



**CITY OF EDGEWOOD  
PLANNING COMMISSION  
RECOMMENDATION**

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In order to promote desirable Town Center (TC) development consistent with the City’s Comprehensive Plan, the Planning Commission voted 6-0 to recommend to City Council that the City pursue the following three actions. These three actions should take place simultaneously. If the City Council agrees with these three actions, the Planning Commission will continue discussions on Town Center with these objectives in mind.

**Action 1. Establish meaningful relationships with diverse stakeholders**

- Edgewood citizens: Increase community education and engagement efforts.
- Parks and Recreation Advisory Board: Establish a trail and open space network.
- Economic Development Advisory Board: Market TC to attract businesses and visitors, and identify methods to retain current TC businesses.
- City of Milton Planning Commission: Promote compatibility between jurisdictions.
- Development community: Identify potential investors and partners. Establish a predictable public-private partnership process to develop community-based projects.

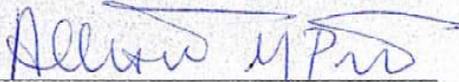
**Action 2. Create a Town Center subarea plan**

- Build on existing Comprehensive Plan goals to create the “Heart of Edgewood”
- Determine the geographic area to focus TC planning efforts (may include Public zoned parcels)
- Set a clear development plan for the City Hall campus (Parcel 0420102012)
- Outline essential City-initiated actions (immediate, near future, and long-term)
- Confirm appropriate SEPA exemption thresholds for TC properties (EMC 20.05.120)
- Represent the City’s design standards through 3-D modeling (EMC 18.95)
- Emphasize parallel road network connection requirements
- Establish a “greenway” network (open spaces/ multi-modal trails)
- Highlight Town Center’s designation as a Center of Local Importance (COLI)
- Target desired uses (business incubator, housing types, civic uses)
  - Include parcel information, ownership, development potential, etc.
  - Establish implementation plans for development type

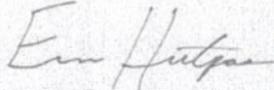
**Action 3. Resolve development regulation recommendations presented by Berk**

- Allow flexibility in land uses that can be regulated through strategic site planning, such as local craft manufacturing and commercial uses. (EMC 18.70.050)
- Encourage appropriate mixed-use development (ratio, scale, building and site design) (EMC 18.80.080.D.Table 1)
- Incentivize site features that achieve the Town Center vision, such as: open spaces, parallel road connections, and pedestrian amenities (EMC 18.80.080.D.Table 2)

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING  
COMMISSION ON THE 12<sup>TH</sup> DAY OF APRIL 2021.**

  
**Planning Commission Chair  
(Vice-Chair Allison Pincas)**

Attest by:



**Evan Hietpas**  
Associate Planner