



# City of Edmonds Media Release

DEVELOPMENT SERVICES DEPARTMENT

121 5<sup>TH</sup> Ave N. Edmonds, WA 98020

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To: Media

Contact: Shane Hope, Development Services Director

[shane.hope@edmondswa.gov](mailto:shane.hope@edmondswa.gov) 425.771.0220

## Highway 99 Plan and Code Kick In

**(Edmonds - WA)** The Highway 99 Area Plan and code update becomes effective today.

The City Council adopted the plan and code on August 18 but, as with most ordinances, the effective date is about ten days after adoption.

The plan calls for both economic development and housing, especially affordable housing, in the area. Some of this will be “mixed use”, where businesses are on a prominent part of the site and residences are above the business or located on another part of the site. Transit-oriented development, where people living or working nearby can easily use transit, is encouraged. Livability and an attractive environment are key themes for all of this.

“Highway 99 is such an important neighborhood and it needs more attention,” said City Council member Adrienne Fraley-Monillas. “The new plan and code really sets a vision that will help bring things to the next level. I’m excited about opportunities for affordable housing and great places here.”

More walkability and safe transportation are also part of the vision. Transportation projects that will help transform the corridor over time are identified in the plan. Already, Edmonds has secured \$10 million in state funding to begin Highway 99 work. One million dollars of it is available this year and will go toward a more detailed design and prioritization study and construction of a selected project.

“I’m eager to get more transportation funding for this area and to see quality development happen,” stated Mayor Dave Earling. “This area provides a great deal of business revenues that help support our whole community and the benefits are likely to keep growing.”

The new development code, which the City Council adopted to implement the plan, calls for combining two types of commercial zoning into one “CG zone” in the Highway 99 area. In the CG zone, the maximum height is 75 feet. A small part of the CG zone, around the hospital, is allowed greater height, the same as it has in the past.

Design standards to guide development of the site and building are part of the updated code. Electric vehicle charging stations and bicycle storage will be required for any new residential component. The intent is to encourage more environmentally-friendly options for people.

Shane Hope, Development Services Director, was enthusiastic too. “Citizens in Edmonds have been waiting a long time to see positive changes come to this area. While some parts now are great, many other parts will be improved

based on a vision for vitality and sustainability.”

She noted that an information forum will be held later this fall for property owners, agencies, and builders who are interested in developing properties in this area.

To view the Highway 99 Subarea Plan, the new code and related information, look under “Documents” at:  
<http://www.edmondswa.gov/2011-07-27-22-31-43/highway-99-planning-project.html>.

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