

Headlines

News from University Place City Hall



March 6, 2019

Correction: Galloping Gertie & Titlow Tales event will take place at 7 p.m.

City Hosts Public Meetings on Form-Based Codes

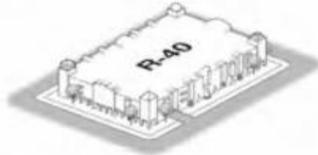
Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified



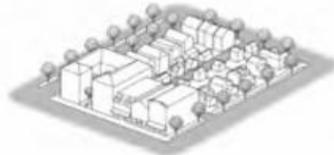
Zoning Design Guidelines

Conventional zoning requirements, plus frequency of openings and surface articulation specified



Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.



As part of the City of U.P.'s ongoing efforts to implement a Regional Growth Center (RGC) Subarea Plan, the public is invited to attend a series of meetings next week to gain a better understanding of proposed zoning changes in a 481-acre area of existing commercial and multi-family uses along Bridgeport Way, 27th and Mildred streets.

Planners are recommending that the City employ Form-Based Codes (FBC) for the area. Unlike conventional zoning regulations, which separates uses into zones of similar and compatible uses (light industrial, residential, commercial, etc.), FBCs rely on the scale, appearance, placement and connection of buildings to the street. This leads to streetscapes that enhance the buildings' designs to create interesting pedestrian-friendly, walkable neighborhoods.

The City's Director of Planning and Development Services David Swindale says it is possible the final zoning regulations for the RGC may be a hybrid of the City's existing zoning and an FBC. "Conventional zoning results in less predictability as to what a community will look like since buildings are constructed for specific uses over time," he said. "But we recognize the need to still be mindful of uses that are incompatible with each other, such as heavy manufacturing and residential uses."

Several members of a consulting team that has been working with the City to develop appropriate zoning for the RGC will be leading a series of public meetings/open houses to explain the process. Tom Beckwith of Beckwith

Consulting Group and Kaizer Rangwala of Rangwala and Associates will introduce the concept of FBC during a **design charette on March 12 at 6 p.m.** in City Hall. Based on input from that session, as well as meetings with staff, property owners and others, the consultants will hold **additional public meetings on March 13 and 14** to share what they learned and to present conceptual plans on how Form-Based Code would look in the RGC.

Swindale says that as the City of U.P. prepares for its 25th anniversary, the development of a Form-Based Code will provide a vision for the City for its next 25 years. "Changes to the code are expected to result in a dramatic transformation to the look and feel of this area of the city over time," Swindale said. "We really hope residents, business owners, service providers and other interest groups will participate in these public events. We need their participation in this process for it to succeed."

*For more information on Form-Based Codes, visit the **FBC Institute**, the **Congress for New Urbanism** and the **Local Government Commission**.*

5 Tips to Help Reduce Pollution in our Waterways



City of U.P. Commissions: Advisors and Ideators

The City of U.P. relies on input from the dedicated citizens who volunteer their time to serve on its numerous commissions, including the **Economic Development Advisory Commission**, the **Park Advisory Commission**, the **Planning Commission** and the **Public Safety Advisory Commission**.

Comprised of seven members each, these groups serve in advisory role to the City Council, providing additional insight and ideas for crafting legislative policy

that reflects input from the community. Whether it relates to land use, capital improvement projects or transportation planning, the commissioners bring a wealth of varied professional and civic experience to their advisory roles.

The Economic Development and Parks Advisory Commissions currently have vacancies. Residents or business owners in University Place are encouraged to apply to serve. The goal of each commission is to reflect the make-up and diversity of the community while also offering technical and/or professional expertise in the specific area addressed by the advisory commission.

For complete information on each commission, including an application packet, current members, meeting dates and times, and meeting minutes (Planning Commission only), visit the **City of U.P. website**.



Galloping Gertie & Titlow Tales

The U.P. Historical Society is holding an event featuring Dale Wirsing presenting Galloping Gertie & Titlow Tales on Thursday, March 14 at 7 p.m. in Windmill Village Suite D2. This event is free to the public!

Visit the **University Place Historical Society** website for more information on upcoming events as well as when the museum is open to the public!



Upcoming Events



Pruning Party
Saturday, March 9
10 a.m.-1 p.m.
Curran Apple Orchard



Sweetheart Dance
Saturday, March 16
6:30-9 p.m.
CHS Cafeteria



Spring Art & Concert
Friday, March 29
7-9 p.m.
Civic Building Atrium

**For upcoming events and Council Meeting information
visit the Upcoming Events Calendar.**

University Place City Council



Mayor Kent Keel



Mayor Pro Tem Caroline Belleci



**Council Member
Javier Figueroa**



**Council Member
Steve
Worthington**



**Council Member
Ken Grassi**



**Council Member
Denise
McCluskey**



**Council Member
Chris Nye**

