

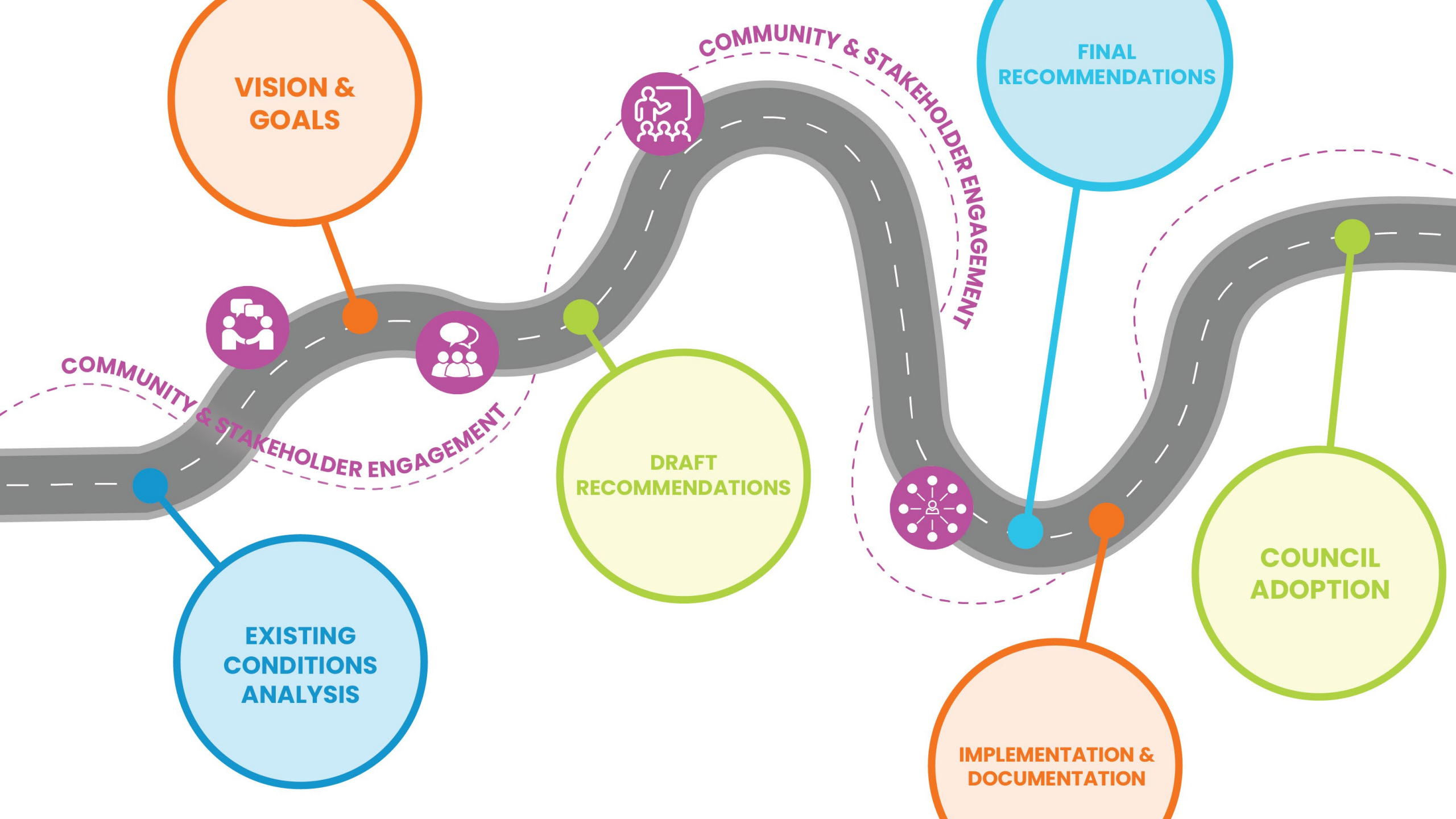
Edgewater 2040: Comprehensive Plan

Council Update

March 19th, 2024

Agenda

- Planning Process
- Community Engagement
- Phase 1
 - Work to Date
 - Outcome: Guiding Principles
 - Outcome: Plan Organization
- Phase 2
 - Work to Date
 - Outcome: Elements and Goals
- Phase 3
 - Work to Date
 - Outcome: Elements and Goals
- Upcoming



VISION & GOALS

FINAL RECOMMENDATIONS

EXISTING CONDITIONS ANALYSIS

DRAFT RECOMMENDATIONS

IMPLEMENTATION & DOCUMENTATION

COUNCIL ADOPTION

COMMUNITY & STAKEHOLDER ENGAGEMENT

COMMUNITY & STAKEHOLDER ENGAGEMENT

Planning Process

PHASE 1

Feb-June 2023

- Existing Conditions
- Community outreach
- Guiding Principles
- Plan Organization

PHASE 2

July-Jan 2024

- Community outreach
- Technical analysis
- PLACES recommendations

PHASE 3

Feb-May 2024

- Community outreach
- PEOPLE recommendations
- SYSTEMS recommendations

Final Plan!

May-June 2024

Priority: Community Engagement

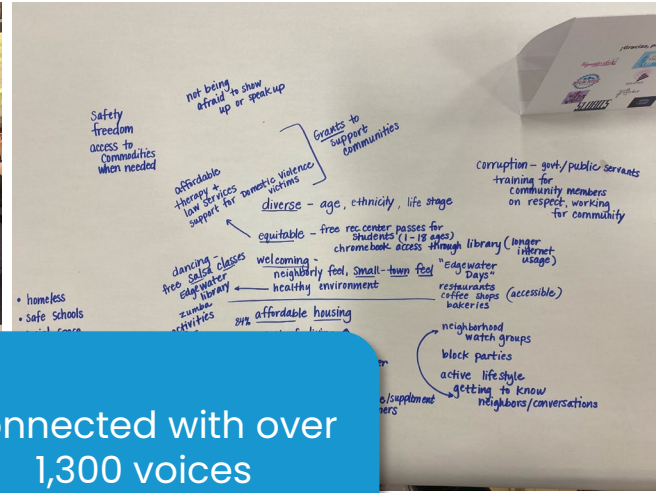
5 Advisory Committee meetings



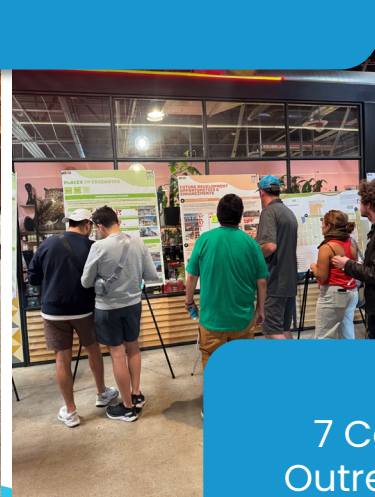
4 online surveys



Connected with over 1,300 voices



850 survey respondents



3 Community Leader meetings

7 Community Outreach events

Work to Date – Phase 1

- Envision Edgewater project page
- Two Advisory Committee Workshops
- Community Leader Interviews
- Community Events
 - EdgeTalk,
 - Spring Fiesta,
 - Community Meal & Conversation



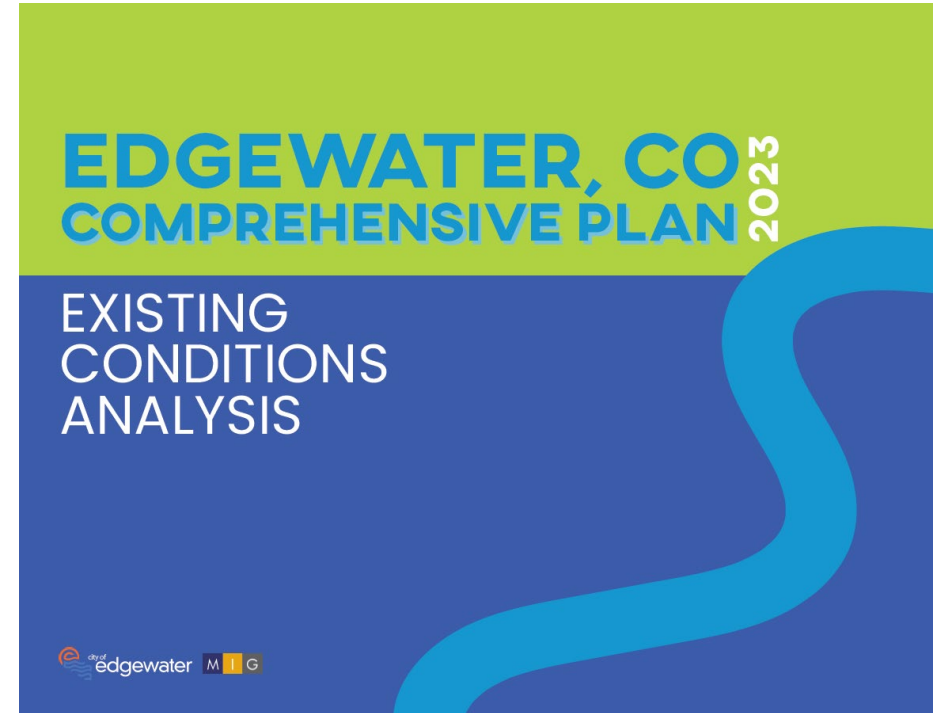
Work to Date – Phase 1

- Envision Edgewater project page
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 - EdgeTalk,
 - Spring Fiesta,
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Work to Date – Phase 1

- Business Spotlight Challenge
- Existing Conditions Analysis
- Identified the Vision & Guiding Principles



PHASE 1 PRIMERA FASE

APRIL - JUNE 2023
ABRIL - JUNIO 2023

Community
Leader Interviews
*Entrevistas de
los Líderes de la
comunidad*



Community
Meal &
Conversation
*Conversaciones
y Platos con la
Comunidad*



Advisory
Committee
Meetings
Juntas de Comité



Bike to Work Day

Spring Fiesta
Pop-Up



Business
Spotlight
Challenge



EdgeTalk



Phase 1 Result- Guiding Principles



Build Upon Community
Pride and **Neighborly
Connections**



Emphasize Safety in the
Public Realm



Support the **Creation of
Housing** that Caters to a
Spectrum of Community
Need



Promote **Urban Greening**
and Climate Adaptability

Phase 1 Result- Guiding Principles



Identify and Provide
Neighborhood Resources
for the Wellbeing of All



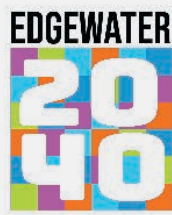
Carry Out all **City Functions** with
Transparency and Integrity



Support Small **Businesses**
and Employment
Opportunities

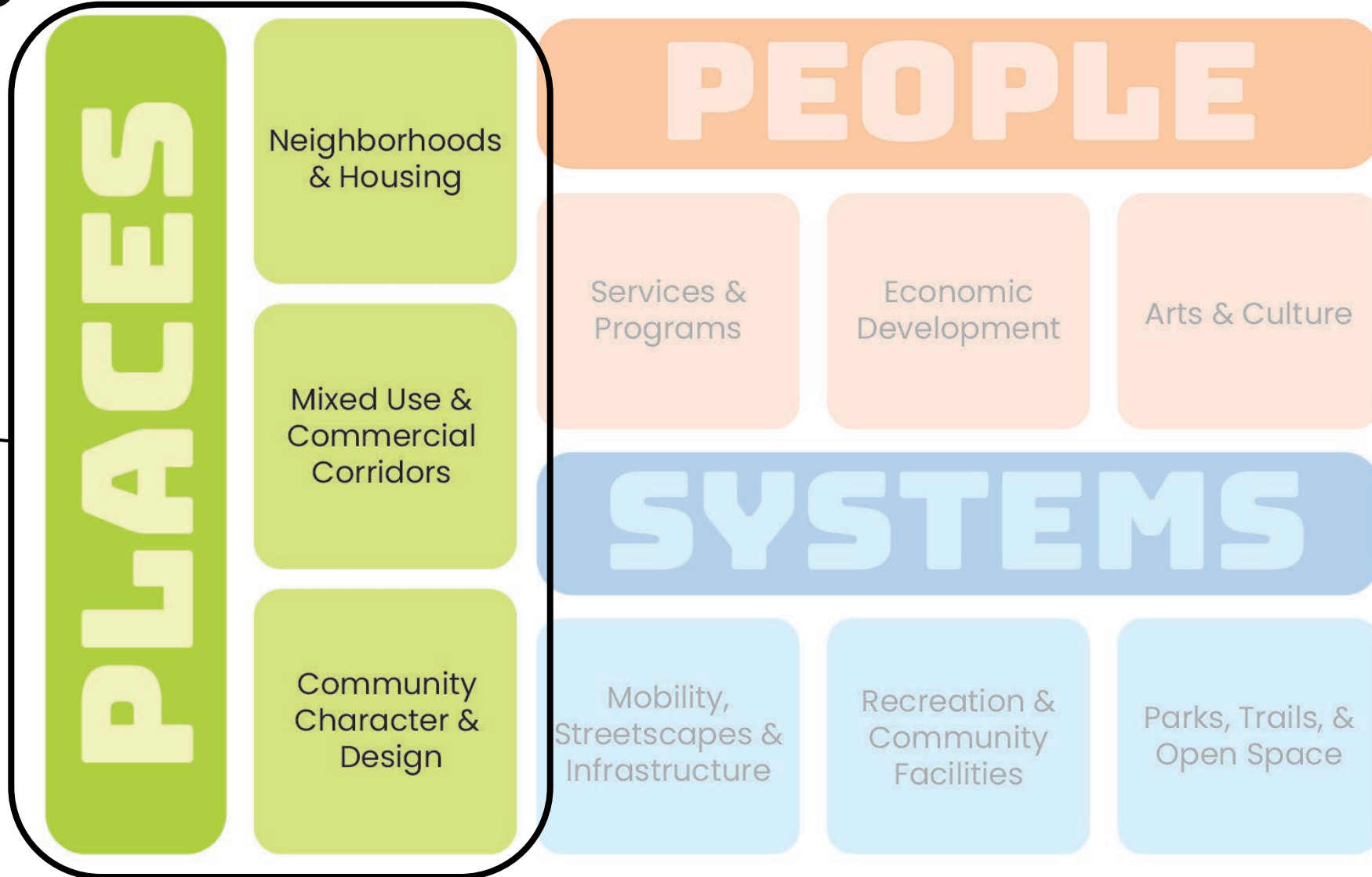
Plan Organization

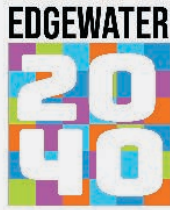




The following diagram describes the high level structure of the Edgewater 2040 Comprehensive Plan. Much of the plan is focused around “Places”, the traditional approach to comprehensive plans that details land use discussions. This plan also aims to explore what makes Edgewater full of authentic character and neighborly pride- including the people and systems that makes up the fabric of the city. The plan elements outlined here will become the basis for further objectives, strategies and actions, and key metrics.

**Phase 2
Focus**





The following diagram describes the high level structure of the Edgewater 2040 Comprehensive Plan. Much of the plan is focused around “Places”, the traditional approach to comprehensive plans that details land use discussions. This plan also aims to explore what makes Edgewater full of authentic character and neighborly pride- including the people and systems that makes up the fabric of the city. The plan elements outlined here will become the basis for further objectives, strategies and actions, and key metrics.

PLACES

Neighborhoods & Housing

Mixed Use & Commercial Corridors

Community Character & Design

PEOPLE

Services & Programs

Economic Development

Arts & Culture

SYSTEMS

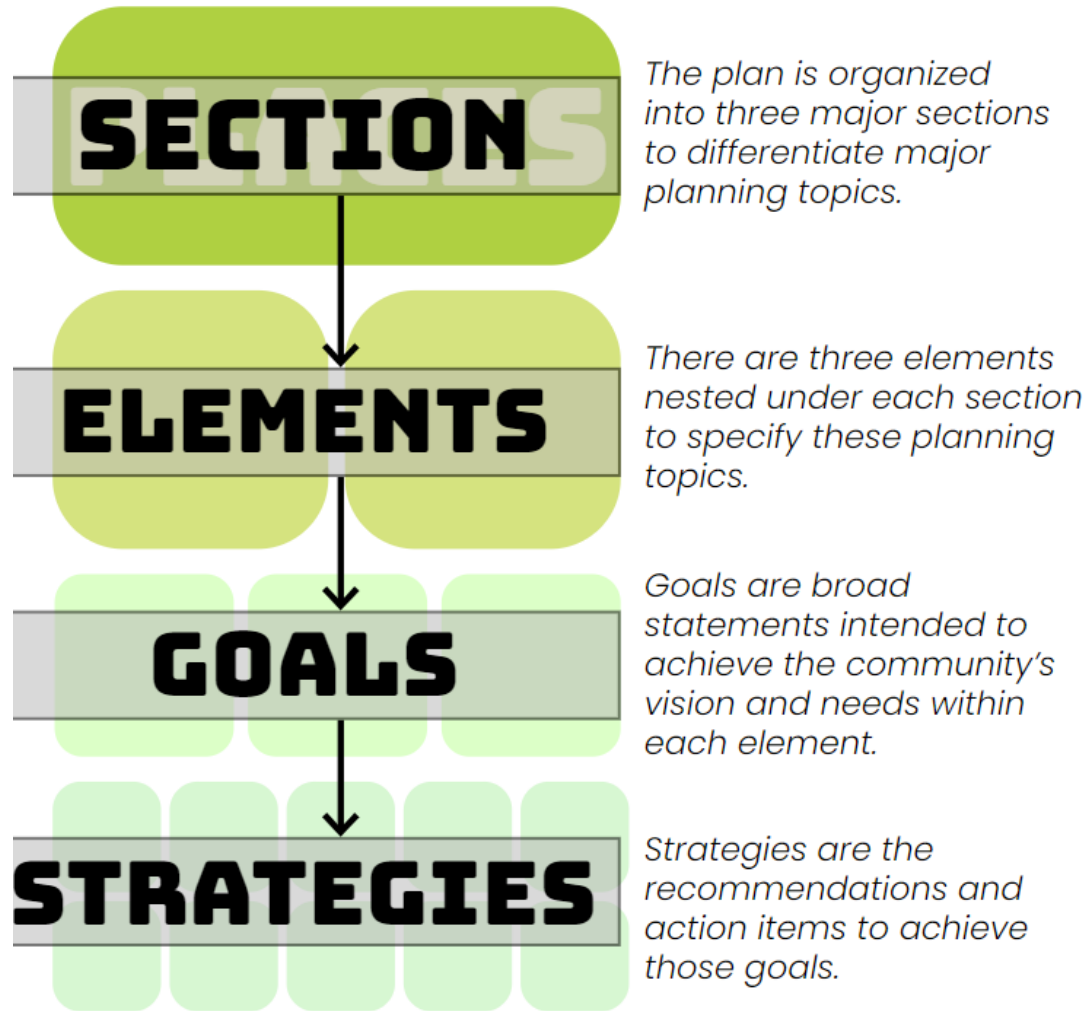
Mobility, Streetscapes & Infrastructure

Recreation & Community Facilities

Parks, Trails, & Open Space

Phase 3 Focus

Plan Organization



Phase 2

PLACES

Work to Date

- Housing Market Analysis
- Commercial Market Analysis
- Joint Advisory Committee Workshop #1
- Online Outreach via Konveio
- Latino Community Picnic
- Joint Advisory Committee Workshop #2



Phase 2

PLACES

Work to Date

- Focus Group Testing
- Tasty Ticket Event
- Online Outreach 2 via Envision Edgewater
- P&Z Homework



Phase 2

PLACES

Housing Market Analysis

- DRCOG forecasts the addition of an estimated **165* households** from 2020 through 2045 (8% increase) and **440 additional employees** (a 30% increase)
- The **percentage of renters** in Edgewater has **increased** by over 10% since 2000
- **40%** of renters are **cost-burdened**
- The cost of housing **has tripled** in the last 13 years
- **Homeownership rates have decreased.** Hispanic homeownership rates were low at 20% in 2000 and have decreased since then
- *Considering displacement, Edgewater could need 460 additional units through 2045

Phase 2

PLACES

Commercial Market Analysis

- Based on household growth and household retail expenditures, potential for approximately **10,300 square feet of additional commercial retail** is needed.
- The community should allow a mixture of uses (commercial and residential) in some areas of the city. Ground floors of mixed-use buildings can be a good location to help fill the demand for an estimated **60,000 square feet of commercial office space** over the next 20 years.
- Based on forecast household and employment growth over the next 20–25 years, an estimated **70,000 square feet of commercial space** is potentially needed to address future service needs in the City of Edgewater



Phase 2

PLACES

Work to Date

- Housing Analysis
- Commercial Analysis
- Advisory Committee Workshop 1
- Latino Community Picnic
- Land Use Surveys 1

Helped Inform

- Advisory Committee Workshop 2
- Land Use Survey 2
- Focus Group Testing
- Tasty Ticket Event



Phase 2

PLACES

PHASE 2 SEGUNDA FASE

AUGUST - NOVEMBER 2023
AGOSTO - NOVIEMBRE 2023



Advisory
Committee
Workshop 1
Juntas de Comité 1



Online Outreach
Encuesta en línea



Latino
Community
Picnic
*Picnic de la
Comunidad Latina*



Advisory
Committee
Workshop 1
Juntas de Comité 1



Tasty Ticket
Community
Event
*Evento Comunitario
"Tasty Ticket"*



Focus Group
Testing
*Prueba del Equipo
de Enfoque*



Advisory
Committee
Workshop 2
Juntas de Comité 2

Phase 2

PLACES

Outreach- Key Themes

- **Strategically** provide **housing diversity and attainability** that meets needs and mitigates undesirable or unintended outcomes
(I.e: protect against luxury development takeover; affordability and transit access over generic density; manage short terms rentals)
- Identify **underutilized spaces** (vacant parcels, parking lots, etc.) and consider adaption for community amenities or public space
- Carefully allow for **appropriate mixed-use zoning** in areas such as Sheridan Blvd, 25th Ave, and 26th Ave

Phase 2

PLACES

- A desire for **pocket commercial west of Harlan**, particularly along Pierce Street
- Support for **additional and diverse housing and commercial businesses along 26th Avenue**
- Support for **increased appropriate residential density along Harlan Street**

Phase 2 Recap

Favor	Opposed	Unsure
75%	15%	11%
70%	23%	7%
66%	26%	8%

These are the combined results from questions asked on the land use survey and during the Tasty Ticket Event. There were about 180-250 respondents to each question.

Phase 2

PLACES

- Support for a future **mixed-use districts** on the south side of 20th and Harlan
- Support **Edgewater Marketplace becoming a walkable mixed-use** district
- Support for future **mixed-use development along Sheridan** Boulevard

Phase 2 Recap

Favor	Opposed	Unsure
84%	11%	5%
77%	13%	10%
77%	19%	4%

These are the combined results from questions asked on the land use survey and during the Tasty Ticket Event. There were about 180-250 respondents to each question.

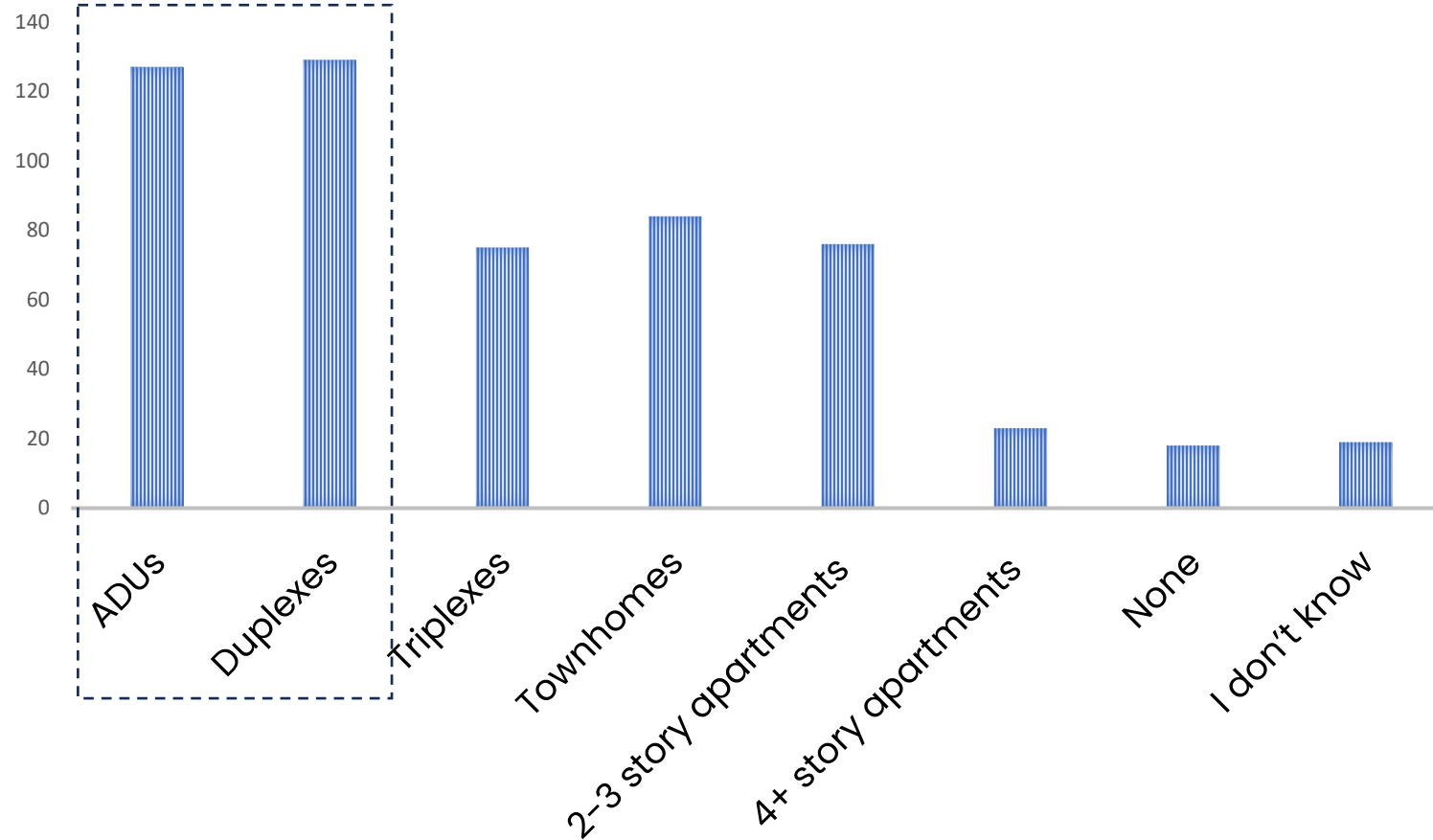
Phase 2

PLACES

Phase 2 Recap

184
respondents

Which of the following housing types is appropriate within our existing neighborhoods to help meet future housing needs?



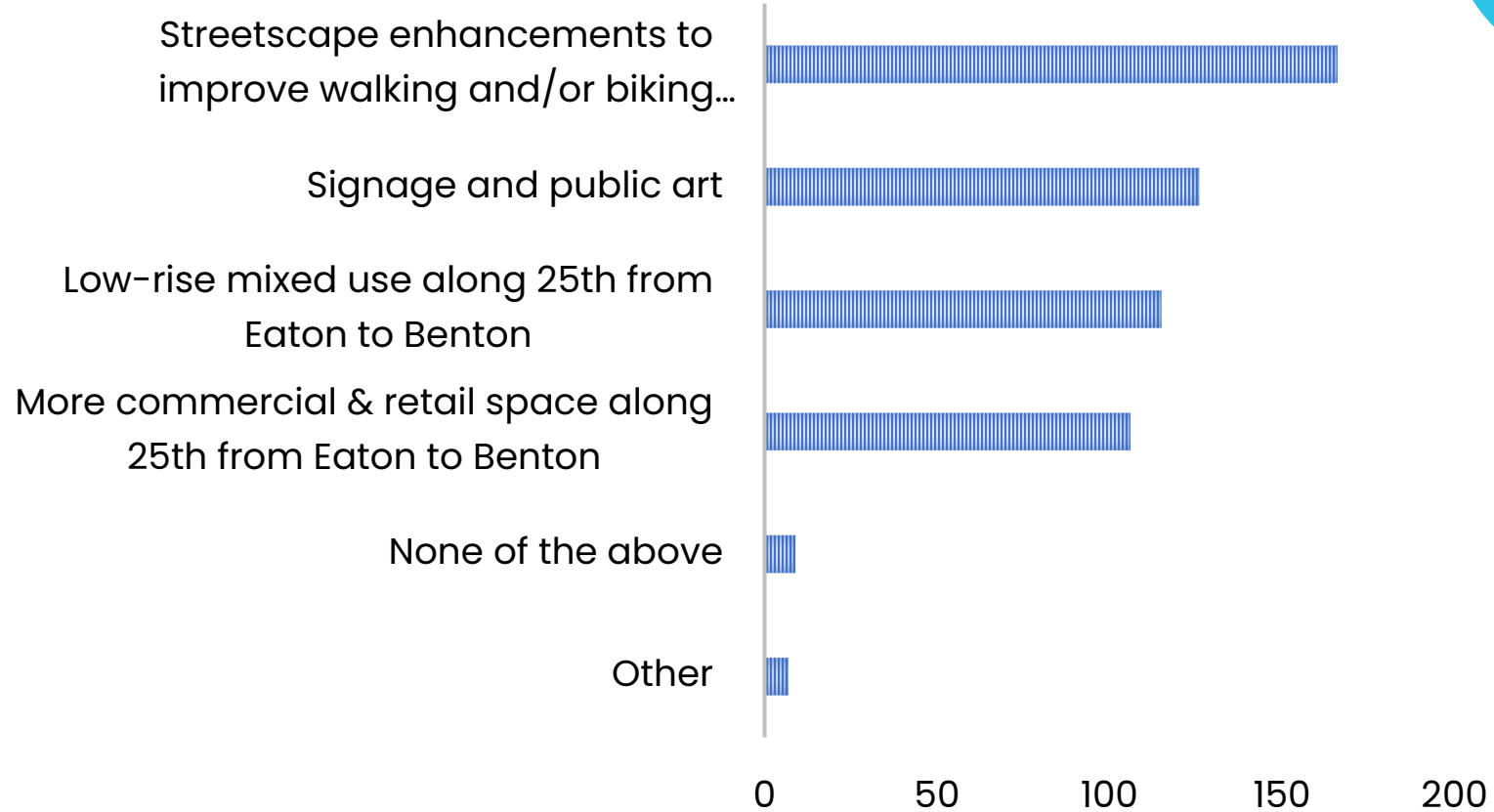
Phase 2

PLACES

Phase 2 Recap

181
respondents

25th Avenue has two exciting commercial nodes- on Gray Street (around the Beer Garden) and Sheridan (around Joyride Brewing). What types of connections do you support between these commercial nodes? (Select all that apply)



Phase 2

PLACES

Phase 2 Topics for Additional Discussion

- 1) P&Z recommended further discussion on:
 - **ADUs**
 - **Max building heights**
- 2) March 6th: **Advisory Committee provided feedback**
- 3) March 20th: **P&Z to discuss**
 - to recommend questions for upcoming Annual Community Survey



Phase 2

PLACES

Elements and Goals

1. Housing & Neighborhoods

- a) Provide a spectrum of housing opportunities to meet Edgewater's identified housing gaps through the Housing Market Analysis
- b) Preserve existing housing stock and create affordable housing policies and programs that support the community
- c) Generate new housing opportunities for renters and homeowners to live in Edgewater

Element

Goals

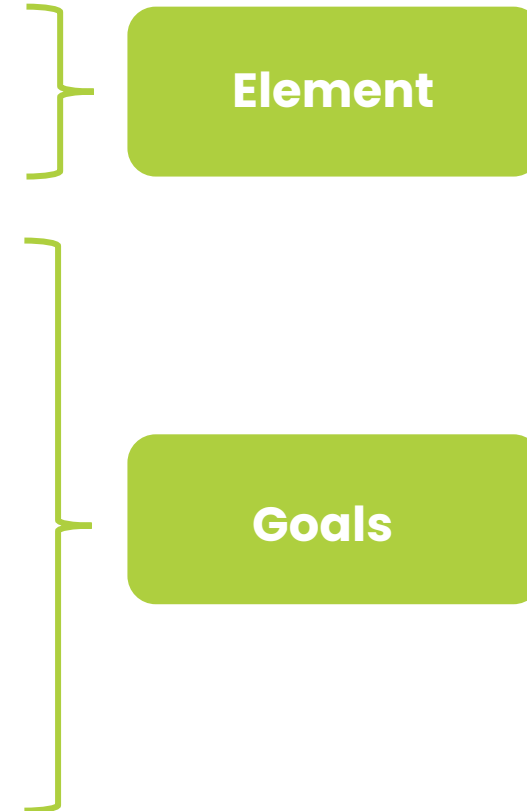
Phase 2

PLACES

Elements and Goals

2. Commercial & Mixed Use

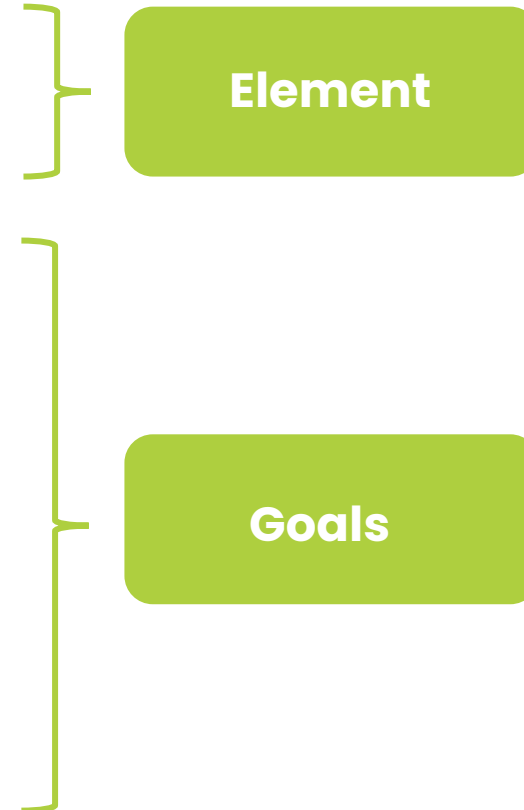
- a) Identify strategic commercial and/or mixed use opportunities that offer amenities in close proximity to residential areas
- b) Ensure commercial redevelopment supports the needs and character of the community



Elements and Goals

3. Community Character & Design

- a) Provide adequate support and oversight to ensure that Edgewater's neighborhoods and commercial areas retain their character and welcoming, comfortable environment
- b) Support green infrastructure and environmentally sustainable initiatives to celebrate and build upon the principles of biophilic community and maintain Edgewater's small-town feel.



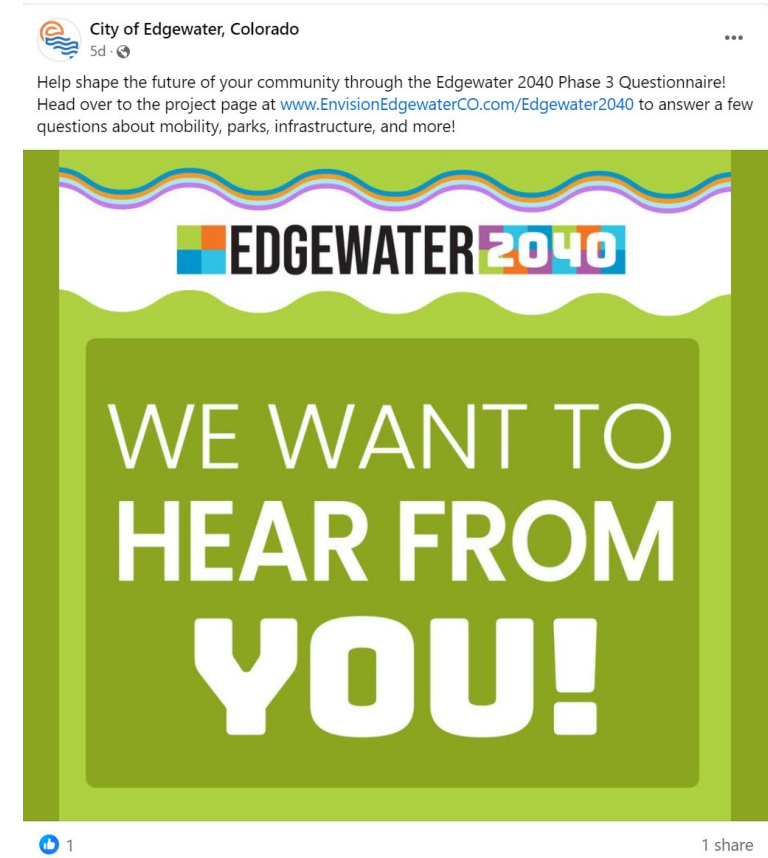
Phase 3

PEOPLE

SYSTEMS

Work to Date

- Partnered with DRCOG
 - Edgewater School Transportation Plan
- Infrastructure Analysis
- 1/19 Online Questionnaire
- 2/8 Community Workshop
- 2/21 P&Z Commission Check-in
- 3/6 Advisory Committee Meeting



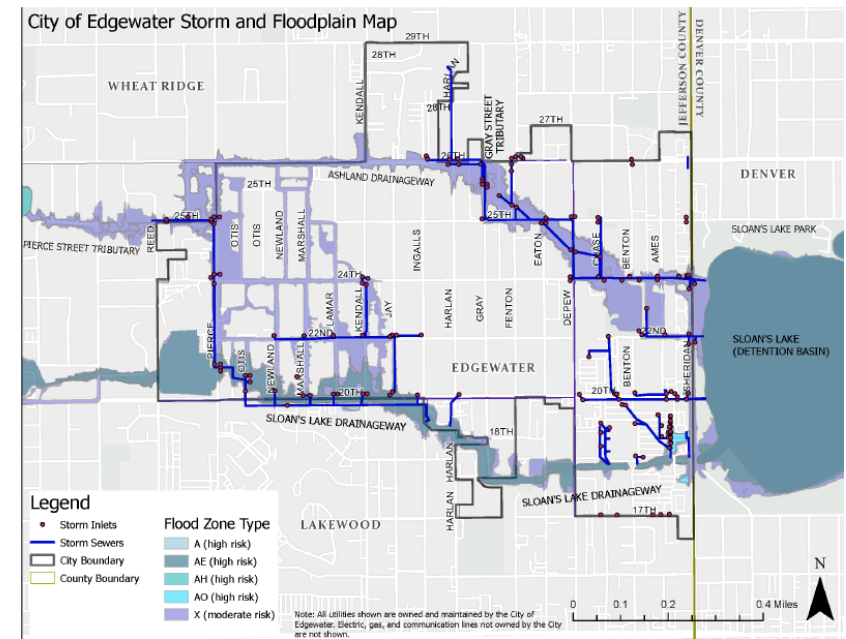
Phase 3

PEOPLE

SYSTEMS

Utilities Analysis

- Reviewed existing plans and maps
- Interviewed City staff
 - Community Services
 - City Manager
 - Parks & Recreation
 - Police
- Informed recommendations to address existing and anticipated utilities and transportation infrastructure



Phase 3

PEOPLE

SYSTEMS

Community Workshop

- Marketing & Partnerships
 - Hispanic/Latino/a community through **LCCS partnership**
 - High school students through **Jefferson** flyering and newsletter
 - **Edgewater Public Market** newsletter
 - City social media, town cryer, and print flyering
- Asked the Community about:
 - Economic Development
 - Support Services & Programming
 - Arts & Culture
 - Mobility, Streetscapes & Infrastructure
 - Parks, Trails & Green Amenities
 - Recreation, Community Facilities & City Services

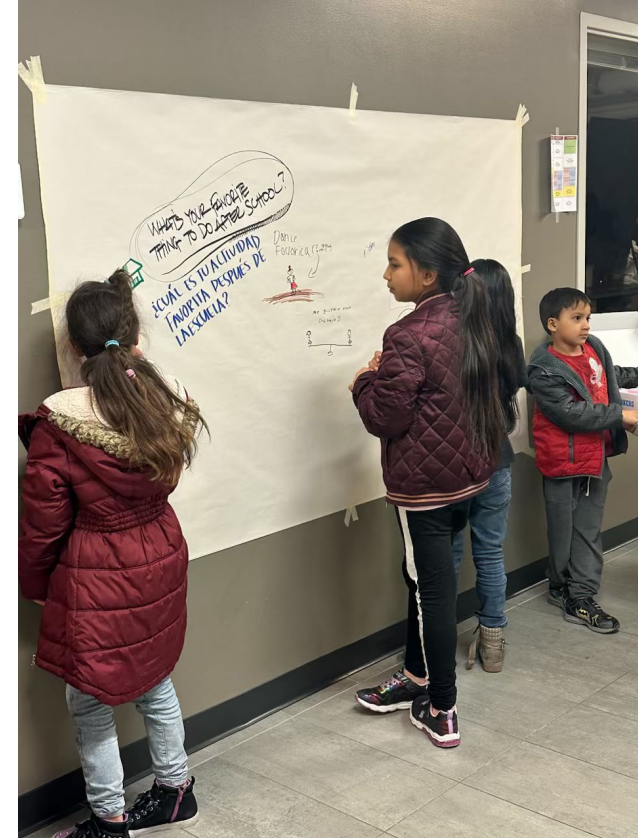
Phase 3

PEOPLE

SYSTEMS

Community Workshop

- **Thank you** to all P&Z and Council who volunteered and participated!
- Jefferson Jr./Sr. High School
 - Basketball games
 - Tamales!
 - Vaccine Clinic
- **80** attendees
 - Half adults
 - One-third students
 - 16 children
- **Over 350** written comments



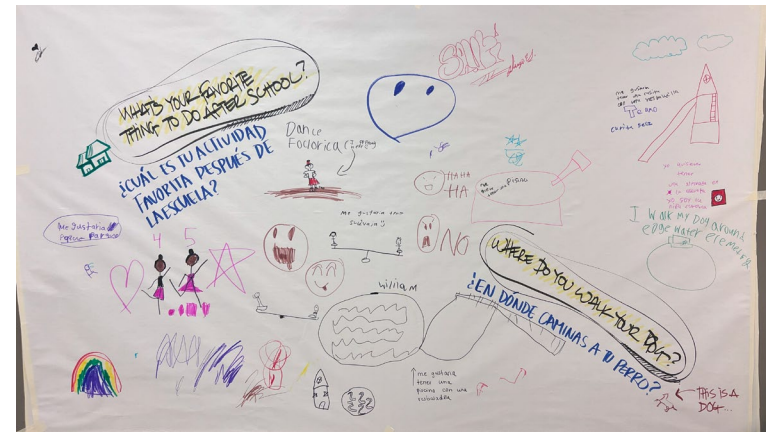
Phase 3

PEOPLE

SYSTEMS

Community Workshop

- Desire for **safer opportunities to walk and bike**
- More **bilingual** city services and businesses
- Integrate **more public art**, feature local artists and culturally diverse artists
- Provide additional **recreational and educational opportunities** for younger children and adults
 - Childcare
 - Financial and business education
 - English and Spanish language



Phase 3

PEOPLE

SYSTEMS

Phase 3 Questionnaire

- Questions centered around People and Systems
- Promoted through:
 - Social media
 - City website
 - LCCS
 - Town Cryer
 - Jefferson Jr./Sr. School



Phase 3

PEOPLE

SYSTEMS

Phase 3 Questionnaire

- 50 Responses
- Heard desire for:
 - Continued investment in bikability and walkability
 - Beautification in commercial areas
 - Additional recreational and educational opportunities (a lot of pickleball players!)
 - Cultural diversity in events and offerings
 - Support and involvement of local businesses



Phase 3

PEOPLE

SYSTEMS

Advisory Committee Meeting

- March 6th, 2024
- Advisory Committee members were asked to give feedback on:
 - **ADUs**
 - Phase 3 recommendations regarding **People and Systems**



Let's Talk About ADUs
Accessory Dwelling Units

What is an ADU?
An Accessory Dwelling Unit (ADU) is a small residence that shares a single-family lot with a larger, primary dwelling.

They are also known as:

- garage apartment
- granny flat
- alley flat
- back house
- backyard bungalow
- basement apartment
- carriage house
- coach house
- garage apartment
- granny flat
- guest house or cottage
- in-law suite
- laneway house
- mother-daughter house
- multigenerational house

Why are we talking about them?
The city of Edgewater has identified the following relevant priorities. ADUs might be a tool to help provide these elements.

- Support the Creation of Housing that Contributes to a Spectrum of Community Needs (Edgewater 2040 Guiding Principle)
- Edgewater will cultivate an ecosystem that supports affordable housing considering the spectrum of housing options; empowering people to access and/or remain in their homes for as long as they choose. (Edgewater Council Strategic Priority)

What are the benefits of ADUs?

- An ADU can provide **rental income to homeowners** and an affordable way for **renters to live in single-family neighborhoods**.
- An ADU can **enable family members to live on the same property** while having their own living spaces – or provide housing for a **third caregiver**.
- Unlike tiny houses, ADUs are compact but not teeny, so they're a more **practical option** for individuals, couples and families seeking small, affordable housing.
- For homeowners **looking to downsize**, an ADU can be a more appealing option than moving into an apartment or, if older, an age-restricted community.
- ADUs can help **elder residents** remain in their community and "age in place".
- ADUs offer a way to include smaller, relatively affordable homes in established neighborhoods with **minimal visual impact**.
- ADUs use **significantly less energy** for heating and cooling.

Let's Talk About Any Concerns! →

Phase 3

PEOPLE

SYSTEMS

Advisory Committee Meeting

- Regarding **ADUs**, we heard:
 - Include **educational info, definitions, and images** in the Annual Community Survey
 - Interest in further details, limitations, and incentives such as:
 - Lot size minimums
 - Owner occupancy
 - Sustainability standards
 - Methods to support affordability
 - Access to light and air
 - Compatibility with existing structures
- Feedback and draft questions will be presented to **P&Z for their refinement for the Annual Community Survey**



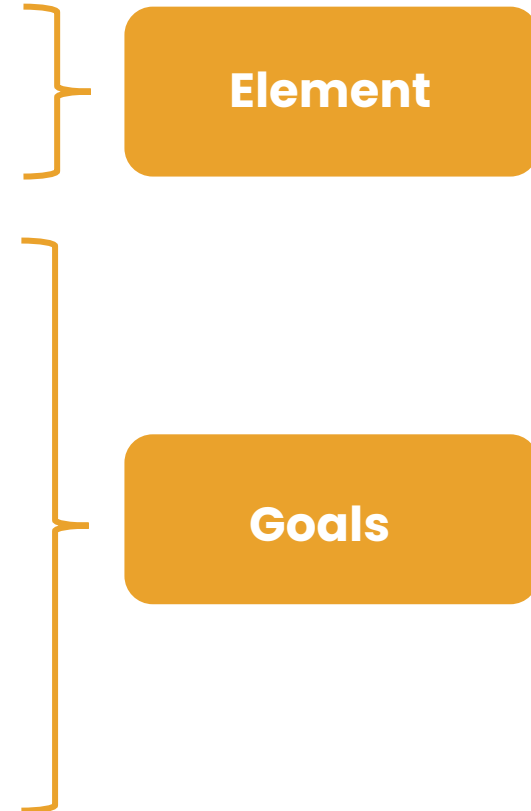
Phase 3

PEOPLE

Elements and Goals

1. Economic Development

- a) Support and encourage local business
- b) Provide targeted opportunities for the economic success and growth of commercial nodes along Sheridan Boulevard and 25th Avenue



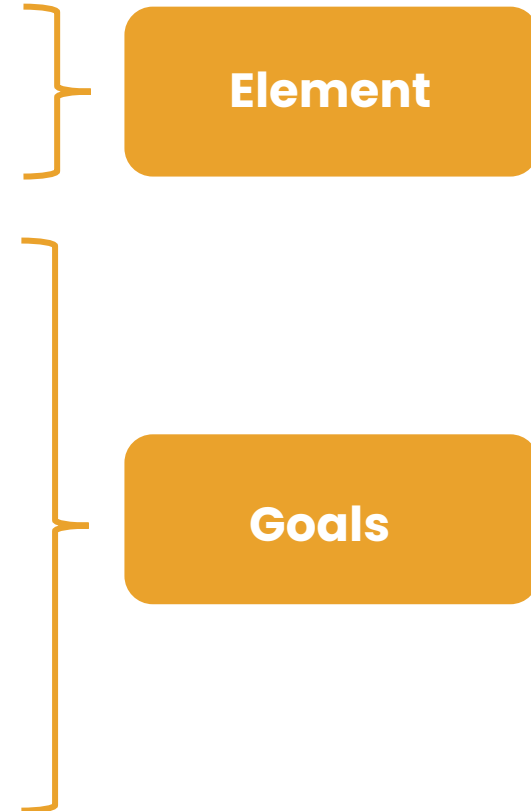
Phase 3

PEOPLE

Elements and Goals

2. Support Services & Programming

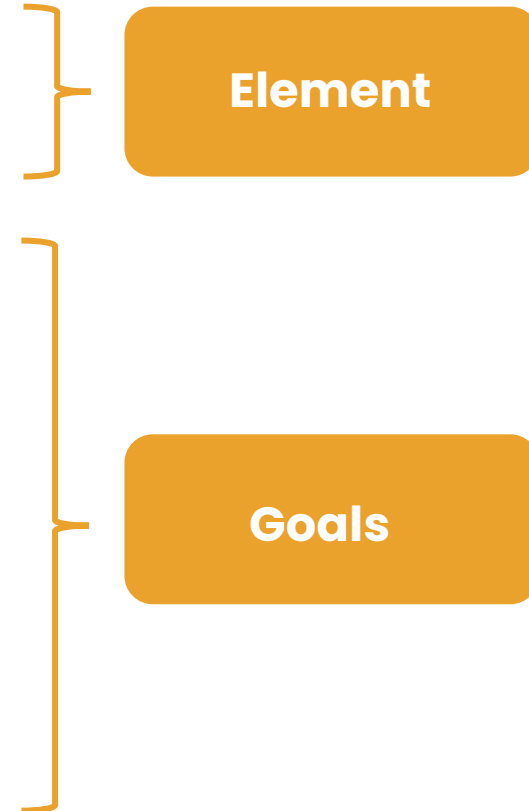
- a) Provide resources, support, and opportunities for celebration to all generations of Edgewaterites
- b) Provide a system of services to support low-income residents and those facing financial hardship to ensure sustained quality of life.



Elements and Goals

3. Arts, Culture & Events

- a) Provide resources, support, and opportunities for celebration to all generations of Edgewaterites
- b) Provide a system of services to support low-income residents and those facing financial hardship to ensure sustained quality of life.



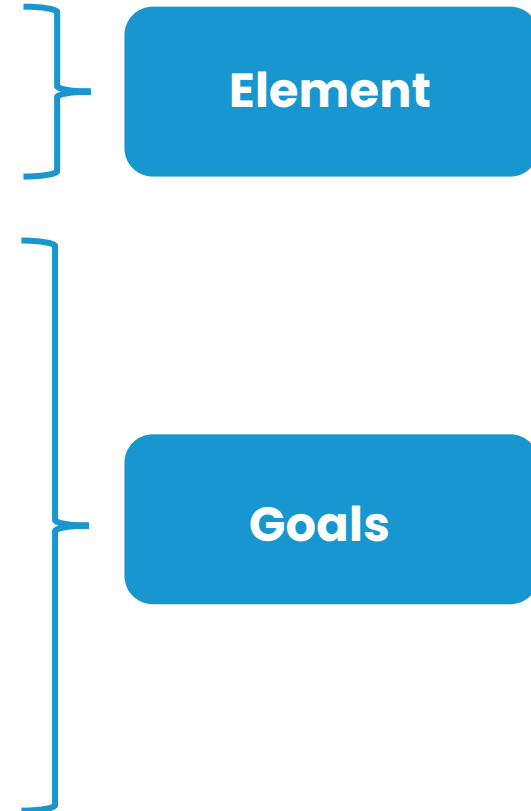
Phase 3

SYSTEMS

Elements and Goals

1. Parks, Trails & Green Amenities

- a) Preserve and expand access to parks and open space for Edgewater's residents to support healthy lifestyles and social connections
- b) Ensure connectivity, walkability, and access to parks, open spaces, and trails across Edgewater and into neighboring cities



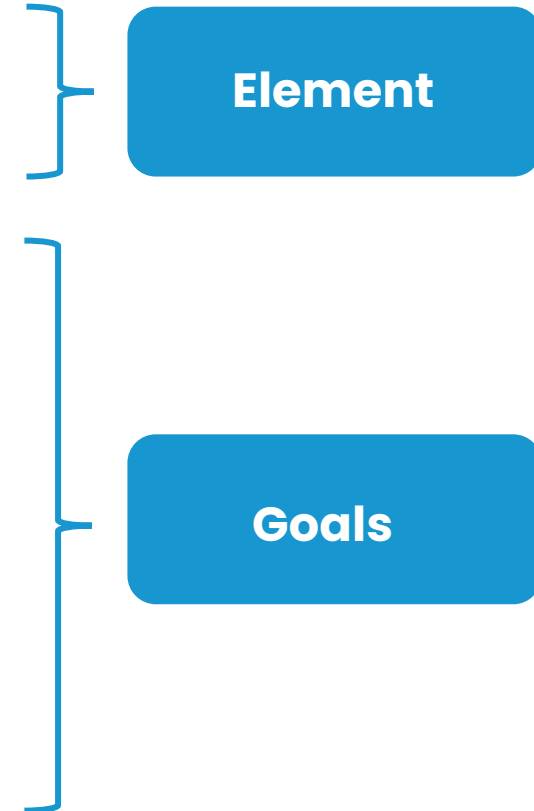
Phase 3

SYSTEMS

Elements and Goals

1. Mobility, Streetscapes & Infrastructure

- a) Prioritize walkability throughout Edgewater's multimodal transportation system
- b) Prioritize safety for all roadway users
- c) Build sustainable, resilient, and equitable streets through transportation investments that improve health, equity, and environmental quality
- d) Foster safe routes to school to provide safe and efficient options for students and caregivers
- e) Support the condition and maintenance of existing and proposed utilities and physical infrastructure



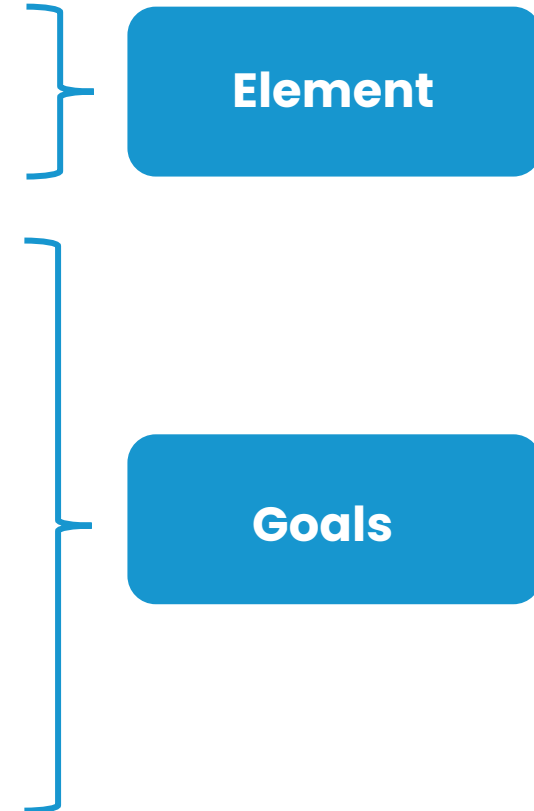
Phase 3

SYSTEMS

Elements and Goals

1. Recreation, Communities Facilities & City Services

- a) Preserve and expand recreational offerings for Edgewater's residents to support healthy lifestyles and social connection
- b) Provide efficient and informative city government systems and processes



Upcoming

- April–May: Annual Community Survey
- March–May: Finalize all recommendations
- April–May: Plan Drafting
- May 11th: Spring Fling event at Walker Branch

Final Steps

- May 15th: Draft Plan to Planning Commission
- May–June: Draft Plan to Council

Thank you!
Questions?