in general</i>	33
RETAIL - GENERAL COMMERCIAL: <i>Large grocery stores, gyms, banks, retail stores</i>	31
EDUCATION (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



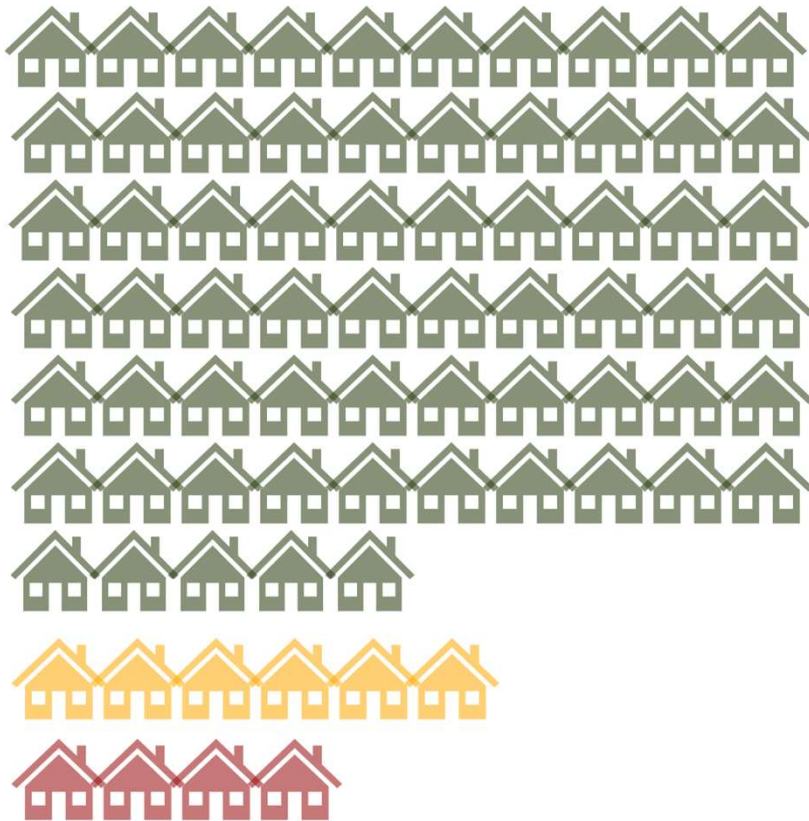




# **SEWAGE DISPOSAL**

## 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)**



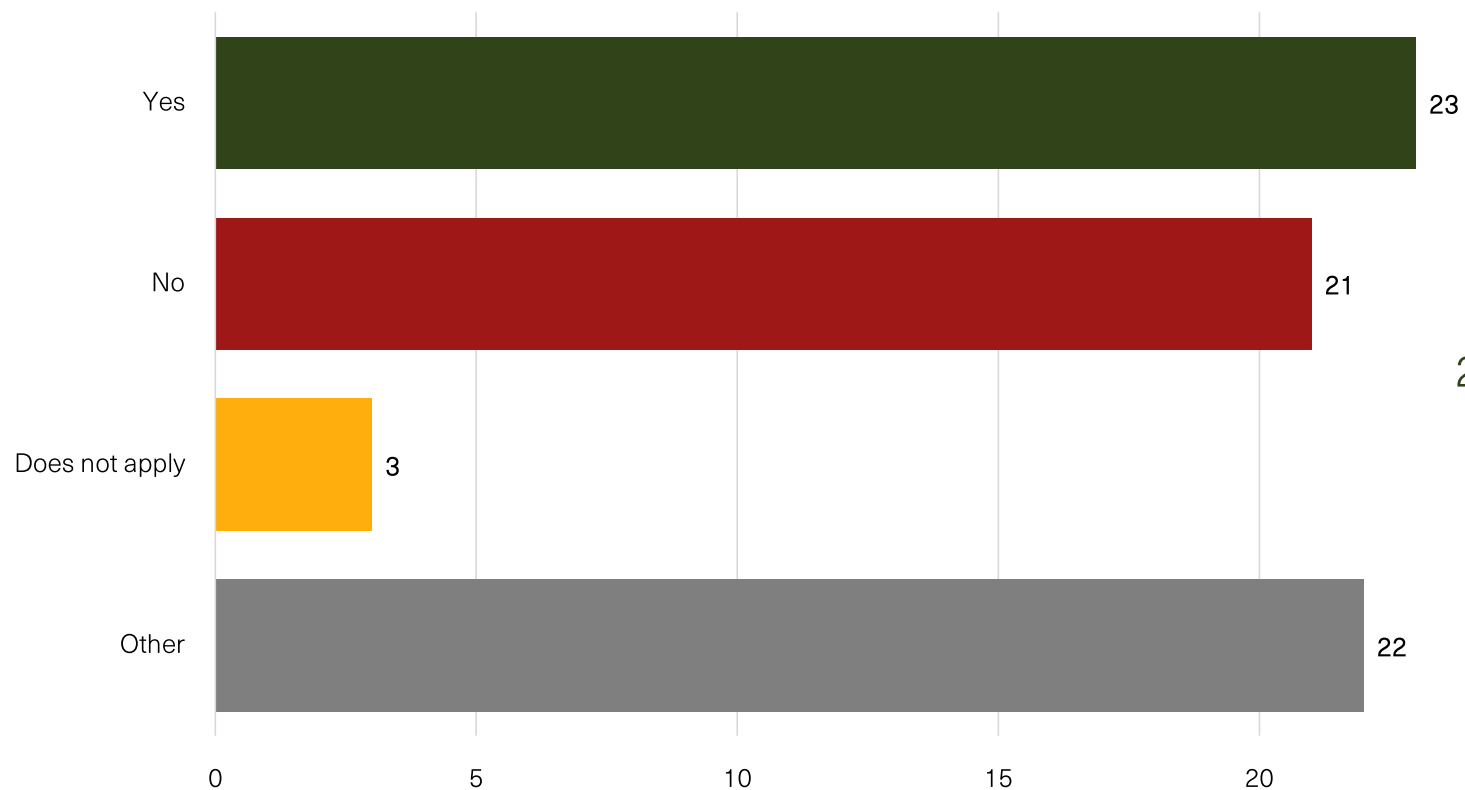
Question ranked from most agreeable to least agreeable	Average Score
I know the advantages and disadvantages of having a septic system.	4.67
I know the advantages and disadvantages of having a sewer system.	4.42
I am knowledgeable of the cost involved in septic to sewer conversion.	3.17
I am knowledgeable 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



21 out of the 22 Other responses mentioned "Cost"



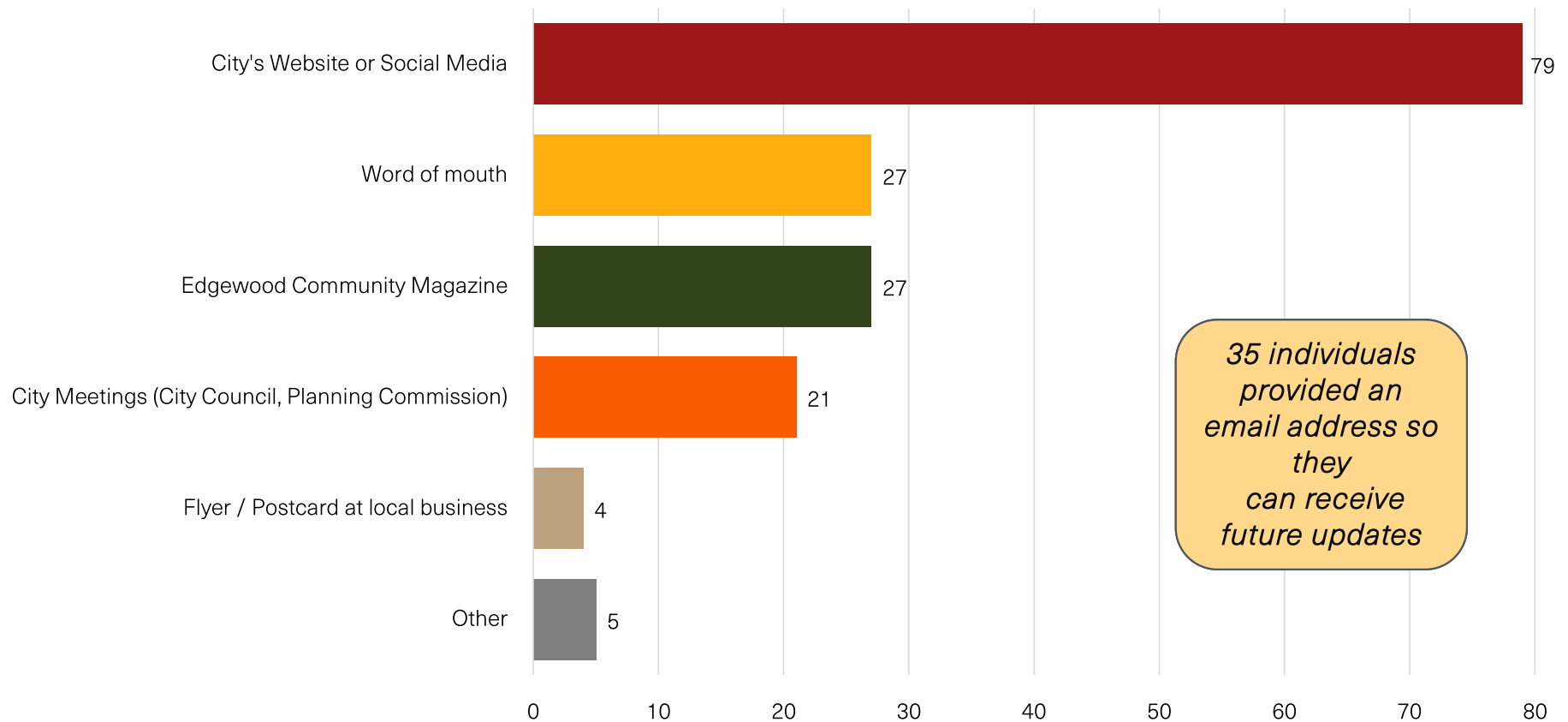


# **COMMUNITY ENGAGEMENT**

## 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

90 Said Yes

36 Said No

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

Answered: 123 Skipped: 3

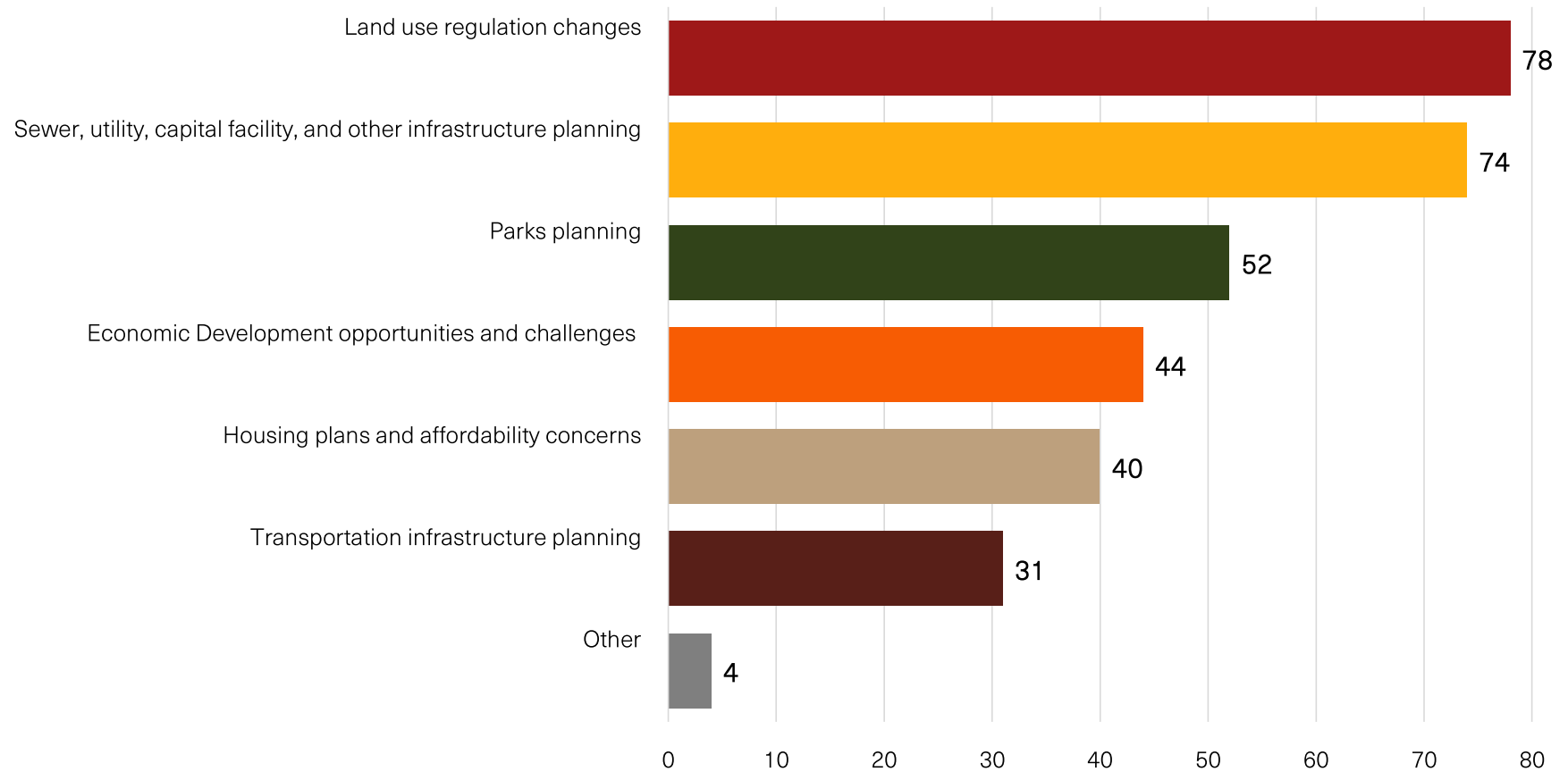
72 Said Yes

51 Said No

**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





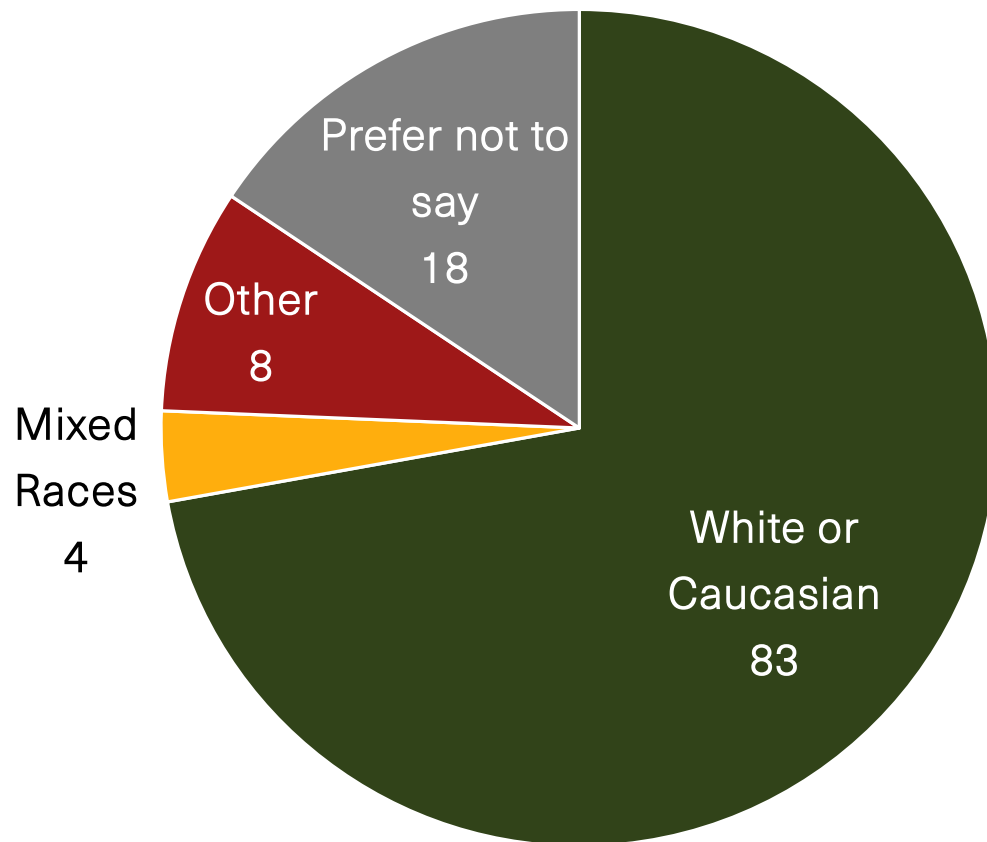


# **DEMOGRAPHICS**

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



Answered: 113 Skipped: 13



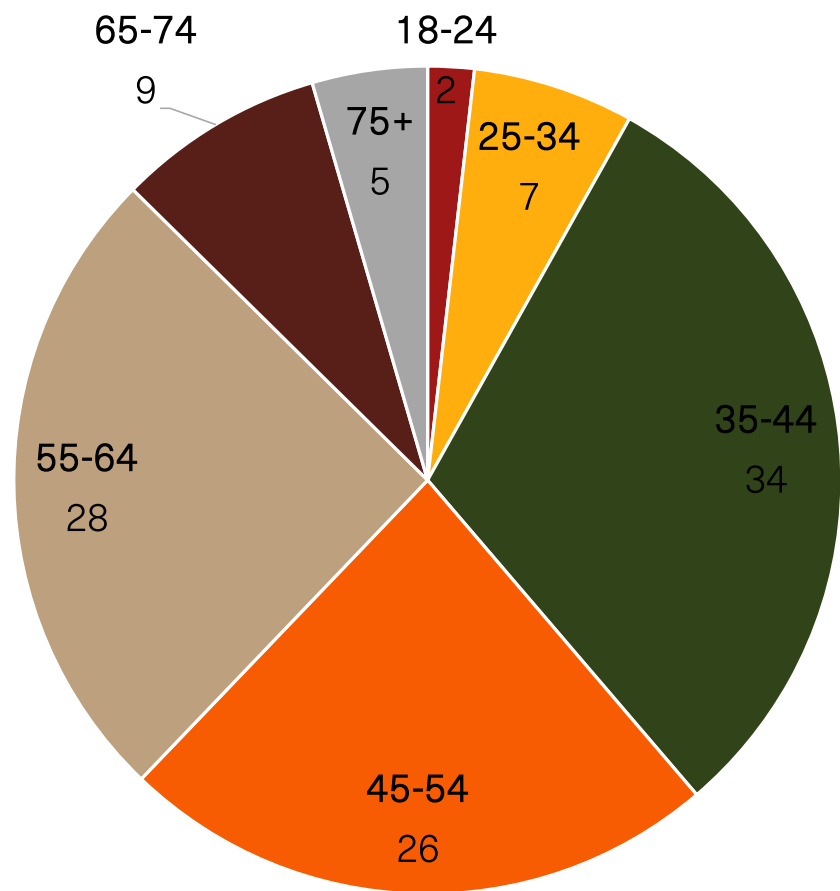
73% of participants were White or Caucasian

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



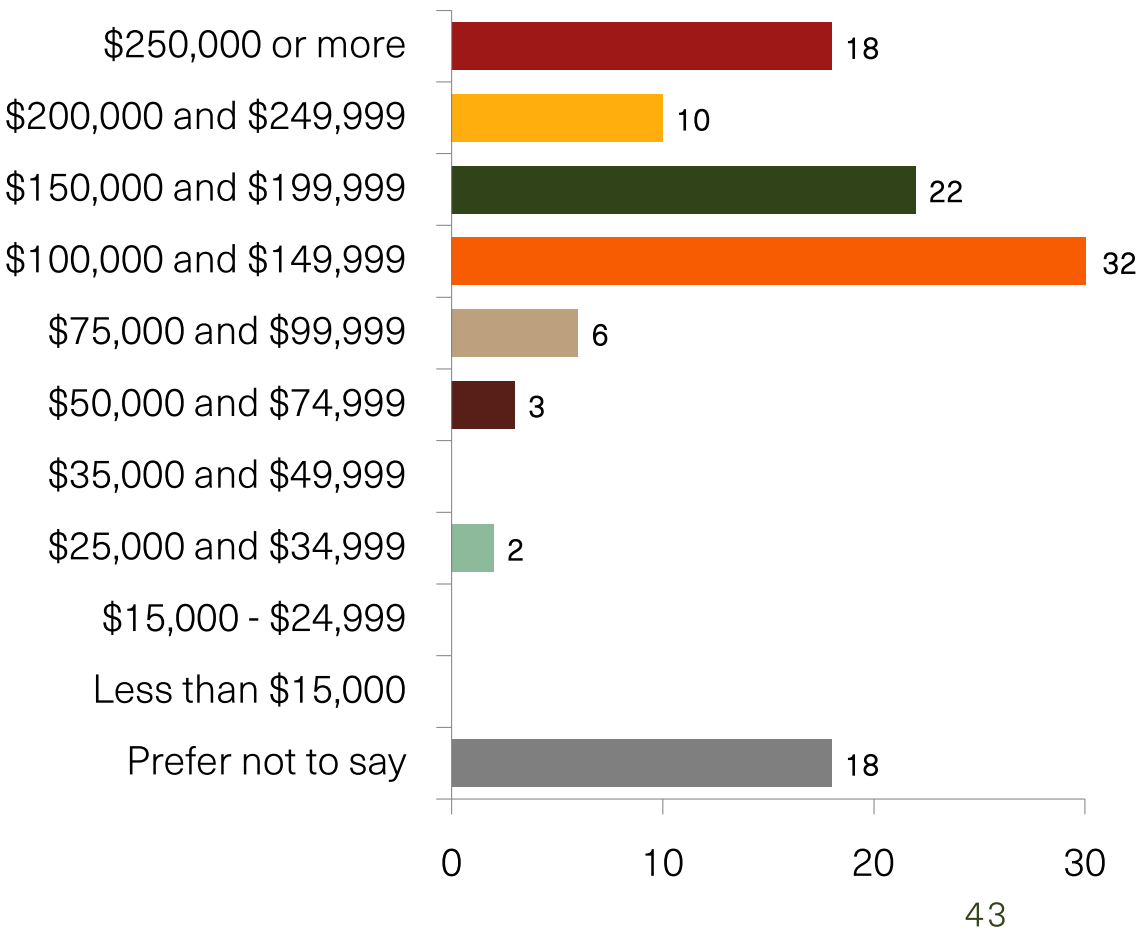
Q37: WHAT IS YOUR AGE?

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





**THANK YOU!**