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TO: Washington State Department of Commerce

FROM: City of Edgewood - Community Development Department

CC: Jeremy Metzler – Community Development Director

DATE: March 28, 2025

**SUBJECT: MIDDLE HOUSING PUBLIC PARTICIPATION SUMMARY**

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### Introduction

In 2023, the Washington State Legislature adopted House Bill 1110 (HB 1110), commonly known as the "middle housing" bill. This legislation mandates that cities across the state expand housing options by allowing permitting a wider range of housing types in areas traditionally zoned for single-family homes.

The City of Edgewood is committed to implementing the requirements of HB 1110 in a way that preserves the community's unique character while addressing the need for more diverse and affordable housing options. By incorporating middle housing—such as duplexes, stacked flats, and cottage housing—Edgewood aims to create more inclusive neighborhoods, increase housing availability, and support long-term growth and sustainability.

This effort is supported by an active public engagement process, ensuring that the voices of Edgewood residents are central to the city's planning efforts. Their input is crucial in shaping a development strategy that reflects both the needs of the community and the city's vision for the future.

### Public Participation Plan Objectives

The approved Middle Housing Public Participation Plan (PPP), which is detailed in the Engagement Activities section below, outlined the various public participation steps and anticipated timeline. The PPP didn't originally include several objectives that were developed throughout the public engagement process. The PPP objectives include:

- Inform the public of the middle housing development regulations update, the process, and outcomes. Utilize outreach methods to inform the public and property owners of the variety of participation opportunities.

- Exchange information by conducting collaborative events that engage in conversation and the exchange of ideas and information. By exchanging information, we can give participants more ownership in the outcome of planning processes leading to buy-in, a sense of ownership, and higher-quality planning documents.
- Be inclusive of a range of perspectives, engaging the public in unique ways to reach a broader audience and understand their goals, needs, and desires.
- Provide access to engagement opportunities, events, and participation for all residents within Edgewood, including vulnerable populations and overburdened communities.
- Be transparent and openly reflect a variety of viewpoints within the community and the City's process for the development and implementation of the Middle Housing development regulations.
- Build support for the Middle Housing development regulations and work with the Edgewood community, elected officials, and other agencies toward success in implementing its goals and policies.

## **Roles and Responsibilities**

Implementing Washington State's HB 1110 in Edgewood requires a coordinated effort among various stakeholders to ensure the successful expansion of middle housing options. The following outlines the key roles and responsibilities of the City of Edgewood Staff, Planning Commission, and City Council in this process.

### ***City of Edgewood Staff***

City of Edgewood Staff is responsible for leading the Middle Housing PPP schedule and initiating public surveys, public meeting, open house, and drafting middle housing ordinance incompliance with HB 1110 and at the direction of City of Edgewood Planning Commission and City Council.

### ***Planning Commission***

City of Edgewood Planning Commission, a volunteer advisory body appointed by the City Council, review amendments of the development regulations, conduct at public hearings, and provide a recommendation to the City Council for consideration and potential adoption.

### ***City Council***

City of Edgewood Council will review the proposed development regulations, hold public meetings, and adopt the final middle housing regulations.

## **Engagement Activities**

The following public engagement activities were developed as part of the PPP developed for the Washington Department of Commerce Middle Housing Grant. The public engagement activity

dates have been updated since the original PPP was approved to reflect actual and anticipated dates.

Middle Housing Public Participation Plan		
Method	Description	Date
Public Meetings and Availability	Planning Commission and City Council	June 2023 – March 2025
Input and Surveys	Middle Housing Preferences Survey	February – March 2024
City Website	City Webpage Updates	April 2024
Input and Surveys	Outreach with partner organizations <ul style="list-style-type: none"> <li>• SSHA3P and member jurisdictions</li> <li>• Regional Housing Programs</li> </ul>	August 2024 – January 2025
Input and Surveys	Middle Housing Policies Survey	January – February 2025
Public Meetings and Availability	Middle Housing Open House	February 2025
City Website	City Webpage Updates	March 2025
Public Meetings and Availability	Office Hours Staff Availability	April – May 2025
Input and Surveys	Final Draft Ordinance, Comment Period	April 2025
Public Meetings and Availability	Planning Commission and City Council Final Adoption Process	May – June 2025

### Engagement Activities Results Summary

The public engagement process for middle housing implementation included a variety of outreach activities aimed at gathering community input, addressing concerns, and refining policy proposals. The results from these efforts reflect key themes, priorities, and feedback from residents, stakeholders, and partner organizations.

#### ***Public Meetings and Availability - Planning Commission and City Council***

The City's Planning Commission and City Council held regular meetings and study sessions throughout the process that allowed the public to provide any comments they may have on Middle Housing. The following table outlines the many Planning Commission and City Council Meetings that have been dedicated to the Middle Housing discussion:

Planning Commission and City Council Middle Housing Public Meetings		
Responsible Party	Date	Description
Planning Commission	11/9/23	Initial Middle Housing Legislation Introduction

Planning Commission	3/11/24	Comprehensive Plan and Middle Housing Discussion
Planning Commission	4/08/24	Comprehensive Plan and Middle Housing Discussion
Planning Commission	4/13/24	Planning Commission Middle Housing Discussion and Draft Ordinance Deliverable Review
Planning Commission	6/10/24	Planning Commission Middle Housing Discussion and Draft Ordinance Deliverable Approval.
Planning Commission	12/09/24	Planning Commission Middle Housing Reintroduction
Planning Commission	1/13/25	Planning Commission Middle Housing Discussion
Planning Commission	2/10/25	Planning Commission Middle Housing Discussion and Public Participation
Planning Commission	3/10/25	Planning Commission Middle Housing Public Participation Results and Discussion

### ***Input and Surveys - Middle Housing Preferences Survey (2024)***

A survey was conducted to gather community feedback on housing preferences, priorities, and concerns. The survey provided input on preferred housing types, ideal locations for new development, and the most important factors influencing housing policy decisions. A total of 126 responses were received, and the full survey results are included as an attachment. Below is a summary of the key findings and takeaways:

**Dates:** February 8, 2024 - March 18, 2024

#### **Preferred Middle Housing Types**

- ❖ **Top Choices:**
  - Cottage housing
  - Accessory dwelling
  - Duplexes (not specified)

#### **Preferred Multi-Family Housing Types**

- ❖ **Top Choices:**
  - Mid-rise apartments
  - Garden-style apartments
  - Co-living (not specified)

#### **Best Locations for New Housing Development**

- ❖ **Top Choices:**
  - Town Center area
  - Areas already zoned for multifamily housing

- Areas with existing or planned sewer service
- ❖ **Concerns & Opposition:**
  - Some residents expressed strong opposition to more housing, citing overdevelopment, traffic congestion, and a desire to preserve Edgewood's rural character.

#### Community Priorities for Housing Policy – Importance on scale of 1 (low) to 7 (high)

- ❖ Ensuring high-quality design for new multifamily housing (5.91)
- ❖ Expanding property owner options (5.46)
- ❖ Maintaining off-street parking requirements (5.31)
- ❖ Encouraging housing in walkable areas (4.90)
- ❖ Encouraging housing in transit-accessible areas (4.70)
- ❖ Reducing parking minimums (2.93)

#### Why Affordable Housing Matters (Most Chosen Reasons)

- ❖ Older adults should be able to age in place.
- ❖ Families & single parents should have housing options.
- ❖ First-time homebuyers should be able to buy homes

#### Barriers to Finding Housing in Edgewood

- ❖ Primary Challenge - Cost

#### ***Input and Surveys - Outreach with partner organizations***

City staff actively participated in the monthly South Sound Housing Affordability Partners (SSHA<sup>3</sup>P) working groups from 2023 through March 2025. These sessions primarily focused on middle housing and fostering collaboration among partner organizations to address housing affordability challenges in their respective cities. In addition, staff consistently engaged in SSHA<sup>3</sup>P's quarterly planning forums, where City Planners from partner organizations convened to discuss strategies for addressing issues related to middle housing and relevant state legislative developments. Insights and feedback from SSHA<sup>3</sup>P and partner organizations have been incorporated into the updates on middle housing as appropriate.

Furthermore, SSHA<sup>3</sup>P and other housing-related organizations were provided with the SEPA Determination of Nonsignificance and Draft Amendments for review and comment during the 24-day public comment period. As of the time of this report, no comments have been received from these organizations.

### ***Input and Surveys - Middle Housing Policies Survey (2025)***

Another key component of community involvement was this follow-up online survey. While the Middle Housing Preferences Survey (2024) collected data on the types of housing residents prefer, the Middle Housing Policies Survey (2025) focused on the policies that will guide the implementation of middle housing. A total of 126 responses were received, and the full survey results are included as an attachment. Below is a summary of the key findings:

**Dates:** February 1, 2025 - February 28, 2025

#### **Supportive Themes**

- ❖ Middle housing is seen as a positive alternative to apartments.
- ❖ Interest in ADUs and duplexes to increase flexibility and housing options.
- ❖ Some residents welcome more neighbors and see it to support better local services.
- ❖ Support for thoughtful, small-scale growth — "a couple of units" rather than large developments.

#### **Concerns and Challenges**

- ❖ **Infrastructure Capacity** – Roads, schools, and services (like grocery stores) are seen as inadequate to support more housing.
- ❖ **Preserving Edgewood's Character** – Strong desire to maintain rural roots, open spaces, and single-family neighborhoods.
- ❖ **Overcrowding and Parking** – Concerns that even small-scale middle housing could lead to more cars and congested streets.
- ❖ **Septic and Utilities** – Worries about whether existing systems can handle the increased load.

#### **Mixed/Conditional Feedback**

- ❖ Acceptance of middle housing if limited to certain areas (e.g., along corridors).
- ❖ Desire for infrastructure improvements before more housing is added.
- ❖ Openness to ADUs and smaller-scale middle housing but resistance to larger developments resembling apartments.

### ***Public Meetings and Availability – Open House***

**Date:** February 20, 2025 @ 6:00 PM

**Location:** City of Edgewood City Hall

A Middle Housing Open House was organized, offering residents a chance to learn more about the plans, ask questions, and provide input. A reoccurring announcement was published via city social media sites. Several community members were in attendance.

The open house included an informational presentation to educate community members on what middle housing means and what it could mean for residents of Edgewood. Visuals and posters were created to exhibit to community members how missing middle could look in the city of Edgewood.

Watch our Open House Presentation about Middle Housing in Edgewood here:

<https://vimeo.com/1059000301>

### ***City Website***

**Date:** Open (Ongoing)

The city's website serves as an important platform for providing information and updates to residents. Regular webpage updates to city webpage keep the community informed on the progress comprehensive plan and middle housing planning, offering access to key documents, meeting schedules, and other important resources.

Housing Website: [Housing | Edgewood, WA](#)

### ***Public Meetings and Availability - Office Hours Staff Availability***

**Dates:** Monday through Friday 8:30am – 5:00pm

To ensure accessibility and open communication, staff held regular office hours where residents can ask questions, share feedback, and discuss middle housing proposals directly with city staff. These served as an opportunity to provide an informal setting for community members to engage with the planning process, clarify any concerns, and gain a better understanding of the proposed changes. Staff verbalized this outreach during public meeting and open house.

On occasion several developers have used this opportunity to inquire on how it could affect the planning process and community outlook in the City of Edgewood. Staff received no official comments from this public engagement method.

### ***Input and Surveys - Final Draft Ordinance, Comment Period***

SEPA Determination of Nonsignificance Comment Period: March 21, 2025 to April 14, 2025

SEPA DNS and Draft Amendments were issued on March 21, 2025. The SEPA Notice was issued through the local newspaper, information posters posted at city hall, provided on the City's housing webpage, provided on the City's noticing webpage, and emailed to public agencies and interested parties. The SEPA notice provides 24 day of public comment period, which is 10 days more than the required 14-day comment period required by City code. This additional time allows greater chance for public involvement. At the time of this report, no comments have been received by the city.

#### **Planning Commission Public Hearing: April 14, 2025**

A Planning Commission Public Hearing for middle housing in Edgewood would serve as a key opportunity for community engagement, policy discussion, and formal recommendations regarding zoning changes under HB 1110. The hearing was publicly noticed in accordance with SEPA and local requirements. During the hearing, city staff will present the proposed middle housing regulations, followed by public testimony where residents, stakeholders, and developers can provide input. The Planning Commission would then deliberate and may recommend policy adjustments before forwarding their recommendation to the City Council for final approval.

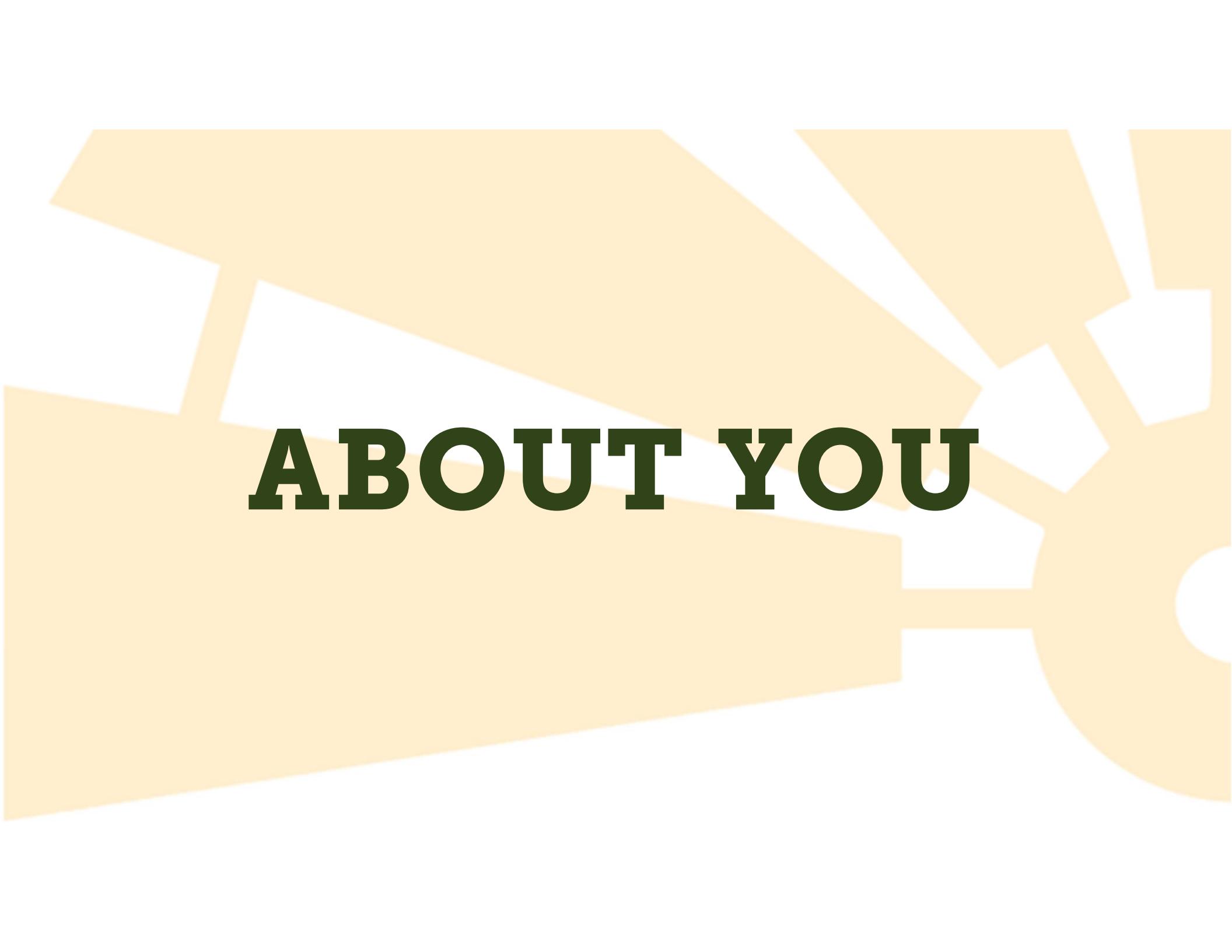
#### ***Public Meetings and Availability - Planning Commission and City Council Final Adoption Process***

The City of Edgewood has scheduled a series of public meetings. These meetings will provide opportunities for discussion, review, and final adoption of the ordinance. Below are the key dates for the Planning Commission and City Council's decision-making process.

<b>Planning Commission and City Council Middle Housing Public Meetings</b>		
<b>Responsible Party</b>	<b>Date</b>	<b>Description</b>
Planning Commission	5/12/25	Planning Commission Recommendation to City Council
City Council	5/20/25	City Council 2nd Study Session
City Council	6/3/25	City Council 2 <sup>nd</sup> Study Session
City Council	6/10/25	City Council Final Ordinance Adoption

Middle Housing Preferences Survey

# SURVEY RESULTS

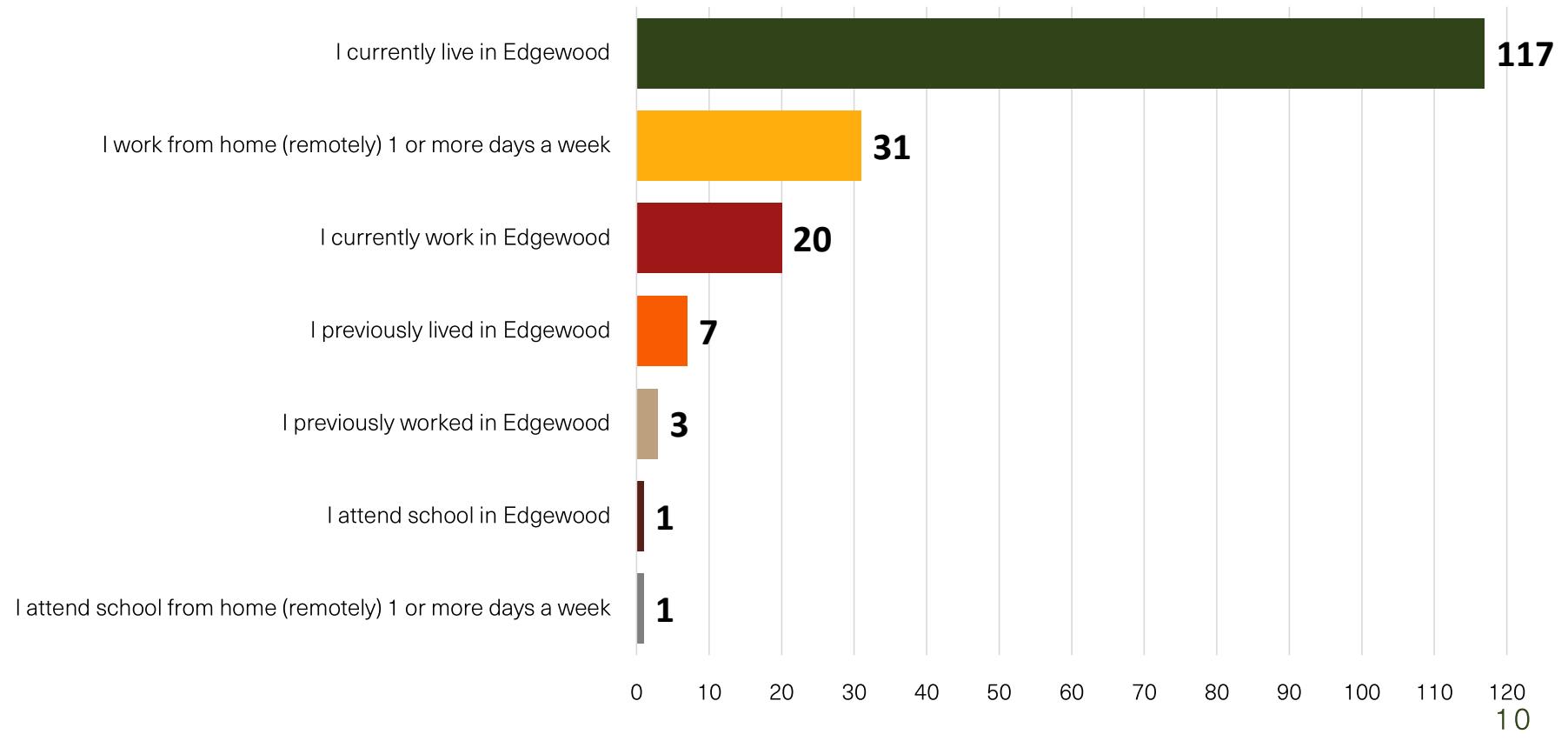


# **ABOUT YOU**

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

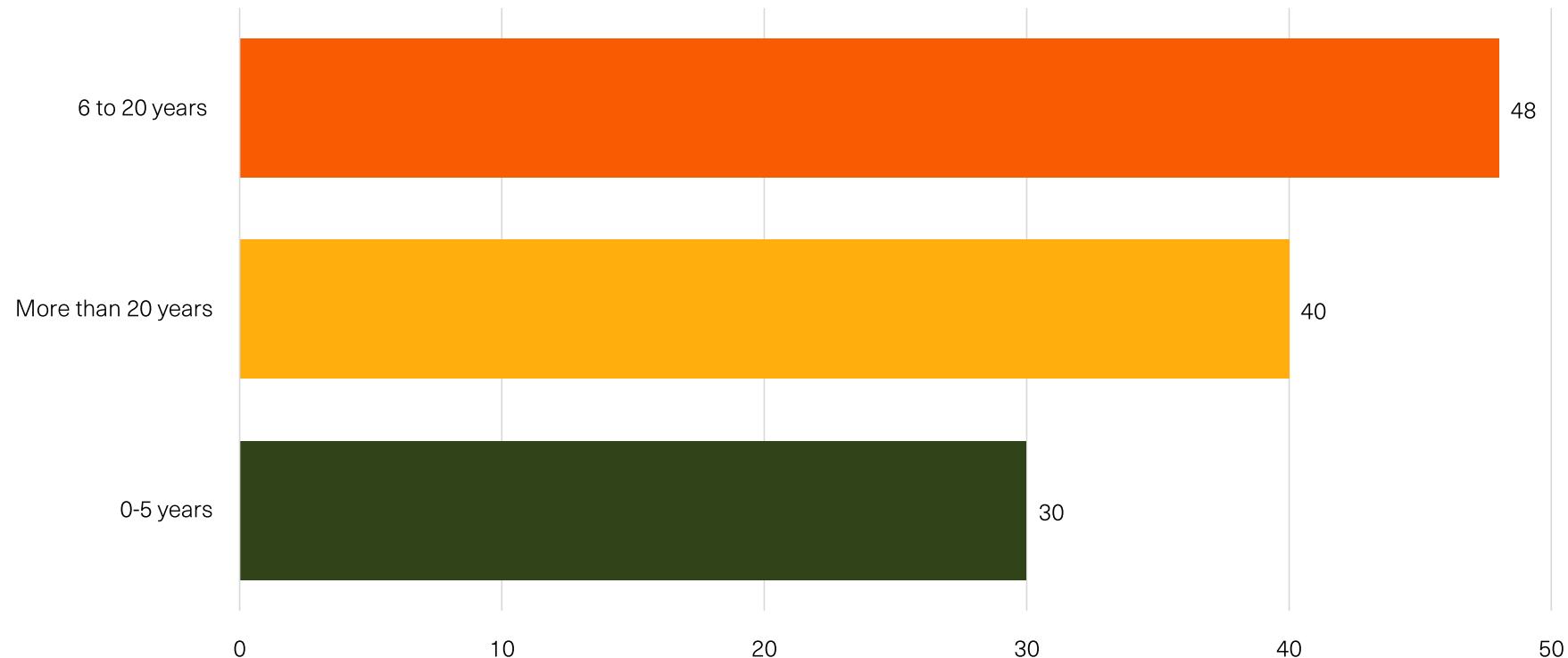


Answered: 124 Skipped: 2



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

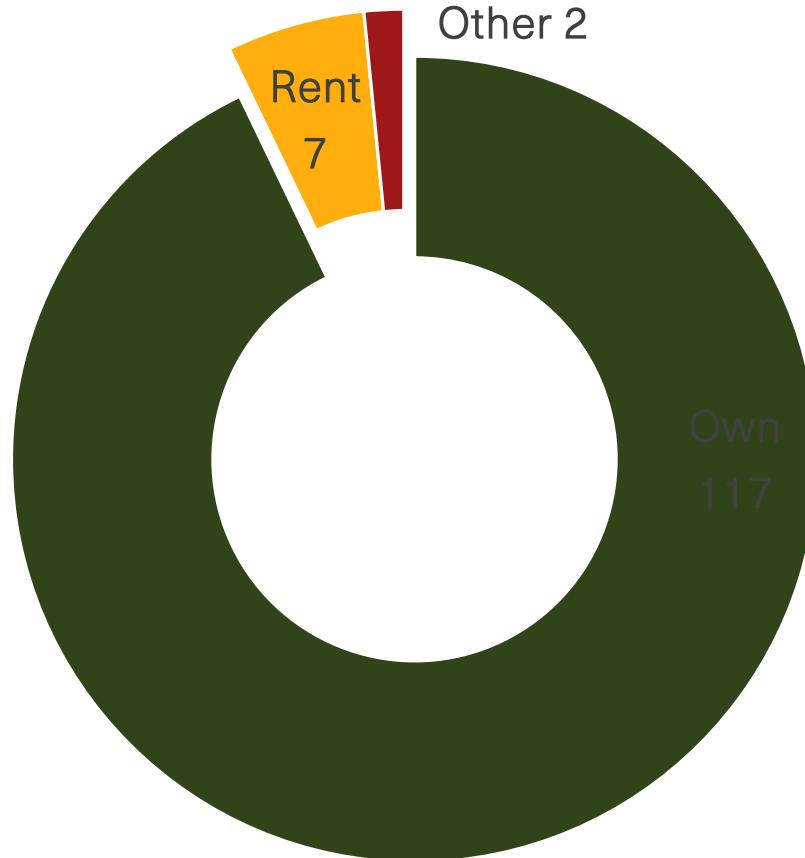
Answered: 118 Skipped: 8



## 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:



**TOWNHOMES  
(SHARED WALL)**

AKA Townhouses, Rowhomes or Single-Family Attached

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

**30 VOTES**

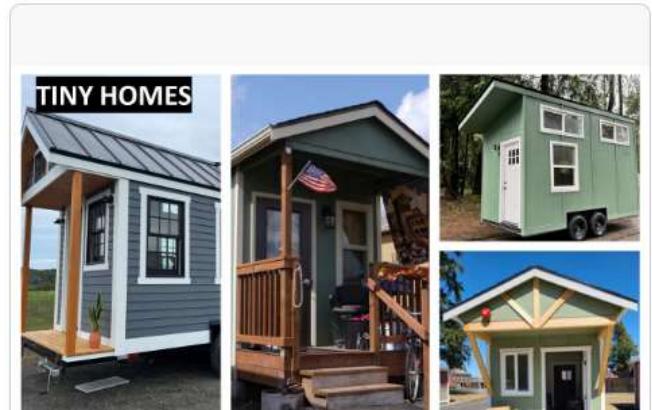


**TRI-PLEXES & FOUR (OR QUAD) PLEXES**

**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**

**Tiny Homes or Tiny House**

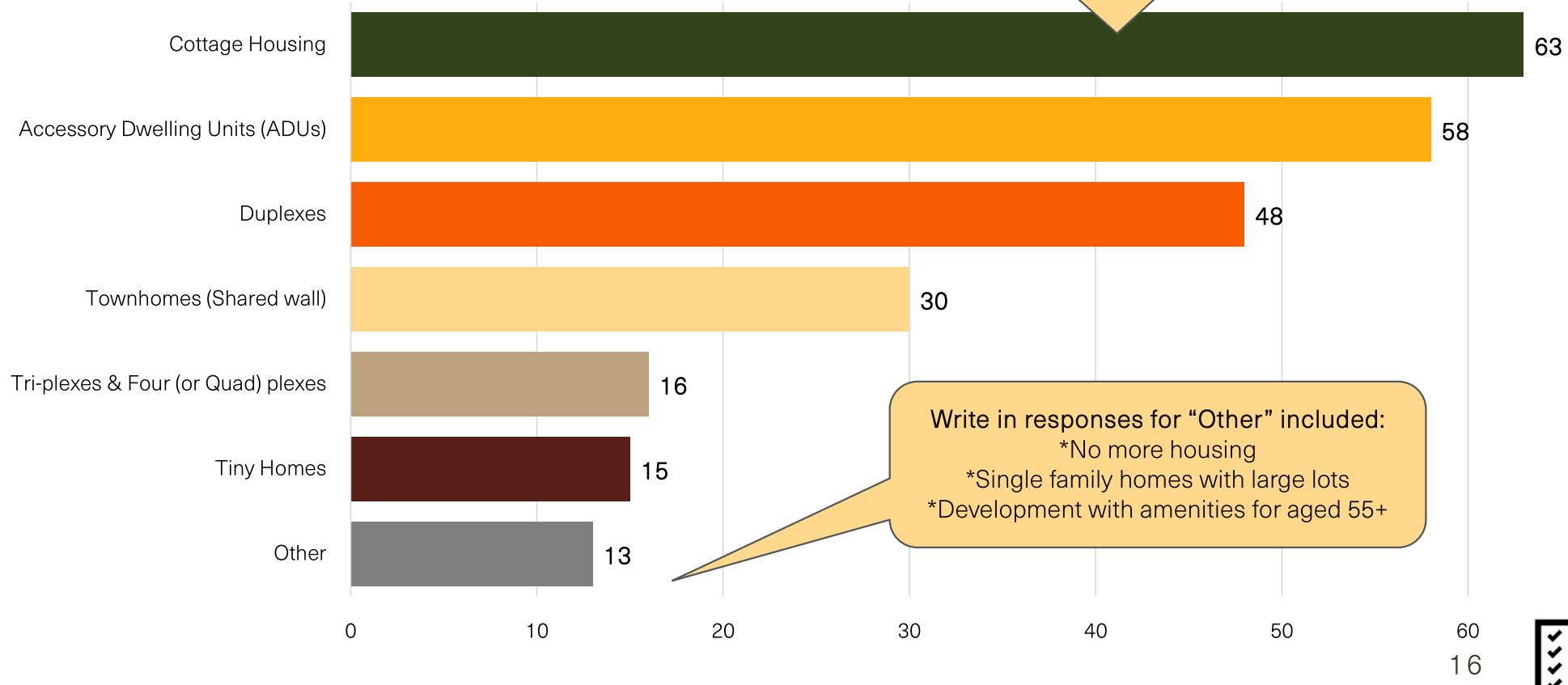
A unit that is 400 square feet or smaller and may be on wheels (but NOT an RV).

**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).

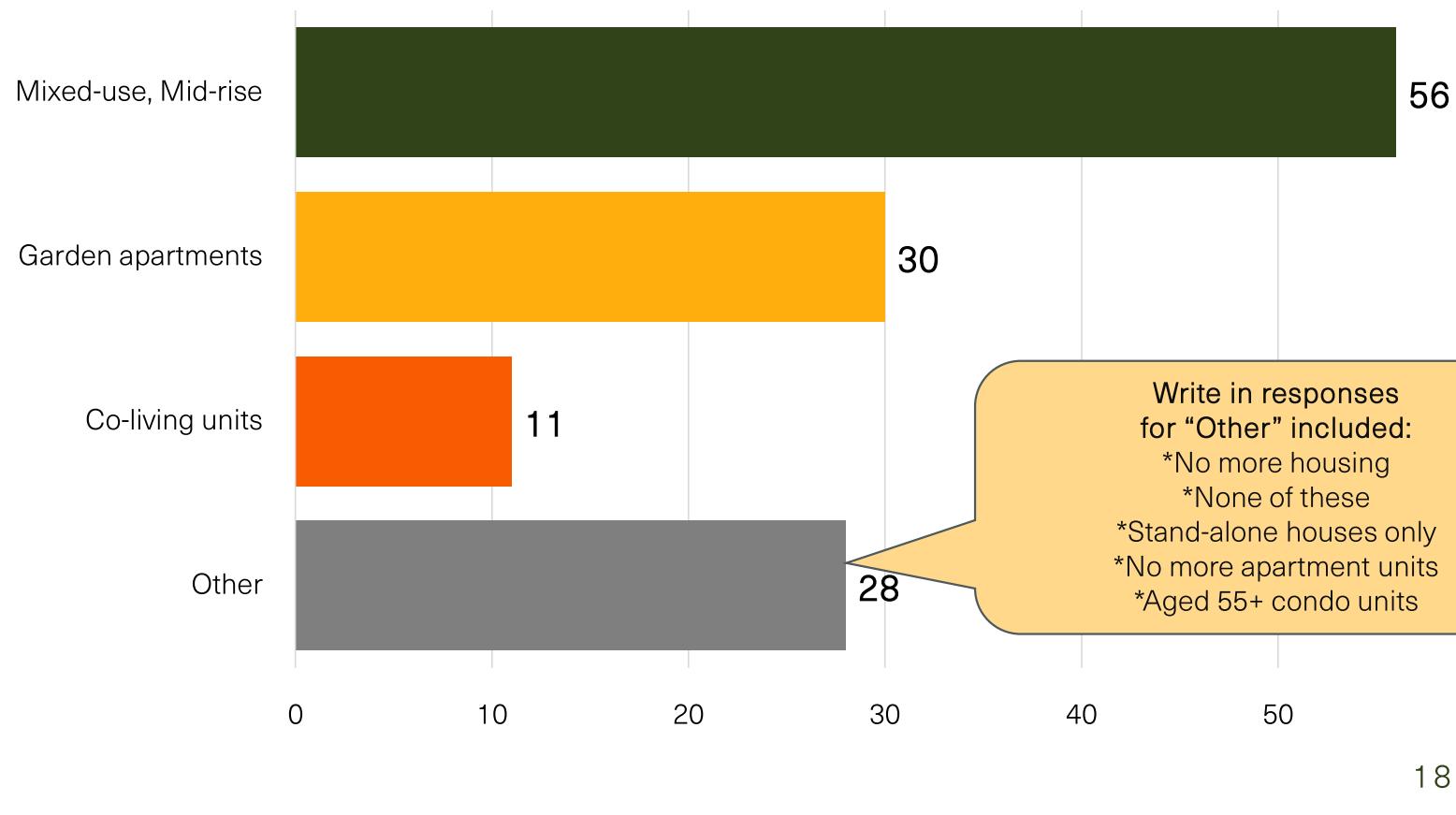
**11 VOTES**



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

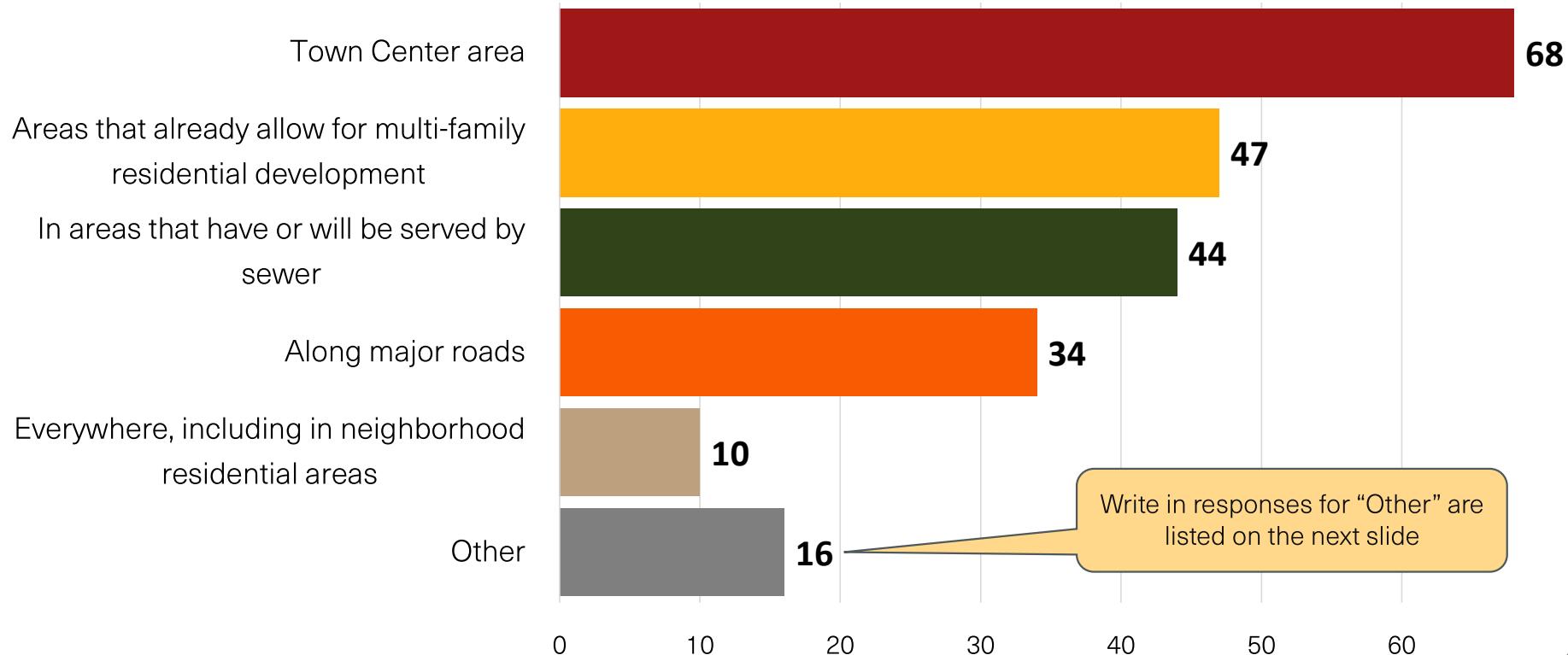


Answered: 103 Skipped: 23



**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 ENOUNTER 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*



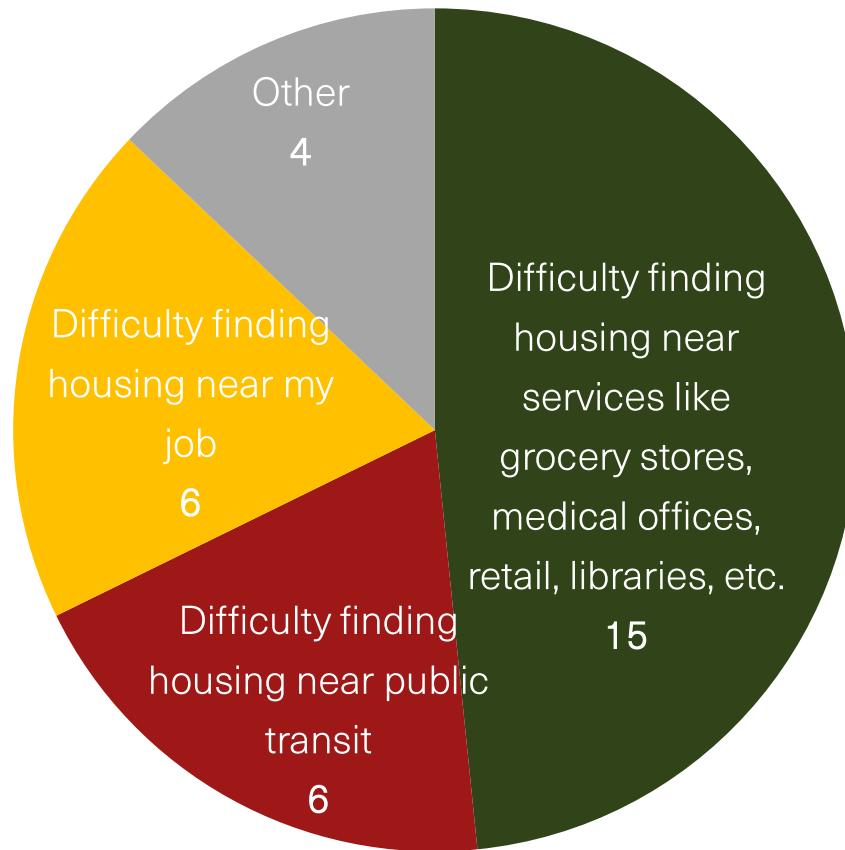
\*81 participants *did not encounter any of these challenges*\*



**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

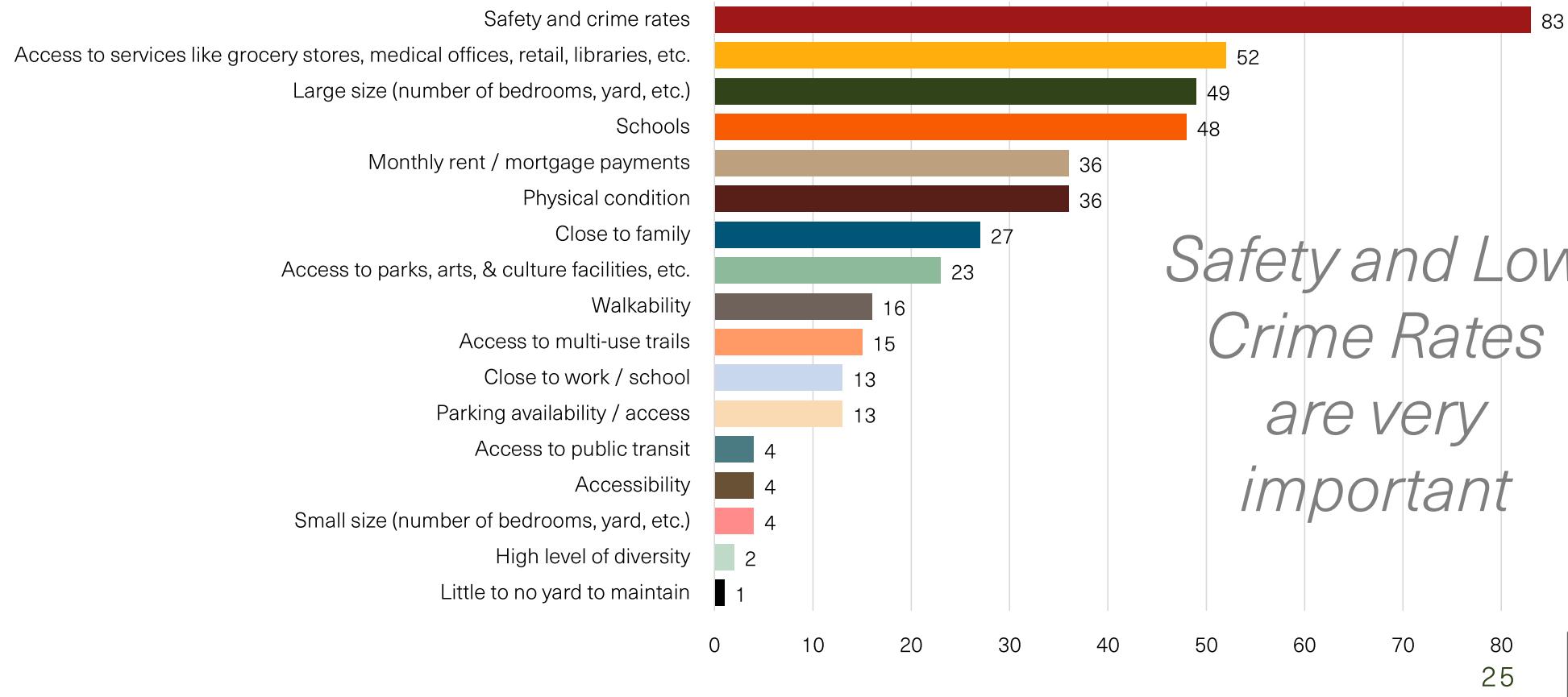


100 respondents indicated they *did not encounter any challenges*



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

Answered: 125 Skipped: 1

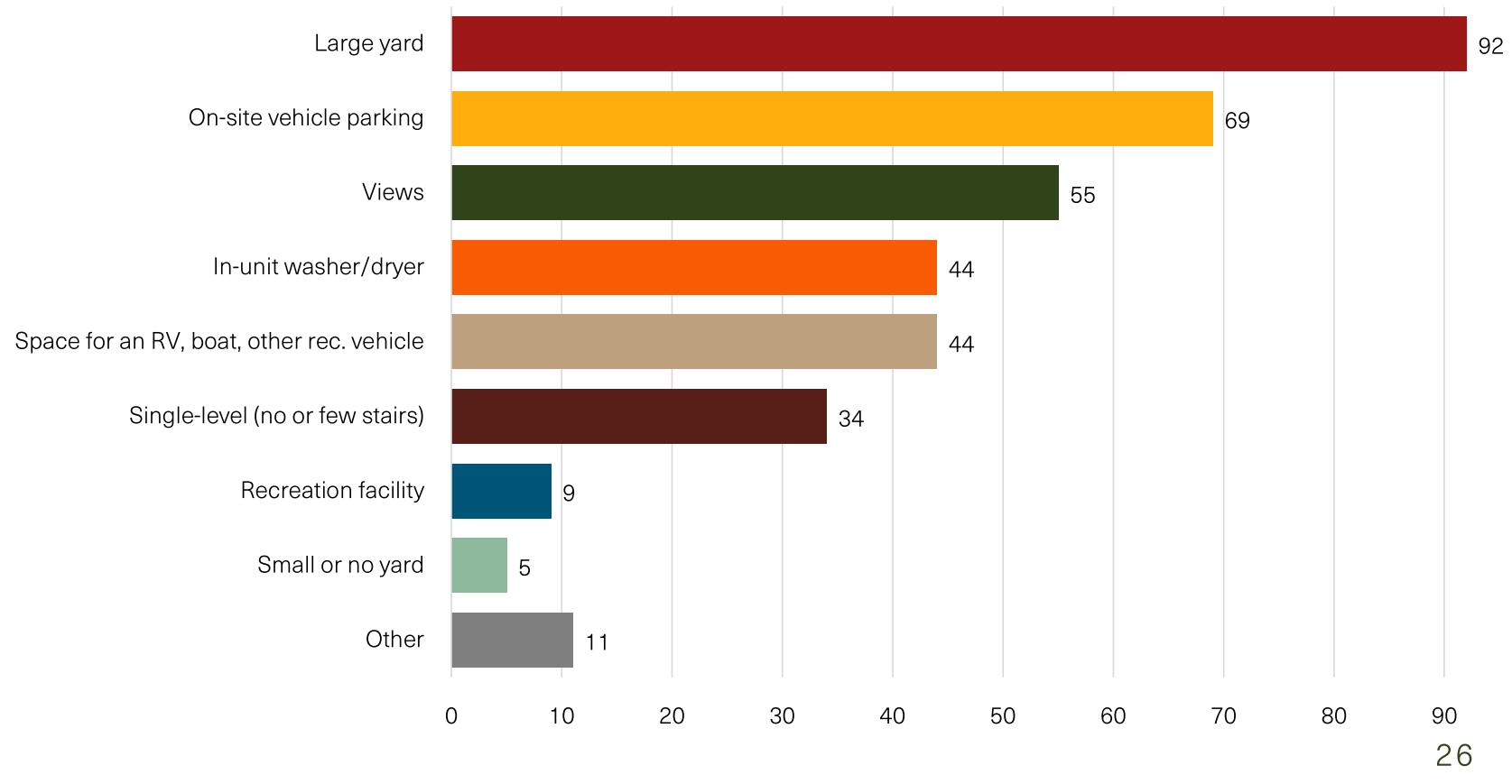


*Safety and Low  
Crime Rates  
are very  
important*



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

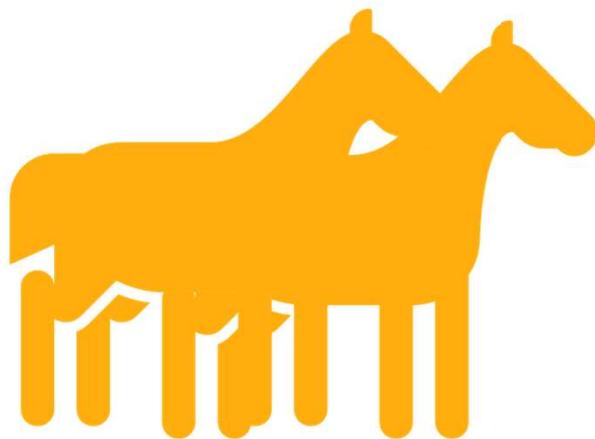
Answered: 123 Skipped: 3



## 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



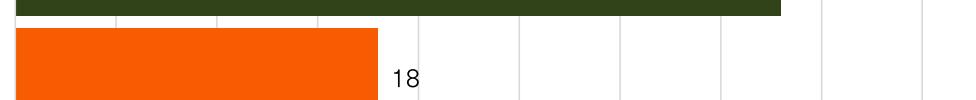
My payments (rent / mortgage and property tax) might increase to an amount higher than I can afford



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



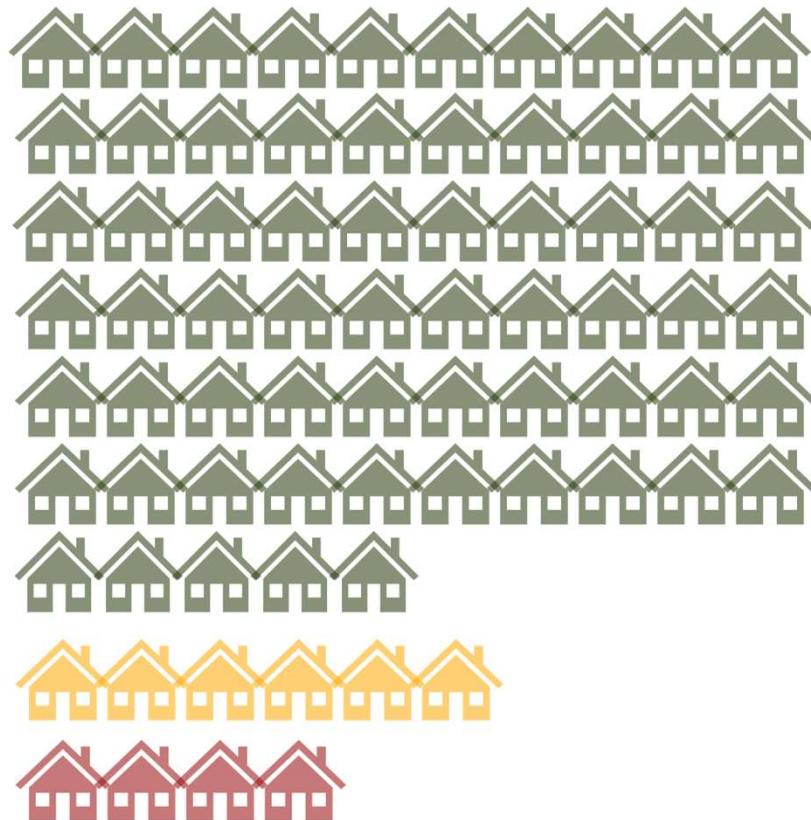
0 5 10 15 20 25 30 35 40 45 28



# **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)

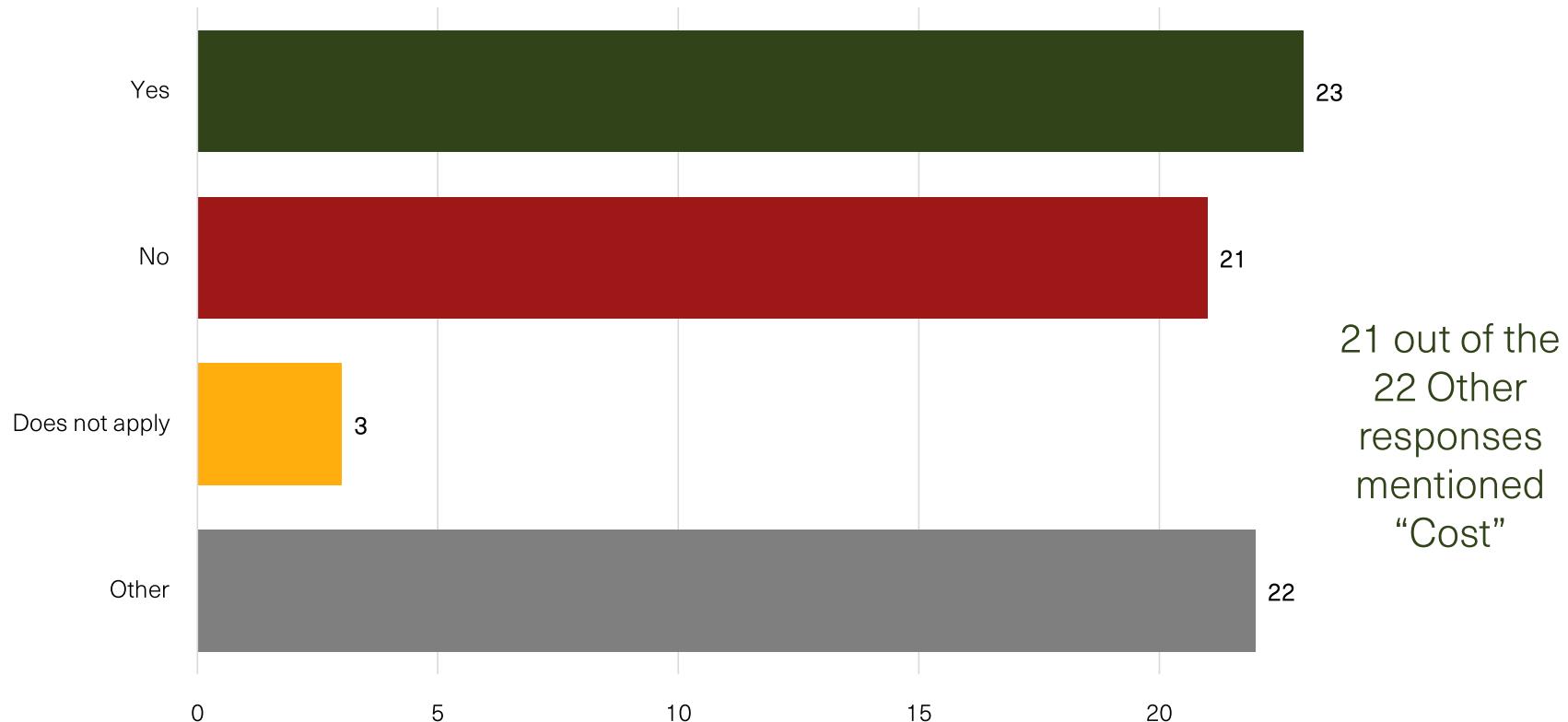


Question ranked from most agreeable to least agreeable	Average Score
I know the advantages and disadvantages of having a septic system.	4.67
I know the advantages and disadvantages of having a sewer system.	4.42
I am knowledgeable of the cost involved in septic to sewer conversion.	3.17
I am knowledgeable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



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

Answered: 126 Skipped: 0



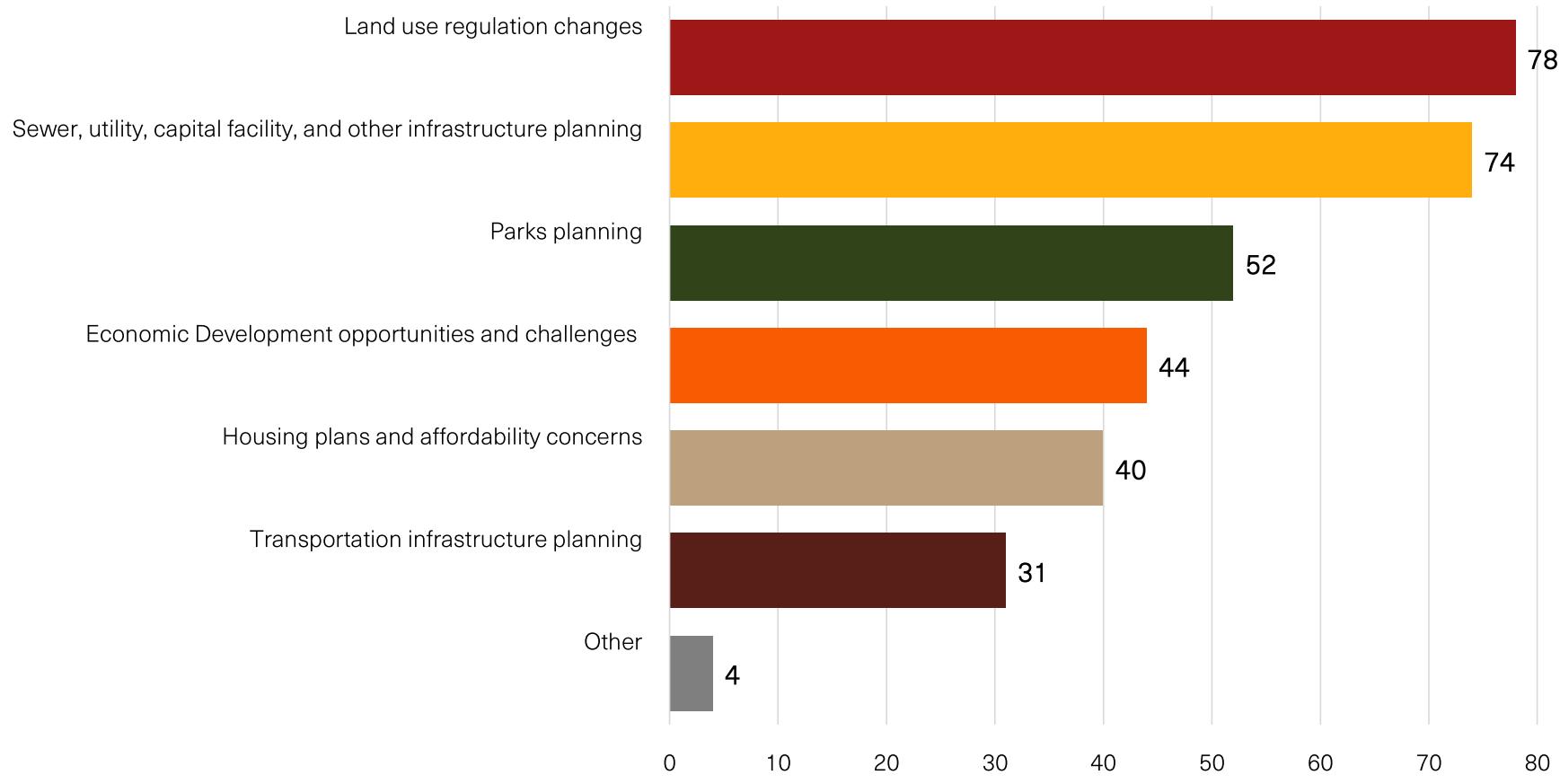
## **Q33: HAVE YOU EVER ATTENDED A CITY MEETING BEFORE? (CITY COUNCIL, PLANNING COMMISSION, TOWN HALL MEETING, ETC.)**

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?**

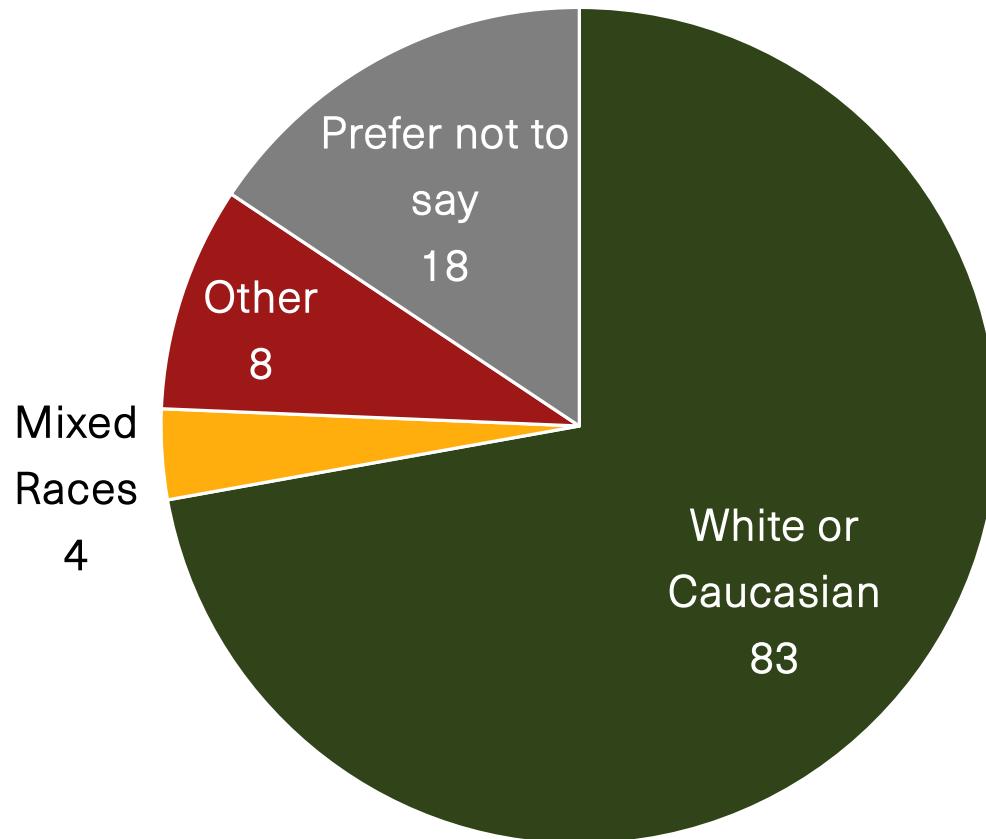
Answered: 112 Skipped: 14



# DEMOGRAPHICS

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

Answered: 113 Skipped: 13



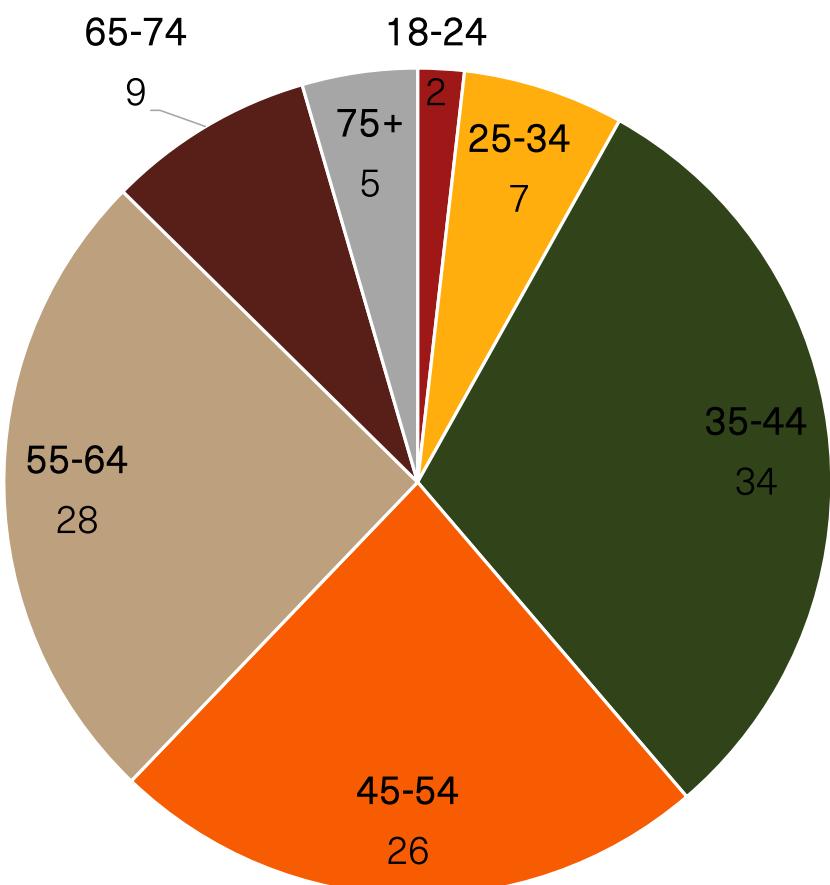
73% of participants were White or Caucasian

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



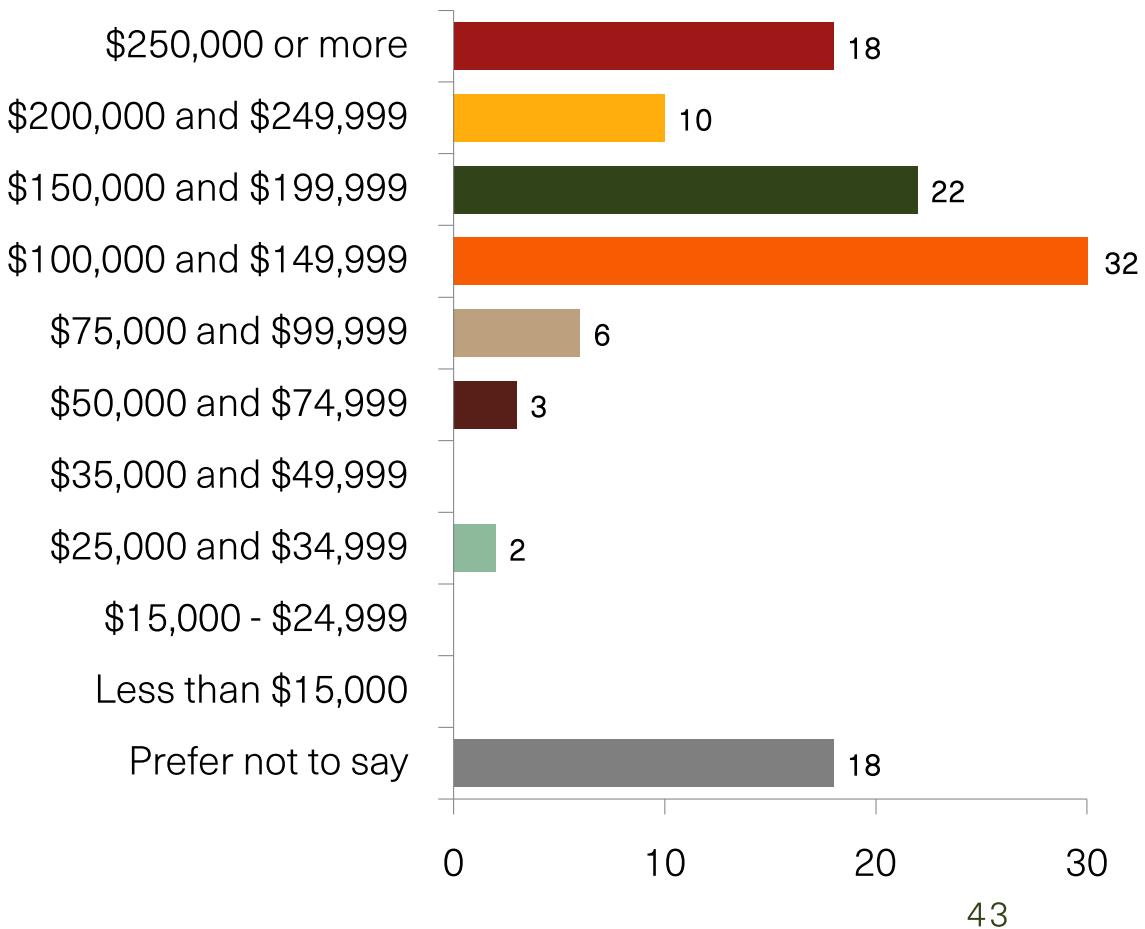
### **Q37: WHAT IS YOUR AGE?**

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!

## Middle Housing Policies Survey

### Q1. Are you a current Edgewood resident?

Answer Choices	Responses
Yes	92.08% 93
No, but I want to be or will be a future Edgewood resident	1.98% 2
No, but I was a previous Edgewood resident	3.96% 4
No, I have never lived in Edgewood and do not plan to	1.98% 2
<b>Answered</b>	<b>101</b>
<b>Skipped</b>	<b>0</b>

### Q2. Do you work in Edgewood?

Answer Choices	Responses
Yes, I work for an employer in Edgewood	11.88% 12
Yes, I own a home-based business in Edgewood	11.88% 12
Yes, I own a business or organization in Edgewood (not at my place of residence)	0.99% 1
No, but I own a business or organization outside of Edgewood	1.98% 2
No, but I work from home or remotely in Edgewood	22.77% 23
No, I do not work in Edgewood	50.50% 51
<b>Answered</b>	<b>101</b>
<b>Skipped</b>	<b>0</b>

### Q3. What type of housing do you currently live in?

Answer Choices	Responses
Single-family home	88.12% 89
Duplex or triplex	2.97% 3
Fourplex, Fiveplex, or Sixplex	0.00% 0
Townhouse	0.99% 1
Apartment or condominium	2.97% 3
Manufactured home	2.97% 3
Mobile home	0.00% 0

Accessory dwelling unit or ADU (attached or detached in-law suite, a	0.00%	0
Co-living housing (this means a residential development with sleeping	0.00%	0
Other (a written response is not required, but if you are willing to share	1.98%	2
	<b>Answered</b>	<b>101</b>
	<b>Skipped</b>	<b>0</b>

		Other (a written response is not required, but if you are willing to share, please tell us in up to 30 characters so we can better understand current living situations in Edgewood)
114802770739	Respondent ID	Feb 22 2025 1
114797667273		Rent room Single family with an attached mother in law suite that I rent out

#### Q4. Do any of the following apply to your current living situation?

Answer Choices	Responses
Renting – less than 6 months	0.00%
Renting – at least 6 months, but less than 5 years	3.96%
Renting – 5 years and more	6.93%
Ownership – less than 6 months	0.99%
Ownership – at least 6 months, but less than 5 years	21.78%
Ownership – 5 years and more	61.39%
Neither rent or own - living with family or friends	0.99%
Neither rent or own - living in public or organization housing	0.00%
Other (a written response is not required, but if you are willing to share	3.96%
	<b>Answered</b>
	<b>101</b>
	<b>Skipped</b>
	<b>0</b>

Respondent ID		Other (a written response is not required, but if you are willing to share, please tell us in up to 50 characters so we can better understand current living situations in Edgewood)	
114806928628		Feb 27 2025 0	Do not wish to share
114805808170		Feb 26 2025 1	My home is paid off
114799063249		Feb 18 2025 0	In Edgewood over 30 years 2 homes
114790400559			Lived with fiancee. But since he passed I am losing my housing and cannot afford to stay in this area due to ridiculously outrageous housing costs.
Feb 05 2025 0			

**Q5. Do any of the following live in your home? Select all that apply.**

Answer Choices	Responses
None of these	9.90% 10
Adults aging in-place (moving from age group to age group within the same household)	31.68% 32
3 or more generations (multi-generational household)	8.91% 9
3 or more unrelated people	0.99% 1
1 or more dependents	47.52% 48
First-time homeowner	15.84% 16
Pets (domesticated animals)	63.37% 64
<b>Answered</b>	<b>101</b>
<b>Skipped</b>	<b>0</b>

Q6. What is your general attitude towards the development of middle housing in Edgewood? Some examples: ADUs, duplexes, triplexes, cottages, and townhouses.

Answer Choices	Responses
Strongly support - Great for our community and I want to see more of	17.82% 18
Support - I may have concerns, but generally think it's okay or good f	27.72% 28
Neutral - No opinion or undecided	10.89% 11
Disapprove - Some concerns and disagreements	24.75% 25
Strongly disapprove - major concerns and strong disagreements	18.81% 19
Optional Response (a written response is not required, but if you are willing to share	29
<b>Answered</b>	<b>101</b>
<b>Skipped</b>	<b>0</b>

Respondent ID	Response Date	Optional Response (a written response is not required, but if you are willing to share, please tell us in up to 50 characters so we can better understand current living situations in Edgewood)
114808778520	Mar 02 2025 0	It should not be up to the state dictate needs of our city because they want to be a sanctuary state in violation of Federal Laws.
114806928628	Feb 27 2025 0	They are better then apartments which the council seems so fond of

114806137340

114805808170

114804239595

114802770739

114801254651

114799063249

114798277118

114797798285

114797780006

114796618593

I think this type of housing is a good first step for people who can't afford to buy their first home. I wouldn't mind this type of housing in my neighborhood. As long as it's only a couple of units. I don't want a big development or complex of them.

Feb 26 2025 0 I've lived in Edgewood over 45 years. I'm old and tired of the building  
Feb 26 2025 1 If we are forced to do this it needs to be the bare minimum

Feb 22 2025 1 Developing the land is not being done in a way that preserves what Edgewood actually is or was.

Feb 20 2025 1 Existing septic systems will not handle the load  
Feb 18 2025 0 Depends on where allowed

Feb 17 2025 0 While I understand the need for this. I would prefer that a growth plan involves keeping some of the more rural areas rural and single family.

Feb 16 2025 0 All of those choices until Townhouses start to look like just normal apartment complexes

Feb 16 2025 0 I feel that middle housing lowers property values.

Feb 14 2025 0 Too many multiple family housing units already for the resources available

114792491707	Feb 08 2025 0	Developer smoke screen
114792081240	Feb 07 2025 0	Fine as long as it's along corridor
114791879834	Feb 07 2025 1	Not enough services to support more housing
114789661878	Feb 04 2025 0	Keep Edgewood Edgewood as much as possible, save the trees and the charm and the single-home lots. Northwood has no room.
114789655253	Feb 04 2025 0	I'm in support of Edgewood development but stress that infrastructure improvements need to happen before overcrowding.
114789614529	Feb 04 2025 0	Overcrowding especially schools, not enough resources to support all these people, increased crime
114789382028	Feb 04 2025 1	It sounds like the city is forced to add this type of housing. Oh to be able to go back in time and not to vote yes to incorporation into a city. We are loosing our rural roots which was supposed to be protected by becoming a city.
114789302188	Feb 04 2025 0	With all the new apartment buildings built with the lack of schools and grocery stores to support this growth. It is very frustrating that you need to go elsewhere to shop.
114789235120	Feb 04 2025 0	I'm all for ADUs to increase supply.

114789010869

114788921744

114788409397

114787727550

114787365574

114787350806

114787292871

114787247714

I lived in a duplex in Edgewood for 7 years and it  
Feb 04 2025 0 was a great experience

Concerned with lack of infrastructure to support  
Feb 03 2025 1 growth

Before we have more housing, we need more  
Feb 03 2025 0 grocery stores, and bigger schools.

I welcome more neighbors who can help fund  
Feb 01 2025 0 more and better services

As a homeowner, I'd love the flexibility to build a in-  
law suite for my aging parents to eventually be  
Jan 31 2025 0 able to move in.

We don't need any more high density housing.  
Call it middle housing, it's still high density  
especially when it comes to parking. Even a  
duplex can have 6 cars parked in front of it, which  
Jan 31 2025 0 clogs the roads.

Roads do not seem up to par for more housing  
Jan 31 2025 0 density

Jan 31 2025 0 Middle housing is much better than apartments

## Q7. Are you satisfied with your current housing situation?

Answer Choices	Responses	
Very satisfied - My needs are met and I am content.	43.56%	44
Satisfied - Generally feel good about my current housing situation.	45.54%	46
Neither satisfied nor dissatisfied - No opinion or undecided.	5.94%	6

Dissatisfied - Most of my needs are met but I am not comfortable nor	3.96%	4
Very dissatisfied - Not all my basic needs are met, the cost is too high	0.99%	1
Optional Response (a written response is not required, but if you are willing to share		14
	<b>Answered</b>	<b>101</b>
	<b>Skipped</b>	<b>0</b>

Respondent ID	Response Date	Optional Response (a written response is not required, but if you are willing to share, please tell us in up to 50 characters so we can better understand current living situations in Edgewood)
114808909819	Mar 02 2025 0	We would like to build an ADU for aging parents to be on our property, but not in the same house, but are limited by septic issues.
114808476589	Mar 01 2025 1	I wish we had sidewalks to get to Mt View elementary and Edgemont JH
114808137955	Feb 28 2025 1	As long as I'm not taxed out of my home
114807049829	Feb 27 2025 0	Recent ugly and inconsistent development has me wondering if this is my forever town anymore.

114806137340

I grew up in Edgewood and chose to live here again after moving around the country for a decade. My parents still live in Edgewood and am happy to be near as they age. I loved the rural feel the city had when I was a kid and hope that the city can keep as much of that as possible

114805203974

Feb 25 2025 0 We have had instances of crime in our home (attempted break in, car break in, mail theft). Additionally, many car accidents in our yard due to

114804239595

curve in road.

Feb 24 2025 0

Single family homes don't bring crime that multi dwellings do

114799063249

Feb 18 2025 0 No 8 is a setup question. Where's NONE I would like the property tax rate to be looked at. It

114797780006

Feb 16 2025 0 is very high.

114797667273

Feb 16 2025 1

114789661878

I'm worries about developers and overcrowding and Edgewood becoming like everywhere else

114789614529

Love near 2 new housing developments no need for all these houses which are too close together to much increase in traffic and most houses can't

114789010869

Feb 04 2025 0 even sell

Feb 04 2025 0 Rent is expensive

114787350806

Jan 31 2025 0

Really dislike the high density neighborhoods that back up to my single family home. Not what I viewed when I purchased and wouldn't have purchased if I'd known

Q8. If you had to choose, which middle housing types would you want to live in 10 years from now? Select at least five.

Answer Choices	Responses
Duplex or Triplex	76.24% 77
Fourplex, Fiveplex, or Sixplex	28.71% 29
Townhouse (means buildings that contain three or more attached single family dwellings)	80.20% 81
Stacked flats (means dwelling units in a residential building of no more than three stories)	27.72% 28
Accessory dwelling unit or ADU (attached or detached in-law suite, apartment, or studio)	76.24% 77
Cottage housing (means residential units on a lot with a common open space)	86.14% 87
Retirement home, nursing home, assisted living or other residential care facility	45.54% 46
Co-living housing (this means a residential development with sleeping and common areas)	10.89% 11
Courtyard apartment (means attached dwelling units arranged on two or more levels)	51.49% 52
Low-rise apartment or condominium (up to 4 stories)	20.79% 21
Mid-rise apartment or condominium (5 to 10 stories)	7.92% 8
<b>Answered</b>	<b>101</b>
<b>Skipped</b>	<b>0</b>

Q9. Where do you believe middle housing should be located in Edgewood? Select all that apply.

Answer Choices	Responses
Near main roads or transportation corridors	70.30% 71
In residential neighborhoods	22.77% 23
Close to schools and parks	26.73% 27
Near commercial or mixed-use areas	62.38% 63

<b>Answered</b>	<b>101</b>
<b>Skipped</b>	<b>0</b>

**Q10. Rate which design features you believe are important for middle housing in Edgewood.**

	Not Important	
Preservation of neighborhood character	2.97%	3
Energy efficiency and sustainability	9.90%	10
Compatibility with surrounding homes (height, scale, materials)	2.97%	3
Adequate parking spaces	1.98%	2
Green space or outdoor areas	3.96%	4
Accessible design (for people with disabilities)	1.98%	2
Attractive and well-maintained landscaping	1.98%	2

**Q11. Would you prefer middle housing to be integrated into existing neighborhoods or developed in dedicated zones/areas?**

Answer Choices	Responses
Integrated into existing neighborhoods	19.80%
Developed in dedicated zones/areas	64.36%
No preference	15.84%
<b>Answered</b>	<b>101</b>
<b>Skipped</b>	<b>0</b>

**Q12. What are your biggest concerns about the development of middle housing in Edgewood? Select all that apply.**

Answer Choices	Responses
Increased traffic congestion	69.31%
Impact on neighborhood character or aesthetic	64.36%
Increased demand for public services (e.g., schools, parks)	48.51%
Potential for rent increases or gentrification	24.75%
Loss of green space	52.48%
Insufficient parking	51.49%

Not very important	Neutral	Somewhat important	Very important	Total
1.98%	2	8.91%	9	14.85%
1.98%	2	24.75%	25	33.66%
3.96%	4	5.94%	6	25.74%
1.98%	2	5.94%	6	16.83%
4.95%	5	3.96%	4	34.65%
0.99%	1	24.75%	25	26.73%
2.97%	3	17.82%	18	33.66%
				<b>Answered</b> 101
				<b>Skipped</b> 0

ted zones/areas?

at apply (at least one is required).

Access to transit	19.80%	20
No concerns	2.97%	3
Other (please specify)	14.85%	15
	<b>Answered</b>	<b>101</b>
	<b>Skipped</b>	<b>0</b>

Respondent ID	Response Date	Other (please specify)
114808909819	Mar 02 2025 0	Transient populations.
114807741840	Feb 28 2025 1	Crime
114805203974	Feb 25 2025 0	Schools are full.
114804239595	Feb 24 2025 0	More crime is not good
114801254651	Feb 20 2025 1	Septic system failure
114799063249	Feb 18 2025 0	Tax increases. Land grab
114790024006	Feb 05 2025 0	demand for emergency services
114789471469	Feb 04 2025 1	Limited commerce options
114789345367	Feb 04 2025 1	No code enforcement
114788138635	Feb 02 2025 1	No sewer in place
114787727550	Feb 01 2025 0	Over regulation
114787370283	Jan 31 2025 0	Crime
114787305311	Jan 31 2025 0	More crime
114787301144	Jan 31 2025 0	Crime/transients
114787292871	Jan 31 2025 0	Increased noise

Q13. What benefits do you see in developing more middle housing in Edgewood? Select all that apply (at least one)

Answer Choices	Responses
Increased housing availability and affordability	47.52% 48
More diverse housing options for different income levels	34.65% 35
Support for local businesses due to increased population density	51.49% 52
Environmental sustainability (e.g., smaller homes use less land and resources)	26.73% 27
More vibrant and diverse neighborhoods	19.80% 20
<b>Answered</b>	<b>101</b>

<b>Skipped</b>	<b>0</b>
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**Q14. What changes to local development codes would you support to encourage middle housing? Select all that apply**

Answer Choices	Responses
Allowing more flexibility in zoning (e.g., duplexes and triplexes in areas)	27.72% 28
Streamlining the approval process for middle housing developments	20.79% 21
Providing incentives for affordable middle housing	28.71% 29
Reducing minimum lot sizes for middle housing	16.83% 17
Encouraging or requiring sustainable building practices	31.68% 32
Providing incentives for single-family home preservation	69.31% 70
<b>Answered</b>	<b>101</b>
<b>Skipped</b>	<b>0</b>

**Q15. Would you support the implementation of design standards or guidelines to ensure new middle housing developments are built in a way that is consistent with the neighborhood?**

Answer Choices	Responses
Yes	61.39% 62
No	12.87% 13
Not sure	25.74% 26
<b>Answered</b>	<b>101</b>
<b>Skipped</b>	<b>0</b>

**Q16. Do you have any other thoughts or suggestions about middle housing and development in Edgewood?**

Answer Choices	Responses
No	56.44% 57
Yes (please share)	43.56% 44
<b>Answered</b>	<b>101</b>
<b>Skipped</b>	<b>0</b>

Respondent ID	Response Date	Yes (please share)

114808909819

Mar 02 2025 0

I like the idea of smaller multifamily housing with some green space attached to each unit for aging populations. We have two sets of grandparents in their 80s who want green space and privacy, but cannot maintain an entire yard.

114808778520

Mar 02 2025 0

There are already too many multiple apartment housing units in Edgewood with no infrastructure improvements.

114808642877

Mar 01 2025 0

Creating an easier path to building more housing has worked in other cities and lead to price reductions by meeting the housing demand which is the main reason for skyrocketing rent prices.

114807049829

Feb 27 2025 0

Encourage development that helps preserve the character of Edgewood. We need a business corridor to support more housing. Most types of businesses have been codified out of possibility in this town and fees for new housing and business are too high.

114806928628

Feb 27 2025 0

Keep corporate builders out! Focus on the people who live here that want to build on their property. Make it easier, not harder and more expensive.

114805808170

Feb 26 2025 1 Housing is very unaffordable. I don't consider a two bedroom apartment at \$2500 + affordable

114805203974

Feb 25 2025 0 I feel like there are many other areas of infrastructure that need to be addressed before we build tons more housing.

114804293725

Feb 24 2025 0 Stop building home build more business like a grocery store!

114804295422

Feb 24 2025 0 Please build a grocery store instead of more housing. Like Metropolitan Market, PCC Market, Trader Joe's.

114804239595

Feb 24 2025 0 We chose to build our home in a small town with low levels of low level housing. This ensures property value and low crime. Over the last 5 years apartments have gone in, crime has gone up and our government has NO plan to fix that.

114804201156

Streamline permits for ADUs and modifications to sf homes. You make it hard for people to accommodate more family members in a sf home but give developers permits for big apartments

114802818156

Feb 24 2025 0 without any regard to traffic issues this causes.  
Feb 22 2025 1 Stop building appartments

114802770739

Feb 22 2025 1 Stop developing land that should not be developed

114799990616

Keep the green space and 'country' feel. That's why we moved here. It's a unique dwelling and an increase in middle housing would make it feel congested. We own a duplex but it was an existing single family home made into two dwellings.

114799063249

Require design that blends into community.  
Preserve single family neighborhoods

114797798285

Think this would be much better than the single family mega homes being built

114797730735

Please allow better access to the hill! Any road coming up the hills accessing milton or edgewood gets congested during rush hours

114797412114

I think smaller or no parking minimums would be a good thing. See the work that StrongTowns references (similar to the changes done in Carmel, Indiana).

114796618593

We don't need more housing we need grocery stores and other retail! Edgewood can't sustain what is already here!

Feb 19 2025 0

Feb 18 2025 0

Feb 16 2025 0

Feb 16 2025 1

Feb 15 2025 0

Feb 14 2025 0

114795158003

Feb 12 2025 0

Edgewood updated the official zoning map in January 2025, which reduced the zoning for single family dwellings and replaced it with mixed residential zoning. It is clear that the decision has already been made about middle housing in Edgewood.

114792510304

Feb 08 2025 0

Adequate parking is a must. I see homes being packed in new neighborhoods without sufficient street parking

114792491707

Feb 08 2025 0

Leave status quo. You will have what you moved away from.

114792313885

Feb 08 2025 0

Developers should NOT come in and develop raw land when there is available sites that can support mixed use already. Homeowners like myself live in Edgewood because it has a small town rural feeling. We do not want more useless development sites.

114792081240

Feb 07 2025 0

There are already a large number of aging duplexes all around. These properties are generally rental properties that aren't maintained and impact the surrounding properties. Keep rural feeling.

114790178569

114790024006

114789726582

114789661878

114789655253

114789614529

Feb 05 2025 0

Feb 05 2025 0 Just appreciate you all for sending a survey out.

Feb 04 2025 0

Feb 04 2025 0 Just do the minimum required near Meridian

Feb 04 2025 0

Probably not within your abilities but it would be great to have more shops along Meridian and make some of those areas by the apartments more walkable.

Can we consider something other than housing? Isn't Meridian traffic and school drop off lines already a concern? We need less apartments, pizza places, and gyms and more options for community, families and shopping.

Don't allow more megachurches in residential areas. The one already in development isn't well allotted for in road size or community need for such a large campus.

Stop over crowding Edgewood, not very many local business to support if new housing is built. Schools are already over crowded, too much traffic, these houses don't support the characteristic of Edgewood,

Feb 04 2025 0

114789471469

Feb 04 2025 1 Complete the sewer expansion outside of phase I. Lack of sewer availability is the biggest constraint to growth and causes impacts to water quality.

114789434533

Feb 04 2025 1 The new apartments have already overtaxed the businesses in Milton. We don't have the infrastructure to be adding bunches of additional people.

114789382028

Feb 04 2025 1 With all the apts along Meridian Edgewood already has enough housing opts. Schools are overcrowded, the traffic is a mess & our rural way of life is being lost. Now the city is outlawing any new little farms. We loose the character of our city.

114789281424

Feb 04 2025 0 Edgewood's swamped with apartments, only one decent grocery in Milton. Just coffee and pizza. Few family activities. Can schools handle more kids? Better library first? Improve things for current residents?

114789235120

Feb 04 2025 0 Allow ADUs in the style of a neighborhood even if the HOA currently doesn't allow it . It is needed and necessary, but must be truly affordable.

114789010869

Feb 04 2025 0

114788611283

114788138635

114787727550

114787370283

114787365574

114787305311

114787301144

114787292871

Feb 03 2025 1      Concern about adequate parking since transit/buses are so limited.  
If growth is required, expansion of the sewer  
Feb 02 2025 1      should come first

Feb 01 2025 0      Middle housing is the best way to keep Edgewood affordable for more people, especially those starting out without families of their own yet.

Jan 31 2025 0      Leave Edgewood as it is. It doesn't need to turn in to south hill and it is heading that way with all of the apartments.

Jan 31 2025 0      This was not letting me submit so answer in 17.

Jan 31 2025 0      There will be more traffic here and people speed up so this is a big negative and more crimes committed

Jan 31 2025 0      You are going to over develop/populate this area and make it miserable to live here

Jan 31 2025 0      I hope the city does only the minimum required. Middle housing is not what attracted me to Edgewood.

Q17. (Optional) Share your thoughts for how we could improve this survey or future ones.

**Answered**

**21**

**Skipped**

**80**

Respondent ID	Response Date	Responses
114808909819	Mar 02 2025 0	<p>I think a large part of the population confuses multifamily housing with rental housing with low-income housing. In communications with the public, I think it is important to communicate this.</p> <p>Clarify if you are looking at townhouses for ownership rather than rental, and if any units will be Section 8.</p>
114807049829	Feb 27 2025 0	<p>Also, question 12 answer should not be limited to 30 characters and question 26 should not be limited to 250 characters.</p> <p>Larger character input in fields.</p>

114806928628

Feb 27 2025 0

Your "must select 5" is ridiculous and honestly made me want to skip this whole survey. The real answer is 3 or less! You should base questions on reality not force the answers you want. By creating a survey in the manner in which this was created, you have an agenda that is very clear! You want us to agree with your already concluded agenda and that is wrong. I will remember that our voices

don't matter when voting comes up. Your guidelines or rules for design standards on single family homes have only hurt us and caused some of the ugliest houses to be built here. The interior of a home should not be regulated, especially to

lower quality items because 'it meets your standard' Since even the exteriors of our SFH's no

longer blend with our community there is no purpose to lock anything else down. That ship has sailed. In addition, the low income apartments that

were built along Meridian have false deck railings....no deck, just railings to look like it. Was that unnecessary expense part of the design standard?

114804239595

114802770739

114799063249

114797798285

114797780006

Feb 24 2025 0     Maybe not force me to answer questions supporting concepts that I DO NOT WANT! SEE QUESTION 8 & 13. People speed past my house at 70mph, my children can't play in my front yard because if the increase of lawless traffic and we want to add more?! We can't shop in our local store due to traffic and crime but we add more... why don't we serve the people that live here now instead of bowing to liberals in Olympia.

Feb 22 2025 1     Don't limit options to have to choose five I would only choose one of the five living options you chose you were limiting options without Other category

Feb 18 2025 0     Question 8 is a question designed for the answer the consultant wants. There should be a none selection. Or a write in option.

Feb 16 2025 0     Thank you for the opportunity to provide input

I don't like having to select 1 or more options.  
Why do I have to pick 5 or something I don't agree with?  
Feb 16 2025 0     Your survey didn't work. It kept giving me errors.

114797412114

While I'm not an Edgewood resident, I am a member of MVLC, associated Scout Pack 526 & Troop 525, a volunteer with PB&J for the Homeless, and various other endeavors. Im in Edgewood every day but I can't really reside here because I live in a household in which I care for my elderly mother and blind husbwан

114796618593

Feb 14 2025 0  
We don't need more housing we need grocery stores and other retail! Edgewood can't sustain what is already here!

114795158003

Question 8 "If you had to choose, which middle housing types would you want to live in 10 years from now?  
Select at least five." the option "none of the above" should have also been provided. Forcing people to select 5 options when they are opposed to all does not allow for an honest survey.

114792491707

Feb 08 2025 0  
Don't use in ended biased questions like number 13 and 14. And 8

114790068734  
114790024006

114789614529

114789434533

114789382028

#12 does not recognize the comments if you check the "Other" box. Also, #16 says (please share) and then it also does not recognize the comments. I had to change my answer to 'No' to process this.

Feb 05 2025 0 Sounds like maybe you need a new survey...  
Feb 05 2025 0 Using numbers scales/rankings.

Allow an option of none forced to choose which housing type I would live in and had to choose 5 unwanted to choose none. I don't want to live in any of the options you provided. You ask for

Feb 04 2025 0 comments and then limit the amount of characters

Question 8 is irrelevant as there are not 5 acceptable answers. I would move out of Edgewood before I moved into all but 2 of the options.

Let people use more than 250 characters in their written responses  
Very frustrating to keep editing my response.

Feb 04 2025 1

114787727550

Feb 01 2025 0

I think the idea that this will make it easier for owners of single family residences to have additional ADUs and DADUs to create additional sources of passive income should not be understated. I think that would be especially popular with residents who otherwise are against development in their neighborhoods.

114787365574

Jan 31 2025 0

Please preserve the quality of life here (no mega churches or mega stores), allow our farmer neighbors to exist if they want to continue being here, and invest more in our parks and public spaces. We don't have a nice dog park or any covered play when it's raining for kids.

114787350806

Jan 31 2025 0

Forcing at least 2 or 5 choices doesn't actually allow for choice. You also don't have a none of the above option. I don't want more crappy high density/ middle density housing- it makes Edgewood look trashy.



## Middle Housing Community Survey

City of Edgewood is seeking your input to guide an update of our local development codes regarding middle housing in Edgewood. Your feedback will help us balance the needs of current residents with the growing demand for diverse housing options.



The update is required for compliance with WA State House Bill 1110.

The survey is about 10 minutes.

Responses are due by February 28, 2025.