



# Comprehensive Plan: Landuse Element Update

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City Council Study Session  
August 20, 2024

## 1) Staff presentation (15 min max)

- What is land Use - Requirements
- Why do we need to update the existing goals & Policies
- Key Land Use changes for the 2044 update
- Land Use in Edmonds
- Public Input from the community meeting
- Goals & Policies Framework
- Schedule

## 2) PB summary on Land Use subcommittee feedback (10 min)

## 3) Council roundtable on specific goals/policies (45 min)

## 4) General discussion (20 min)

# What is Land Use Element?

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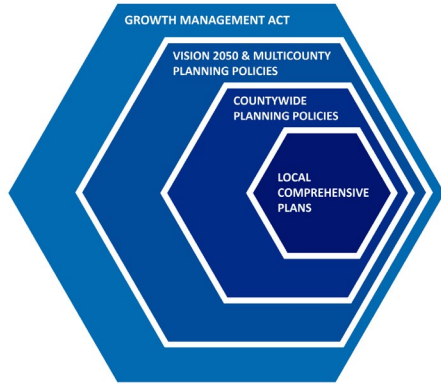
Mandatory element within the Comprehensive Plan.

# Land Use Element Requirements

The land use element of urban planning involves comprehensive planning for various land uses, including residential, commercial, industrial, agricultural, and recreational areas.

- Details guidelines on **population density and building intensities**.
- Emphasis on **environmental justice** and **public health equity**.
- Aims to **reduce single occupancy vehicle usage**.
- Accounts for **infrastructure needs** and **green spaces**.
- Aims to create a **balanced, sustainable, and safe environment** for all

# WHY



**Compliance with Laws and Regulations**



**Demographic Change**



**Market trends**



**Removing Outdated Policies**



**Reduce Redundancy**



**Improve Efficiency**

# Changing Trends in Land use

## Changing Trends

- **Mixed-Use Development:** Integration of residential, commercial, and recreational uses.
- **Placemaking:** Focus on vibrant public spaces.
- **Environmental Considerations:** Green infrastructure and resilience planning.

## Impact of Changing Demographics

- **Aging Population:** Senior-friendly design.
- **Cultural Diversity:** Culturally responsive planning.
- **Younger Generations:** Preference for urban living and walkability.

## Changing Needs & Issues

- **Affordable Housing:** Addressing the housing crisis.
- **Equity & Inclusion:** Ensuring access and addressing historical inequities.
- **Mobility:** Multimodal transportation and reduced car dependency.
- **Community Engagement:** Collaborative planning with community input.

## Key Concerns Today

- **Growth vs. Sustainability:** Balancing development with environmental protection.
- **Gentrification:** Mitigating displacement.
- Adapting to climate change impacts.
- Planning for sustainable, modern infrastructure.
- **Land Use Conflicts:** Managing competing interests (e.g., open space vs. development).

# House Bills Applied – Single-Family Zones

## HB 1110

- Increases **middle housing** in single family residential areas
- **At least two homes per lot**
- **Four per lot** if located within a **quarter-mile** walking distance of a major transit stop (Like SWIFT BRT Stop or Amtrak station in Edmonds)
- **Four per lot** if one of the homes is **affordable**.

## HB 1337

- Requires **allowing 2 accessory dwelling units** in all single-family zoning districts

## HB 1220

- Requires cities to differentiate between housing types, ties these types to affordability levels
- Have sufficient capacity for each housing type

*(The capacity target by housing types is provided by Snohomish County Housing Requirements Report as per Dept. of Commerce guidance)*

# Community Feedback Summary





# Public input from Community Meetings

- Outline specific **mitigation** efforts to manage the **increased density**.
- Address **parking, traffic flow, and stormwater management** to maintain livability.
- Apply **consistent standards** for all types of development to ensure fairness and environmental sustainability.
- Explicitly designate areas like **Marina Beach Park, the Unocal parcel, Edmonds Marsh, and the fish hatchery/demonstration garden** as Open Space.
- While **affordable housing** is necessary, it should not compromise the quality of established neighborhoods.
- Incentives must be balanced with protection for **community character and livability**.
- Changes to business district zoning should be **communicated** transparently to stakeholders, including local businesses. Ensure that **small businesses** can thrive alongside residential developments.
- Manage growth carefully to **avoid overdevelopment**.
- **Limiting building heights** and ensure **adequate infrastructure** to help preserve Edmonds's **suburban** feel and **historic** character.

# Public input from Community Meetings

- **Integration and Connectivity:**
  - Foster a **cohesive community**, new developments should incorporate **small footpaths** and **bicycle paths** that connect neighborhoods to key destinations such as schools, hospitals, and stores.
- **Natural Resources:**
  - **CARAs** and other **critical areas** are not protected enough/not mentioned enough in LU policies
  - Policy for daylighting Willow Creek missing.
- **Open Spaces:**
  - More **public space** to accommodate all the growth the city is planning for.
- **Incentives Program:**
  - **Green incentives** should be highlighted more
  - Incentives for restoring **historic structures**
  - Zoning should be reassessed to allow **fair development opportunities**. Simplify the rules and providing clear guidelines will attract developers while ensuring responsible growth.

# Public input from Community Meetings

- **Parking:**
  - Resistance to **reduced parking requirements** especially for multi family apartments.
  - Goals of reducing cars and freedom of movement will decrease the success of small local businesses.
  - Residents are going to have to deal with **more traffic, congestion and parking** problems because the City refuses to provide more public parking and require more parking for new development.
- **Downtown:**
  - Clarify FLU designation of **Downtown Mixed use**
  - Make core- 5th street a pedestrian only area; paid parking in downtown
  - Restricting parking to **handicapped** at the waterfront.
- **Waterfront and Marsh**
  - **UNOCAL** be marked as **Open Space**
  - Add a Sea Level Rise Risk Area (as King County has done) and extend coastal floodplain regulations to that area.

# Public input from Community Meetings

## Funding: Comments pertaining to both increased tax burden and existing fiscal crisis

- Too many actions require citizen tax dollars: decreased impact fees, MHA Program, rental assistance, MFTE, Homeless Assistance programs
- Money required for improving road infrastructure to accommodate growth
- No fiscal constraints while developing policy: test all policies against what city can realistically afford.

# Connecting back to Vision: Landuse Element Guiding Principle

## COMPREHENSIVE PLAN VISION STATEMENT:

*“Edmonds is a charming and **welcoming** city offering **outstanding quality of life** for all with **vibrant and diverse neighborhoods, safe streets, parks,** and **a thriving arts scene** shaped in a way to **promote healthy lifestyles, climate resiliency, and access to the natural beauty of our community.**”*

## Land Use Element Guiding Principle:

Grow mindfully with a **place-driven approach** that integrates all aspects of the built environment- **land use, transportation, economic development, infrastructure, inclusivity and social amenities** to **foster well-designed** and **livable environments** for all.

# Land Use Goals Framework

## Single Uses

## Natural Environment

### Citywide

- Quality of Life
- Compact & efficient land use
- Place based approach
- Mitigate impacts of existing corridor development
- Public investments
- Walkability
- Capital facilities investments in underserved areas
- Edmonds Imageability
- Topography and public views
- Complete streets

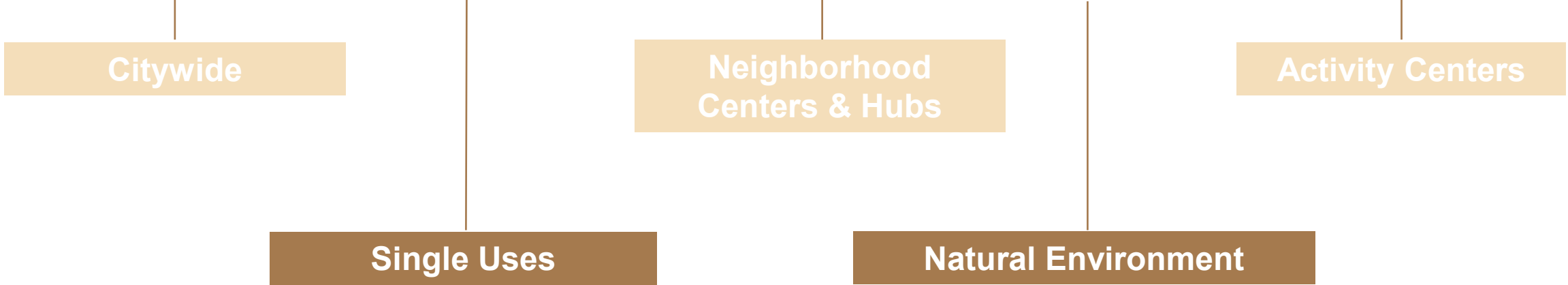
### Neighborhood Centers & Hubs

- Focused growth
- Multi family & Mixed use
- Focal points for residents needs, services, jobs, housing
- Disparity and displacement'
- Support for local businesses
- Incentives
- Transit infrastructure development
- Transition to the surroundings
- Regulations and barriers
- Healthy communities
- Parking Strategies
- Partnerships

### Activity Centers

- Unique identity of downtown
- Historic preservation
- Public realm
- Strengthen Creative district
- H-99 sub area transition
- Mechanisms and regulations
- Accessibility and safety
- Block connections and streetscapes
- Unique opportunities
- Neighborhood Action Plan framework

# Land Use Goals Framework



**Residential :**

- Shift from single family dominant to diverse housing
- Context appropriate standards
- Quality housing
- Development standards and regulations

**Commercial:**

- Design, location, access and safety
- Traffic and noise impacts
- Connectivity
- Parking
- Public amenities

**Industrial:**

- Where and how this should happen if opportunity arises
- How the impacts must be considered before allowing

**Open Spaces:**

- Feasibility
- Suitability
- Location and uses
- Land use patterns in support of PROS plan

**Natural Environment**

- Compatibility of new development with natural constraints
- Protect critical areas
- Regulations for development
- Managing storm water
- Regulations that impact ground water recharge, waste disposal, etc.
- Soil & topography issues
- Development on steep slopes
- Identifying high risk areas
- Stability for developments
- Special building & design standards
- Habitat vegetation
- Preserve & protect trees

# Upcoming key dates

Key Dates	Discussion Topic
End of August (Date to be confirmed)	DEIS to be issued
Mid September	DEIS Public Webinar <i>Comment period through September</i>
September 25 <sup>th</sup>	DEIS Comment Summary – Planning Board
October 1 <sup>st</sup>	DEIS Comment Summary – Council
October 9 <sup>th</sup> , October 23 <sup>rd</sup>	Preferred Alternative & Final Plan Discussion with Planning Board
October 29 <sup>th</sup> , November 4 <sup>th</sup>	Preferred Alternative & Final Plan Discussion with City council

 City Council

 Planning Board

 Community Touch Points



