

Town Hall Meeting Room  
3715 Bridgeport Way West

- 6:30 pm
1. CALL REGULAR MEETING TO ORDER
  2. ROLL CALL
  3. PLEDGE OF ALLEGIANCE – Councilmember Nye
  4. APPROVAL OF MINUTES – October 16, 2017 and October 30, 2017
  5. APPROVAL OF AGENDA
- 6:35 pm
6. PRESENTATIONS
    - National American Indian Heritage Month Proclamation
    - Public Safety Recognition - Deputy J. Sousley
- 6:45 pm
7. PUBLIC COMMENTS – (At this time, citizens have three minutes to address the Council on any matter not scheduled for Public Hearing or Council Consideration. State law prohibits the use of this forum to promote or oppose any candidate for public office or ballot measure. Public comments are limited to three minutes. Please provide your name and address for the record.)
- 6:50 pm
- 8A- CONSENT AGENDA
  - 8B. Motion: Approve or Amend the Consent Agenda as Proposed
- The Consent Agenda consists of items considered routine or have been previously studied and discussed by Council and for which staff recommendation has been prepared. A Councilmember may request that an item be removed for the Consent Agenda so that the Council may consider the item separately. Items on the Consent Agenda are voted upon as one block and approved with one vote.

A. Receive and File: Payroll and Claims.

B. Receive and File: 2017 Third Quarter Financial Report.
- PUBLIC HEARING**
- 6:55 pm
9. REGIONAL GROWTH CENTER SUBAREA PLAN
    - Staff Report
    - Public Comment
- 7:10 pm
10. ONE PERCENT PROPERTY TAX LEVY
    - Staff Report
    - Public Comment
- 7:20 pm
11. MID-BIENNIAL BUDGET ADJUSTMENT
    - Staff Report
    - Public Comment
- COUNCIL CONSIDERATION** – (The following item(s) will require Council action.)
- 7:30 pm
12. ONE PERCENT PROPERTY TAX LEVY
    - Council Consideration
- 7:35 pm
13. MID-BIENNIAL BUDGET ADJUSTMENT
    - Council Consideration

7:40 pm **14. CITY MANAGER & COUNCIL COMMENTS/REPORTS**

**RECESS TO STUDY SESSION** – (At this time, Council will have the opportunity to study and discuss business issues with staff prior to its consideration. Citizen comment is not taken at this time; however, citizens will have the opportunity to comment on the following item(s) at future Council meetings.)

7:45 pm **15. 2018 LEGISLATIVE AGENDA  
(FIRST STUDY FOR PASSAGE OF A RESOLUTION)**

8:15 pm **16. REGIONAL GROWTH CENTER SUBAREA PLAN  
(SECOND STUDY FOR PASSAGE OF AN ORDINANCE)**

9:00 pm **17. ADJOURNMENT**

\*PRELIMINARY CITY COUNCIL AGENDA

November 20, 2017  
Regular Council Meeting

December 4, 2017  
Regular Council Meeting

December 18, 2017  
Regular Council Meeting - CANCELLED

**Preliminary City Council Agenda subject to change without notice\***  
Complete Agendas will be available 24 hours prior to scheduled meeting.  
To obtain Council Agendas, please visit [www.cityofup.com](http://www.cityofup.com).

**American Disability Act (ADA) Accommodations Provided Upon Advance Request**  
**Call the City Clerk at 253-566-5656**

# APPROVAL OF MINUTES

**CITY OF UNIVERSITY PLACE  
DRAFT MINUTES  
Regular Meeting of the City Council  
Monday, October 16, 2017  
City Hall, Windmill Village**

**1. CALL REGULAR MEETING TO ORDER**

Mayor Figueroa called the Regular Meeting to order at 6:30 p.m.

**2. ROLL CALL**

Roll call was taken by the City Clerk as follows:

Councilmember Belleci	Present
Councilmember Grassi	Present
Councilmember McCluskey	Present
Councilmember Nye	Present
Councilmember Worthington	Present
Mayor Pro Tem Keel	Present
Mayor Figueroa	Present

Staff Present: City Manager Sugg, City Attorney Kaser, Executive Director/ACM Faison, Police Chief Blair, Principal Planner Boers, Finance Director Blaisdell, Communications/I.T. Manager Seesz, Program Assistant Metcalf, Executive Director/ACM Craig and City Clerk Genetia.

**3. PLEDGE OF ALLEGIANCE**

Councilmember McCluskey led Council in the Pledge of Allegiance.

**4. APPROVAL OF MINUTES**

**MOTION:** By Councilmember Grassi, seconded by Councilmember McCluskey, to approve the minutes of the October 2, 2017 Regular and Special meetings as submitted.

**The motion carried.**

**5. APPROVAL OF AGENDA**

**MOTION:** By Councilmember Belleci, seconded by Councilmember McCluskey, to approve the agenda.

**The motion carried.**

**6. PRESENTATION**

Senator O'Ban, Representative Muri and Representative Kilduff of the 28<sup>th</sup> Legislative District, conveyed their 2017 legislation and accomplishments in the areas of property tax, education funding, transportation (Sound Transit), veterans, family leave, and public safety.

**7. PUBLIC COMMENTS** – The following individual provided comment: *Jill Peters, 7621 27th Street West.*

**8. CONSENT AGENDA**

**MOTION:** By Councilmember Belleci, seconded by Councilmember Grassi, to approve the Consent Agenda as follows:

- A. Receive and File: Payroll for the period ending 09/31/17, dated 10/05/17, in the total amount of Two Hundred Eighty-One Thousand Six Hundred Fifty-Four and 69/100 Dollars (\$281,654.69); Claims dated 10/13/17, check nos. 51980444 through 51980494, wire transfers 21681595, replacement check nos. 51980444 (original check no.51980199) and 51980446 (original check no. 51980223), in the total amount of One Hundred Fifty-Five Thousand Eight Hundred Eighty-Nine and 24/100 Dollars (\$155,889.24); and Claims dated 09/29/17, check nos. 51980434 through 51980443, in the total amount of Nine Thousand Four Hundred Seventy-Three and 84/100 (\$9,473.84) .
- B. Pass an ordinance amending Chapter 1.35 UPMC (Legislative Advisory Commissions) relating to the scope of commissions' authority.

**The motion carried.**

## **COUNCIL CONSIDERATION**

### **9. CLICK! NETWORK FRANCHISE AGREEMENT**

Staff Report - Communications/I.T. Manager Seesz presented an ordinance that would grant a franchise to the City of Tacoma Department of Utilities, Light Division, dba: Click! Network. She highlighted the key provisions of the proposed franchise and the negotiated changes made to the Agreement. In addition, she addressed concerns raised at the last Council meeting relating to customer complaints and franchise duration.

Public Comment - None.

Council Consideration – **MOTION:** By Mayor Pro Tem Keel, seconded by Councilmember Belleci, to pass an ordinance granting a franchise to City of Tacoma Department of Public Utilities, Light Division dba Click! Network, according to the terms of the agreement negotiated by and between the City and the franchise grantee.

**The motion carried.**

**AMENDMENT:** By Councilmember Worthington, seconded by Councilmember Grassi, to amend the agreement to add a language under section 2.3 as follows: "Absent six months' written notice of a desire to prevent renewal by either party to the other, the franchise agreement shall automatically renew, in the same form and under the same terms and conditions existing on the expiration date for an additional seven-year term. There may be up to two (2) such renewals, not to exceed a total, between the original term and extensions, of twenty-four (24) years."

Roll call vote:

Councilmember Belleci	No
Councilmember Grassi	Yes
Councilmember McCluskey	Yes
Councilmember Nye	Yes
Councilmember Worthington	Yes
Mayor Pro Tem Keel	No
Mayor Figueroa	No

**The motion passed 4 to 3.**

## **STUDY SESSION**

### **10. ONE PERCENT PROPERTY TAX**

Finance Director Blaisdell presented the proposed ordinance that will impose a one percent (1%) increase in the regular property tax levy for 2018 in the amount of \$25,002.95, an average increase of 0.595197% from the previous year. This increase is exclusive of additional revenue resulting from construction, remodels, etc.

A public hearing on the matter is scheduled on November 6, 2017. Staff was directed to bring back an ordinance relating to the 2018 ad valorem property taxes for Council consideration.

#### **11. MID-BIENNIAL BUDGET ADJUSTMENT**

Finance Director Blaisdell presented the proposed ordinance that would amend the 2017-2018 mid-biennium budget. She highlighted the significant changes to the 2017-2018 budget that are reflected on the financial forecast included in the packet.

A public hearing on this matter is scheduled on November 6, 2017. Staff was directed to bring back an ordinance reflecting the budget adjustments for Council consideration.

#### **12. REGIONAL GROWTH CENTER SUBAREA PLAN**

Principal Planner Boers informed Council that the City is proposing to adopt a Regional Growth Subarea Plan to establish a vision and framework for managing growth and promoting economic development consistent with the City's vision as well as with the Puget Sound Regional Council (PSRC) Regional Growth Center (RGC) planning requirements. He indicated that PSRC's Executive Board had granted the City a provisional designation for the Center in 2014 contingent on the City preparing a Subarea Plan for the designated center area within two years. In 2016, the City was granted a one-year extension to submit the adopted subarea plan. The RGC Subarea Plan is a high-level planning document that is required for the City to obtain its Regional Growth Center designation.

Mr. Boers briefly reviewed the Plan content, vision and guiding principles, and benefits. The City's Regional Growth Center Subarea Plan divides the Center into three districts: Town Center District, 27<sup>th</sup> Business District, and Northeast Mixed Use District. The Plan substantially increases the capacity of the Regional Growth Center area of the City to accommodate additional employment, housing, and population. It also moves the City in a different direction from a zoning standpoint. The Plan proposes to reduce the number of zoning classifications and directs the focus on the form of development more so than the use types. The Plan lists specific actions that need to be completed for its implementation.

The Planning Commission has held study sessions to review the draft Plan and has conducted a public hearing to consider public testimony. Both the Regional Growth Center Subarea Plan Ad-Hoc Committee and the Planning Commission recommends approval of the draft University Place Regional Growth Center Subarea Plan based on its findings, subject to minor revisions to be made prior to final adoption. Staff noted comments and concerns from Council discussion will also be reflected on the revised draft that will be provided for review at the November 6 Council meeting.

#### **13. REGIONAL GROWTH CENTERS DRAFT FRAMEWORK PROPOSAL**

Principal Planner Boers provided background and an overview on the draft Regional Growth Centers Framework proposal released by the Puget Sound Regional Council (PSRC) on October 10, 2017. The Puget Sound Regional Council is seeking comment on the draft proposal. Council reviewed the list of concerns that warrant some attention and comments provided by staff.

Council raised several concerns with regard to the Regional Growth Centers Framework proposal which include eligibility and new designation criteria, future social equity requirements, future activity unit thresholds, transit service requirements and qualifications, equal funding requirements, definition of social equity, and audit performance. Councilmembers Belleci and McCluskey will present the City's position to the Pierce County Regional Council when they meet to discuss the matter on Thursday.

At 9:00 p.m. and 9:15 p.m., motions were made and were carried to extend the meeting to 9:15 p.m. and 9:25 p.m. respectively.

Council directed staff to prepare a resolution/letter reflecting the City's comments/concerns for submission to the Puget Sound Regional Council prior to the November 8, 2017 deadline.

**14. ADJOURNMENT**

The meeting adjourned at 9:23 p.m. No other action was taken.

Submitted by,

Emy Genetia  
City Clerk

**CITY OF UNIVERSITY PLACE  
DRAFT MINUTES  
Special Meeting of the City Council  
Monday, October 30, 2017  
City Hall, Windmill Village**

**1. CALL SPECIAL MEETING TO ORDER**

Mayor Figueroa called the Special Meeting to order at 6:00 p.m.

Attendance was noted as follows:

Councilmember Belleci	Present
Councilmember Grassi	Present
Councilmember McCluskey	Present
Councilmember Nye	Absent (Excused)
Councilmember Worthington	Present
Mayor Pro Tem Keel	Present
Mayor Figueroa	Present

Staff Present: City Manager Sugg, City Attorney Kaser, Police Chief Blair, Public Safety Administrator Hales, Human Resources Manager Petorak, Executive Director/ACM Faison, Executive Director/ACM Craig, Public Works, Parks & Facilities Director Cooper, and City Clerk Genetia.

**2. EMERGENCY MANAGEMENT POLICY TRAINING**

The City Council members participated in the Public Policy Issues in Emergency Management training conducted by Kevin Neary, Emergency Management Consultant.

**3. ADJOURNMENT**

The meeting adjourned at 8:46 p.m. No other action was taken.

Submitted by,

Emy Genetia  
City Clerk

# ***CITY OF UNIVERSITY PLACE PROCLAMATION***

***WHEREAS***, American Indians have played a vital role in the life of our country, and their contributions have enhanced the prosperity and greatness of America today; and

***WHEREAS***, our community reaffirms our country's commitment to remember those contributions and to honor the unique heritage of our continent's first inhabitants; and

***WHEREAS***, their customs and traditions are respected and celebrated as part of a rich legacy throughout the United States;

***NOW, THEREFORE***, the City Council of the City of University Place do hereby proclaim the month of November 2017 to be

## **NATIONAL AMERICAN INDIAN HERITAGE MONTH**

in the City of University Place to celebrate the rich and diverse cultures, traditions, and histories and to acknowledge the important contributions of Native people.

***PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE,  
WASHINGTON ON NOVEMBER 6, 2017.***

\_\_\_\_\_  
Javier H. Figueroa, Mayor

ATTEST:

\_\_\_\_\_  
Emy Genetia, City Clerk

# CERTIFICATE OF RECOGNITION

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THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE WOULD LIKE TO  
FORMALLY RECOGNIZE THE EXCEPTIONAL EFFORTS OF

**DEPUTY J. SOUSLEY**

FOR HIS COMMITMENT TO SERVING AND PROTECTING THE CITIZENS OF OUR  
NATION DURING HIS 27 DAY FEMA URBAN SEARCH AND RESCUE  
DEPLOYMENT TO HURRICANES HARVEY AND IRMA.

PRESENTED ON NOVEMBER 6, 2017.

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JAVIER H. FIGUEROA, MAYOR



# APPROVAL OF CONSENT AGENDA

City of University Place  
Voucher Approval Document

<b>Control No.: 57</b>	<b>Agenda of: 11/06/17</b>	<b>PREPAY</b>
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**Claim of:** Payroll for Pay Period Ending 10/15/17

Check #	Date	Amount	Name	Check #	Date	Amount	Name
318787	10/20/2017	618.71					
					10/19/2017	165.72	DIRECT DEPOSIT Special
					10/20/2017	115,200.12	DIRECT DEPOSIT

**EMPLOYEE NET 115,984.55**

318788	10/20/2017	304.66	MALAIER, TRUSTEE, MICHAEL G.
318789	10/20/2017	123.99	OHIO CHILD SUPPORT PMT CENTRAL
WIRE	10/20/2017	34,802.43	WA STATE DEPT OF RETIREMENT SY
WIRE	10/20/2017	22,647.26	BANK OF AMERICA
WIRE	10/20/2017	20,472.35	- 106006, VANTAGEPOINT TRANSF
WIRE	10/20/2017	10,527.25	- 304197, VANTAGEPOINT TRANSF
WIRE	10/20/2017	4,525.51	- 800263, VANTAGEPOINT TRANSF
WIRE	10/20/2017	1,210.66	PACIFIC SOURCE ADMINISTRATORS
WIRE	10/20/2017	6.25	PACIFIC SOURCE ADMINISTRATORS
WIRE	10/20/2017	229.17	- 705544, VANTAGEPOINT TRANSF
WIRE	10/20/2017	2,283.02	- 106006 LOAN, VANTAGEPOINT
WIRE	10/20/2017	141.26	AFLAC INSURANCE
WIRE	10/20/2017	940.30	WA ST DEPT OF RETIREMENT SYS
WIRE	10/20/2017	415.35	- 304197 LOAN, VANTAGEPOINT TR
WIRE	10/20/2017	250.00	NATIONWIDE RETIREMENT SOLUTION

**BENEFIT/DEDUCTION AMOUNT 98,879.46**

**TOTAL AMOUNT 214,864.01**

**Preparer Certification:**

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the above-named governmental unit, and that I am authorized to authenticate and certify to said claim.

Signed: \_\_\_\_\_ (Signature on file.)

Steve Sugg, City Manager

Date \_\_\_\_\_

City of University Place  
Voucher Approval Document

<b>Control No.: 57</b>	<b>Agenda of: 11/06/17</b>	<b>PREPAY</b>
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**Claim of:** Payroll for Pay Period Ending 10/31/17

Check #	Date	Amount	Name	Check #	Date	Amount	Name
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11/03/17                      117,685.70    DIRECT DEPOSIT

**EMPLOYEE NET      117,685.70**

318790	11/03/17	436.00	IUOE LOCAL 612
318791	11/03/17	6,077.51	IUOE LOCALS 302/612 TRUST FUND
318792	11/03/17	304.66	MALAIER, TRUSTEE, MICHAEL G.
318793	11/03/17	123.99	OHIO CHILD SUPPORT PMT CENTRAL

WIRE	11/03/17	64,809.49	AWC EMPLOYEE BENEFIT TRUST
WIRE	11/03/17	23,001.90	BANK OF AMERICA
WIRE	11/03/17	20,812.48	- 106006, VANTAGEPOINT TRANSF
WIRE	11/03/17	9,852.25	- 304197, VANTAGEPOINT TRANSF
WIRE	11/03/17	4,587.90	- 800263, VANTAGEPOINT TRANSF
WIRE	11/03/17	35,056.36	WA STATE DEPT OF RETIREMENT SY
WIRE	11/03/17	2,384.77	UNUM LIFE INSURANCE COMPANY
WIRE	11/03/17	858.86	UNUM LIFE INSURANCE COMPANY
WIRE	11/03/17	1,210.66	PACIFIC SOURCE ADMINISTRATORS
WIRE	11/03/17	229.17	- 705544, VANTAGEPOINT TRANSF
WIRE	11/03/17	3,063.73	- 106006 LOAN, VANTAGEPOINT
WIRE	11/03/17	141.26	AFLAC INSURANCE
WIRE	11/03/17	1,315.30	WA ST DEPT OF RETIREMENT SYS
WIRE	11/03/17	415.35	- 304197 LOAN, VANTAGEPOINT TR
WIRE	11/03/17	250.00	NATIONWIDE RETIREMENT SOLUTION

**BENEFIT/DEDUCTION AMOUNT      174,931.64**

**TOTAL AMOUNT      292,617.34**

**Preparer Certification:**

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the above-named governmental unit, and that I am authorized to authenticate and certify to said claim.

Signed: \_\_\_\_\_ (Signature on file.)

Date \_\_\_\_\_

Steve Sugg, City Manager

FINAL CHECK LISTING  
CITY OF UNIVERSITY PLACE

Check Date: 10/31/2017

Check Range: 51980495 - 51980558

Wire Transfer: 291655

Claims Approval

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of University Place, and that I am authorized to authenticate and certify to said claim.

I also certify that the following list of checks were issued to replace previously issued checks that have not been presented to the bank for payment. The original check was voided and a replacement check issued.

Vendor Name

Replacement Check #

Original Check #

Auditing Officer: \_\_\_\_\_ (Signature on file.)

Date: \_\_\_\_\_

Bank : bofa BANK OF AMERICA

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
291655	10/31/2017	021638	PACIFICSOURCE ADMIN, INC.	0000291655	10/25/2017	OCT17/ADMIN FEES	80.00	80.00
		Voucher: 42945						
51980495	10/18/2017	025841	KLEBER, AMANDA	OCT17	10/17/2017	OCT17/TRAINING/A.KLEBER/PEF	103.00	103.00
		Voucher: 42934						
51980496	10/18/2017	002018	SMITH, TODD	OCT17	10/17/2017	OCT17/TRAINING/T.SMITH/PER C	103.00	103.00
		Voucher: 42956						
51980497	10/18/2017	022031	SEESZ, LINDA	OCT17	10/17/2017	OCT17/TRAINING/L.SEESZ/PER I	103.00	103.00
		Voucher: 42953						
51980498	10/31/2017	025715	ABM JANITORIAL SERVICES	11522471	10/1/2017	OCT17/JANITORIAL SERVICE	3,911.00	3,911.00
		Voucher: 42911						
51980499	10/31/2017	025179	ACCESS INFORMATION MANAGE	2279265	10/16/2017	OCT17/OFFSITE RECORD STOR	432.75	432.75
		Voucher: 42912						
51980500	10/31/2017	002167	BASELINE ENGINEERING INC	15787	9/15/2017	JUL17/SOUTH BOUNDARY PREL	227.50	227.50
		Voucher: 42913						
51980501	10/31/2017	025573	CANON FINANCIAL SERVICES	17874260	10/13/2017	OCT17/COPIER LEASE/IRC5255	313.10	
		Voucher: 42914		17874262	10/13/2017	OCT17/COPIER LEASE/IR4551	153.44	
				17874261	10/13/2017	OCT17/COPIER LEASE/IRC5535I	153.24	619.78
51980502	10/31/2017	001152	CENTURYLINK	1422842061	10/15/2017	INTERNET SERVICE/CITYWIDE/A	3,643.64	3,643.64
		Voucher: 42915						
51980503	10/31/2017	001152	CENTURYLINK	253-584-0775	10/1/2017	PHONE/KOBAYASHI	51.83	
		Voucher: 42916		253-566-9558	10/14/2017	PW PUMP CALLOUT LINE	44.81	96.64
51980504	10/31/2017	025873	CERIUM NETWORKS, INC.	CERQ75987	10/1/2017	ANNUAL MAINTENANCE/AVAYA F	3,073.94	3,073.94
		Voucher: 42917						
51980505	10/31/2017	003056	CITY OF LAKEWOOD	MC-00134	10/9/2017	OCT17/COURT SERVICES	32,373.62	32,373.62
		Voucher: 42918						

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
51980507	10/31/2017	001024 CITY OF TACOMA	100324281	10/11/2017	POWER/7820 CIRQUE DR W	123.78	
	Voucher:	42919	100798512	10/18/2017	POWER/4402 97TH AVE W H1 ST	110.76	
			100094683	10/17/2017	POWER/4758 BRISTONWOOD DR	104.98	
			100080586	10/17/2017	POWER/4951 GRANDVIEW DR W	104.36	
			100101783	10/9/2017	POWER/5520 GRANDVIEW DR W	100.52	
			100905391	10/9/2017	POWER/9313 56TH ST W	98.70	
			100963867	10/12/2017	POWER/4411 ELWOOD DR W	96.76	
			100895144	10/13/2017	POWER/ 8300 CIRQUE DR W	77.49	
			100961315	10/12/2017	WATER/4399 ELWOOD DR W	73.47	
			100933758	10/19/2017	POWER/7203 44TH ST W	70.35	
			100975049	10/11/2017	WATER/6800 51ST STREET CT W	63.60	
			100668522	10/4/2017	WATER/8902 CHAMBERS CREEK	58.12	
			100185134	10/19/2017	POWER/4401 67TH AVE W	56.67	
			100089560	10/11/2017	POWER/4317 GRANDVIEW DR W	52.49	
			100895151	10/16/2017	POWER/7901 CIRQUE DR W	51.47	
			101006141	10/10/2017	POWER/2698 BP WAY WEST	51.33	
			101007602	10/23/2017	WATER/6700 40TH ST W	47.86	
			100344745	10/11/2017	POWER/6810 CIRQUE DR W	43.77	
			100093125	9/25/2017	POWER/8513 33RD ST W #A	41.50	
			100131881	10/18/2017	POWER/4523 97TH AVE W	41.15	
			100820972	10/6/2017	POWER/2700 SUNSET DR W	39.40	
			100089578	10/11/2017	POWER/4116 GRANDVIEW DR W	39.37	
			100089528	10/11/2017	POWER/3912 GRANDVIEW DR W	32.81	
			100057075	10/11/2017	POWER/4100 GRANDVIEW DR W	30.51	
			100079031	10/3/2017	POWER/3715 BP WAY W #D4	29.97	
			100089555	10/11/2017	POWER/4526 GRANDVIEW DR W	26.24	
			100312960	10/3/2017	POWER/3715 BP WAY W #A2	20.75	
			100668537	10/11/2017	WATER/7150 CIRQUE DR W	6,000.66	
			100664578	10/9/2017	WATER/5300 GRANDVIEW DR W	1,668.29	
			100664580	10/9/2017	WATER/6000 GRANDVIEW DR W	1,628.02	
			100668521	10/6/2017	WATER/3000 BP WAY W	1,152.86	
			100668520	10/17/2017	WATER/4200 GRANDVIEW DR W	1,095.40	
			101007599	10/9/2017	WATER/7104 27TH ST W	1,081.99	
			100358203	10/11/2017	POWER/7150 CIRQUE DR W	988.09	
			100263915	10/11/2017	POWER & WATER/7250 CIRQUE	780.91	

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
			100611293	10/11/2017	WATER/5200 BP WAY W	519.26		
			100077160	10/12/2017	POWER/5202 67TH AVE W	392.64		
			100673072	10/10/2017	WATER/8300 40TH ST W	377.70		
			100890035	10/12/2017	WATER/8399 CIRQUE DR W	315.78		
			100668517	10/16/2017	WATER/4300 BP WAY W	314.95		
			100083325	10/17/2017	POWER/4910 BRISTONWOOD DR	267.65		
			100668524	10/6/2017	WATER/4999 ALAMEDA AVE W	263.59		
			100081728	10/10/2017	POWER/6701 BP WAY W	233.83		
			100775637	10/11/2017	POWER/7001 CIRQUE DR W	218.79		
			100092335	10/6/2017	POWER/3050 BP WAY W	199.42		
			100386367	10/23/2017	POWER/7223 40TH ST W	198.65		
			100333844	10/17/2017	WATER/4951 GRANDVIEW DR W	195.78		
			101032430	10/17/2017	WATER/7935 54TH ST W	192.39		
			100172057	10/17/2017	POWER & WATER/3920 GRANDV	183.85		
			100668502	10/11/2017	WATER/7820 CIRQUE DR W	181.13		
			100940204	10/16/2017	WATER/7299 44TH ST W	171.38		
			100679491	10/10/2017	POWER/8002 40TH ST W	135.97		
			100781041	10/12/2017	WATER/4600 BECKONRIDGE DR	132.65		
			100312959	10/3/2017	POWER/3715 BP WAY W, #A1	20.75		
			100312905	10/3/2017	POWER/3715 BP WAY W, #A-3A	20.75		
			100089583	10/11/2017	POWER/4016 GRANDVIEW DR W	19.68		
			100089550	10/11/2017	POWER/4704 GRANDVIEW DR W	19.68		
			100077151	10/11/2017	POWER/4000 OLYMPIC BLVD W	18.07		
			100072254	10/11/2017	POWER/8417 40TH ST W	15.17		
			100072268	10/11/2017	POWER/8901 40TH ST W	15.17		
			100072286	10/11/2017	POWER/ 8501 40TH ST W	15.17		
			100077140	10/11/2017	POWER/ 2900 GRANDVIEW DR V	15.17		
			100109710	10/10/2017	POWER/8902 40TH ST W	9.84	20,749.26	
51980508	10/31/2017	001140	CITY TREASURER	90783512	10/5/2017	SEP17/HYDRANT USE/BRISTON	225.46	225.46
		Voucher:	42920					
51980509	10/31/2017	002060	CODE PUBLISHING COMPANY IN	58011	10/20/2017	CODE PUBLISHING/EDITORIAL S	1,036.69	1,036.69
		Voucher:	42921					
51980510	10/31/2017	024565	COMCAST	849835010094487	10/15/2017	OCT25-NOV24/INTERNET/CITY H	150.84	150.84
		Voucher:	42922					

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
51980511	10/31/2017	023782	COMPLETE OFFICE SOLUTIONS,	1066240-0	10/12/2017	DIARIES/PW & PARKS	434.68
	Voucher:	42923		1600030-0	10/12/2017	COPY PAPER	111.83
				1600023-0	10/12/2017	PEN REFILLS/BATTERIES	63.71
							610.22
51980512	10/31/2017	001196	COOPER, GARY	REIMB	10/26/2017	REIMB/SANTANA ROW MTG/CAB	26.00
	Voucher:	42924					26.00
51980513	10/31/2017	024347	COPIERS NORTHWEST, INC.	INV1640719	10/5/2017	SEP4-OCT3/OVERAGE CHARGE/	268.87
	Voucher:	42925		INV1646315	10/17/2017	SEP14-OCT13/CONTRACT OVER	94.47
				INV1646314	10/17/2017	JUL15-OCT14/OVERGE CHARGE	55.81
				INV1644785	10/12/2017	OCT11-NOV10/CONTRACT LEAS	32.45
				INV1644786	10/12/2017	SEP11-OCT10/OVERAGE CHARG	14.94
							466.54
51980514	10/31/2017	023879	DPK INC.	5	10/16/2017	SEP17/SOUNDVIEW DR W/BROC	181,092.38
	Voucher:	42926					181,092.38
51980515	10/31/2017	022076	EXELTECH CONSULTING INC	1726-01	10/9/2017	1726 BRIDGE PROGRAM EVALU/	9,548.52
	Voucher:	42927					9,548.52
51980516	10/31/2017	026125	GARNETT, CHRIS	REFUND	10/23/2017	REFUND/MASTER SOLICITOR LI	50.00
	Voucher:	42928					50.00
51980517	10/31/2017	026123	GUMWAND INC	5001091	10/4/2017	GUMWAND BATTERY	70.16
	Voucher:	42929					70.16
51980518	10/31/2017	026122	GUZZO, JACKSON	REIMB	10/16/2017	REIMB/MILEAGE/BAT CLASS/AU	128.40
	Voucher:	42930					128.40
51980519	10/31/2017	025429	HARBOR GREENS UP LLC	14	10/16/2017	BOX LUNCHES/COUNCIL MTG	69.16
	Voucher:	42931					69.16
51980520	10/31/2017	001224	IIMC - MUNICIPAL CLERKS	2018DUES	10/16/2017	2018 MEMBER DUES/E GENETIA	200.00
	Voucher:	42932					200.00
51980521	10/31/2017	026117	KEVIN NEARY CONSULTANTS	1017	9/5/2017	STAFF & COUNCIL/EMERGENCY	2,500.00
	Voucher:	42933					2,500.00
51980522	10/31/2017	025142	KPG, INC PS	9-7217	10/3/2017	15140 MILDRED/67TH ROADWAY	4,730.05
	Voucher:	42935					4,730.05
51980523	10/31/2017	001960	KROGER - FRED MEYER STORE	700070	10/7/2017	CUSTOMER # 700070/MISC PUR	17.91
	Voucher:	42936					17.91
51980524	10/31/2017	026084	LARSON & ASSOCIATES	232088-R	9/21/2017	PROFESSIONAL SERVICES/LEA	1,152.50
	Voucher:	42937					1,152.50
51980525	10/31/2017	023115	LEMAY MOBILE SHREDDING	4536905	10/1/2017	SEP17/DOCUMENT SHREDDING	36.38
	Voucher:	42938					36.38

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
51980526	10/31/2017	001244	LEWIS, STACY	REIMB	10/17/2017	TRAVEL RECONCILIATION/BUDG	110.10	110.10
		Voucher: 42939						
51980527	10/31/2017	025291	MCCLUSKEY, DENISE	NOV17/NATLEAG	8/27/2017	NOV17/MILEAGE & PER DIEM/NA	259.92	259.92
		Voucher: 42940						
51980528	10/31/2017	025892	METAL MAGIC	52853	10/6/2017	SCRATCH REPAIR/2006 FORD F2	495.45	495.45
		Voucher: 42941						
51980529	10/31/2017	001096	NORTHWEST CASCADE, INC.	0550457663	10/5/2017	PORT A POTTY RENTAL/CURRAM	72.00	
		Voucher: 42942		0550457664	10/5/2017	PORT A POTTY RENTAL/SKATE F	72.00	144.00
51980530	10/31/2017	002272	NORTHWEST STEEL AND PIPE	918862	10/12/2017	DE-ICER TANKS/PW	289.32	289.32
		Voucher: 42943						
51980531	10/31/2017	003178	OWENS PRESS, INC.	26363	10/12/2017	ALARM PERMIT DECALS	533.83	533.83
		Voucher: 42944						
51980532	10/31/2017	002051	PCRCO,LLC	6643	9/30/2017	DISPOSAL/SPECIAL WASTE	1,411.83	1,411.83
		Voucher: 42946						
51980533	10/31/2017	001109	PIERCE COUNTY BUDGET & FIN/CI-239644		10/18/2017	SEP17/SPECIAL OVERTIME	14,996.55	
		Voucher: 42947		CI-239367	10/9/2017	4THQTR17/IPAD SETUP FEE	1,008.00	
				CI-239631	10/18/2017	SEP17/SPECIAL OT/TRAFFIC	494.35	
				CI-239391	10/10/2017	4THQTR17/CV PRO TRAINING/D.	375.00	
				CI-238977	10/1/2017	NOV17/INET CHARGES	253.00	17,126.90
51980534	10/31/2017	024698	PIERCE COUNTY SECURITY, INC.	335073	10/5/2017	#009205/SEP17/CIRQUE BRIDGE	212.03	
		Voucher: 42948		334858	10/5/2017	#010740/SEP17/PARADISE PONC	212.03	
				335120	10/5/2017	#9206/SEP17/KOBAYASHI	212.03	636.09
51980535	10/31/2017	001630	PUGET SD CLEAN AIR AGENCY C17-093S/4THQTR		1/6/2017	4THQTR17/CLEAN AIR ASSESS/5	5,182.25	5,182.25
		Voucher: 42949						
51980536	10/31/2017	001854	R W SCOTT CONSTRUCTION CO 3		10/12/2017	54TH ST/ PHASE 2/79TH TO 83RI	94,340.20	94,340.20
		Voucher: 42950						
51980537	10/31/2017	026119	RES GROUP NW LLC	14443	10/14/2017	SEP17-OCT14/27TH STREET/ PH	899.25	899.25
		Voucher: 42951						
51980538	10/31/2017	021712	SARCO SUPPLY	1107117	10/5/2017	BATH TISSUE/SPRAY BOTTLE/CL	226.55	226.55
		Voucher: 42952						
51980539	10/31/2017	001328	SHELL FLEET CARD SERVICES	8147100120710	10/6/2017	81-471-0012-0/SHELL	81.22	81.22
		Voucher: 42954						
51980540	10/31/2017	025815	SIGNATURE LANDSCAPE SERVICE	RC000033831	10/1/2017	OCT17/LANDSCAPE MAINT/CUS'	11,439.82	11,439.82
		Voucher: 42955						

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
51980541	10/31/2017	002613	SUPERIOR LINEN SERVICE,INC. 60503	10/18/2017	OFFICE MAT RENTAL/PW SHOP	89.40	
	Voucher:	42957	58166	10/6/2017	OFFICE MAT RENTAL/DEVELOPM	14.77	104.17
51980542	10/31/2017	026018	THE HADDOW GROUP, LLC 1018	10/18/2017	SEP17/INSPECTION SERVICES	3,862.50	3,862.50
	Voucher:	42958					
51980543	10/31/2017	002823	THOMPSON ELECTRICAL CONST1017-1056CV	10/6/2017	STREET LIGHTING REPAIRS	4,119.93	
	Voucher:	42959	1016-1066CV	10/10/2017	REPLACED MISSING WIRE/WIRE	810.29	4,930.22
51980544	10/31/2017	001636	THOMSON REUTERS - WEST 836905512	10/1/2017	SEP17/WEST INFORMATION CH/	675.76	
	Voucher:	42960	836996100	10/4/2017	SEP17/WEST INFORMATION CH/	215.41	
			836556511	8/1/2017	JUL17/WEST INFORMATION CHA	675.74	1,566.91
51980545	10/31/2017	001326	TUCCI & SONS INC 4	10/13/2017	S.56TH ST-CIRQUE DR/CORRIDC	453,213.30	453,213.30
	Voucher:	42961					
51980546	10/31/2017	025376	UNIVERSAL FIELD SERVICES, IN48589	9/30/2017	SEP17/BP WAY PH4A/ROW & AC	272.53	272.53
	Voucher:	42962					
51980547	10/31/2017	001331	UNIVERSITY PLACE REFUSE SV,986003	11/10/2017	NOV17/BILLING PERIOD/COMPA	628.95	
	Voucher:	42963	986002	10/18/2017	NOV17/BILLING PERIOD/REFUSE	294.00	922.95
51980548	10/31/2017	001151	UNIVERSITY PLACE SCHOOL DIS4001600330	9/14/2017	CUSTODIAL OT/CORE CONCERT	170.00	170.00
	Voucher:	42964					
51980549	10/31/2017	025336	US BANK 745000006	9/30/2017	CUSTOMER #745000006/SEP17/M	26.00	26.00
	Voucher:	42965					
51980550	10/31/2017	025399	VASSEY NURSERY, LLC 492236	10/4/2017	DUSTY MILLER/PANSIES/KALE	3,736.38	
	Voucher:	42966	492241	10/11/2017	12 LEMON CYPRESS/1 GAL/4 LE	373.48	4,109.86
51980551	10/31/2017	001153	VERIZON WIRELESS,LLC. 9793754221	10/1/2017	CELL PHONE/CITYWIDE	1,907.47	
	Voucher:	42967	9794461353	10/12/2017	CREDIT/CELL PHONE/PW & PAR	186.51	2,093.98
51980552	10/31/2017	001809	WA STATE DEPT OF ECOLOGY 2017-WAR045021	10/16/2017	ANNUAL STORMWATER FEE/WA	5,832.96	5,832.96
	Voucher:	42968					
51980553	10/31/2017	001345	WA STATE TREASURER 3RDQTR17	10/17/2017	3RDQTR17/BUILDING CODE FEE	474.50	474.50
	Voucher:	42969					
51980554	10/31/2017	002662	WASHINGTON AUDIOLOGY SVC I52055	10/10/2017	ANNUAL EMPLOYEE HEARING T	916.00	916.00
	Voucher:	42970					
51980555	10/31/2017	026121	WATSON, DANIEL REFUND	10/9/2017	REFUND/OVERPAID PET LICENS	40.25	40.25
	Voucher:	42971					
51980556	10/31/2017	024194	WEST SOUND WORKFORCE,INC.34698	10/9/2017	PW TEMP/SHANE CONLEY	1,246.38	1,246.38
	Voucher:	42972					
51980557	10/31/2017	021823	WOODBROOK NURSERY 213268NN	10/27/2017	MISC PLANTS	453.61	453.61
	Voucher:	42973					

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<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
51980558	10/31/2017	001357 ZUMAR INDUSTRIES INC	0191154	10/6/2017	STEEL DRIVE RIVET/FIBER WAS	293.05	293.05
	Voucher:	42974					
<b>Sub total for BANK OF AMERICA:</b>							<b>881,334.24</b>

64 checks in this report.

Grand Total All Checks: 881,334.24

## THIRD QUARTER FINANCIAL REPORT SEPTEMBER 30, 2017



### **Introduction**

The third quarter 2017 financial report is presented here. As has been the custom in the past, the report has been prepared on an accrual basis. There is a one month lag between when monies are collected by other entities (State of Washington and Pierce County) and when they are received by the City. As a result, the City has to accrue those revenues back to the period they were deemed receivable. For comparison purposes, certain revenues have been accrued and charged to the third quarter 2017. These include taxes and other state shared revenues.

Overall, general government revenues exceed budget estimates by 9.20%, due largely to increased Impact Fees, Real Estate Excise Tax, and State Shared Revenues. Expenditures (excluding reserves and transfers) are below budget estimates by 21.45%.

## ON-GOING OPERATING REVENUES

Overall the City's on-going operating revenues are 9.20% above 2017 budget estimates. The table bellows lists all on-going revenues with a 2017 Budget to Actual Variance. Details of major variances are discussed following the table.

	2014 Actual	2015 Actual	2016 Actual	2017			Budget to Actual	
				Budget	3rd Qtr Budget	Actual	\$ Variance	% Variance
Property Tax	2,168,013	2,242,294	2,294,242	4,185,725	2,302,149	2,322,651	20,502	0.89%
Sales Tax	2,100,757	2,672,028	2,155,020	2,500,000	1,875,000	1,955,311	80,311	4.28%
Sales Tax - 1% for Parks	172,498	184,092	196,798	228,727	152,485	211,826	59,341	38.92%
Criminal Justice Sales Tax - State Shared	347,488	369,982	395,636	379,151	284,363	426,654	142,291	50.04%
Criminal Justice Funding - State Shared	71,986	73,140	75,012	96,010	72,008	77,972	5,965	8.28%
Leasehold Excise Tax - State Shared	1,818	1,443	1,103	600	450	862	412	91.66%
Liquor Profits - State Shared	208,922	206,506	204,995	272,345	204,259	204,146	(113)	-0.06%
Liquor Excise Tax - State Shared	38,118	69,913	114,384	150,514	112,886	119,171	6,285	5.57%
Fuel Taxes - State Shared	483,267	493,969	543,280	735,167	551,375	545,311	(6,064)	-1.10%
City Assistance - State Shared	73,143	89,449	85,721	65,700	49,275	85,433	36,158	73.38%
Utility Tax	1,730,470	1,684,801	1,647,818	2,285,000	1,677,750	1,669,688	(8,062)	-0.48%
Gambling Tax	19,684	21,175	29,699	40,500	30,375	29,969	(406)	-1.34%
Franchise Fees	1,819,507	1,882,680	1,910,363	2,890,581	2,167,936	2,207,455	39,519	1.82%
Real Estate Excise Tax	603,023	887,578	973,285	1,077,123	807,842	1,084,085	276,242	34.20%
Admission Tax (excludes US Open)	156,882	158,517	150,557	176,750	132,563	130,807	(1,756)	-1.32%
Business License Fees	63,586	67,361	69,014	85,850	64,387.50	72,192	7,805	12.12%
Solicitor Permit Fees	450	300	250	400	300	200	(100)	-33.33%
Law Enforcement/DUI Restitution	4,722	7,965	2,484	Remitted with Court fees			-	n/a
SRO/UPSD Reimbursement	-	38,208	44,271	60,799	45,599	45,972	373	0.82%
Alarm Permit Fees	3,697	4,382	6,532	4,000	3,000	6,199	3,199	106.63%
False Alarm Fees	1,093	1,615	1,454	1,000	750	3,076	2,326	310.13%
Development Services	545,573	424,845	498,972	900,335	675,251	914,269	239,018	35.40%
Impact Fees - Parks	36,800	30,689	116,056	52,000	39,000	283,940	244,940	628.05%
Impact Fees - Traffic	149,227	37,460	157,128	500,000	375,000	315,245	(59,755)	-15.93%
SWM Fees	1,550,672	1,575,218	1,585,171	2,851,578	1,568,368	1,572,593	4,225	0.27%
SWM - Drainage Inventory Fees	1,400	4,000	900	3,000	1,500	350	(1,150)	-76.67%
Court Fees	-	21,584	49,122	70,500	52,875	51,888	(987)	-1.87%
Sale of Maps/Publications	-	7	38	-	-	-	-	n/a
Public Record/Tapes/Transcripts	153	138	371	200	150	168	18	12.00%
Fines/Forfeitures	-	252	84	-	-	1,560	1,560	n/a
Investment Interest	11,941	28,618	60,840	75,000	56,250	127,331	71,081	126.37%
Tax Interest	571	1,288	2,264	2,700	2,025	3,402	1,377	68.00%
Judgements & Settlements	261	207	200	350	263	8,457	8,195	3121.71%
Animal Control	47,549	44,116	41,933	52,200	39,150	39,912	762	1.95%
Transportation Benefit District Fees	92,189	309,613	314,735	400,000	300,000	371,349	71,349	23.78%
Miscellaneous	10,546	23,941	11,569	12,000	6,000	17,218	11,218	186.97%
<b>Total</b>	<b>12,516,005</b>	<b>13,659,373</b>	<b>13,741,301</b>	<b>20,155,805</b>	<b>13,650,583</b>	<b>14,906,660</b>	<b>1,256,078</b>	<b>9.20%</b>

General sales tax is up 4.28% when comparing budget to actual for 2017. Sales tax is budgeted conservatively as it is a volatile revenue source. Because sales tax revenues fluctuate from month to month we have provided more detailed information on page 7 that shows the actuals received by month from 2014 to 2017 as well as a breakdown by category. This gives us a better picture of how the 2017 revenues compare to typical revenue receipts by month.

The 1% Sales Tax for Parks is up 38.92%. These funds are dedicated to Parks and are used to pay debt service on the Cirque Park bonds and help fund Parks Maintenance services.

Criminal Justice Sales Taxes are up 50.04% over our budget projects. These revenues are restricted for Police/Public Safety.

State of Washington City Assistance is up 73.38% from budget estimates. Each year the state gives us an estimate of the amount that we should expect to receive, but there is no guarantee that we will receive it. Therefore, we include a reduced amount in our budget estimates.

Real Estate Excise tax is up 34.20% from our budget estimates due to increased real estate sales.

Development Service Fees are up 35.40% due to increased building permits related to two large housing development currently under construction.

Parks Impact fees are up significantly over budget estimates due to increased single family residential construction activity. Impact Fees are paid with the building permit fees. Parks Impact Fees are restricted and are only appropriated after they are received.

Investment interest is up 126.37% over budget estimates. In 2014, we began investing a portion of our cash reserves in Government Bonds which have a higher rate of return than the Local Government Investment Pool (LGIP). Additionally the rate of return in the LGIP has improved significantly over the last year.

Transportation Benefit District fees are up 23.78% over revenue projections. All TBD fees are transferred to the Street Fund for street maintenance costs.

## GENERAL FUND OPERATING EXPENDITURES

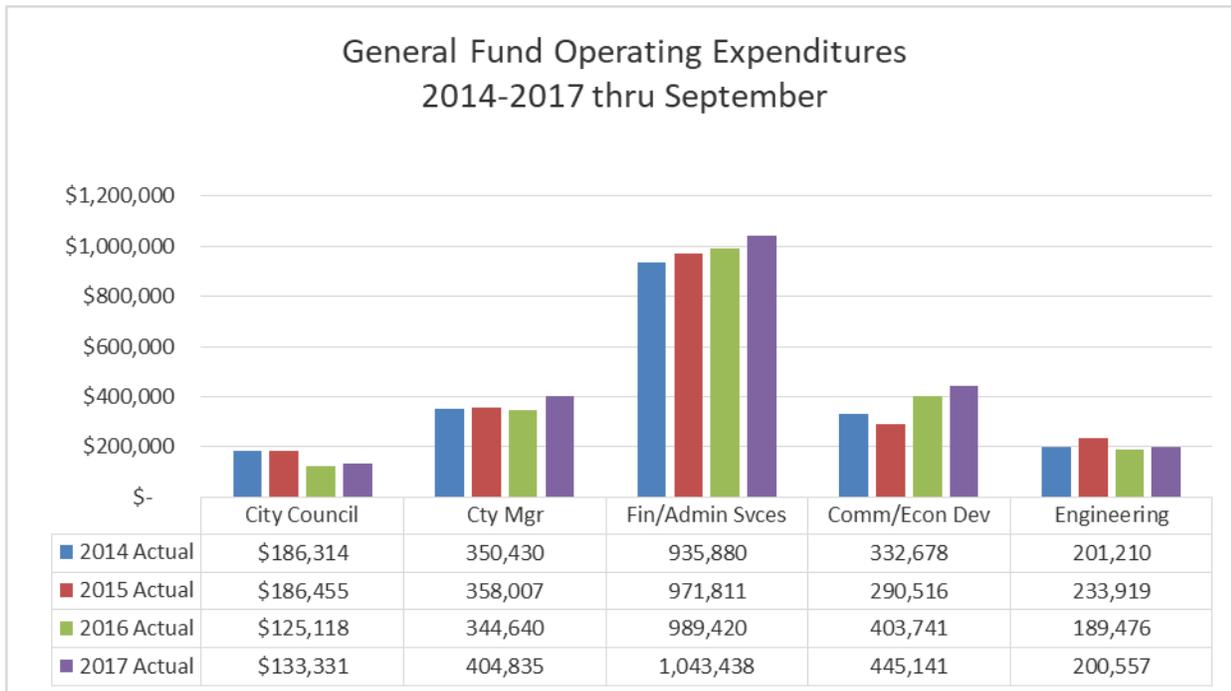
General Fund operating expenditures are presented by Department.

- City Manager’s Office includes the budgets for City Manager, Community Events and Beautification
- Finance and Administrative Services includes the budgets for Finance, Reception, City Clerk and Communications,
- Community and Economic Development includes the budgets for Economic Development and Human Resources

Overall, 2017 Third Quarter operating expenditures were 21.45% below budget (excluding Reserves and Contingency).

### GENERAL FUND OPERATING EXPENDITURES 3rd Quarter Comparison 2014 to 2017

	2014	2015	2016	2017			Budget to Actual Variance	
	Actual	Actual	Actual	Total Budget	3rd Qtr Budget	Actual	\$ Variance	% Variance
City Council	\$ 186,314	\$ 186,455	\$ 125,118	\$ 174,187	\$ 130,640	\$ 133,331	\$ 2,691	2.06%
City Manager's Office	350,430	358,007	344,640	525,459	\$ 394,094	404,835	10,741	2.73%
Finance and Administrative Services	935,880	971,811	989,420	1,973,143	\$ 1,479,857	1,043,438	(436,419)	-29.49%
Community & Economic Development	332,678	290,516	403,741	731,029	\$ 548,272	445,141	(103,131)	-18.81%
Engineering	201,210	233,919	189,476	376,781	\$ 282,586	200,557	(82,029)	-29.03%
	<b>2,006,512</b>	<b>2,040,708</b>	<b>2,052,395</b>	<b>3,780,599</b>	<b>2,835,449</b>	<b>2,227,302</b>	<b>\$ (608,147)</b>	<b>-21.45%</b>
Reserves/Transfer-Other	4,871,847	2,419,679	2,943,905	9,402,432	\$ 7,051,824	2,464,592		
<b>Total</b>	<b>\$ 6,878,359</b>	<b>\$ 4,460,387</b>	<b>\$ 4,996,300</b>	<b>\$ 13,183,031</b>	<b>\$ 9,887,273</b>	<b>\$ 4,691,894</b>		



**POLICE/PUBLIC SAFETY FUND REVENUES AND EXPENSES**

	2014	2015	2016	2017			Budget to Actual	
	Actual	Actual	Actual	Budget	3rd Qtr Budget	Actual	\$ Variance	% Variance
<b>Beginning Fund Balance</b>	<b>684,019</b>	<b>950,205</b>	<b>1,471,411</b>	<b>2,272,558</b>	<b>2,272,558</b>	<b>2,272,558</b>		
<b>REVENUES</b>								
Property Tax	2,168,013	2,242,294	2,294,242	4,185,725	2,302,149	2,322,651	20,502	0.89%
Local Criminal Justice Sales Tax	347,488	369,982	395,636	379,151	284,363	426,654	142,291	50.04%
Animal Control	47,549	44,116	41,933	52,200	39,150	39,912	762	1.95%
Criminal Justice Funding	71,986	73,140	75,012	96,010	72,008	77,972	5,965	8.28%
Gambling Tax		Reported in General Fund		40,500	30,375	29,969	(406)	-1.34%
Alarm Permit Fees	3,697	4,382	6,532	4,000	3,000	6,199	3,199	106.63%
False Alarms	1,093	1,615	1,454	1,000	750	3,076	2,326	310.13%
Grants/Contributions	3,019	4,197	5,512	8,015	6,011	4,198	(1,813)	-30.16%
Law Enforcement Svces/DUI Response	4,722	7,965	2,484	Remitted with Court fees		-	-	n/a
Liquor Profits Tax - Public Safety	42,265	41,776	41,470	55,096	41,322	41,299	(23)	-0.06%
SWM Administrative Fee - City Attorney	41,334	44,571	39,800	66,711	50,033	47,513	(2,520)	-5.04%
Court Fees	-	21,584	49,122	70,500	52,875	51,888	(987)	-1.87%
Miscellaneous	300	325	1,100	-	-	969	969	n/a
UPSD/SRO Reimbursement	-	38,208	44,271	60,799	45,599	45,972	373	0.82%
<b>Total Revenues</b>	<b>2,731,466</b>	<b>2,894,155</b>	<b>2,998,569</b>	<b>5,019,707</b>	<b>2,927,635</b>	<b>3,098,271</b>	<b>170,636</b>	<b>5.83%</b>
<b>Expenditures</b>								
Municipal Court	119,815	127,939	87,799	194,638	145,979	178,286	32,308	22.13%
Emergency Preparedness	20,244	23,538	29,222	100,127	75,095	28,997	(46,098)	-61.39%
Legal Services	250,508	270,125	241,214	404,309	303,232	287,954	(15,278)	-5.04%
Police	2,585,654	2,430,902	2,268,779	3,653,395	2,740,046	2,609,031	(131,015)	-4.78%
Public Safety	59,309	70,224	68,011	119,442	89,582	79,422	(10,160)	-11.34%
Animal Control	78,728	74,905	74,308	121,703	91,277	67,374	(23,903)	-26.19%
Code Enforcement	62,056	64,739	39,271	140,135	105,101	94,605	(10,496)	-9.99%
Jail	78,299	107,400	66,809	113,300	84,975	92,859	7,884	9.28%
<b>Total Expenditures</b>	<b>3,254,613</b>	<b>3,169,772</b>	<b>2,875,413</b>	<b>4,847,049</b>	<b>3,635,287</b>	<b>3,438,528</b>	<b>(196,759)</b>	<b>-5.41%</b>

**Revenues:**

Public Safety revenues show an increase of 5.83% compared to 2017 budget estimates. The most significant increase is in Local Criminal Justice Sales tax which is up \$142,291 over budget estimates.

**Expenditures:**

Expenditures are down 5.41% when compared to 2017 budget estimates.

The 2017 Police expenditure budget of \$3,653,395 includes the following:

Pierce County – Police services contract	\$3,405,505
Special Overtime - General	163,325
Special Overtime – Traffic	40,000
Arson Investigations	19,800
2% Contribution to Drug/Alcohol Programs (mandated)	7,500
Other Supplies and Services	17,265

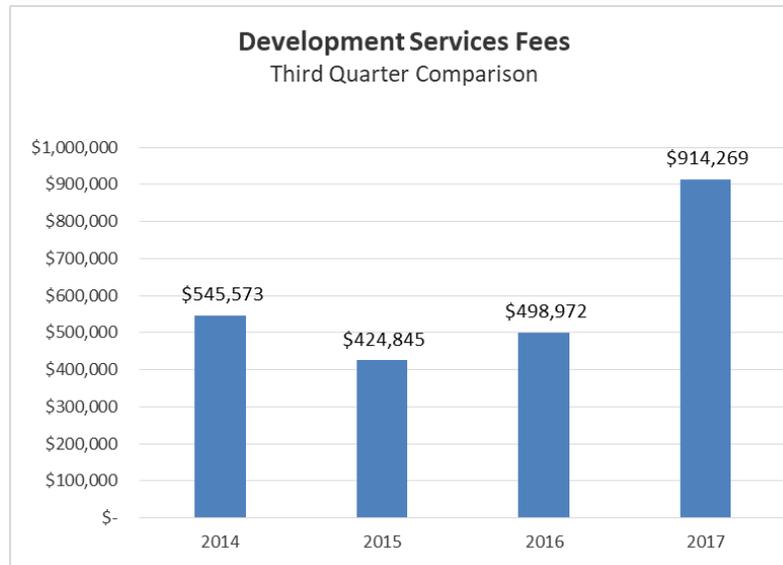
## DEVELOPMENT SERVICES FUND REVENUES AND EXPENSES

Development Services fee revenue for the 3<sup>rd</sup> quarter, 2017 exceed budget estimates by 35.40%. Single family residential permits fees are up, but keep in mind that the fee is collected when the permit is submitted and much of the expense related to the permit (inspections, etc.) occur at a later date. In many cases the work related to a permit can occur up to 12 months after the permit application is submitted. Other revenue sources include the General Fund transfers for non-fee supported services included in the Development Services expenditures which, through the third quarter 2017 was \$285,849.

Expenditures through September, 2017 are down 5.53% compared to the third quarter budget estimates. Due to the increased permit activity the upcoming Mid-Biennial Budget Adjustment coming to council for approval includes the addition of a Building Inspector/Plans Examiner position through 2018 due to the increase in permit activity in 2017. This position is funded by fees and will be covered by the additional fees received in 2017.

### Development Services

	2014	2015	2016	2017			Budget to Actual	
	Actual	Actual	Actual	Budget	3rd Qtr Budget	Actual	\$ Variance	% Variance
<b>BEGINNING FUND BALANCE</b>	<b>2,868</b>	<b>182,423</b>	<b>128,259</b>	<b>220,996</b>	<b>220,996</b>	<b>220,996</b>		
<b>REVENUES</b>								
<u>Fees</u>								
Building Fees	424,540	189,860	351,713	610,616	457,962	743,062	285,100	62.25%
Planning Fees	48,914	29,455	56,916	75,241	56,431	42,562	(13,869)	-24.58%
Fire Fees	-	40,128	47,070	65,601	49,201	85,021	35,820	72.80%
Engineering	72,119	165,402	43,273	148,877	111,658	43,624	(68,034)	-60.93%
	<b>545,573</b>	<b>424,845</b>	<b>498,972</b>	<b>900,335</b>	<b>675,251</b>	<b>914,269</b>	<b>239,018</b>	<b>35.40%</b>
<u>Other Sources</u>								
Transfer in: General Fund	200,000	220,570	227,757	406,228	304,671	285,849		
Transfer In: SWM Fund	15,000	11,250	516	12,000	9,000	1,863		
Fines & Forfeitures	336	672	236	-	-	1,500		
Miscellaneous Revenue	4,806	7,831	5,651	-	-	596		
<b>Total Revenues</b>	<b>765,715</b>	<b>665,168</b>	<b>733,132</b>	<b>1,318,563</b>	<b>\$ 988,922</b>	<b>1,204,077</b>		
<b>EXPENDITURES</b>								
Development Services	747,258	766,323	802,309	1,329,333	997,000	964,051	(32,949)	-3.30%
Fire Control	-	39,912	38,563	86,485	64,864	39,106	(25,758)	-39.71%
<b>Total Expenditures</b>	<b>747,258</b>	<b>806,235</b>	<b>840,872</b>	<b>1,415,818</b>	<b>1,061,864</b>	<b>1,003,157</b>	<b>(58,707)</b>	<b>-5.53%</b>



## INDIVIDUAL REVENUES

The information presented below provides a detailed look at the major revenues for the City.

### Sales Tax

Sales tax is a cyclical revenue source and is an area that we budget very conservatively. Revenues are higher in some months, so simply doing a budget to actual comparison does not give us a clear view of how the revenues are tracking. The chart on page 2 shows that Sales tax is up 4.28% when comparing budget to actual for 2017. Below is more detailed breakdowns by month and category of the figures shown on page 2.

### Local Sales Tax Revenue Monthly Comparison

<b>MONTH</b>	<b>2014 Actual</b>	<b>2015 Actual</b>	<b>2016 Actual</b>	<b>2017 Actual</b>
January	\$ 255,039	\$ 320,380	\$ 331,629	\$ 273,552
February	193,118	234,718	187,548	180,591
March	209,383	247,286	201,597	185,008
April	244,304	297,502	216,715	220,994
May	220,783	261,258	231,268	184,776
June	235,480	274,894	231,033	207,149
July	259,396	524,720	263,201	239,315
August	245,837	269,850	238,101	221,132
September	237,417	241,420	253,928	242,794
<b>Total</b>	<b>\$ 2,100,757</b>	<b>\$ 2,672,028</b>	<b>\$ 2,155,020</b>	<b>\$ 1,955,311</b>
<b>Taxable Sales</b>	<b>\$ 250,090,119</b>	<b>\$ 318,098,571</b>	<b>\$ 256,550,000</b>	<b>\$ 232,775,119</b>

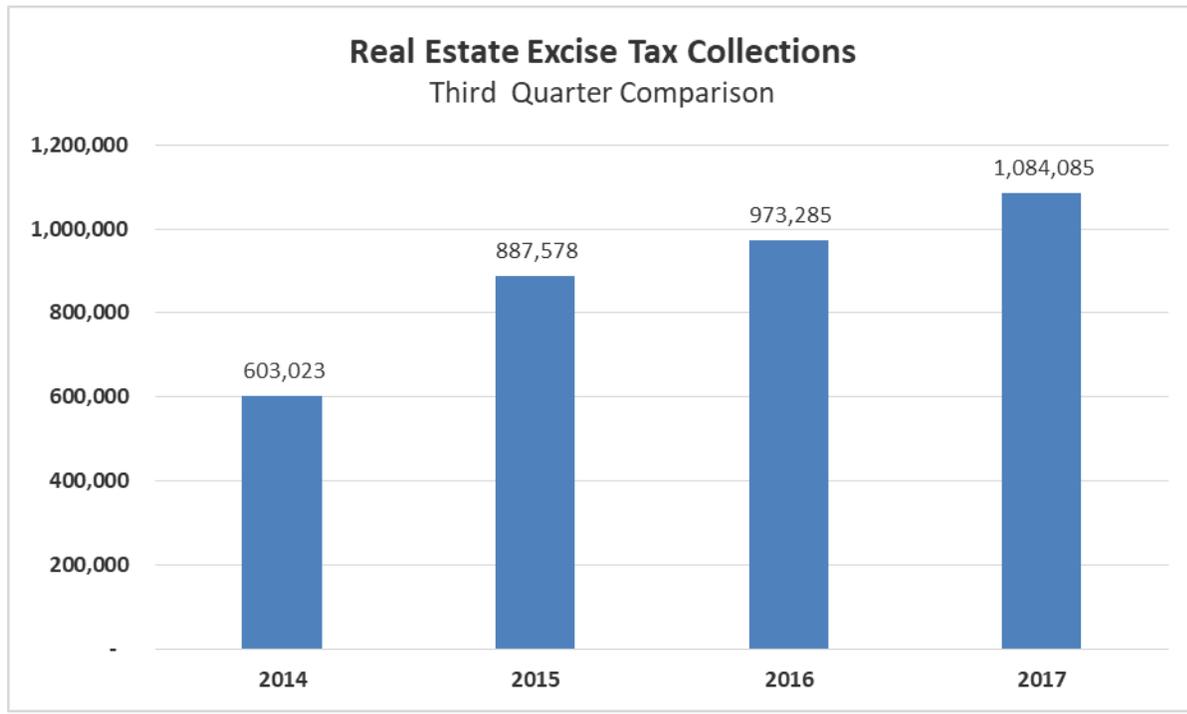
### Local Sales Tax Revenue 3RD Quarter By Category

<b>Category</b>	<b>2014 Actual</b>	<b>2015 Actual</b>	<b>2016 Actual</b>	<b>2017 Actual</b>
Retail Trade	\$ 622,538	\$ 688,482	\$ 716,207	\$ 777,934
Services	24,929	34,615	34,622	40,062
Construction	772,753	959,283	625,854	377,755
Accommodation and Food Svce	176,111	247,648	194,753	200,481
Information	129,829	132,992	125,097	125,521
Arts, Entertain, Recreation	65,433	74,877	65,637	55,372
Admin, Supp, Med Svces	37,641	45,384	51,808	54,660
Transp/Warehousing/Utilities	7,644	4,552	1,099	1,437
Wholesaling	68,974	70,318	59,655	74,901
Manufacturing	27,499	30,907	20,460	42,093
Other	77,888	260,933	93,773	90,466
Finance/Insur/Real Estate	60,646	99,141	129,697	75,289
Government	28,872	22,896	36,358	39,340
<b>Total</b>	<b>\$ 2,100,757</b>	<b>\$ 2,672,028</b>	<b>\$ 2,155,020</b>	<b>\$ 1,955,311</b>

*Sales tax by category is provided by TaxTools*

**Real Estate Excise Tax**

Real Estate Excise Tax, at \$1,084,085, are 34.20% over our 2017 budget estimate of \$807,842. Real estate sales continue to improve due to the improved economy and low interest rates.



**REET  
Third Quarter Monthly Comparison**

<b>MONTH</b>	<b>2014 Actual</b>	<b>2015 Actual</b>	<b>2016 Actual</b>	<b>2017 Actual</b>
January	\$ 61,496	\$ 85,619	\$ 102,530	\$ 77,733
February	39,698	41,421	63,237	108,418
March	32,472	29,244	47,566	47,960
April	37,581	58,413	87,684	85,950
May	45,211	95,126	106,334	174,098
June	62,018	156,177	81,178	128,725
July	66,551	136,168	250,763	142,797
August	63,435	187,443	117,918	133,223
September	194,561	97,966	116,075	185,181
<b>Total</b>	<b>\$ 603,023</b>	<b>\$ 887,578</b>	<b>\$ 973,285</b>	<b>\$ 1,084,085</b>
<b>Taxable Sales</b>	<b>\$ 71,788,476</b>	<b>\$ 105,663,992</b>	<b>\$ 115,867,287</b>	<b>\$ 129,057,693</b>

## State-Shared Revenues

Total state-shared revenues are up 14.51% over 2017 third quarter budget estimates.

Fuel Tax is the largest revenue source of our State-Shared Revenues and is down 1.10% when compared to our budget estimates. This tax is tied to the number of gallons sold, not the price per gallon. As a result, gas price increases or decreases have no effect on revenue. The Fuel Tax is collected at the state level and is distributed to cities based on percent of population as compared with the State.

State of Washington City Assistance is up 73.38% from budget estimates. Each year the state gives us an estimate of the amount that we should expect to receive, but there is no guarantee that we will receive it. Therefore, we include a reduced amount in our budget estimates.

Leasehold Excise taxes are on property owned by state of local governments and leased to private parties. Currently the City only has two tenants that are required to pay leasehold excise tax so our tax revenues are very minimal. A third tenant has received a non-profit exemption.

Criminal Justice Sale Tax is above estimates at 50.04% and other Criminal Justice Funding is up 8.28% when compared to third quarter budget estimates.

CATEGORY	2014	2015	2016	2017			Budget to Actual	
	Actual	Actual	Actual	Total Budget	3rd Qtr Budget	Actual	\$ Variance	% Variance
Liquor Profits Tax	\$ 208,922	\$ 206,506	\$ 204,995	\$ 272,345	\$ 204,259	\$ 204,146	\$ (113)	-0.06%
Liquor Excise Tax	38,118	69,913	114,384	150,514	112,886	119,171	6,285	5.57%
Leashold Excise Tax	1,818	1,443	1,103	600	450	862	412	91.66%
Fuel Tax	483,267	493,969	543,280	735,167	551,375	545,311	(6,064)	-1.10%
City Assistance	73,143	89,449	85,721	65,700	49,275	85,433	36,158	73.38%
Local Crim Justice Sales Tax	347,488	369,982	395,636	379,151	284,363	426,654	142,291	50.04%
Criminal Justice Fundng	71,986	73,140	75,012	96,010	72,008	77,972	5,965	8.28%
Total	\$ 1,224,742	\$ 1,304,402	\$ 1,420,131	\$ 1,699,487	\$ 1,274,615	\$ 1,459,549	\$ 184,934	14.51%
% Change from prior year	4.5%	6.5%	8.9%			2.8%		

## Utility Tax

Overall, utility tax revenue is down .50% compared to 2017 budget estimates. Natural gas taxes, at \$297,373, are up 10.14% over third quarter budget estimates due largely to the colder weather in the first quarter of 2017. Cable television taxes at \$528,868 are up 3.70%. Cell phone tax revenues were \$333,429 and are down 12.83% compared to budget estimates. Telephone tax, at \$120,586 shows a decrease of 15.38% from 2017 budget estimates. Budget estimates for both Cellular and Telephone were reduced in this biennium due to a trend of decreased revenue in recent years and continue to be an area that we monitor closely. SWM Utility Tax is up 3.03%.

### Utility Tax Revenues 3rd Quarter Collections

	2014	2015	2016	2017			Budget to Actual	
	Actual	Actual	Actual	Budget	3rd Qtr Budget	Actual	\$ Variance	% Variance
Gas	273,283	252,536	239,476	360,000	270,000	297,373	27,373	10.14%
Garbage	257,248	260,941	281,255	365,000	273,750	287,163	13,413	4.90%
Cable	480,706	505,938	520,164	680,000	510,000	528,868	18,868	3.70%
Phone	150,869	145,660	133,188	190,000	142,500	120,803	(21,697)	-15.23%
Cellular	467,780	417,550	370,918	510,000	382,500	333,483	(49,017)	-12.81%
SWM	100,584	102,176	102,816	180,000	99,000	101,998	2,998	3.03%
<b>Total Revenue</b>	<b>1,730,470</b>	<b>1,684,801</b>	<b>1,647,818</b>	<b>2,285,000</b>	<b>1,677,750</b>	<b>1,669,688</b>	<b>(8,062)</b>	<b>-0.48%</b>

## Franchise Fees

Overall, Franchise Fee revenue is up 1.82% over budget estimates. Sewer Franchise fees are below our budget estimates by 4.95%. This the first year of Sewer Franchise fee collections. Collection of the franchise fee began in January and sewer bills are on a two month cycle.

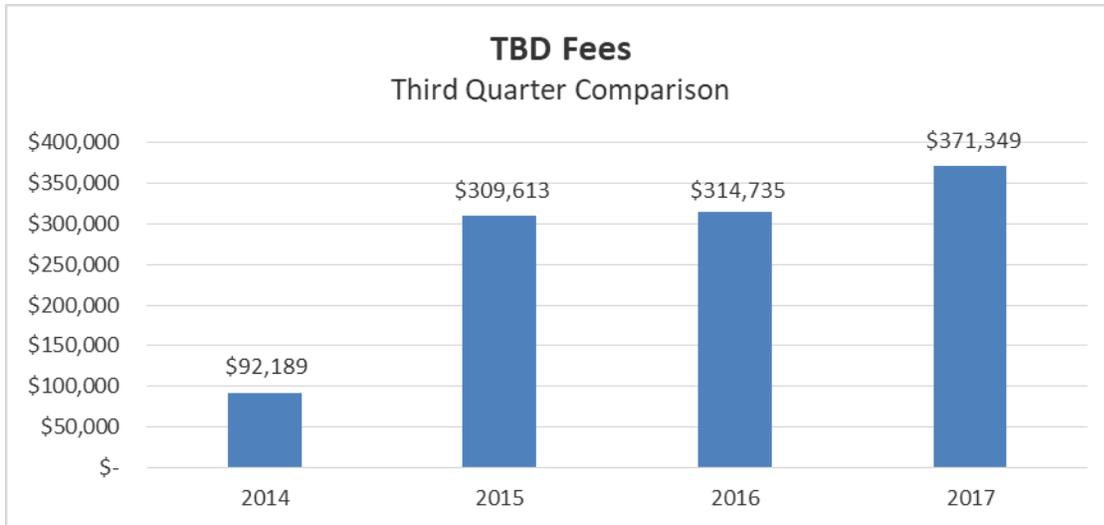
### Franchise Fees 3rd Quarter Collections

	2014	2015	2016	2017			Budget to Actual	
	Actual	Actual	Actual	Budget	3rd Qtr Budget	Actual	\$ Variance	% Variance
Cable	369,616	388,091	402,623	505,000	378,750	415,858	37,108	9.80%
Refuse	212,927	215,918	231,923	295,000	221,250	237,941	16,691	7.54%
Water	397,527	439,661	465,540	615,540	461,655	461,655	0	0.00%
Electric	839,436	839,009	810,276	1,090,041	817,531	817,530	(0)	0.00%
Sewer	-	-	-	385,000	288,750	274,470	(14,280)	-4.95%
<b>Total Revenue</b>	<b>1,819,507</b>	<b>1,882,680</b>	<b>1,910,363</b>	<b>2,890,581</b>	<b>2,167,936</b>	<b>2,207,455</b>	<b>39,519</b>	<b>1.82%</b>

**Transportation Benefit District (TBD) Fees**

Third Quarter 2017 revenues of \$371,349 are an increase of 17.99% over the same period in 2016. Total collections through the 3<sup>rd</sup> quarter exceed our budget estimates by 23.78%.

Transportation Benefit District fees are collected to fund maintenance, preservation, and safety enhancements to University Place's existing transportation network. Collection of the fee began in May, 2014.



<b>MONTH</b>	<b>2014 Actual</b>	<b>2016 Actual</b>	<b>2017 Actual</b>
January	\$ -	\$ 31,066	\$ 38,432
February	-	32,848	32,432
March	-	38,392	47,381
April	-	35,583	40,016
May	455	34,333	45,302
June	11,444	39,521	48,609
July	21,384	29,502	33,482
August	30,571	40,432	49,282
September	28,334	33,058	36,412
October	31,086	28,215	-
November	22,473	27,661	-
December	29,878	31,720	-
<b>Total</b>	<b>\$ 175,626</b>	<b>\$ 402,330</b>	<b>\$ 371,349</b>

## CAPITAL IMPROVEMENT FUNDS - YTD EXPENSES AND STATUS

The table below reflects the active projects for 2017. The Parks CIP Fund is funded in large part by Parks Impact Fees and will not see any significant increase in monies over the next several years without additional funding sources. Public Works CIP is largely funded by Grants and restricted funds: Arterial Street Fund, REET Fund, SWM Fund and Traffic Impact Fees. Muni CIP was funded with a one-time transfer from the General Fund approved in 2016.

CIP projects are multi-year but costs are budgeted in one year with the remaining budget being carried forward to the next year.

PROJECT	3rdst Quarter Status	2017 Budget	2017 Actual
<b>Parks Capital Improvement</b>			
Cirque Park(Skatepark Safety Improvements)	Ongoing	\$ 7,132	\$ 6,116
Kobayashi Park (Parking Improvements)	Not Started	95,000	-
Paradise Pond Park	In Progress	33,651	7,983
Riconizuto Park	Not Started	52,000	-
Chambers/Leach Creek Trail (Trail Const. and Easement purchases)	In Progress	91,835	26,433
		<u>\$ 279,618</u>	<u>\$ 40,532</u>
<b>Public Works Capital Improvement</b>			
CIP Personnel	On-going	\$ 419,405	86,959
City Entrance Sign	In Progress	54,000	41,443
Street Overlay	Not Started	300,000	1,762
Bridgeport Way - Phase 4A	Construction	104,801	170,184
Bridgeport Way - Phase 4B	Design/Engineering	2,000,000	-
Bridgeport Way - Phase 5	In Progress	766,314	748,918
Bridgeport Low Impact	Enforcement	10,463	1,125
Mildred Street	Construction	461,052	74,834
Mildred Overlay	Not Started	420,000	-
27th St W/Regents TIB	Construction	854,329	1,161,855
27th St. Phase 2 (Grandview to Bridgeport)	Design/Engineering	1,734,625	6,790
35th Street (Bridgeport to Grandview)	Start pushed to 2018	-	-
54th Street Improvements	Design/Engineering	858,115	715,907
56th St Saferoutes	Completed	-	467
67th Overlay	Start pushed to 2018	-	-
Larsen Lane	Construction	500,000	579,415
Market Square Improvements	Not Started	60,000	-
Morrison CDBG	In Progress	343,500	18,220
Neighborhood CIP	On-going/as needed	49,553	-
Cirque/56th Street Corridor	Design/Engineering	5,061,783	1,518,318
Cirque CDBG	Construction	439,825	255,538
Upgrade School Flasher Beacons	Not Started	40,000	-
SWM - Misc. Flooding	On-going/As needed	130,000	-
SWM - Storm Drainage for CIP	On-going/As needed	100,000	-
SWM - Stormwater NCIP	As Needed	-	-
SWM - Vactor Bay Paving	Construction	36,000	28,725
SWM - Leach Creek Channel Habitat Restoration	On Hold	100,000	-
SWM - Soundview Dr. W	Design/Engineering	1,708,382	812,298
SWM - Tahoma Place	Not Started	641,235	-
SWM - Olympic Dr. W (Grandview to 31st)	Design/Engineering	334,595	-
SafeRoutes - 44th Street	Enforcement	45,676	203
SafeRoutes - Elwood Drive	Final Construction/Enforcement	29,490	29,554
LRF - Market Place Street & Pedestrian Improvements	In Progress	42,884	-
LRF - Garage & Elevator Improvements	In Progress	87,153	6,446
LRF - Market Place Phase 5	In Progress	10,000	-
Town Center Infrastructure (Garage)	Funded by Land Sales	4,279,449	-
Contingency		1,312,054	-
		<u>\$ 23,334,685</u>	<u>\$ 6,258,961</u>
<b>Municipal Facilities CIP</b>			
Library/Civic Building Tis	Design	\$ 2,700,000	\$ -
		<u>\$ 2,700,000</u>	<u>\$ -</u>

**MISCELLANEOUS DATA**

**TOTAL PROPERTY TAX LEVY PER \$1,000 AV**

	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
UP School District	7.17	7.17	6.89	6.33
Fire District #3	3.52	3.42	3.33	3.23
State of Washington	2.53	2.39	2.23	2.07
Pierce County	1.50	1.43	1.38	1.28
<b>City of University Place</b>	1.43	1.35	1.31	1.23
Pierce County Rural Library	0.50	0.50	0.50	0.47
Central Regional Transit Auth.	-	-	-	0.25
Port of Tacoma	0.18	0.18	0.18	0.18
Flood Control Zone	0.10	0.10	0.10	0.09
Conservation Futures	0.06	0.05	0.05	0.05
	<u>16.99</u>	<u>16.59</u>	<u>15.98</u>	<u>15.18</u>

**2016 TOP 10 EMPLOYERS**

<b>Employer</b>	<b>Ranking 2016</b>	<b>Employees 2016</b>	<b>% of Total Employees</b>	<b>Ranking 2007</b>	<b>Employees 2007</b>
University Place School District	1	551	26.45%	1	489
Franciscan Health System	2	335	16.08%	3	177
Fred Meyer Stores	3	259	12.43%	4	155
West Pierce Fire & Rescue	4	209	10.03%	N/A	N/A
Whole Foods	5	170	8.16%	N/A	N/A
Pierce County Government	6	153	7.35%	2	232
Charles Wright Academy	7	138	6.63%	5	143
Soundcare, Inc	8	100	4.80%	6	140
Safeway Stores, Inc.	9	88	4.22%	9	60
Kemper Sports	10	80	3.84%	N/A	N/A
<b>Total Employees</b>		2,083			

## **REPORT SUMMARY**

The report has been produced reflecting City Council's desire for detailed information on individual revenues and expenditures. The report is a continuing work in progress and if there is any additional analysis or trend information you would like to see in the report, please let us know and we will endeavor to include your requests in future reports.

Please do not hesitate to contact Leslie Blaisdell, Finance Director, if you have any questions about any information provided in this report.

### **Revenue and Expense Summary**

The city's revenue picture is reflective of the general economic picture in Pierce County, and the country. The City's general government revenues were 9.20% above 2017 third quarter budget estimates. Operating Expenditures (excluding reserves and transfers) are below estimates by 21.45%.

General sales tax is up 4.28%. Construction related sales tax is down from prior year due to the rain we experienced early this year and the completion of the Sewer Treatment Plant construction.

Real Estate Excise Tax continues to increase. Contributions to debt service have returned to our pre-recession levels as well as contributions to Parks and Public Works CIP projects.

Utility taxes continue to be an area that we watch closely. Total utility tax revenues are below budget estimates by 0.50%. We see a continued decline in both Cellular and Telephone Utility tax due to many homeowners eliminating the land line and taking advantage of cheaper cell phone plans.

State Shared revenues are also up, but continued funding of the State of Washington City Assistance and Liquor taxes is not guaranteed.

### **Budget Strategic Issues**

The City's current financial forecast indicates that existing services and legal and contractual obligations can be met with existing revenues through 2018. The Council continues to evaluate other financing options in support of Public Safety and Street Maintenance.

# PUBLIC HEARING

**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
STAFF REPORT TO THE CITY COUNCIL  
November 6, 2017**

**REGIONAL GROWTH CENTER SUBAREA PLAN**

**Proposal**

The City of University Place proposes to adopt a Regional Growth Center (RGC) Subarea Plan to provide a vision and framework for managing growth and promoting economic development consistent with the University Place Comprehensive Plan and Puget Sound Regional Council regional growth center planning requirements and guidelines. Given the potentially transformative nature of the Subarea Plan over the planning horizon, a public hearing has been scheduled for the November 6<sup>th</sup> meeting to provide opportunity for comment by agencies, organizations, business and property owners, residents and other stakeholders -- prior to Council action. Council consideration is set for November 20, 2017.

**Background**

The City submitted an application for RGC designation to the Puget Sound Regional Council in October 2014. The PSRC Executive Board granted a provisional designation for the Center on December 4, 2014 contingent on the City preparing a Subarea Plan for the designated center area within two years. In 2016 the Puget Sound Regional Council Executive Board granted a one year extension to submit an adopted subarea plan.

Ad-Hoc Committee. In March 2016, the City Council appointed members of the community, including two Planning Commissioners and two Economic Development Commissioners, to serve on a RGC Subarea Plan Ad-Hoc Committee. The Ad-Hoc Committee met at key milestones of the planning process and helped to develop the vision and guiding principles for the RGC, as well as the plan for land use and implementation actions. In addition to advising City staff and the consultant team in the development of the Subarea Plan, the Ad-Hoc Committee supported community and stakeholder outreach during the planning process, including two separate series of community and stakeholder workshop sessions that were held in December 2016 and May 2017 to gather comments and input related to the Subarea Plan as it was developed. The Ad-Hoc Committee has recommended approval of the Draft Subarea Plan subject to suggested edits being made prior to adoption.

Planning Commission. The Planning Commission held study sessions on September 6 and 20, 2017 to review the draft Subarea Plan and identify issues that might require further work before recommending the Subarea Plan to the City Council. The Commission conducted a hearing on October 4, 2017 to consider public testimony. The Planning Commission recommends approval of the Draft RGC Subarea Plan based on the findings and conclusions provided in the attached Planning Commission Resolution 2017-04.

City Council. Council held a study session on October 16, 2017 to review the October Draft RGC Subarea Plan and provide direction to staff and consultant for possible revisions that could be integrated into the Plan prior to Council conducting a public hearing on the matter. The November public hearing draft incorporates revisions in response to these comments as well as to previous comments from the Ad-Hoc Committee and Planning Commission.

Additional Public Outreach. As part of the planning process, staff has worked closely with property owners, business representatives, and developers to identify and support potential opportunities for redevelopment. This outreach will continue through implementation stages of the Plan.

## **Plan Content**

The University Place Regional Growth Center Subarea Plan divides the Center into three districts: the Town Center District, 27<sup>th</sup> Street Business District and the Northeast Mixed Use District. The Plan proposes to strengthen the identity, character, and economic development opportunities within each of the three districts through a flexible framework of redevelopment that can be adapted to market conditions.

The Plan includes its own vision statement and guiding principles, consistent with the community's vision and growth management policies as well as those of the region. The Plan anticipates the following benefits to the subarea, the larger community and the region overall:

- Increased capacity to accommodate growth in population, housing, and employment, consistent with the region's 2040 Vision and growth targets;
- Enhancements to district and neighborhood character as areas redevelop over time;
- Increases in the variety of housing and employment opportunities in the community, including housing affordable to a broad range of residents;
- Improved economic vibrancy due to increased business opportunities;
- Service and environmental benefits associated with infrastructure improvements, such as better stormwater runoff management and treatment;
- Better connectivity throughout the subarea and community as a result of multimodal transportation improvements and future implementation of express bus service connecting to the region's high capacity transit system; and
- Improved livability and health for residents, with more community amenities and services as the population grows including more opportunities to walk and bicycle, contributing to healthy, active lifestyles.

The Plan includes a market analysis that identifies sectors of growth in the region and recommends which areas the City should concentrate its efforts on to further economic growth and stability. While the Plan sets the course for the future, a specific list of actions will need to be completed in order to fully implement the Plan. These actions items include:

- Comprehensive Plan Map amendments to support the proposed zoning classifications;

- Zoning Map amendments to reflect proposed MUR and EMU zoning categories;
- Zoning code amendments to revise use types and modify other development standards;
- Development of specific master plans and design guidelines for each subarea district;
- Planned action ordinance to streamline SEPA review process and expedite redevelopment;
- Updates to transportation and utility infrastructure improvement plans;
- Planning for increased transit service; and
- Coordination with public service providers to address the needs of future population of the subarea as it grows.

### **Public Notice and Comment**

The City published a *Notice of Hearing* for the November 6<sup>th</sup> public hearing in the Tacoma News Tribune on October 30, 2017.

### **State Agency Review**

On September 22, 2017, in accordance with RCW 36.70A.106, the City submitted a *Notice of Intent to Adopt Amendment* to the Washington State Department of Commerce to initiate a 60-day state agency review and comment period. No state agency comments or other public comments have been received in response to this notice.

### **State Environmental Policy Act (SEPA) Documentation**

The City issued a *Determination of Nonsignificance, Incorporation by Reference of Environmental Documents, and Adoption of Existing Environmental Documents* on September 23, 2017 with a 14-day comment period ending October 6, 2017. No comments were received in response to this notice.

### **Attachments:**

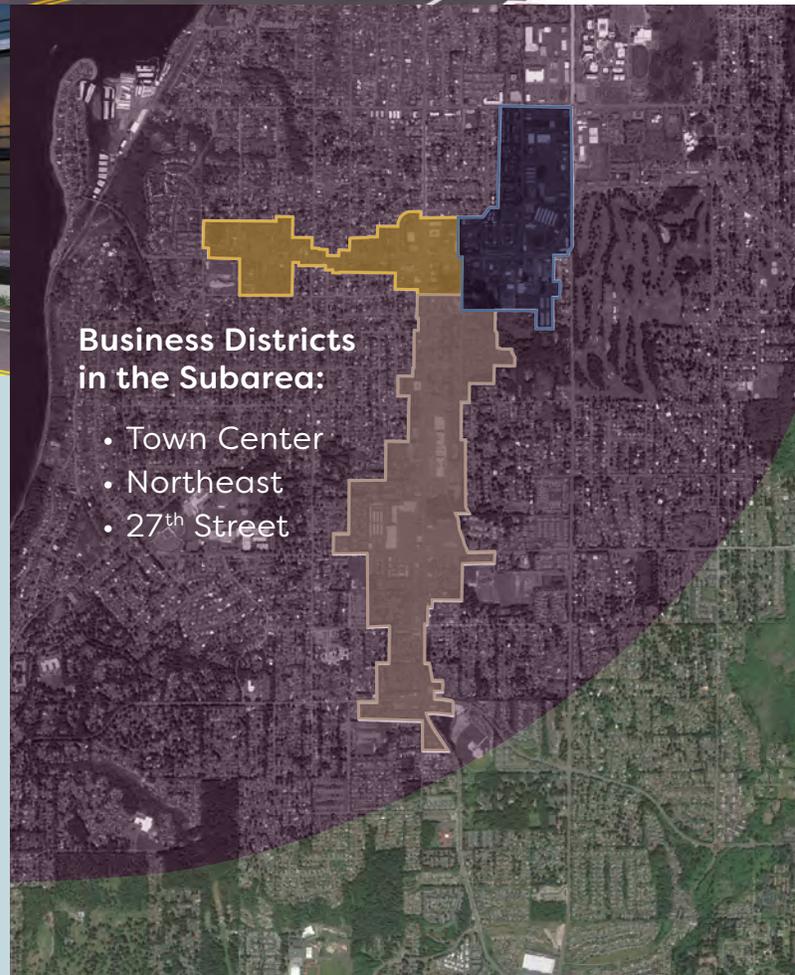
1. November 2017 Draft Subarea Plan
2. Table Summarizing Council Comments Regarding Previous Draft Plan
3. Planning Commission Resolution 2017-04
4. SEPA Determination of Nonsignificance, Incorporation by Reference of Environmental Documents, and Adoption of Existing Environmental Documents

# REGIONAL GROWTH CENTER SUBAREA PLAN



**DRAFT**  
NOVEMBER 2017

Enhancing Economic Vitality  
and Livability in the Heart  
of University Place



Business Districts  
in the Subarea:

- Town Center
- Northeast
- 27<sup>th</sup> Street

Prepared for the City of

University Place  
WASHINGTON



Prepared by



LELAND CONSULTING GROUP

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# University Place Regional Growth Center Subarea Plan

*Enhancing Livability and Economic Vitality in the Heart of University Place*

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### Introduction

University Place was incorporated in 1995 based on the community's interest in shaping its own future as an independent City rather than continuing as an unincorporated area of Pierce County. Citizens of the new University Place wanted to develop a strong sense of place, especially in the heart of the community. Shortly after completing the first comprehensive plan of 1998, the town center plan and design standards were adopted in 1999 to achieve this goal.

Responding to tax cuts that reduced revenues in 2002, the City engaged in an effort to jump start town center development, create the sense of place envisioned in the first town center plan, and generate sales tax revenue to support City services. Taking a proactive role, the City developed an Economic Development Strategic Action Plan. The City Council appointed an Economic Development Commission to implement the strategic action plan, which included developing an updated town center plan that provided incentives for development, including a State Environmental Policy Act (SEPA) Planned Action and increases in height and density. The plan envisioned infill development, road construction, and pedestrian improvements to achieve a vibrant, pedestrian-friendly town center with residential uses, shops, and restaurants, anchored by City Hall, the library, and Homestead Park.

As implementation of the town center plan got underway, the City determined there was a need to recognize its regional role for shopping, entertainment, civic engagement, and other businesses and services and the corresponding need to plan for population and job growth. In 2003, Puget Sound Regional Council (PSRC), the metropolitan planning organization for the four-county area encompassing King, Pierce, Snohomish, and Kitsap Counties, began efforts to recognize regional growth centers. Regional growth centers are areas characterized by compact pedestrian-oriented development with a mix of uses, facilities, and services needed to accommodate population and employment growth.

Between 2003 and 2009, University Place played a key role in creating policies, criteria, and a process for designating regional growth centers in Pierce County. During this period, the City established a Regional Growth Center Ad-Hoc Advisory Committee to recommend boundaries for the City's regional growth center and develop a vision, goals, and policies for its implementation. By 2009, the City had adopted the Regional Growth Center in its Comprehensive Plan and was designated as a candidate regional growth center by the County Council.

In 2014, the City of University Place applied to PSRC to officially designate a 481-acre commercial, multi-family, and mixed use area as a regional growth center. The area encompasses the Town Center District, 27<sup>th</sup> Street Business District, and the Northeast Mixed Use District in the heart of the community. Refer to Figure 1 for a map depicting these districts. "Provisional" status for the regional growth center was granted in December 2014.

## University Place Regional Growth Center Subarea Plan

*Enhancing Livability and Economic Vitality in the Heart of University Place*

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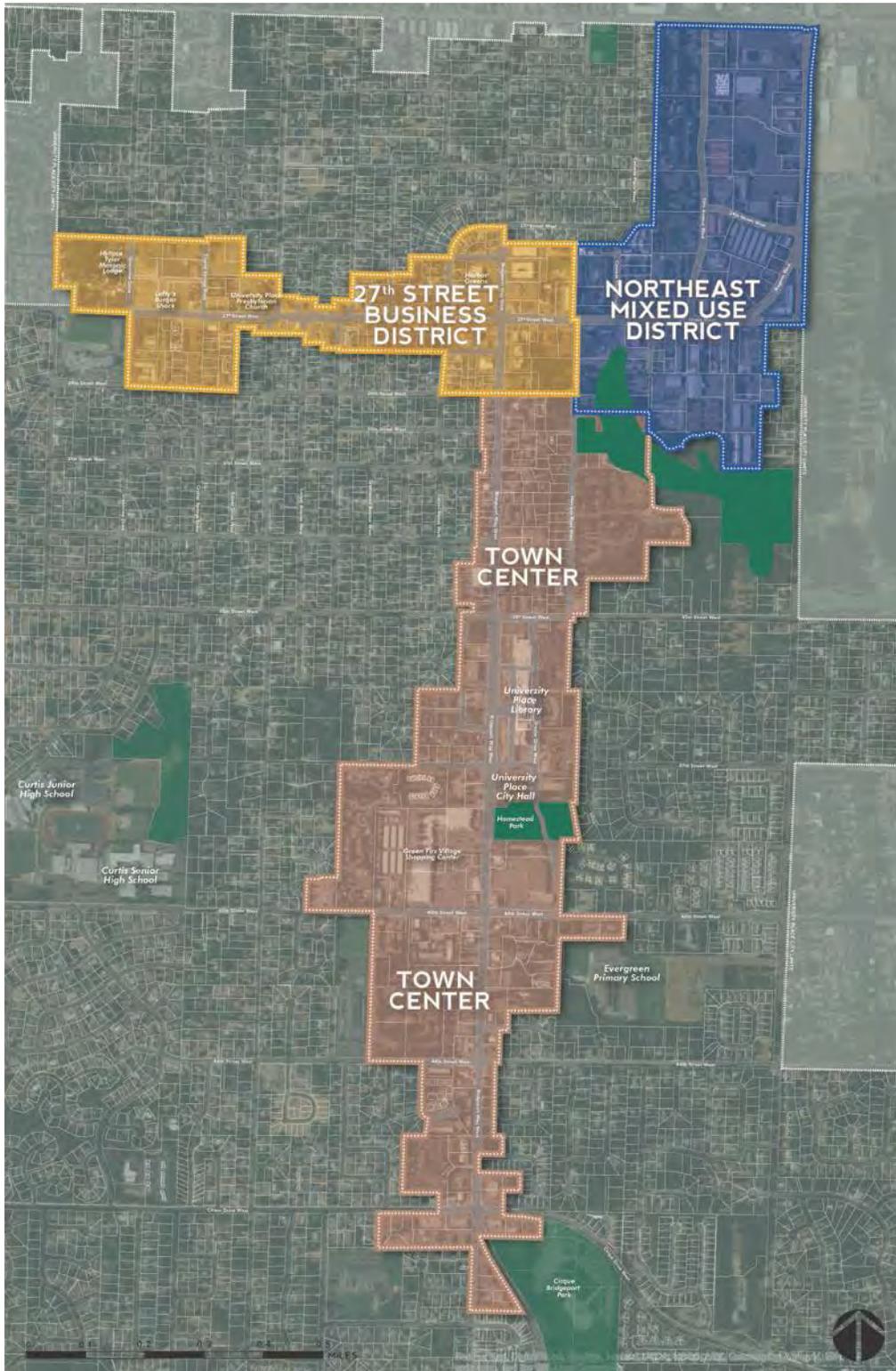
In order to obtain non-provisional designation as a regional growth center, the City is required to adopt a subarea plan. Anticipating this requirement, the City Council identified the development of a Subarea Plan for the regional growth center as a 2015-2016 City Council goal. Further, Policy LU12B of the 2015 Comprehensive Plan update directed the City to develop and implement a subarea plan for the regional growth center, focusing on the three districts.

In 2016, the City retained Otak, an interdisciplinary consulting firm, teamed with Leland Consulting Group, in a competitive process to develop this subarea plan. The plan was formed in collaboration with City staff, the Ad-Hoc Advisory Committee, and with input from property owners, the community, and other stakeholders in workshops and meetings held during the planning process.

The University Place Regional Growth Center Subarea Plan will be instrumental in shaping future development in the three identified districts. The plan is consistent with the community's vision and proposes to strengthen the identity, character, and economic development opportunities within each of the three districts through a flexible framework of redevelopment that can be adapted to market conditions. While the plan sets the course for the future, a specific list of actions will need to be completed in order to fully implement the plan. These actions include zoning amendments, development of specific design standards and provisions integrated into the code, updates to transportation and utility infrastructure improvement plans, planning for increased transit service, coordination with public services providers to address the needs of future population of the subarea as it grows, and other actions.

This subarea plan for the University Place Regional Growth Center is an important first step in establishing a clear vision and framework for how the city's center can continue to grow and transform over time while also retaining the important qualities and assets that make the community a great place to live, work, and play. The subarea plan provides the capacity to increase the regional growth center's population, housing, and employment. An estimated population of 28,064 to 43,024 residents, living in approximately 17,540 to 27,390 housing units could be accommodated in the subarea under the proposed zoning, and an estimated 8,300 people or more could be working in the subarea when fully redeveloped. This would result in approximately 75 to 105 activity units (AU) per acre in the 481-acre subarea. It should be noted that the time frame for full "build-out" of the proposed zoning (when all property would be redeveloped to the proposed building form) is unknown. 100 percent build-out may not occur given that growth and redevelopment is influenced by many factors (market and economic conditions over time, property owners' interests and intentions, physical constraints, etc.). If full build-out were to occur, it would likely be many decades into the future before it is realized. However, even if only 75 percent of the build-out capacity for the subarea is reached, 57 to 80 AU per acre could be accommodated, exceeding the 45 AU/acre planning target for regional growth centers.

Figure 1—The Three Districts of the Subarea



## Regional Planning Background

Regional planning for the four county (Pierce, King, Kitsap, and Snohomish) Puget Sound Region is administered through the Puget Sound Regional Council (PSRC). As the regional planning agency, the PSRC has specific responsibilities under federal and state law for growth management, transportation planning, and economic development and is responsible for forecasting population and employment growth for the region, and for monitoring and planning for the growth consistent with adopted plans and policies (<https://www.psrc.org/our-work/regional-planning>).

By the year 2040, 5 million people are expected to live in the Puget Sound Region. This is an additional 1 million above today's regional population of just over 4 million people. The regional growth strategy for the region, *VISION 2040* (<https://www.psrc.org/our-work/vision-2040>), calls for focusing new housing, jobs, and development in the region's urban growth area and especially within regional growth centers. *VISION 2040* also aims to keep rural areas, farmlands, forests, and other resource lands healthy and thriving. Focusing growth in urban areas and reducing sprawl helps to protect these lands.

According to PSRC, "regional growth centers are relatively small areas of compact development where housing, employment, shopping and other activities are in close proximity." Centers are at the core of *VISION 2040*—the Overarching Goal in the Development Patterns chapter of *VISION 2040* summarizes at a high level the region's approach to managing growth, "The region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character. *Centers will continue to be a focus of development.*" Figure 2 shows the locations of centers throughout the region.

The PSRC differentiates regional growth centers from other local centers by identifying the regional centers as target areas for growth. A key goal of *Vision 2040* is focusing development in these centers and attracting an increased portion of regional housing and jobs growth in these urban areas where existing roads, utilities, and services are already available to serve the needs of a growing number of residents and employees. This helps to ensure the effective and efficient development of infrastructure and related public expenditures.

Another key role of the PSRC is to help communities secure federal funding for transportation projects to receive over \$240 million in transportation funding each year. The PSRC develops the region's long-range transportation plan, *Transportation 2040*, designed to improve mobility, provide transportation choices, move the region's freight, and support the region's economy and environment. Regional growth centers receive priority for these funds.

For regional planning purposes, "activity units" are referenced to discern varying densities of growth. Activity units are based on population (one person is one activity unit) and employment (one job is one activity unit). PSRC indicates that the 481-acre University Place Regional Growth Center currently has 19.2 activity units per gross acre, exceeding the 18 activity units/acre required to be considered

for designation. PSRC also shows that University Place grew by 648 people and added 243 jobs between 2000 and 2014. For more about population, housing, and employment statistics in University Place, refer to the Demographics section of this plan.

Regional growth centers are required to allow sufficient capacity through zoning to support a minimum target activity level of 45 activity units/acre. As long as the adopted subarea plan provides sufficient land use capacity in the designated center to ultimately reach or exceed 45 activity units/acre at full build-out, a 20-year growth target for the center that falls below that level of growth is acceptable if the plan explicitly acknowledges the long-range densities planned are consistent with the regional centers designation criteria. Zoning capacity may allow levels of development higher than the 45-activity unit/acre target.

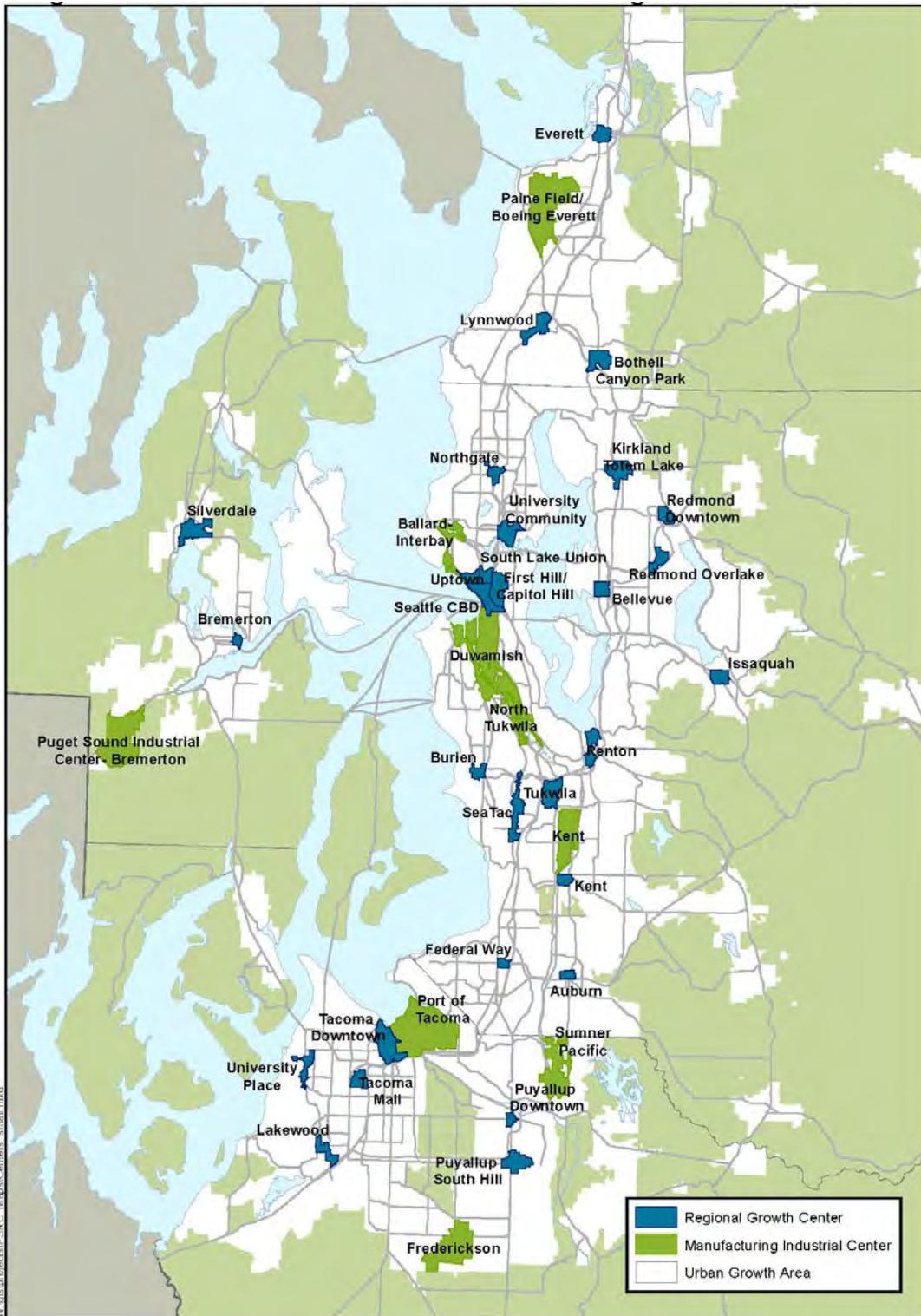
Access to transit is an important factor in the successful function of regional growth centers. PSRC has analyzed that 87 percent of the University Place Regional Growth Center is located within the walkshed (1/4 mile) of major transit routes, although the report also noted that the center is not currently served by high capacity transit (such as bus rapid transit/BRT). Local and regional bus routes currently serve the center, and Sound Transit is planning to extend its Tacoma Link light rail service to Tacoma Community College just north of the subarea as part of the ST3 package of improvements. This could be a precursor to extending high capacity bus rapid transit and/or express bus lines through University Place to connect with light rail in the future.

## Anticipated Benefits of Implementing the Subarea Plan

Implementing this Subarea Plan will result in multiple benefits for current and future residents, employees, property and business owners, and visitors of University Place. Benefits to the subarea, as well as to the region overall are anticipated, including the following:

- Capacity to accommodate regional growth in population, housing, and employment, consistent with the region's 2040 Vision and growth targets
- Enhancements to district and neighborhood character as areas redevelop over time
- Increases in the variety of housing and employment opportunities in the community, including housing affordable to a broad range of residents
- Improved economic vibrancy due to increased business opportunities
- Service and environmental benefits associated with infrastructure improvements, such as better stormwater runoff management and treatment
- Better connectivity throughout the subarea and community as a result of multimodal transportation improvements and future implementation of express bus service connecting to the region's high capacity transit system
- Improved livability and health for residents, with more community amenities and services as the population grows and more opportunities to walk and bicycle, contributing to healthy, active lifestyles

Figure 2—Map of Puget Sound Region Centers



Source: Puget Sound Regional Council

## Planning Process

The subarea plan was created over a year-long planning process that included close coordination with City staff and an appointed ad-hoc advisory committee, as well as workshop sessions and meetings with stakeholder groups and the community. Figure 3 shows the subarea planning process and key milestones.

### **Ad-Hoc Advisory Committee**

In March 2016, the University Place City Council appointed members of the community who applied for, and expressed interest in, serving on the regional growth center subarea plan ad-hoc committee. The committee met at key milestones of the planning process and helped to develop the vision and guiding principles for the regional growth center, as well as the plan for land use and implementation actions. In addition to advising City staff and the consultant team in the development of the subarea plan, the committee also supported community and stakeholder outreach during the planning process.

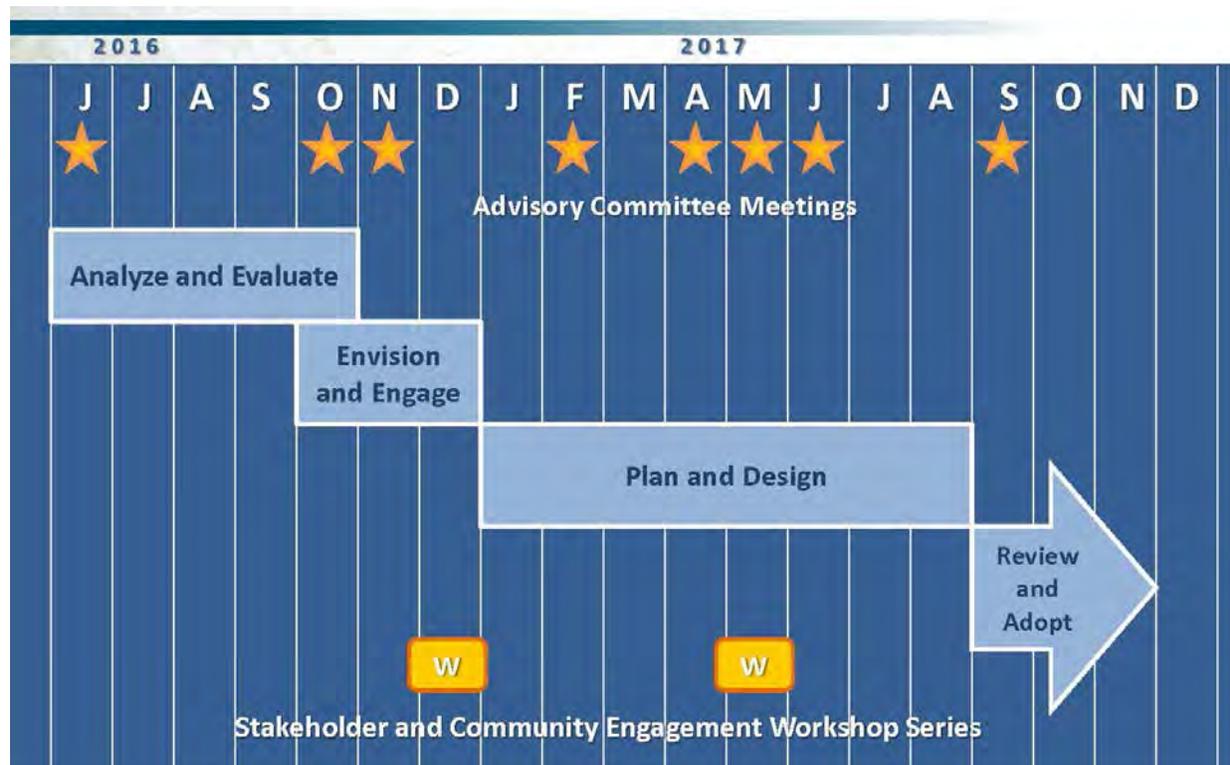
### **Community and Stakeholder Workshops**

In December 2016 and May 2017, two separate series of community and stakeholder workshop sessions were held to gather comments and input related to the subarea plan as it was developed. The December 2016 workshops focused on the vision and guiding principles for the subarea, as well as possible frameworks for growth and economic development. The May 2017 workshop sessions presented growth scenarios, zoning concepts, and illustrative renderings showing how the subarea might look as it redevelops over time.

### **Collaborative Approach to Working with Existing Property Owners**

City staff has been working closely with property owners, business representatives, and developers to identify and support potential opportunities for redevelopment. Opportunity sites will continue to be identified and supported by the City as Plan implementation proceeds. It is important to note that the ideas and concepts shown in this Plan are theoretical. While the Plan provides a vision and land use and zoning framework, development and redevelopment will only occur if private property owners are interested and willing. Ultimately, it will be the property owners and residents of University Place who transform this vision into reality. City staff will continue to support property owners by advising them on development potential, potential developers to contact, design provisions and regulatory requirements, and potential opportunities to aggregate properties with interested neighbors for redevelopment.

**Figure 3—Planning Process**



## Vision and Guiding Principles for the Subarea

VISION 2040 seeks to create a region of diverse, economically and environmentally healthy communities that are framed by open space and connected by a high-quality, efficient transportation system. The vision for the University Place Regional Growth Center is presented below, along with supporting guiding principles. This vision is consistent with and reinforces the region’s VISION 2040 growth strategy.

### Vision Statement

The University Place Regional Growth Center will continue to transform into a vibrant, walkable regional destination with dense mixed use and transit-oriented development in neighborhoods that offer a variety of housing and employment opportunities, shopping and services, culture, arts, entertainment, and parks. The Plan provides flexibility and capacity for redevelopment and development to occur over time while retaining the character and livability of the community that make it a desirable place to live, work, and play. Development of new businesses and retention of existing businesses, as well as other growth and investment, will broaden employment opportunities and enhance economic vitality, fostering shared prosperity in the community that will benefit existing and future residents in numerous ways.

The subarea's three distinctive districts will take shape over time as:

- Town Center will continue to function as the heart of the community and University Place's civic center with a high concentration of mixed-use buildings (commercial and multi-family residential), public services, offices, and other uses.
- 27<sup>th</sup> Street Business District will continue to transform into a smaller village setting than the Town Center, with neighborhood-serving local businesses and new multi-family residential and retail uses filling in over time in a highly walkable redevelopment pattern.
- Northeast Mixed Use District will continue to focus on building new employment opportunities in the community, as well as providing entertainment uses, personal services, and businesses that serve surrounding neighborhoods as well as the broader region. There could be an opportunity to integrate forms of live/work housing, studios, lofts, and other types of residences as influenced by market forces.

## **Guiding Principles for the Regional Growth Center**

- Enhance pedestrian connectivity and walkability throughout the regional growth center and within each district, defining key connections and access needs to be provided through redevelopment.
- Create a framework of walkable neighborhoods and districts within the overall regional growth center, oriented around 5 to 10 minute walk times and increased access to transit.
- Work with Pierce Transit and other local partners to increase transit service in the subarea to serve the growing population and employment demands over time, eventually resulting in a viable plan for extension of bus rapid transit (high capacity transit) through the subarea that will connect to light rail transit in the I-5 corridor.
- Work with utility and public service providers as partners to proactively serve growth and redevelopment in the subarea—this includes utility services such as water, sanitary sewer, stormwater management, electricity, gas, and communications, as well as public services such as schools, parks and open space, human services, arts and culture, and health services.
- Improve bicycling mobility and safety throughout the regional growth center both for intra-neighborhood transportation and for increased access to transit. Consider appropriate locations for bike storage and bike rental facilities.
- Provide diverse housing opportunities and choices, affordable to residents of varying incomes.
- Maintain a sense of human scale with redevelopment through attention to architectural character and strong urban design.
- Continue to create a distinctive sense of place through attention to aesthetic and architectural detail and conformance to design standards within the three districts as they transform and grow.

## University Place Regional Growth Center Subarea Plan

*Enhancing Livability and Economic Vitality in the Heart of University Place*

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- Foster economic development that strengthens businesses and increases living wage employment opportunities.
- Enhance the economic stability of the City through policies that encourage development that increases the desirability of the community as a place to live and work.
- Provide additional neighborhood parks and recreational opportunities to serve the growing number of residents and employees.
- Strengthen community health through access to fresh foods, as well as safe walking and bicycling routes and trails.
- Promote a strong sense of livability and community through City and community-supported policies and programs.
- Protect and enhance surrounding single family and residential neighborhoods and enhance walking and bicycling access between these areas and the regional growth center.
- Preserve green (landscape, open space, trees, etc.) in the heart of the community and neighborhoods that surround the regional growth center.
- Amend comprehensive plan and zoning designations to be consistent with the adopted subarea plan for the regional growth center.
- Continue to foster strong partnerships and cooperation with supporting agencies involved in serving citizens of University Place, as well as surrounding communities and entities such as the Cities of Fircrest and Tacoma and Tacoma Community College.

## Related Comprehensive Plan Policies

University Place Comprehensive Plan Goal LU12 calls for designation of the regional growth center.

The Subarea Plan supports and relates to the following Comprehensive Plan policies under that goal:

### Policy LU12A

Ensure that development standards, design guidelines, level of service standards, public facility plans, and funding strategies support focused development within University Place's regional growth center.

### Policy LU12B

Develop and implement a Subarea Plan for the regional growth center consistent with the Puget Sound Regional Council's Regional Growth Center Plans Checklist. Focus subarea planning on three districts – the Town Center District, 27<sup>th</sup> Street Business District, and the Northeast Mixed Use District.

### Policy LU12C

Develop Comprehensive Plan land use designations, goals, and policies to ensure consistency with the final vision articulated for each of the regional growth center's districts through the subarea planning process.

### **Policy LU12D**

Recognize the regional growth center as such in all relevant local, regional policy planning and programming forums. Through plans and implementation strategies, encourage and accommodate focused retail, office, and housing growth, and a broad array of complementary land uses. Prioritize capital investment funds to build the necessary infrastructure for this Center, including transportation, utilities, stormwater management, and parks. Also, emphasize support for transit use, pedestrians, and bicycling.

### **Policy LU12E**

Leverage local, regional, state, and federal agency funding for needed public facilities and services within University Place's regional growth center. Give priority to this center for transit service and improvements, as well as for other transportation projects that will increase mobility to, from, and within this center.

### **Policy LU12F**

Periodically review development within the regional growth center to identify and resolve barriers to efficient and predictable permitting. Consider City preparation of SEPA review if issues can be addressed on an area-wide basis to resolve barriers.

### **Policy LU12G**

Support effective administration of policies, regulations, and strategies to achieve the goals and objectives of the final regional growth center plan.

### **Policy LU12H**

Apply and implement applicable Comprehensive Plan goals and policies on growth and development in the City's regional growth center, including but not limited to those that address community character, population and employment growth, mixed uses, housing, transportation and utility infrastructure, and urban form.

### **Policy LU12I**

Partner with the business community to promote vibrant, successful mixed use districts within the regional growth center. Collaborate with existing and prospective business owners in each district to develop district-centered plans. Identify a market position or focus for each district and develop marketing materials to promote the district and its businesses.

This subarea plan is consistent with and supports many of the adopted policies in the City of University Place Comprehensive Plan. Refer to the Comprehensive Plan for a full listing of adopted policies.

## Existing and Forecasted Population, Households, and Employment in the City and the Subarea

Existing and forecasted population, households, and employment for the City of University Place and for the subarea are presented below. According to the 2010 Census, University Place had a population of 31,144, and PSRC data shows that the City’s population grew to 31,720 by 2015, adding 576 people for a growth rate of about 1.8 percent for the five-year period. During the last two years, additional multi-family and single family housing units have added new residents to the City. The statistics below for population, households, and jobs in University Place for 2015 are from the latest available data from PSRC. The Washington State Office of Financial Management reports that for 2017, University Place has a population of 32,610 residents and 14,030 households. Comparing these numbers to the 2015 statistics shows the amount of growth that has occurred in the City in the two-year period. Forecasted population, housing, and employment levels by PSRC, along with the existing (2015) levels are shown in Figures 4, 5, and 6 below.

**Figure 4—City of University Place Population (for the City Overall)**

Existing	Forecasted (PSRC)			
2015	2025	2030	2035	2040
31,720	38,265	41,956	47,207	53,990

Source: Puget Sound Regional Council

**Figure 5—City of University Place Households (for the City Overall)**

Existing	Forecasted (PSRC)			
2015	2025	2030	2035	2040
12,779	16,286	17,887	20,200	23,045

Source: Puget Sound Regional Council

**Figure 6—City of University Place Jobs (for the City Overall)**

Existing	Forecasted (PSRC)			
2015	2025	2030	2035	2040
6,319 (6,694 per 2010 Census)	7,899	8,325	9,322	10,708

Source: Puget Sound Regional Council

Given these forecasts by the PSRC, by 2040 University Place is targeted to grow by an additional 22,270 people in 10,266 households and to add 4,389 jobs. While the 481-acre subarea takes up about 8.9 percent of the total land area (5,478 acres) of the City, most of the employment uses and the highest density residential areas are contained in the subarea. As such, it is anticipated that most of this forecasted growth will occur in the subarea districts of Town Center, 27<sup>th</sup> Street, and Northeast Mixed Use. Given the current estimate of population, households, and jobs in the subarea shown in Figure 7, these forecasts would represent substantial increases within the next 23 years by 2040. While

these growth levels may not occur by 2040, the Subarea Plan represents a long-term vision for University Place, and the proposed zoning capacity for the subarea will support the forecasted growth targets and beyond, as described later in this Subarea Plan.

**Figure 7—Current Population, Households, and Jobs in the Subarea**

<b>Subarea Population (2014)</b>	<b>5,539</b>
<b>Subarea Households (2014)</b>	<b>3,558</b>
<b>Subarea Jobs (2014)</b>	<b>2,927</b>

Source: 2014 University Place Regional Growth Center Designation Report

For additional University Place demographic information, refer to the PSRC website, which posts the American Community Survey 5-Year Estimates from the US Census Bureau ([https://www.psrc.org/sites/default/files/acsprof11-15\\_pl\\_universityplace.pdf](https://www.psrc.org/sites/default/files/acsprof11-15_pl_universityplace.pdf)) and the City of University Place Comprehensive Plan.

## Anticipated Growth Rates and Alignment with Growth Projections

Between 2000 and 2010, the City of University Place overall population grew from 29,933 to 31,144, a 4 percent increase over the decade or an average annual growth rate of just less than 0.4 percent. The estimated 2016 population of the city is 33,288, indicating a six-year growth rate from 2010 of 6.9 percent or slightly above 1.1 percent annually.

The increase in average annual growth over the last six years is consistent with Town Center redevelopment projects and other housing development that is drawing new residents to the community. With adoption of the proposed subarea plan, it is anticipated that employment opportunities will continue to increase with redevelopment.

After decades of little change, employment levels have seen some growth in recent years, as a result of new commercial and retail establishments, such as the Whole Foods Market. The community seeks to increase its economic vitality and the availability of employment opportunities within the community for residents, helping to better balance the ratio of jobs to housing.

The City of University Place Comprehensive Plan, adopted in 2015, includes the following information pertaining to growth targets for population, housing, and employment:

- VISION 2040 regional growth targets call for the City to accommodate a population of 52,000, and employment of 11,450 jobs by 2040.

- In 2011, Pierce County adopted population and housing allocations for 2030 based on regional geographies established in VISION 2040, Washington State Office of Financial Management (OFM) projections, actual growth trends, and regional, county, and city planning policies. These allocations call for the City of University Place to accommodate 8,100 additional people and 5,250 new housing units between 2008 and 2030, for a total population of 39,540 in 18,698 housing units.

According to forecasts by the PSRC, by 2040 University Place is targeted to grow by an additional 22,270 people in 10,266 households and to add 4,389 jobs. Most of this growth would be expected to occur within the regional growth center subarea. The proposed subarea plan provides for this capacity and more, and growth would be expected to continue beyond 2040. While there may be differences between the Pierce County and PSRC allocations for University Place, the PSRC 2040 allocations are referenced by this plan in terms of ensuring that available zoning capacity can support the prescribed growth targets.

## Existing Characteristics of the Subarea

University Place is a growing community located between Puget Sound to the west and the City of Tacoma to the north and east. The small town of Fircrest is situated between Tacoma and a portion of University Place at the northeast city limits, and the cities of Lakewood and Steilacoom are located to the south. Existing physical characteristics and attributes of the subarea and the three districts within the subarea are described below and illustrated in the maps on the following pages.

The subarea, which encompasses the Town Center, 27<sup>th</sup> Street Business District, and Northeast Mixed Use District, is located in the core of University Place, and mirrors the general characteristics of the community overall.

## History

Prior to settlement by Euro-Americans, Native American tribes such as the Steilacoom, Nisqually, Squaxin, Puyallup, and Muckleshoot lived in the Puget Sound lowlands of the area. By the mid-1800s, the lumber industry, railroad development, and mining transformed the area, and settlers began building homes and opening local businesses. In the early 1890s, the area was chosen as a potential location for the University of Puget Sound, but due to financial difficulties the college was built in another location. Ironically, there is no university in University Place even though the area continues to be known as University Place to this day. In 1995, University Place incorporated and has transitioned from being a suburban community of unincorporated Pierce County to a growing community with its own regional center over the last twenty years. With the development of the Chambers Creek properties and Chambers Bay Golf Course and the emergence of the Town Center bringing more businesses to the community in recent years, University Place is poised for a vibrant future.

## Topography and Views

Rolling topography of mostly western-facing slopes exists throughout the subarea, affording some views to Puget Sound and the Tacoma Narrows Bridge, particularly in the vicinity of the 27<sup>th</sup> Street corridor. Challenges created by the rolling topographic conditions related to development and walkability are often addressed through creative architectural solutions (such as tuck-under parking, or parking located on the low side of sites). Existing topography is shown in Figure 8.

## Hydrology and Surface Water Management

Part of the Chambers—Clover Creek Watershed Resource Inventory Area 12 (WRIA 12), University Place is located in portions of two watersheds, the Chambers Bay and the Tacoma West watersheds. The City of University Place has adopted the King County Surface Water Design Manual (KCSWDM) as its standard for development and level of service.

## Land Use and Development

All lands within the subarea have been previously developed in a mix of commercial/retail/business, mixed use, light industry, multi-family, and some single family uses including homes that have been converted to businesses. With implementation of the Town Center Master Plan, University Place is in the midst of redevelopment, with new businesses and multi-family buildings emerging in the heart of the community. Existing zoning classifications in the subarea are shown in Figure 9.

## Existing Character of the Subarea and Three Districts

The subarea character varies throughout; each of the three districts in the subarea has its own unique character, as described further below. The existing urban framework of the subarea includes gateways, intersection hubs, and other key features that help to define entrances into the community, transitions between districts, and key nodes of activity.

### *Town Center*

Residents of University Place have been planning and working to implement a true town center for their community since incorporation, and in recent years, the vision has become reality with several redevelopment projects including Whole Foods Market, smaller retail spaces, a branch of the Pierce County Library system, the police station, the headquarters of West Pierce Fire and Rescue, the SEB-developed Clearview 100 mixed use building and the Latitude 47 mixed use building. Additional multi-family over commercial/active use at the ground floor (mixed use buildings) will be constructed in the near future. The Town Center also includes public gathering space and reinforces the sense of a “main street” along Bridgeport Way, in the heart of the community. The Town Center has been the recipient of most new commercial and multi-family development since 2010, with five buildings totaling over 400,000 square feet, reflecting the district’s “market readiness.” Further, this district currently possesses the tallest buildings of all three districts.

## University Place Regional Growth Center Subarea Plan

*Enhancing Livability and Economic Vitality in the Heart of University Place*

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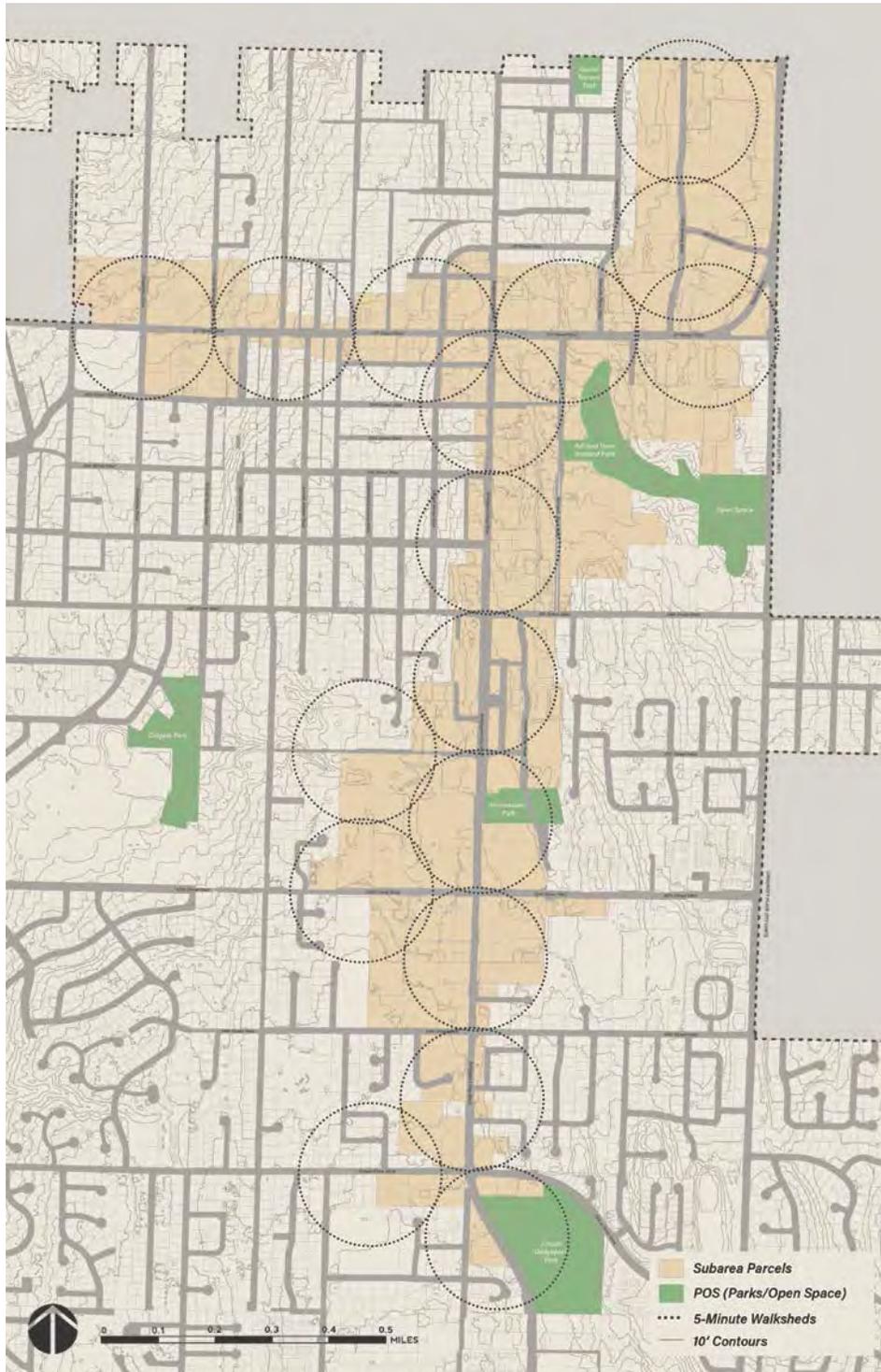
The Town Center is the commercial hub of the community, and also serves regional shopping needs with destinations such as Whole Foods, Trader Joe's, and other popular businesses. The Bridgeport Way and 27<sup>th</sup> Street West commercial node serves as a de-facto gateway to the Town Center and more intensive commercial uses in this area (even though the intersection is formally located in the 27<sup>th</sup> Street Business District). With redevelopment, there are newer buildings and emerging architectural styles that contribute positively to the district's character and identity. Mixed use buildings located in the civic core are typically wood frame over concrete podium construction, varying from four to five upper levels over one to two podium levels, and some buildings also have below grade parking levels. The civic core also includes the library, fire station, City Hall campus, and other public uses. Dental and medical clinics exist throughout the area. Intermixed with new development along Bridgeport Way, there are pockets of older homes and lower scale office buildings and businesses. Many of the homes have transitioned into home-based businesses or simply converted to full business use. There are also a number of commercial strip malls and larger businesses surrounded by large surface parking and setback from Bridgeport Way—forms of development that are inconsistent with new Town Center design standards, but grandfathered in place until such time as property owners are interested in and willing to redevelop. The Town Center is emerging as a popular place to live for singles, couples, and families given its central location to University Place schools.

Natural assets in the Town Center include the wonderful Homestead Park with abundant groves of rhododendrons and walking trails, as well as Adriana Hess Park, and other open space areas, along with a wetland complex bordering the northeast area of the district. Newly constructed pedestrian and bicycle infrastructure, along with signalized intersections, transit stops and on-street parking in some locations have changed the character of Bridgeport Way into a more multimodal arterial, yet still a heavily travelled thoroughfare of the city and region. Street trees, decorative street lights, signage, and other amenities have been installed to enhance the character and function of the Town Center and the community as a whole.

### *27<sup>th</sup> Street Business District*

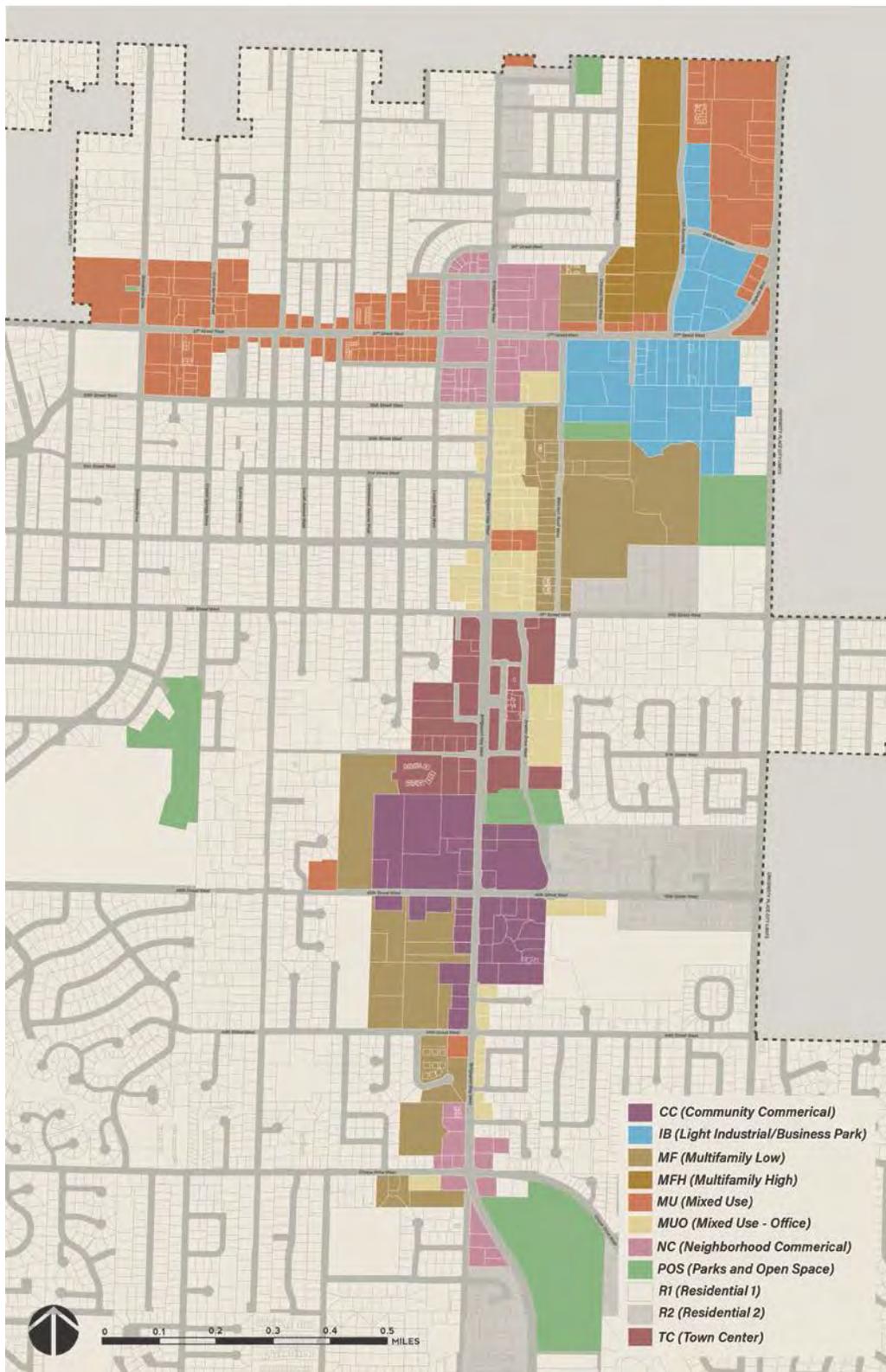
As the home of over 130 businesses in University Place, the 27<sup>th</sup> Street district provides a link to the area's past, having been a major commercial corridor for the region in previous years. This district nostalgically reaches back to the community's past with many businesses that have long been popular to local and area residents. Although still a major east/west thoroughfare, the area has a home-town feel, a bit removed from the hustle and bustle of Bridgeport Way. The 27th Street Business District Association has been formed to encourage owners of businesses located along 27th Street to address common concerns and affect positive change for an economically vibrant business district that encourages neighborhood friendly businesses.

Figure 8—Existing Topography and Walkable Distances



*Contour lines of the topography; the subarea generally slopes from east to west, toward Puget Sound; circles represent walkable ¼ mile (five minute) radius distances along key corridors to provide a sense of scale.*

Figure 9—Existing Zoning in the Subarea



The 27<sup>th</sup> Street Business District has the smallest average parcel sizes of all three sub-districts at 0.5 acres across all land uses, and 1.6 across commercial and multi-family. Not surprisingly, then, the district also possesses the oldest buildings and has not seen any new development since 2010.

The intersection of Bridgeport Way and 27<sup>th</sup> Street is the primary commercial hub of the district, while the 27<sup>th</sup> Street corridor is a busy reach of activity with restaurants, pharmacies, gas stations, a grocery store, and many other businesses. Multi-family and single family housing also exists along the corridor, transitioning to more predominant single family use along connecting streets running north and south from 27<sup>th</sup> Street. Newly constructed pedestrian and bicycle infrastructure have enhanced the ability to get around other than by motor vehicle in the district. While full improvement of the corridor is still pending, new sidewalks, bicycle lanes, street trees, and signalized crosswalks at intersections have significantly improved connectivity and mobility in the district.

### *Northeast Mixed Use District*

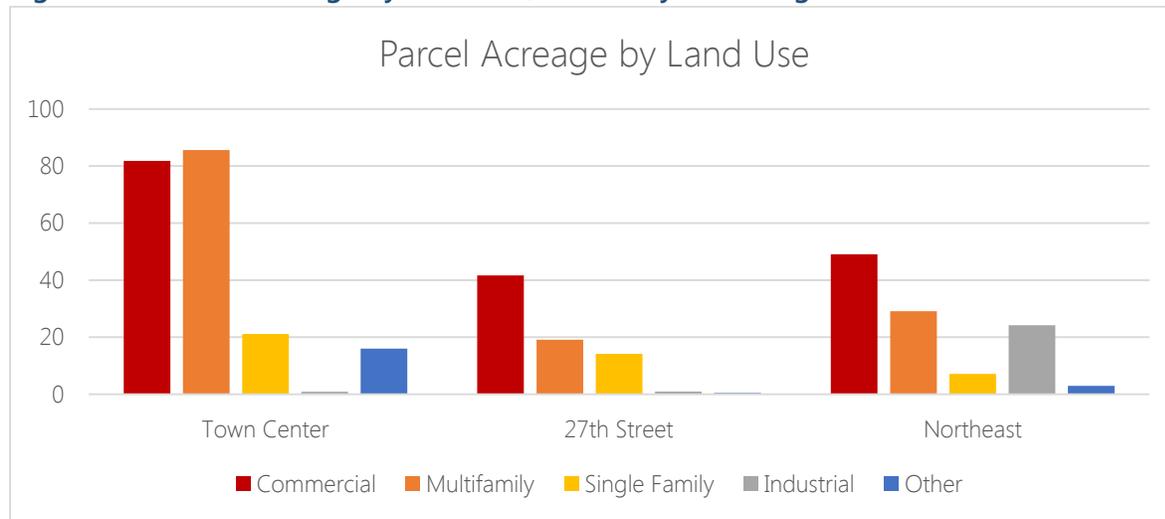
A place of great opportunity, the Northeast Mixed Use District contains a mix of different properties and some areas of older light industrial and business uses that are either stable or in transition, as well as areas of new businesses and development. There has been a focus on entertainment in this district with the bowling alley, movie theater, restaurants, and a mix of long-time businesses and office buildings, light industry properties, and emerging businesses, along with older and newer multi-family developments. Several large parcels, portions of which are vacant and/or underutilized, are poised for redevelopment. Many properties have a high percentage of large unused surface parking area. Examples of existing uses include various businesses and establishments: the plant nursery, storage units and storage yards, and strip commercial centers. Most residential use (multi-family and single family) is located off the main corridors, on adjoining streets to the district. Several opportunity properties have been identified in this portion of the subarea as a result of their perceived development potential.

Tacoma Community College, located just to the north of this district is an important asset under both existing conditions and with future redevelopment. The college provides educational and housing opportunities to the community. This district also benefits from new pedestrian and bicycle infrastructure—new sidewalks, bike lanes, street trees, and intersection improvements, which help with connectivity within the district and in getting people to and from places such as the community college. Sound Transit's ST3 plan calls for extending Tacoma Link light rail service to the college transit center in the future. Also, redevelopment activity in Fircrest, located east of this district, could influence future land uses, and the City of University Place should continue to coordinate with the cities of Fircrest and Tacoma and Tacoma Community College as this plan is implemented over time.

### District Land Use Types by Acreage and Land Use Characteristics

As shown in Figure 10 on the next page, the Town Center District has the highest parcel acreage, and is mostly characterized by commercial and multi-family development. The 27<sup>th</sup> Street Business District is predominately commercial development, as is the Northeast Mixed Use District, which also contains almost all industrial land uses in the regional center. Figure 11 summarizes other land use characteristics in the three districts of the subarea.

**Figure 10—Parcel Acreage by Land Use, University Place Regional Center Districts**



Sources: Pierce County Assessor & Leland Consulting Group

**Figure 11—Existing Land Use Characteristics, University Place Regional Center Districts**

	27th Street	Northeast	Town Center
<b>All Land Uses</b>			
Number of Parcels (All Land Uses)	162	92	233
Average Parcel Size (All Land Uses)	0.5	1.2	0.9
<b>Commercial and Multi-family</b>			
Number of Properties	24	28	49
Average Parcel Acreage	1.6	2.3	2.7
Average Building Size (SF)	33,000	39,000	47,000
Tallest Building ( Number of Floors)	5	3	6
Average Number of Floors	1.9	1.6	2.3
Average Year Built	1980	1980	1988
<b>New Development (Commercial/Multi-family Residential)</b>			
Total Buildings Since 2000	4	1	11
<i>Square Feet</i>	74,000	28,000	452,000
Total Buildings Since 2010	0	0	4
<i>Square Feet</i>	0	0	287,600

Sources: Pierce County Assessor, Costar & Leland Consulting Group

### Transportation

Primary streets within the subarea include Bridgeport Way (between Olympus Drive and the 5200 block), 27<sup>th</sup> Street (between Mildred Street and Grandview Drive), and Mildred Street (between 19<sup>th</sup> and 27<sup>th</sup>). These primary arterials are in various states of improvement, with much of the subarea now completed to current standards with continuous sidewalks and bike lanes. While some segments are still in need of improvement, expansion of street rights-of-way to add lanes is not planned or anticipated. Capacity won't be increased through widening or adding lanes, but rather by improvements to intersections and also by increasing travel by other modes (transit, walking, bicycling, car share, etc.). Connecting collector and local streets are generally in good condition for vehicle use, but often lack sidewalks and bicycle facilities. Due to the suburban patterns of development in past decades, there is a general lack of connectivity between neighborhoods and the Town Center (as a result of dead-end cul-de-sacs and non-connecting streets).

Transit service is provided by Pierce Transit and consists of three primary routes serving the community. Sound Transit's long range plans call for extending light rail via Tacoma Link to the Tacoma Community College Transit Center, just northeast of the subarea. It is anticipated that high capacity transit such as bus rapid transit and/or express service could be extended through University Place to serve the regional growth center and connect to the light rail system in the future with increases in population/households and employment in the subarea.

### Utilities

Utility services within the subarea are managed by a variety of service providers:

- Surface Water Management—City of University Place
- Wastewater/Sewer—Pierce County Public Works and Utilities, and City of Fircrest
- Water—City of Tacoma Public Utilities Water Division
- Power—City of Tacoma Public Utilities Power Division
- Communications—Various Providers

### Schools

K-12 grades are served by the University Place School District and Charles Wright Academy. Tacoma Community College is located just to the northeast of the subarea. The School District has been actively engaged during the subarea planning process.

### Parks and Open Space

Parks and open space facilities are provided by the City of University Place, University Place School District, and Pierce County, as well as the private sector in various neighborhoods and residential developments. The City updated its Parks, Recreation and Open Space Plan (PROS) in 2014.

## Other Public and Civic Services

Fire and emergency medical services are provided by West Pierce Fire and Rescue. Police services are provided by Pierce County via a City of University Place contract. Court services are provided by the City of Lakewood via a City of University Place contract. Library services are provided by the Pierce County Library System with a branch library located in Town Center. Municipal facilities are provided by the City. The Tacoma-Pierce County Health Department provides a wide array of services and benefits to the community including health and wellness outreach, as well as information about air quality and environmental conditions, fire and emergency preparedness, and other topics.

Locations of parks, schools, civic centers, and other public services are shown in Figure 12. These locations, along with shopping centers and other destinations, are important places in the subarea that should be well connected to sidewalks/walkable routes, bicycle ways, and transit service.

## Real Estate Market Evaluation

Leland Consulting Group (LCG) analyzed key demographic characteristics and real estate market conditions to support the planning process for the University Place Regional Growth Center Subarea Plan. The national and regional context, demographics (regional population growth patterns, household incomes, etc.), and past and projected future types of development are summarized below and on the following pages.

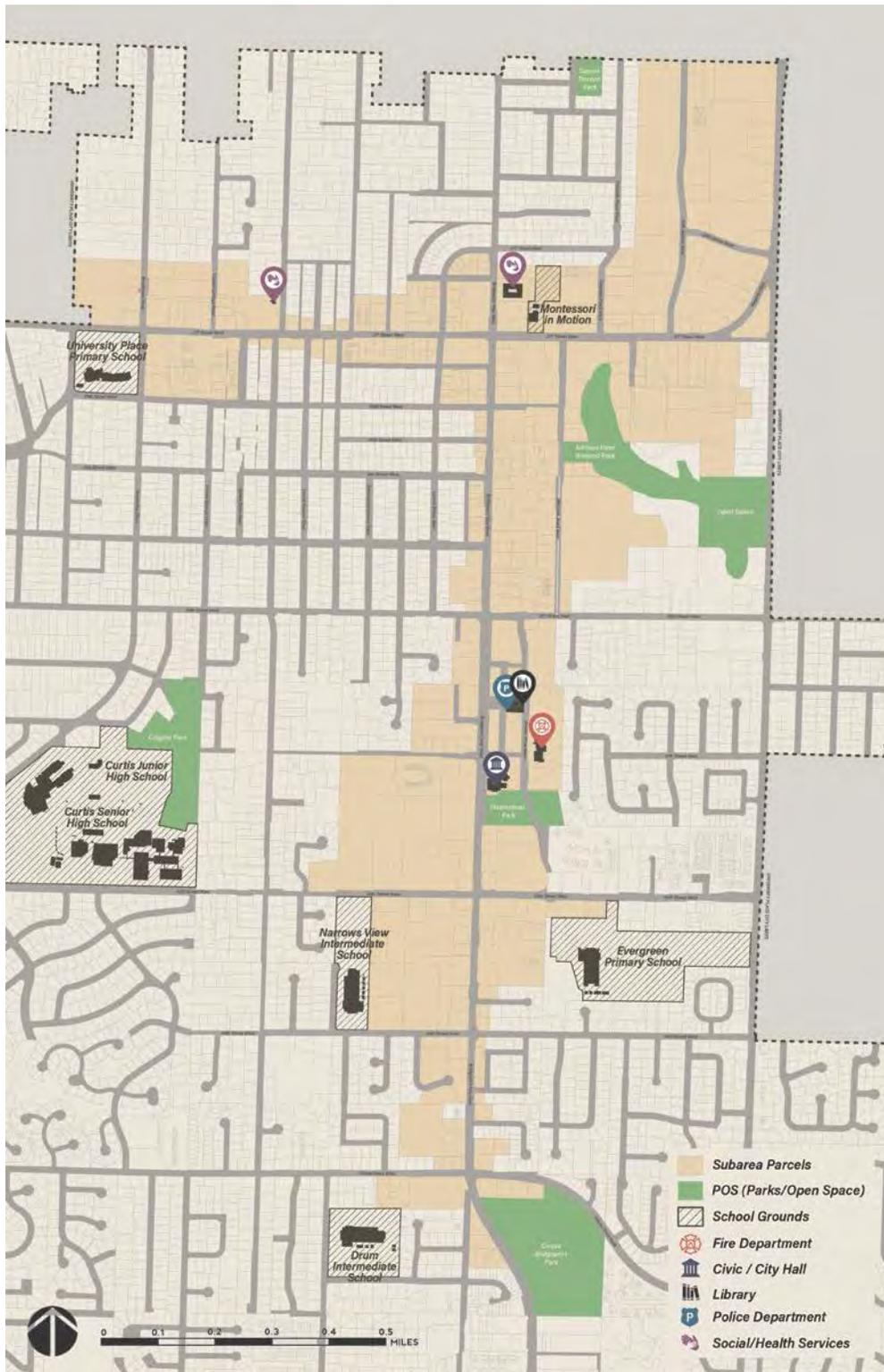
## Regional and National Context

Understanding the potential for future development and “placemaking” first requires an understanding of the regional context, in this case, the Puget Sound Region (also known as the Seattle-Tacoma-Bellevue Metropolitan Statistical Area or MSA).

In addition to accommodating 1 million more residents in the region by 2040, PSRC also forecasts the addition of 850,000 additional jobs. The regional growth strategy calls for most of these residents and jobs to be accommodated within centers, and in particular there is a strong interest in bringing more balance in housing and jobs throughout centers and communities of the region, to reduce commute trips and traffic generated regionally and in doing so enhance citizens’ quality of life while also improving the environment.

While other cities and regions grow slowly, or even experience job and population losses, Puget Sound is thriving and as a result, growing more rapidly. This rapid growth creates planning challenges (congestion, rising home prices, pace of change, etc.), but also provides opportunities—including the potential for growth and economic revitalization in regional centers such as University Place and other locations.

Figure 12—Parks, Schools, Civic Centers, and Other Public Services

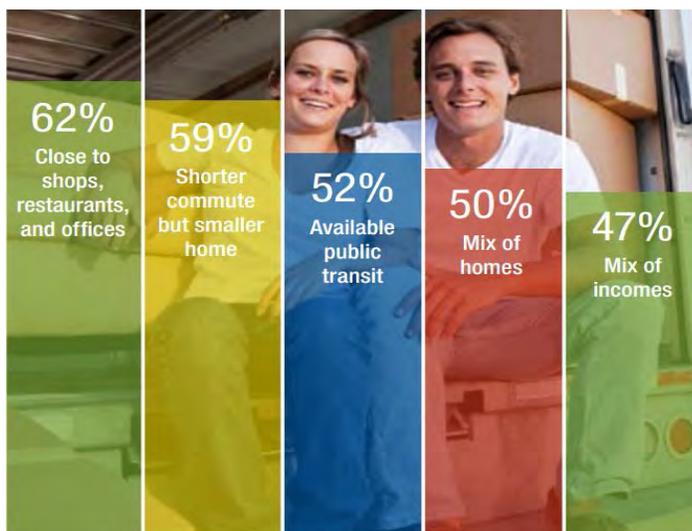


Real estate and economic development literature typically point to the following regional attributes, which should drive ongoing economic vitality for years in the future:

- A global metropolis, with strong economic ties to the Pacific Rim and North America;
- World-class technology, media, and professional service industries, and related job growth;
- Diverse industry base, which includes the above sectors as well as aerospace, manufacturing, and trade;
- Quality of place, including the built environment and natural surroundings;
- Welcoming culture;
- Growing population base, in response to the above conditions; and
- Supply constraints such as water, mountains, and undevelopable forests and wetlands, which means that growth can only be accommodated in some locations.

Figure 13 below shows some of the key findings related to preferences of household residents and their willingness to move to other locations. The figure shows the features they are looking for in a new community. This information is from the “America in 2013” survey conducted by the Urban Land Institute (ULI), a national real estate and urban planning organization that includes a variety of professionals—developers, lenders, brokers, planners, architects, economic development specialists, and others. When the ULI asked households planning to move what they are looking for in their next neighborhood, respondents placed the highest priority on close proximity to shops, restaurants, and offices; and a shorter commute. Public transit is also a priority for more than 50 percent of respondents. Note that some households did not prioritize these neighborhood attributes, and may prefer (for example) rural residences. Nonetheless, the effect of these preferences can be seen in the development patterns of the last decade, as many urban and mixed use neighborhoods have thrived.

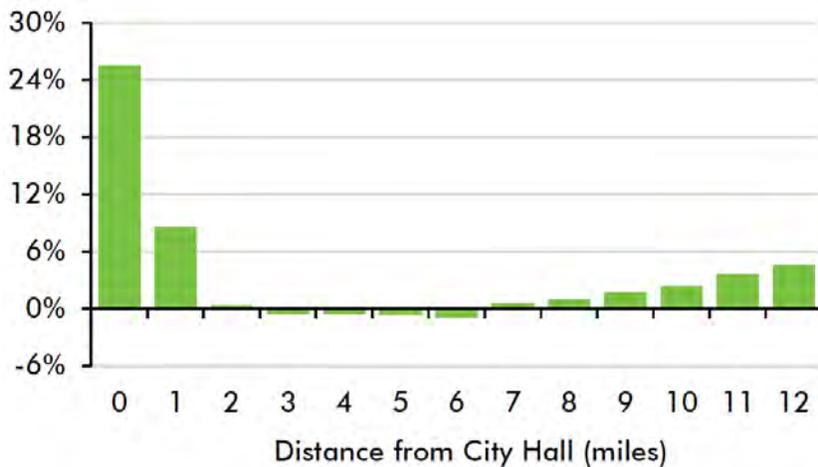
**Figure 13—Household Characteristic Preferences among People Who Will Move**



Source: America in 2013, Urban Land Institute

Figure 14 below shows the rate of population growth as a function of distance to city halls, for large metro areas nationwide. The extraordinarily rapid population growth in urban locations, typically near city halls, reflects the neighborhood preferences shown above. At least in the areas surveyed by CBRE, population declined slightly in “middle” areas, and grew somewhat in areas far from city hall. The Regional Center can attempt to continue to take advantage of this urban growth trend.

**Figure 14—Population Growth, 2000 to 2010, Large Metro Areas Nationwide**



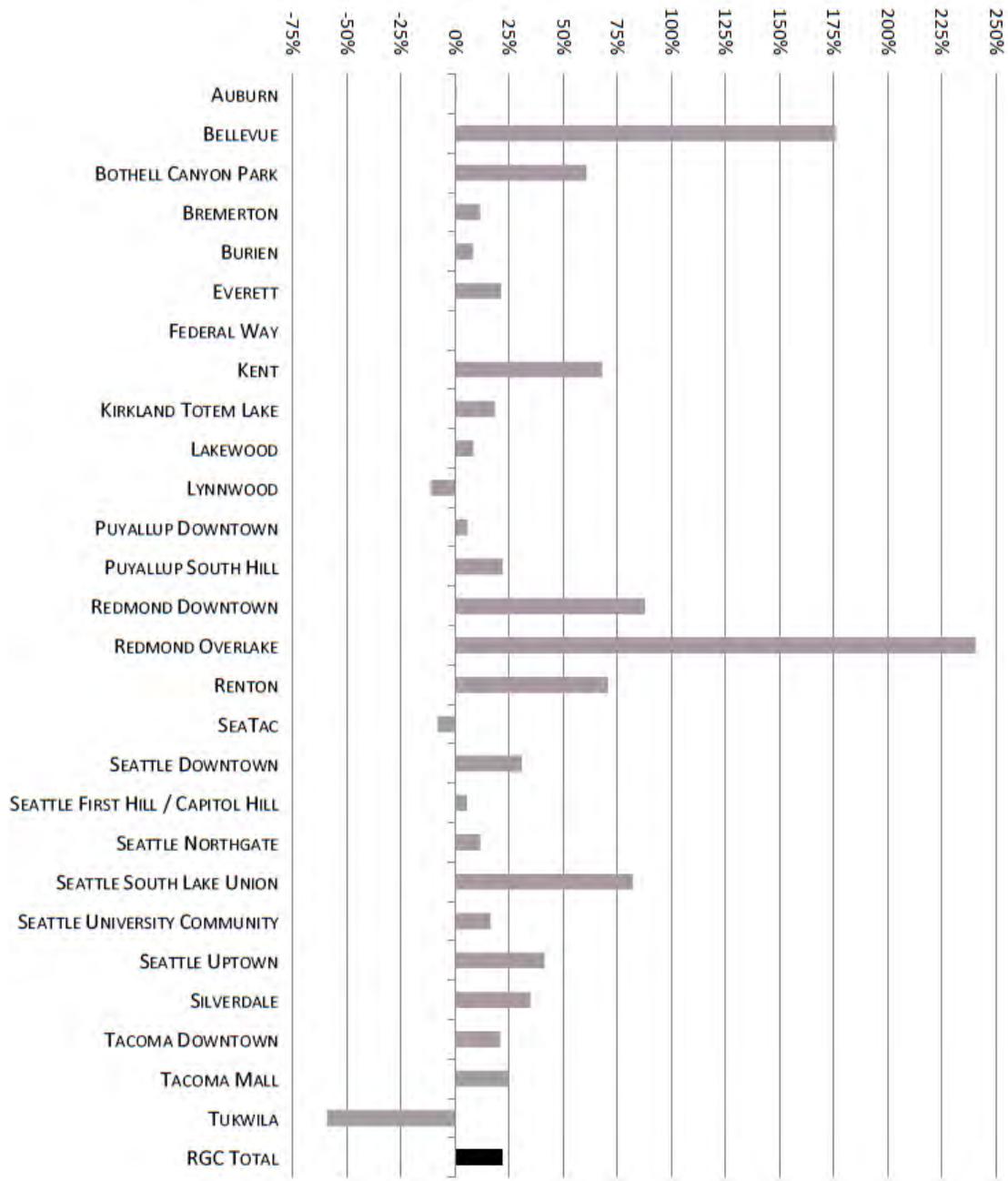
Sources: U.S. Urbanization Trends, CBRE, 2015; U.S. Census Bureau.

Figure 15 shows the population growth rates in Puget Sound’s designated “regional growth centers” between 2000 and 2010. A key takeaway of this analysis is that while most regional centers grew at a strong rate (25 percent over 10 years, on average), the growth rate varies widely.

Populations in many centers grew by 10 percent or less over the time period, while a small number of centers experienced explosive growth (e.g., Redmond’s Overlake District, Bellevue, and South Lake Union). Development in most or all of the very high growth centers has been driven by technology, media, and professional services employment, which drives demand for new office space, housing, and related services.

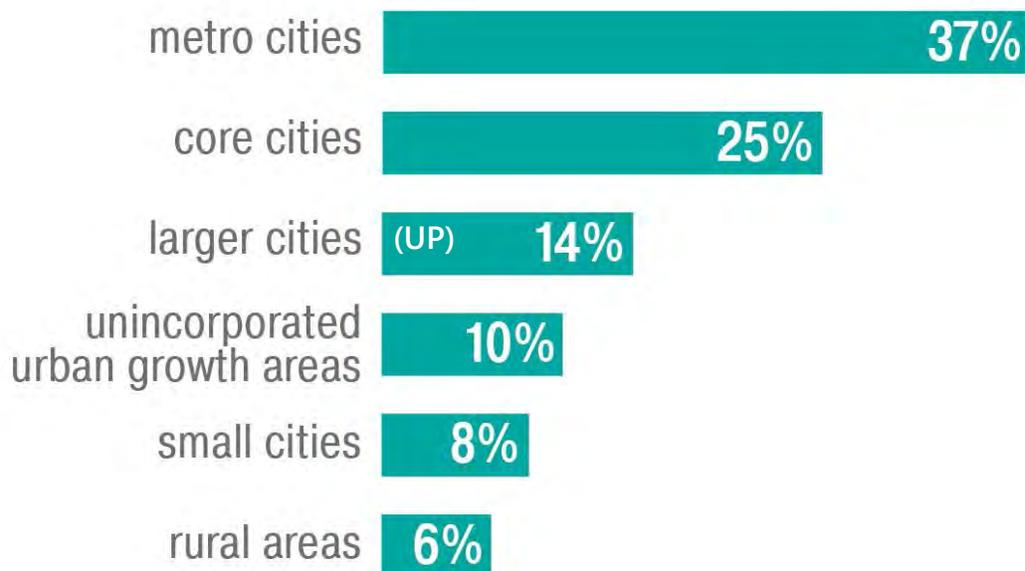
Figure 16 shows the share of regional growth that PSRC projects will be “captured” by various types of geographical areas including cities, unincorporated areas, and rural areas. University Place is defined as a “larger city,” a category that is expected to capture 14 percent of all population growth throughout the region. Larger cities, therefore, are expected to grow; but are not expected to capture as large a share of all growth as “metro” or “core” cities. Since University Place as a whole can be expected to grow, the Regional Center, in turn can capture some of this growth.

Figure 15—Population Change in Centers, 2000 to 2010



Source: Puget Sound Regional Council, <http://www.psrc.org/growth/centers/>

**Figure 16—Share of Regional Growth, 2010 to 2040**

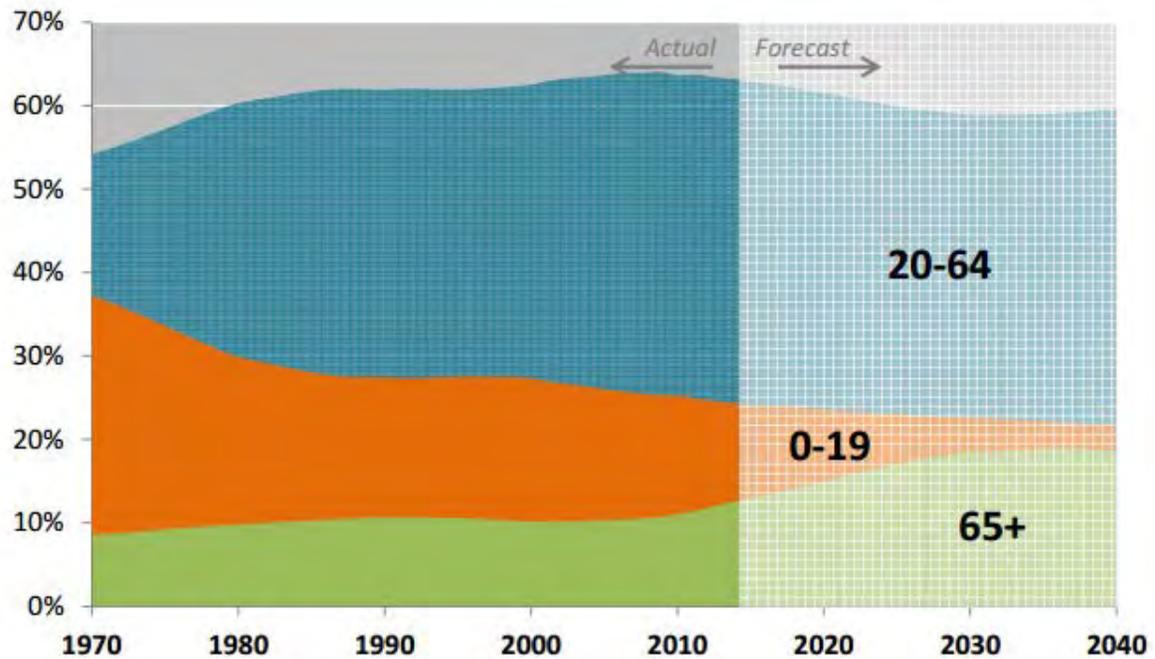


Source: Vision 2040, Puget Sound Regional Council

Figure 17 shows how the age categories of the region’s residents are expected to change in the next few decades. The most striking change is in the senior population, aged 65+. The share of this age group, as a percent of all households, is expected to almost double—from about 10 percent in 2010 to nearly 20 percent in 2040. Note as well that this represents a growing senior share of a growing total population. It will be important to plan for older households, in regional centers and other environments. Studies show that while many 65+ households will “age in place,” or move outside their current region, the overall residential trend for older households will be towards smaller units and more urban settings, which offer much lower maintenance, access to family and friends, nearby services, and cultural stimulation.

The Regional Growth Center is a good candidate to accommodate 65+ residents. The Regional Center Plan should devote specific consideration to the types of improvements and programs that might make the Regional Center more attractive and hospitable to older households, as this will be one of the most, if not the most, significant demographic change in the next two decades. For example, a range of accessibility improvements may be necessary to accommodate this population.

Figure 17—Age Categories as Share of Population, 2015 to 2040, Puget Sound Region



Source: Puget Sound Regional Council

### Generational Trends: Baby Boomers

Surveys by the ULI and other groups indicate that the following are characteristics and preferences of the Baby Boomer generation as they transition into the 65+ age category. Most favor mixed use places that combine a mix of urban and suburban characteristics, like found in the University Place Regional Growth Center.

- **Not winding down—rewinding.** Many boomers are not looking to retire in the traditional sense, but find new, often part-time sources of income and diversion. Many plan to continue working indefinitely, but on their own terms.
- **Living longer, staying more active, mentally and physically.** Locations near university campuses—where seniors can walk and attend seminars, classes, and performances—have become one popular location for senior housing.
- **“Lock and leave”** residences in safe and secure communities where they don’t have to worry about high levels of maintenance.
- **Neighborhood centers are in; retirement communities focused around golf are out.** This may not be the case in all locales—particularly given University Place’s proximity to the world class

Chambers Bay course—however, mixed use town centers have overtaken the previous model of retirement communities focused around golf courses as the most desirable “neighborhood amenity” for retirees.

- **Urbanity and activity.** Today’s active seniors (55+) and retirees are seeking to live in compact, walkable, urban areas where they can safely walk, ride bicycles, or take transit to and from shopping, errands, parks, Farmers Markets, and other community destinations. There is less interest in driving, particularly as residents age. Baby boomers also are striving to live healthier, longer lives, so living in communities with trails and access to recreation (fitness centers, pools, golf courses, and other amenities) is important.



*Many Baby Boomers are interested in living in walkable, urban areas.*

### **Generational Trends: Generation Y**

Generation Y (those now in their 20s and 30s) is the group that has driven the urban apartment development boom over the past decade. While Generation Y has favored more urban locations, their preferences may change as they enter mid-life, get married, and start families. Nonetheless, this generation—which grew up after TV shows like *Friends* and *Seinfeld* made cities feel safe—should continue to be comfortable with places that exhibit urban qualities.



*Generation Y interests tend to show a preference for renting over owning homes.*

Generation Y prefers:

- **Renting over owning**, particularly in the era when Uber, Lyft, Airbnb, and other “sharing economy” innovations mean that people can take advantage of major assets without having to own them.
- **A digital lifestyle.** Generation Y depends on smart phones and wireless internet, while they own cars and get drivers licenses at lower rates.
- **Quality over quantity**, in terms of housing, office space, and other material goods.
- **Unique experiences.**
- **Social, urban environments.**
- **Diversity of ethnic backgrounds and gender.**

## Population Growth and Household Income Influences

Figure 18 shows population growth per square mile for 2010 to 2015. This is consistent with the information on regional center growth shown above, and highlights the very high growth in areas such as Bellevue and central Seattle. The Regional Center itself, along with other nearby areas such as Downtown Tacoma and Ruston, has also grown, but not quite as quickly.

The Ruston area offers one model for the Regional Center, as Ruston combines a wide mix of land uses—housing, retail, restaurants, and entertainment—with excellent access to waterfront walkways, waterfront views, and the Point Defiance natural area. This mix is likely to appeal to a range of residents, particularly mid-career professionals and 65+ households. While the Regional Center obviously does not include a waterfront, it does have parks and natural amenities within the city, and has access to the regional trail system (about one mile to the west) with views of Chambers Bay. Both on-site amenities and access to the regional trail system should be enhanced.

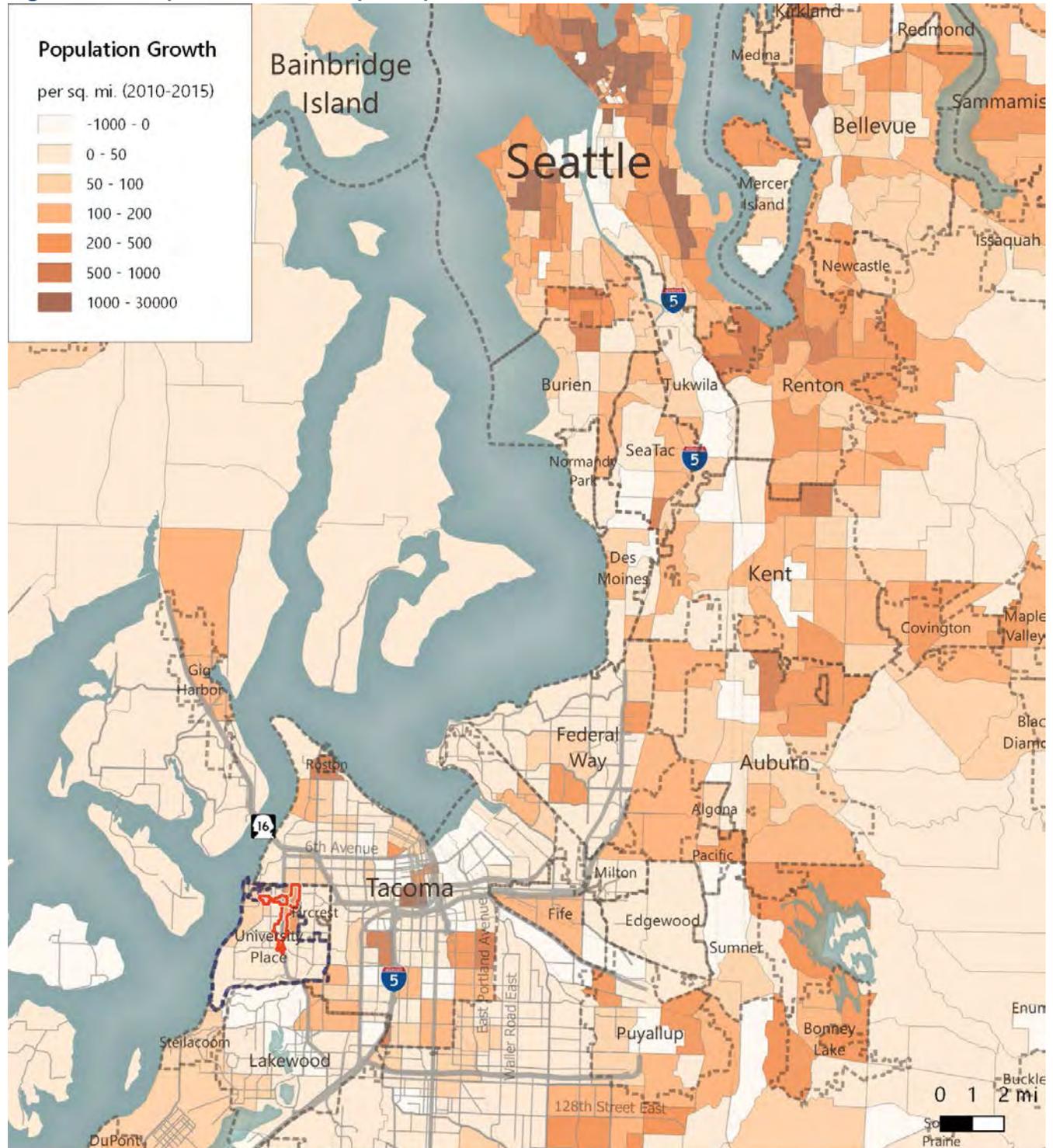
Figure 19 shows that University Place is generally a middle-income community, with some higher income areas on the western edge of the City. There is a concentration of lower-income households towards the north end of the Regional Center. Outside of the Regional Center, higher income households are concentrated along bluff areas with water views (among other areas), while lower income households are concentrated just east, along the I-5 corridor. Real estate developers, including residential and retail developers, will take University Place's identity as a middle-income city into account as they plan their projects. Luxury housing or retail tenants will be rare, while housing and retail targeted to the middle class will be much more common.

## Residential and Commercial Development Patterns

### Urban Housing / Multi-family

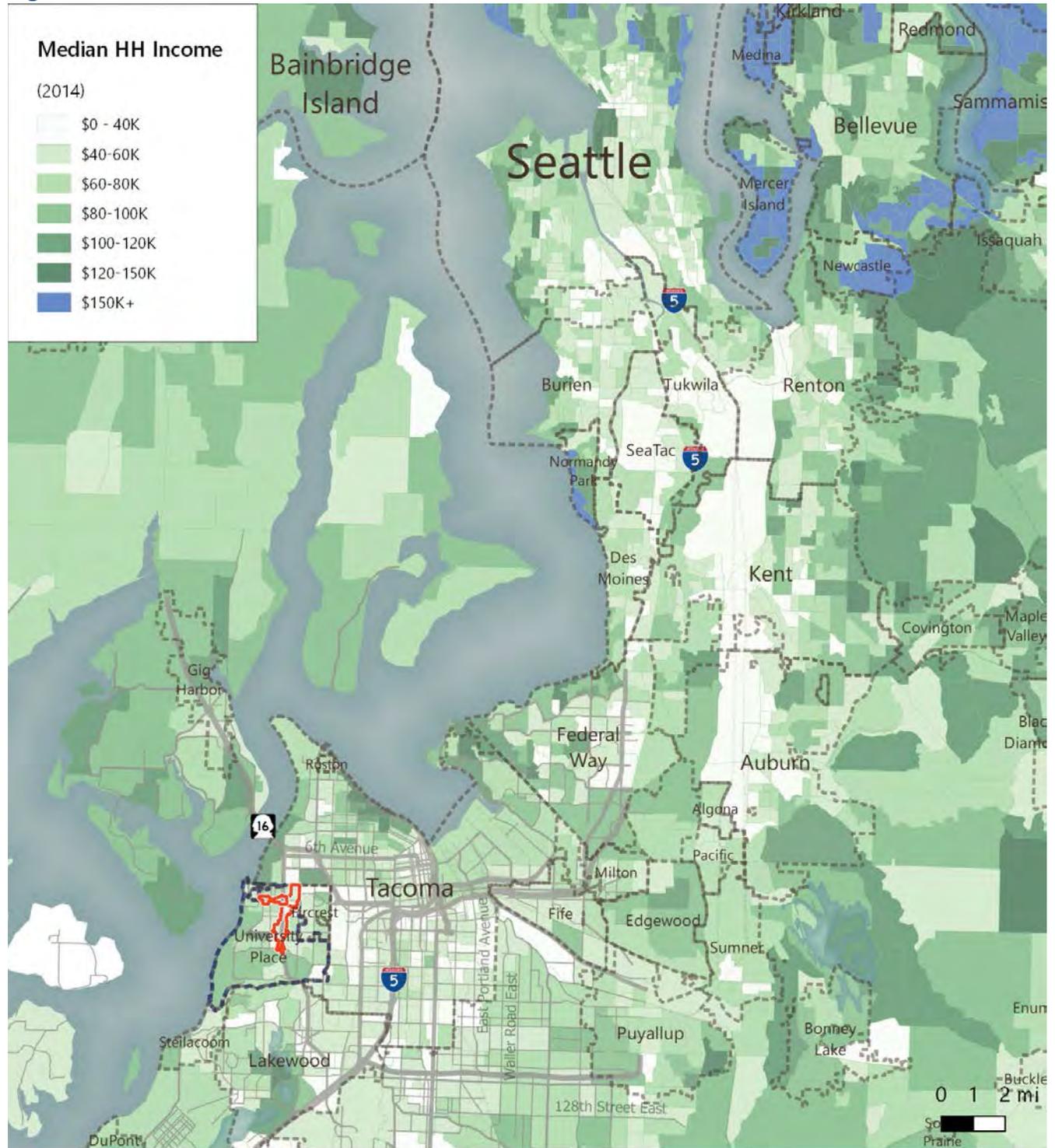
Figure 20 shows multi-family (apartment) projects in University Place and nearby communities. Apartment projects in darker orange were built since 2000; older projects are shown in lighter orange. Two concentrations of recent development are apparent: Downtown Tacoma, and in South Tacoma, near the Tacoma Mall. Both reflect the increasing density of post-2000 development; the projects in Downtown Tacoma in particular reflect peoples' preference for walkable, mixed use, urban places. The Clearview 100 and Latitude 47 projects, both part of the University Place Town Center, are shown on the map, as is the Grandview Senior Living project, towards the northwest edge of the Regional Center.

Figure 18—Population Growth per Square Mile



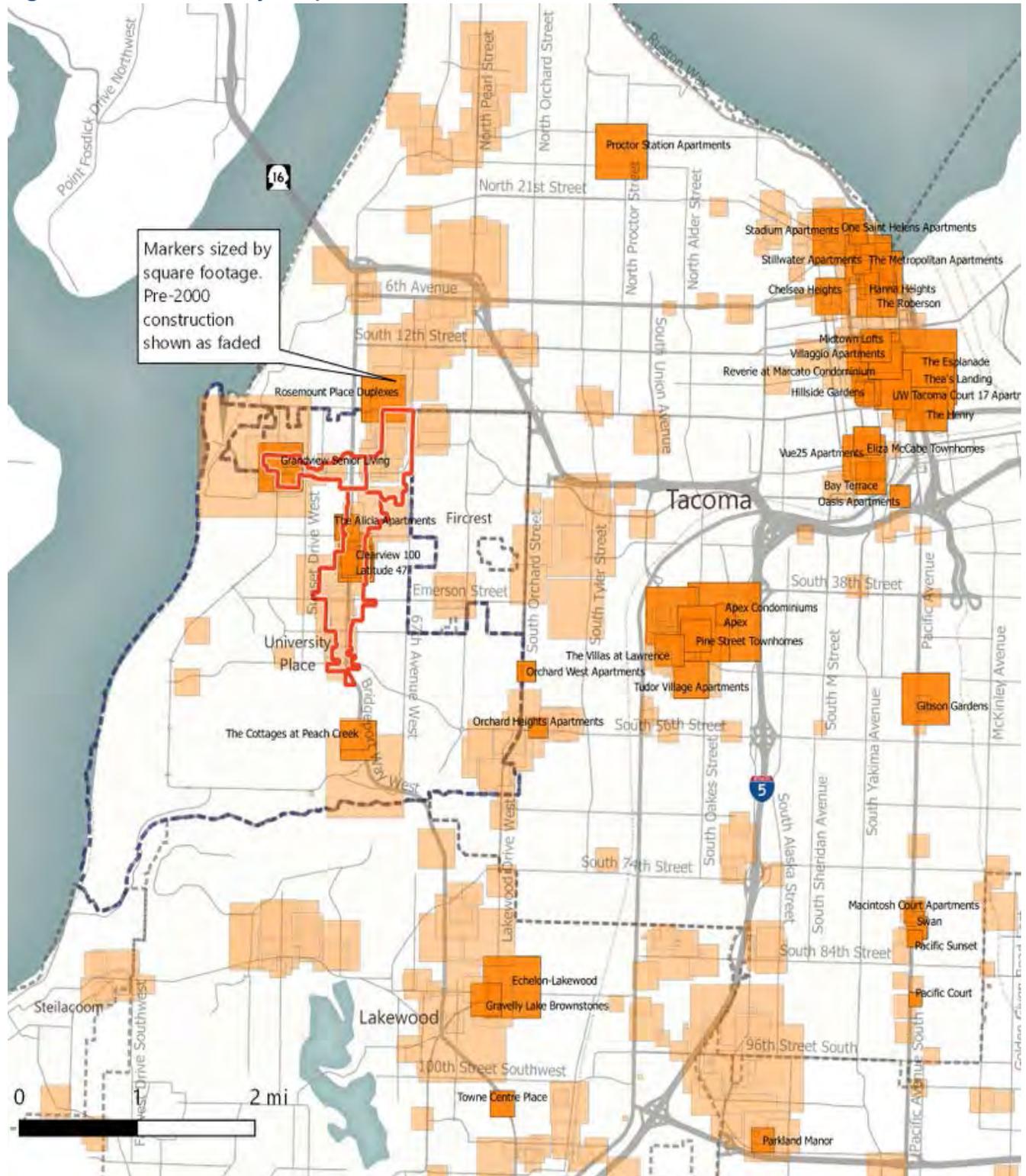
Sources: Environmental Systems Research Institute & Leland Consulting Group

Figure 19—Median Household Incomes



Sources: Environmental Systems Research Institute & Leland Consulting Group

Figure 20—Multi-family Properties, Market Area



Sources: Environmental Systems Research Institute & Leland Consulting Group

## University Place Regional Growth Center Subarea Plan

*Enhancing Livability and Economic Vitality in the Heart of University Place*

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Several different housing types are shown below. Clockwise from top left, these are townhouses, mixed use mid-rise, and single-family homes. LCG expects all of these housing types to be in demand in University Place in the coming decade. Housing densities ranging from mid-rise (near the core of the Regional Center) to townhomes (near the edges) will be most appropriate given the vision for the center and development economics (higher density development types typically replace lower density types in redeveloping centers). On key streets throughout the subarea, multi-family housing over mixed use or active use at the street level will enhance vibrancy of each district. With the typical concept that “retail follows rooftops” in mind, it will be important for residential density to increase in the center to support the active uses at street level throughout. It often takes time for these spaces to be fully leased/occupied, in which case it is important that code provisions allow flexibility in how these spaces are used over time. Retail doesn’t have to be required, and other active uses such as studio space, offices, and even residential with design treatments to support such use can be viable.

Today’s planners are talking a lot about the “missing middle” forms of urban housing that are beginning to be in higher demand as buyers from different generations are seeking different housing options and choices that match ranging levels of affordability and interest. The missing middle includes such forms of housing as townhomes and multiplex units, as well as attached cluster and cottage style developments with smaller homes and shared open spaces/gardens.

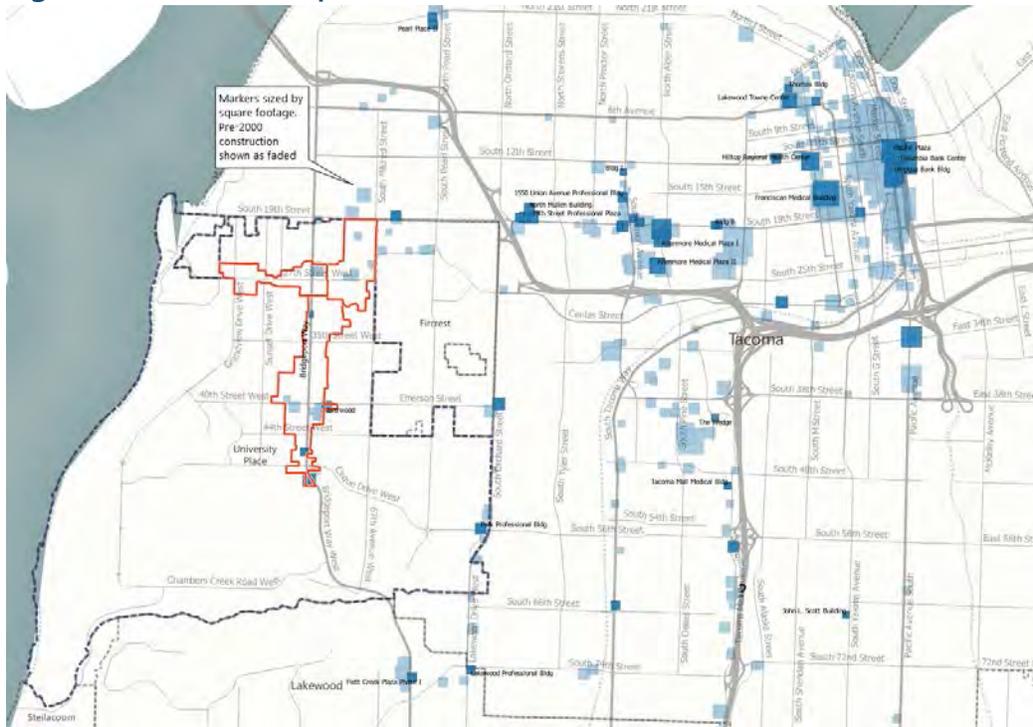


***Multi-family Housing Examples, Including Mixed Use at the Street Level and “Missing Middle”***

## Office / Employment

Figure 21 shows office buildings in University Place and nearby areas, including more recent projects built since 2000 (dark blue), and older projects (lighter blue). The size of each box shown below corresponds to the size (square footage) of each office building.

**Figure 21—Office Properties, Market Area**



Sources: Costar & Leland Consulting Group

Figure 21 illustrates some key takeaways regarding office development:

- When measured by total square footage, most places—including downtowns and regional centers—have seen less total office development compared to multi-family development over the last decade. Urban housing has tended to play a more significant role in mixed use redevelopment projects, and this has been the case in the University Place Town Center and regional centers thus far. LCG expects this trend to continue, as people now require less area to get their jobs done—sometimes a laptop is all that is needed—so office buildings will also tend to be smaller in the future.
- New office development is very location sensitive. Major new projects increasingly are being built in high density mixed use places, particularly downtowns, and adjacent to existing employment clusters such as hospitals. Office developers take the following key criteria into account when deciding whether to build: rental rates (ideally \$30 per square foot triple-net or higher), interest

## University Place Regional Growth Center Subarea Plan

*Enhancing Livability and Economic Vitality in the Heart of University Place*

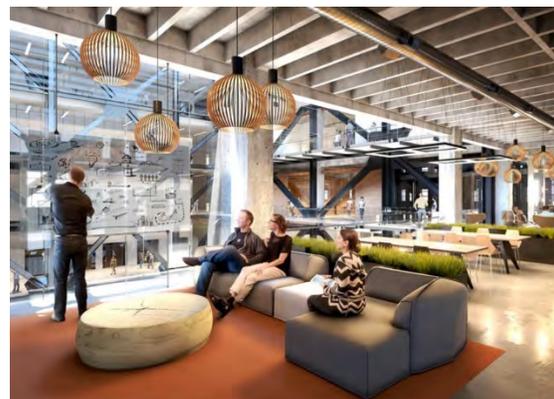
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from anchor tenants, proximity to highly educated workforce in surrounding neighborhoods, mixed use environment, and regional workforce access via major transportation and transit infrastructure. Weyerhaeuser's move from a suburban campus in Federal Way to Seattle's Pioneer Square district is one such move; Amazon's well-known expansion in South Lake Union is another.

- Some major employers have bucked the downtown trend, but are still attracted to more active, mixed use campuses. For example, new facilities built by Google (Kirkland) and proposed by REI (Bellevue) are close to walking and biking trails, transit, residential neighborhoods, retail, and restaurants. They are more integrated with their surroundings than the single-use office campuses of the past.

Representative images of new office development trends are shown below: adaptive reuse and creative office space. These office development trends often feature larger amounts of social and collaborative space, and "open office" environments, moving away from uniform cubicles. Co-working space, in which sole proprietors and small companies rent small spaces, is also becoming popular. Such spaces can also be tightly integrated with ground floor retailers.

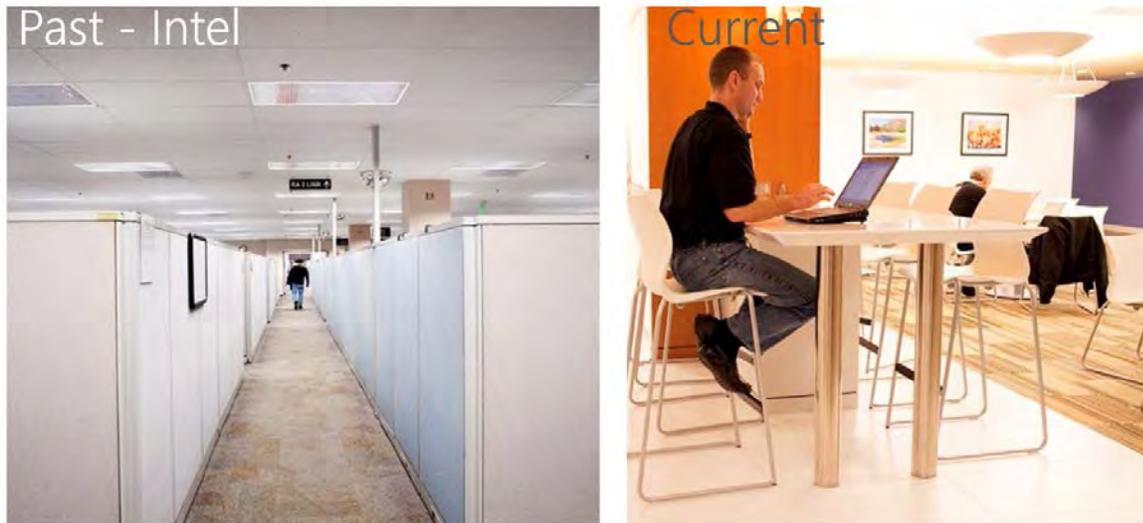
Such office developments are dense and active, and could be good fits in the Town and Regional Centers. However, they tend to be smaller in scale than past office projects, and usually comprise a smaller amount of total development compared to housing.



### *Adaptive Reuse and Creative Office Space Examples*

Figure 22 shows a representation of the country's changing urban workplace. The left image shows Intel's office space in Hillsboro, Oregon, before a major redesign; the right image shows a more collaborative, open, "alternative" workplace space, after the redesign. Many companies believe this new type of workplace is critical to attracting the best and brightest employees, especially younger, Generation Y workers, who are used to a collaborative, interactive, social, mobile, and less hierarchical work environment.

**Figure 22—The Changing Workplace**



Source: Intel: "Office Work Space Is Shrinking, but That's Not All Bad," New York Times, January 18, 2011.

Older office designs featured:

- Grey cubes
- Limited natural light
- Limited employee collaboration

New workplace designs feature:

- Smaller work stations
- More area for collaboration
- Mobility, telecommuting encouraged
- Higher employee satisfaction and productivity
- Lower workplace reorganization costs

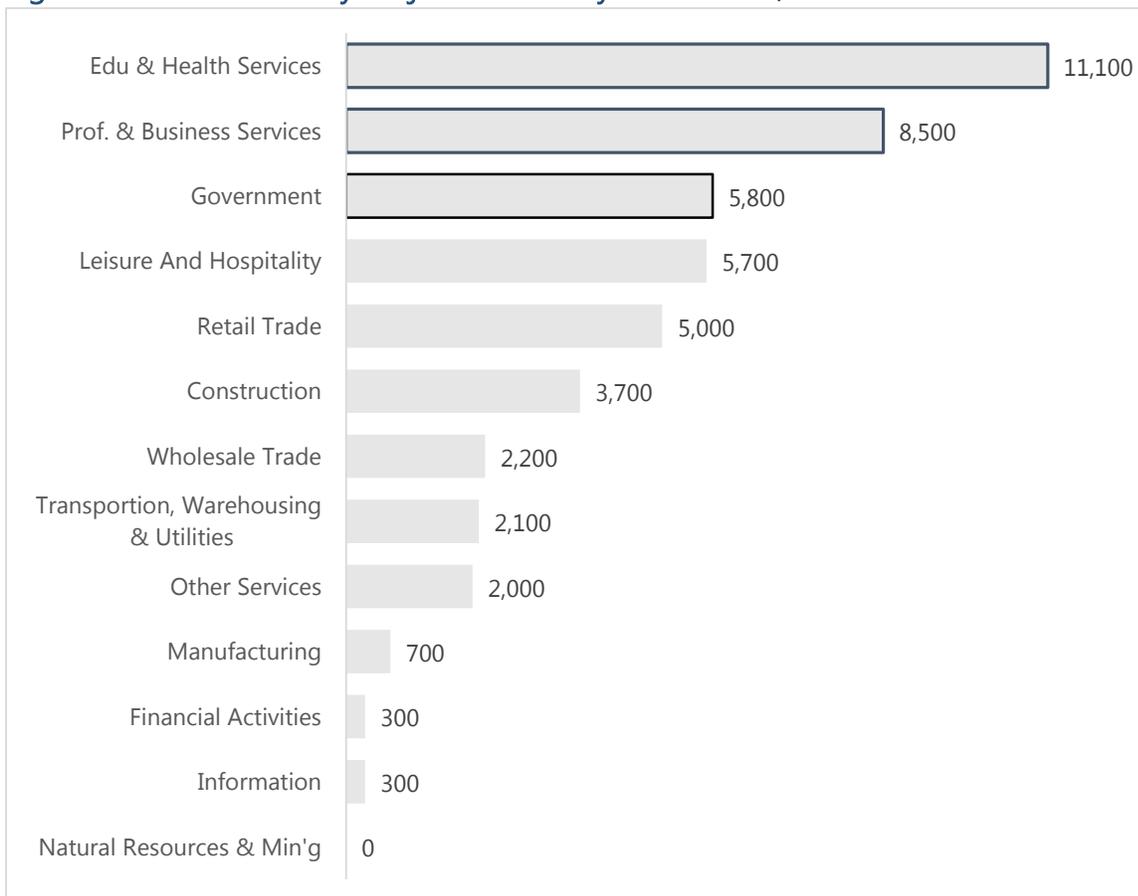
### **Projected Employment**

The University Place Regional Center, along with other major centers in the region, should be competing to capture a significant portion of the region's employment growth. There are three other regional growth centers near University Place: Tacoma Downtown, Tacoma Mall, and Lakewood (and Puyallup Downtown and Puyallup South Hill are also nearby, but farther afield). These centers are likely to be the University Place Regional Center's main competitors for development. As such, it is important to identify which industries are projected to grow (and conversely, decline) to inform future planning efforts and help capture such growth in the regional center.

Figure 23 shows projected industry job growth through 2024 for Pierce County. Education and health services, professional, technical and business services, and government (typically white-collar jobs, but

also three of the currently dominant industries in the County) are expected to see the most growth, while service industry jobs (leisure and hospitality and retail) are also expected to see significant growth. Industrial-oriented jobs, such as manufacturing, wholesale trade, and transportation, warehousing, and utilities are expected to see the least growth, but are also unlikely to significantly feature in PSRC’s designated regional growth centers—these industries are instead more likely to generate jobs in PSRC’s manufacturing industrial centers (the Port of Tacoma is the closest industrial center to University Place). Figure 24 shows sub-industry projected job growth over the same 2014-2024 period.

**Figure 23—Pierce County Projected Industry Job Growth, 2014 to 2024**



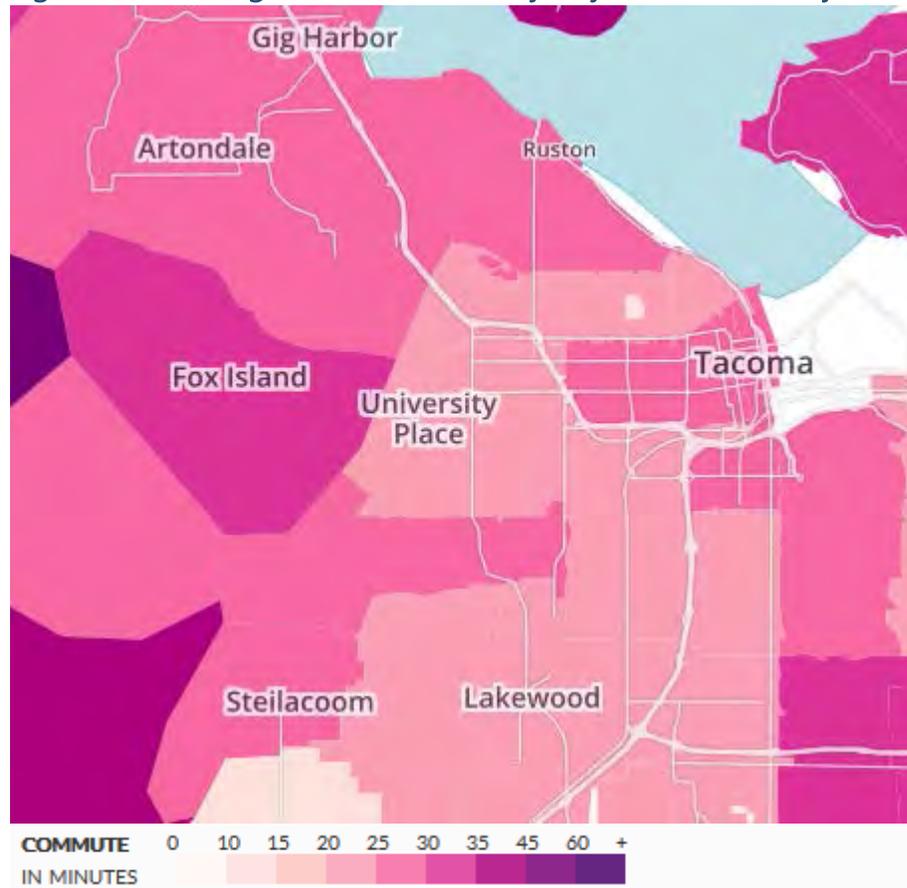
Sources: Employment Security Department/LMPA & Leland Consulting Group

Pierce County is projected to add 47,400 jobs from 2014 to 2024. Over half of these jobs are projected to be in only three industries: education and health services, professional and business services, and government. These three industries are those that typically have a high utilization of office space, and are also increasingly choosing to locate in more urban locations. As such, University Place may be able to capture a significant proportion of this projected employment growth in its subarea districts.



Another important consideration is providing employment opportunities in proximity to where people live—*within* the community. This balance of housing and jobs in communities and regional growth centers can improve quality of life by reducing commute times and related household costs. Figure 25 shows the average commute time by City in the Pierce County area. The average commute time for University Place residents is 24.7 minutes (approximately 10 miles). Bringing more jobs to the community can reduce this average commute time and distance. Additionally, the more people can ride transit, bicycle, or walk to and from work because they live in proximity, the less overall vehicle miles traveled in the region, reducing traffic congestion and related impacts.

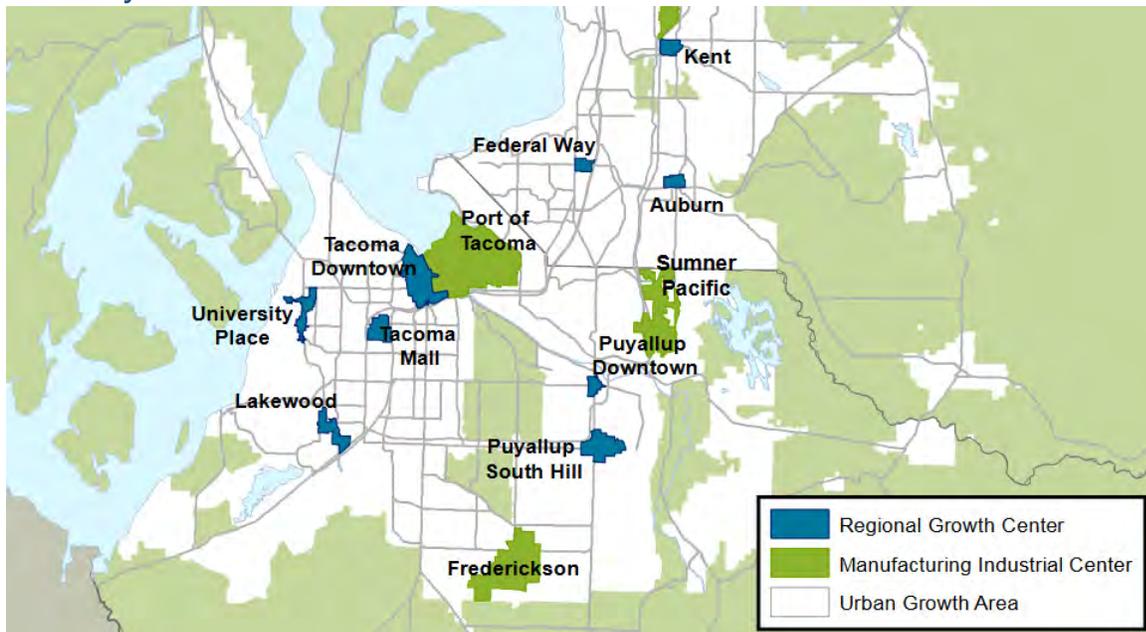
Figure 25—Average Commute Time by City in Pierce County



Source: WYNC

Proximity to manufacturing/industrial centers, focus areas for employment, is shown in Figure 26. The nearest manufacturing/industrial center to University Place is the Port of Tacoma, approximately ten miles to the northeast.

Figure 26—Regional Growth Centers and Manufacturing/Industrial Centers in Proximity to University Place



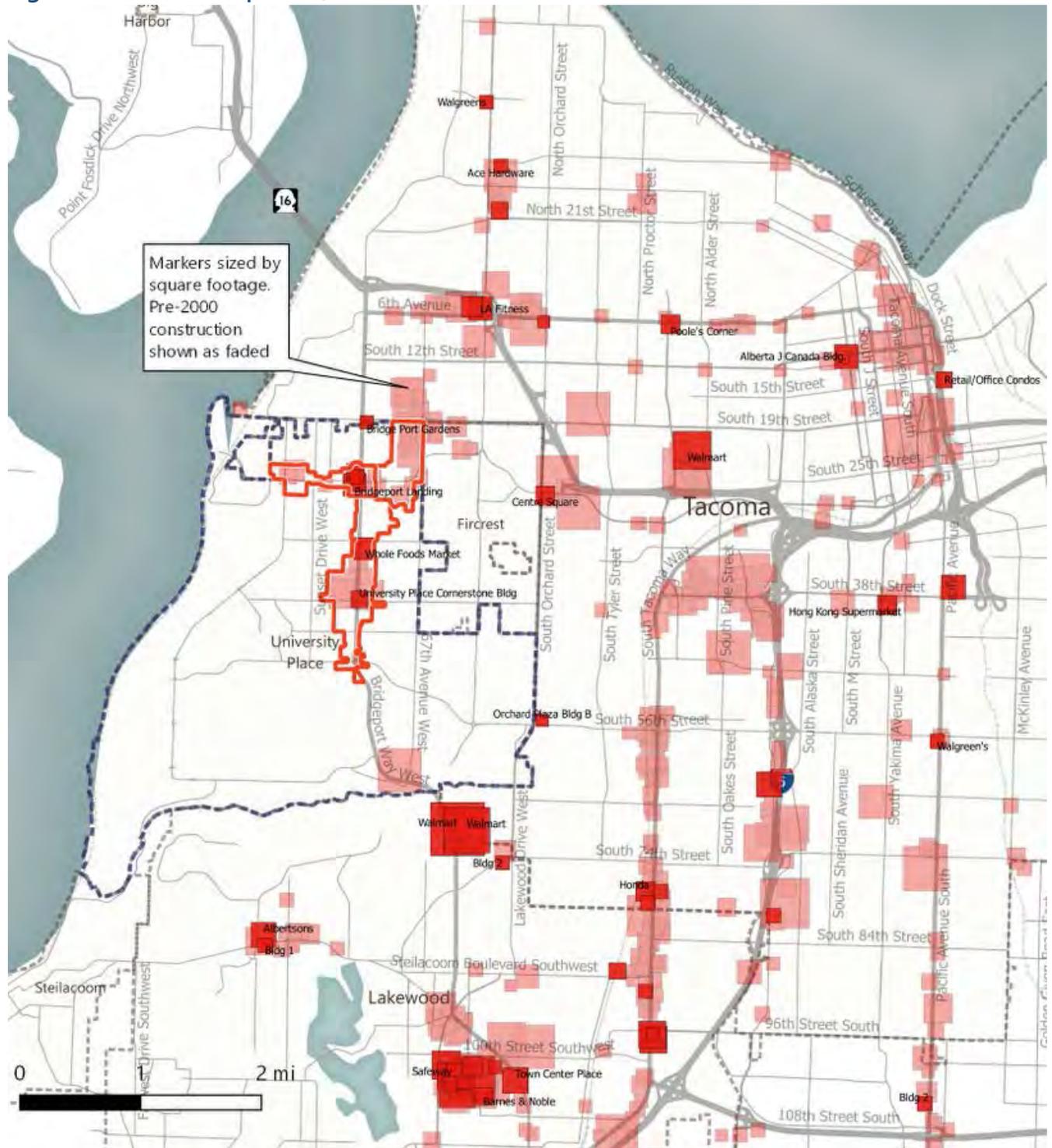
Source: Puget Sound Regional Council

## Retail

Figure 27 shows retail buildings in University Place and nearby areas, including more recent projects built since 2000 (dark red), and older projects (lighter red). The size of each box shown below corresponds to the size (square footage) of each retail building. Like office development, retail development has been slow to recover from the recession, when vacancies were high and rents decreased significantly. While consumer spending has bounced back, retail development has been slow because of the increasing role of online shopping (with fast delivery and easy return policies) and the “overhang” of high vacancies in many retail centers that take time to fill.

Goods and services that can’t be bought as easily online—particularly food, drink, groceries, “experiential” tenants such as yoga, massage, and fitness—have done well, while commodity retailers—most bookstores, video, appliance, and similar—have struggled. Within town and regional centers, most retail is “pulled in” as a small part of a mixed use project in which the dominant use may be housing, office, or healthcare. The retail at the University Place Town Center is one example. Because of University Place’s location—set back from I-5 and Highway 16—it will tend to be a less desirable location for large format-retail such as fashion, and power-center retailers (e.g. Home Depot, Best Buy). These retailers tend to locate in places with the best regional visibility and accessibility, usually either central city downtowns, or along major freeways. Figure 28 shows the types of retailers that tend to be growing and declining nationwide.

Figure 27—Retail Properties, Market Area



Sources: Costar & Leland Consulting Group

**Figure 28—Retail Market Outlook**

<i>Type</i>	<i>Growing</i>	<i>Declining</i>
<b>Food</b>	<ul style="list-style-type: none"> <li>- Grocery (all but mid-priced and traditional)</li> <li>- Fast Casual Restaurants</li> <li>- Food Halls/Artisanal Markets</li> <li>- Upscale Dining</li> <li>- Truck to Bricks</li> </ul>	<ul style="list-style-type: none"> <li>- Grocery (mid-priced unionized and local/regional traditional)</li> <li>- Casual Dining</li> <li>- Priced Out Urban Dining</li> <li>- Underperforming Fast Food Establishments</li> </ul>
<b>Apparel</b>	<ul style="list-style-type: none"> <li>- Luxury Stores</li> <li>- Outlets</li> <li>- Fast Fashion<sup>1</sup></li> </ul>	<ul style="list-style-type: none"> <li>- Mid-priced Apparel</li> <li>- Children’s Apparel</li> <li>- Mid-priced Shoe Stores</li> </ul>
<b>Miscellaneous</b>	<ul style="list-style-type: none"> <li>- Sporting Goods</li> <li>- Fitness/Health Clubs</li> <li>- Medical Users</li> <li>- Clicks to Bricks<sup>2</sup></li> <li>- Tax Services</li> <li>- Convenience Stores</li> <li>- Check Fashion</li> </ul>	<ul style="list-style-type: none"> <li>- Dollar Stores</li> <li>- Pet Supplies</li> <li>- Consumer Electronic</li> <li>- Office Supplies</li> <li>- Bookstores</li> <li>- Toy Stores</li> <li>- Video Stores</li> <li>- Shipping/Postal Stores</li> <li>- Drug Stores</li> <li>- Retail Bank Branches</li> </ul>
<b>Home related</b>	<ul style="list-style-type: none"> <li>- Home Improvement/DIY</li> <li>- Home Furnishings</li> <li>- Furniture Stores</li> </ul>	

Source: Cushman & Wakefield, Retail Update Presentation, 2015

1 Lower cost clothing retailers that focus on current fashion trends

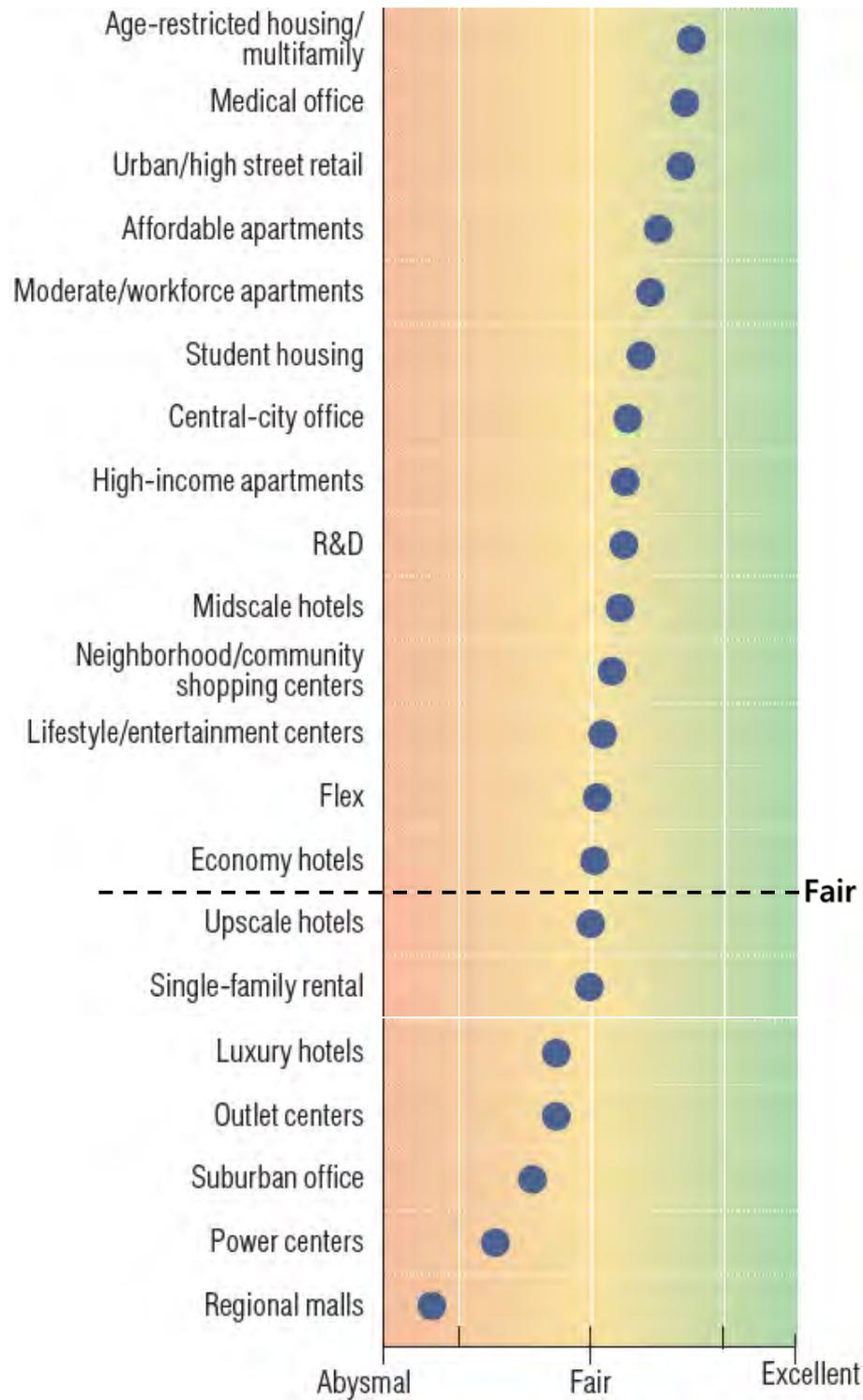
2 Technology start-ups; online retailers that open physical stores

## General Development Considerations

Figure 29 shows the ULI’s “development prospects” forecast for 2017. While this is a relatively short-term forecast (i.e., for several years, rather than the 20-year time horizon of this work), it is a good general barometer for the type of development that the private sector will be looking to build.

The most promising development prospects, per ULI, are multi-family properties (including age-restricted, affordable, luxury and student housing), medical and central city office, urban/high street and neighborhood retail, economy and midscale hotels, and lifestyle centers. Traditional suburban building formats, such as suburban office, power centers, outlet centers, and regional malls, are given the least favorable development prospects by ULI.

Figure 29—Development Prospects by Type, Urban Land Institute, 2017



Sources: Urban Land Institute & Leland Consulting Group

## Placemaking—the Neighborhood as the Amenity

“Placemaking”—capitalizing on a location’s distinctive natural, built, and cultural features in order to make a place that residents and visitors have an emotional connection to—is a critical part of any great regional or town center. Some of the ingredients of placemaking that have made other places successful and memorable are shown below. While these ingredients create personal connections to place, they can also be of tremendous value to developers, commercial tenants, and others in the real estate business, because they create additional financial value and increase the chance that potential customers will come to a regional or town center.



### *Characteristics of great places that are attractive to residents*

Some placemaking elements that could be a good fit for University Place are listed below. The regional center should be a “distillation” of the identity and brand of the City as a whole. The features that attract residents and visitors to the City should ideally be present in the regional center. For example, the wine-growing culture present throughout the Walla Walla region is particularly vibrant in downtown Walla Walla, through tasting rooms, restaurants, culinary stores, and more.

Cultural opportunities focused around Chambers Bay, new Town Center activities, and the emerging strength of the hometown at the center of the University Place lifestyle are characteristics that can help to influence placemaking and the sense of place in the subarea. Other opportunities include:

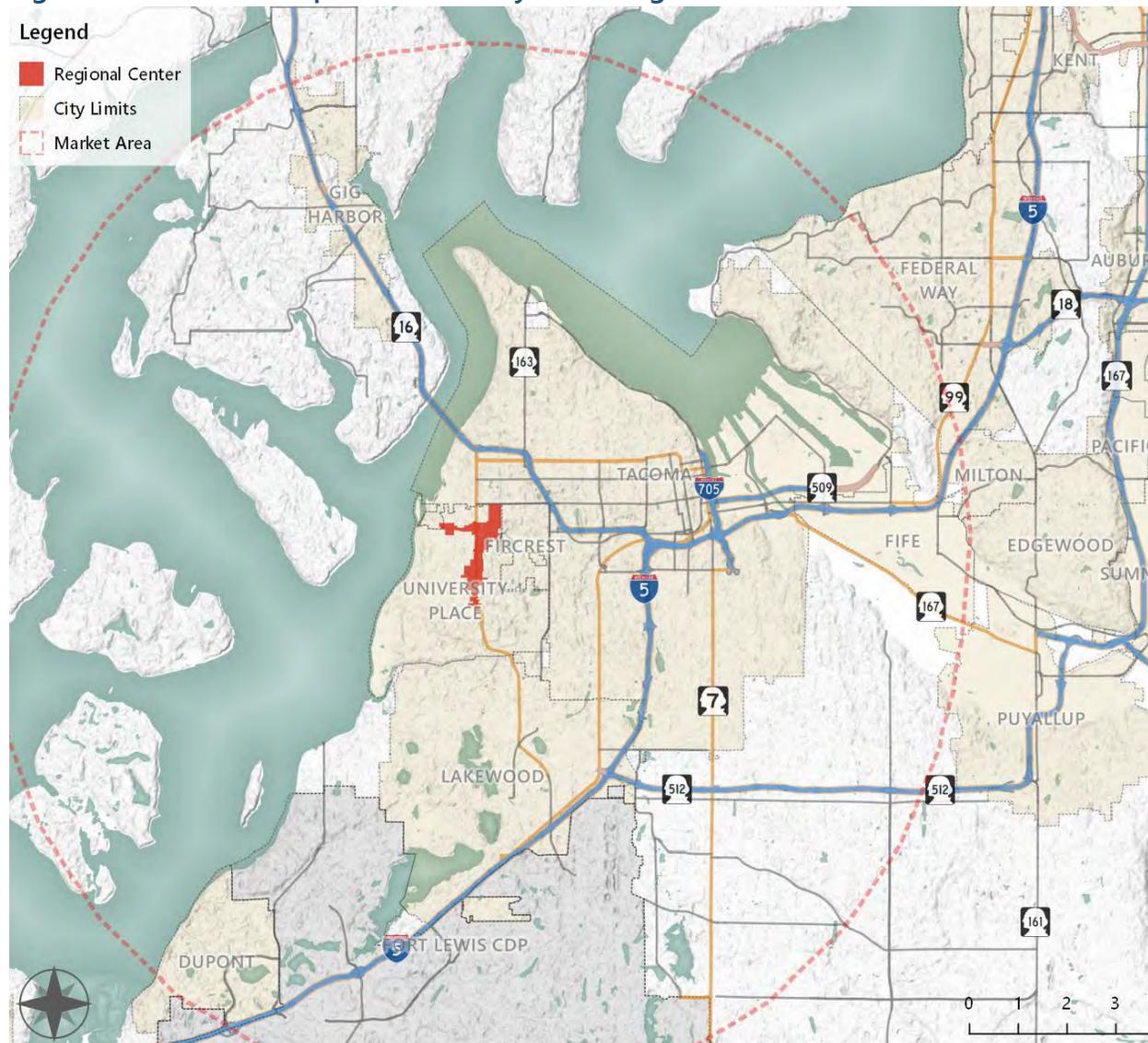
- Bike and pedestrian trails and infrastructure, and access to trails located to the west
- Open space, and access to open space and waterfront views
- Events and festivals
- Family-friendly retailers and events
- Golf oriented retailers and services
- Arts focus
- Other stores, businesses, institutions, and events that reflect special elements of University Place

## Development Forecast

### Methodology

This section of the subarea plan provides a forecast of real estate development in the University Place Regional Center and surrounding market area. The market area is defined as a 10-mile radius from the center of University Place, which equates to a 20- to 30-minute drive time to or from the Regional Center (the average commute time for University Place residents is 24.7 minutes). The map below (Figure 30) shows the location of the University Place Regional Growth Center in relation to surrounding cities in the region and the 10-mile market area.

**Figure 30—Locator Map and University Place Regional Center Market Area**



Sources: Puget Sound Regional Council, Pierce County, and Leland Consulting Group

## Growth Rates

Figure 31, the table below, summarizes development growth rates per sector from 2000 through 2016 for the University Place Regional Center, the City of University Place, and the 10-mile Market Area.

**Figure 31—Existing Development Annual Growth Rates, University Place Regional Center, 2000-2016**

<i>Annual Growth Rate</i>	<i>Office</i>	<i>Retail*</i>	<i>Housing</i>	<i>Ind.</i>	<i>"Other"</i>	<i>Avg.**</i>
UP Regional Center	1.36%	0.20%	0.59%	0.00%	0.00%	0.72%
City of University Place	2.05%	-0.04%	0.46%	0.53%	n/a	0.82%
10-mile Market Area	0.70%	0.42%	0.76%	1.24%	n/a	0.63%

Sources: Costar and Leland Consulting Group

\* Retail data is unavailable pre-2006, so the annual growth rate is calculated on 10 years of data.

\*\* Average is for Office, Retail, and Residential only. With "Industrial" and "Other," the average for the regional center is 0.43%.

### Key Takeaways from Analysis of Growth Rates Include the Following:

- On average, development in the regional center has grown faster than the 10-mile market area but slower than the City, largely driven by the rapid development of office in the overall City and the presence of industrial development outside the regional center.
- Residential growth has been slow but relatively consistent in the regional center, City, and 10-mile market area, with growth rates between 0.5 and 0.8 percent. In the regional center, there were three properties built between 2000 and 2016, adding just under 300 dwelling units to a base inventory of 2,400 units. Residential is currently the predominant land use in the regional center.
- The office sector is growing significantly faster within both the City of University Place and the regional center than any other sector. This growth was due to the construction of five office buildings, which added over 100,500 square feet to a base inventory of 360,000 square feet. Further, office growth in the market area is significantly slower, indicating that regional office has been clustering within City of University Place and the regional center.
- The retail market has been stagnant, with most development occurring in the wider market area instead of the regional center. In fact, the City of University Place saw negative growth in the retail sector between 2000 and 2016, despite positive growth in the regional center. Within the regional center, there was only 70,000 square feet added to a base inventory of about 1.1 million square feet between 2000 and 2016. It is worth noting that although the retail sector experienced near-zero growth, it remains one of the predominant land uses in both the regional center and the overall City (second only to residential).

- There were no new industrial and “other” (which include hospitality, sports and recreation, healthcare, and specialty uses) properties added to the base 2000 inventory in the regional center. Additionally, the industrial sector and those considered “other” have the least building square footage in the regional center with only 160,000 square feet and 290,000 square feet of space, respectively. With that said, there are significantly more industrial buildings within the regional center than in and adjacent to the rest of the city, with 18 versus 6 buildings. Industrial buildings within the regional center are, on average, smaller than those in the rest of the city, with the 18 buildings averaging 7,000 square feet and the 6 other buildings in the city or adjacent to it averaging about 20,000 square feet. Of the 6 other buildings, 3 are located in Narrows Marina (of which two are significant in size), and the other 3 are clustered around Custer and Lakewood Road just southeast of University Place in the City of Lakewood (with only one of these being significant in size).

### Future Development

This section provides an estimate of the total development square footage per sector that may be built in the regional center over the next 20 years. It is important to note that these estimates do not take into account the overall feasibility of development, such as spatial limitations or property availability for redevelopment, and should only be considered as potential trends or guidelines based on certain growth rates.

PSRC produces a “*baseline*” and “*vision*” series for their regional and small area forecasting.<sup>1</sup>

For the baseline growth rate scenario in this analysis, we use the PSRC *baseline* growth rate for the market area (10-mile radius) for all development types. For context, at an average annual growth rate of 0.78 percent at the PSRC *baseline* level, the market area would see population growth increasing from 565,683 in 2010 to 728,299 in 2040.

For the medium growth rate scenario, this analysis uses PSRC’s *vision* growth rate for the City of University Place. We assume that the regional center will capture a significant amount of development within the City limits, and this rate reflects a moderate capture rate.

For the high growth rate scenario, we use PSRC’s *vision* growth rate for designated regional growth centers within the Puget Sound Region. PSRC has designated these centers as locations of the region’s most significant business, governmental, and cultural facilities and are planning for growth. These centers have been deemed to be central places with a mix of uses and activities connected by

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<sup>1</sup> The *Baseline* series projects future growth strictly as a function of historical trends (and land constraints), while the *vision* forecast is intended to be reflective of the policies of the constituent local governments (though still a realistic, regionally-controlled growth total).

efficient transportation. The *vision* growth rate for these centers is assumed to reflect an aggressive capture rate for the University Place regional growth center, as shown in Figure 32, below.

**Figure 32—Projected Development Annual Population Growth Rates, 2017-2037**

<i>Average Growth Rates</i>	<i>Baseline CAGR (MA Base)</i>	<i>Medium CAGR (UP Vision)</i>	<i>High CAGR (RGC Vision)</i>
Office, Housing, & "Other"	0.81%	1.88%	2.79%
Retail*	0.32%	0.76%	1.12%

Sources: Puget Sound Regional Council & Leland Consulting Group

\*Retail growth rates have historically been about one-third as fast as area population growth, and therefore a lower rate is warranted

In order to calculate realistic projections, the baseline growth rate scenario for the 20-year planning period (0.81 percent) should be similar to the historical (2000 to 2016) average development growth rate for the University Place Regional Growth Center, as this represents the "business-as-usual" scenario. As such, the average annual growth rate across office, retail, and housing development from 2000 to 2016 is almost equal to the projected baseline growth rate scenario shown in the table above.

For retail, the situation is not as straightforward. Between 2000 and 2016, retail development grew only one-third as fast as residential development. As densities increase in the regional center it is likely that retail development will marginally increase, so for retail a growth rate 40 percent of residential growth rate is used. As such, the projected growth rates (baseline, medium and high) are likely to be about 40 percent of the growth rates for office, residential, and "other".

Forecasts should also be used and implemented within the context of past and existing development trends.<sup>2</sup> Past development trends will indicate which growth rate is more likely. For example, retail is forecasted to add another 440,000 square feet to its existing inventory under the "high" growth rate scenario, yet the last 17 years has seen relatively little development, so it is more likely that the baseline scenario will be appropriate. Similarly, the office sector has experienced significant development activity over the past 17 years, with a growth rate of over three percent, so the "high" growth rate may be more likely.

<sup>2</sup> Development forecasts for each sector are based on the same growth rates (with the exception of retail, which is 60 percent lower), as discussed earlier in this report, and the forecasts apply these growth rates to the existing inventory square footage (as of the end of 2016).

## Summary of Forecasted Development

As shown in Figures 33 and 34 below, development projections at the baseline level are relatively modest. The medium and high levels, however, will increase total development square footage in the regional center by an average of 39 to 62 percent.

**Figure 33—Forecasted Development Summary Table, University Place Regional Center, 2017-2037**

	<i>Residential (units)</i>	<i>Residential (sf)</i>	<i>Office (sf)</i>	<i>Retail (sf)</i>	<i>Other (sf)</i>	<i>Total (sf)</i>
<b>2017 Inventory</b>						
Existing	2,613	2,674,482	448,525	1,104,486	290,032	4,517,525
<b>2037 Total</b>						
Base	3,065	3,137,413	526,161	1,177,501	340,234	5,181,310
Medium	3,810	3,899,257	653,926	1,285,448	422,852	6,261,483
High	4,531	4,637,213	777,685	1,378,980	502,879	7,296,757
<b>Net New</b>						
Base	452	462,931	77,636	73,015	50,202	663,784
Medium	1,197	1,224,775	205,401	180,962	132,820	1,743,957
High	1,918	1,962,731	329,160	274,494	212,847	2,779,231

Source: Leland Consulting Group

**Figure 34—Total Increase in Development Square Footage**

		<i>% Increase: 2017 to 2037</i>
	<i>Base</i>	15%
	<i>Medium</i>	39%
	<i>High</i>	62%

Source: Leland Consulting Group

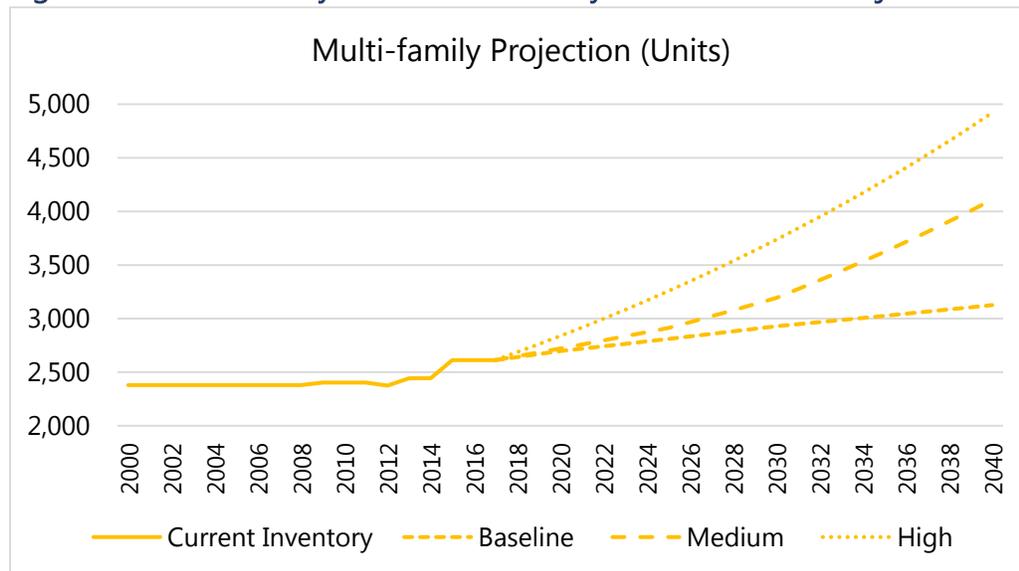
## Residential Development

The housing sector experienced no development activity until 2009, and has since added 294 units, increasing its inventory of multi-family units by over one-tenth (a growth rate of 1.2 percent). Looking ahead, the housing sector may be most likely to follow the medium growth rate scenario. Figure 35 shows the forecasted projection for multi-family housing in the region.

## Office Development

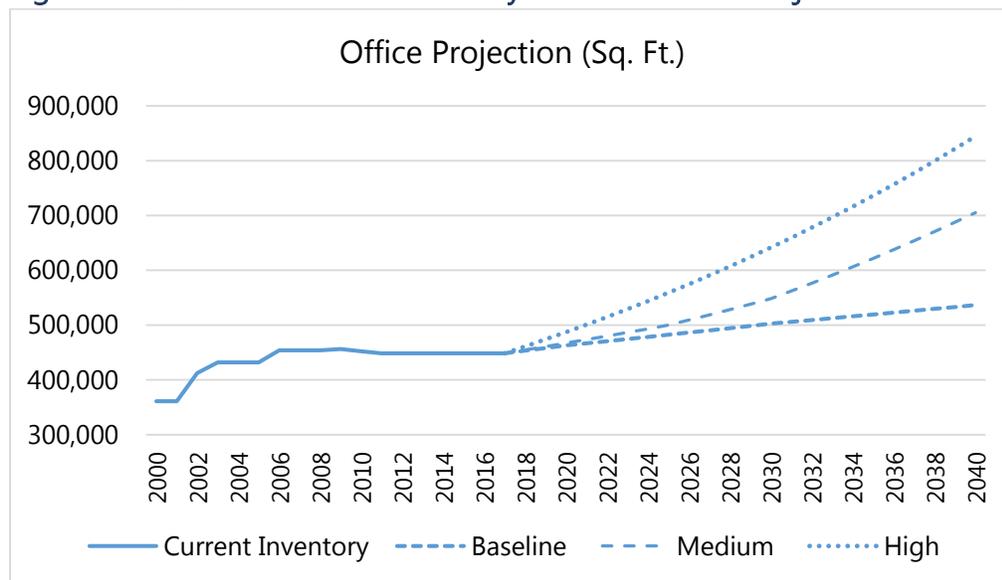
The office sector experienced significant development activity between 2000 and 2008 and, while development activity has been sparse since the recession, the regional center should see increased rates of office development as other development types, particularly housing, increase. Medical and central city office will likely be the more dominant office building type. Figure 36 shows the forecasted projection for office use.

Figure 35—Multi-family Historical Inventory and Forecasted Projection



Sources: Costar, Puget Sound Regional Council, and Leland Consulting Group

Figure 36—Office Historical Inventory and Forecasted Projection



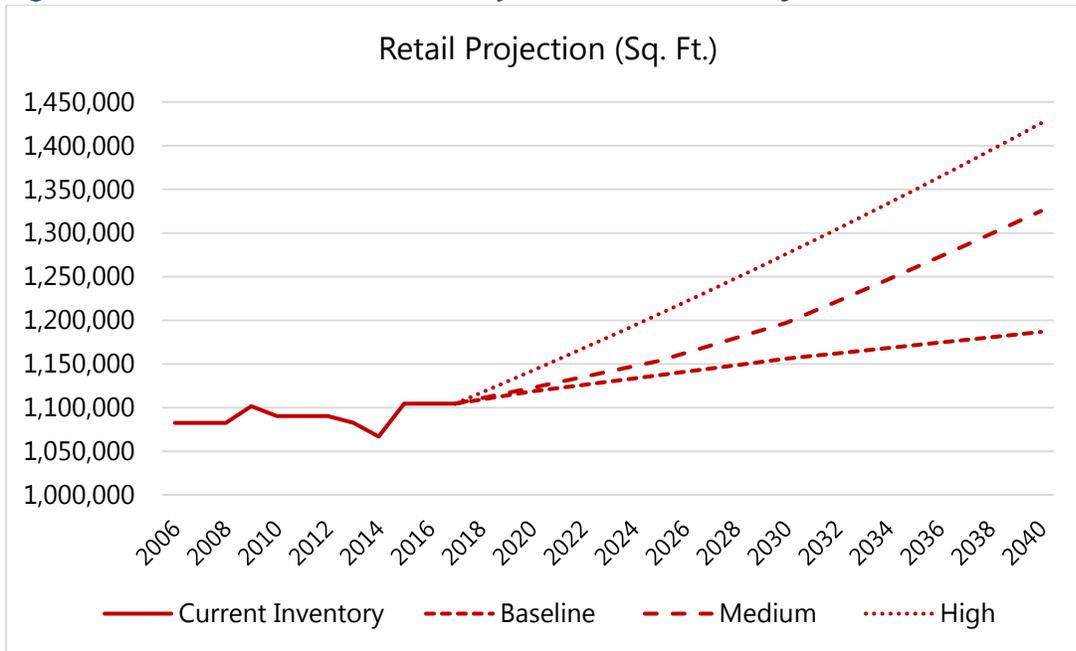
Sources: Costar, Puget Sound Regional Council, and Leland Consulting Group

## Retail Development

The sheer volume of retail square footage may be the reason for the lack of new retail development. In fact, the total number of retail properties actually declined between 2006 and 2017. As such, additional square footage will likely be in the form of infill and/or rehab development and more closely follow the baseline growth rate projection. With that said, the rate of development may

increase at a later date. Figure 37 shows the historical inventory and forecasted projection for retail in the region.

**Figure 37—Retail Historical Inventory and Forecasted Projection**



Sources: Costar, Puget Sound Regional Council, and Leland Consulting Group

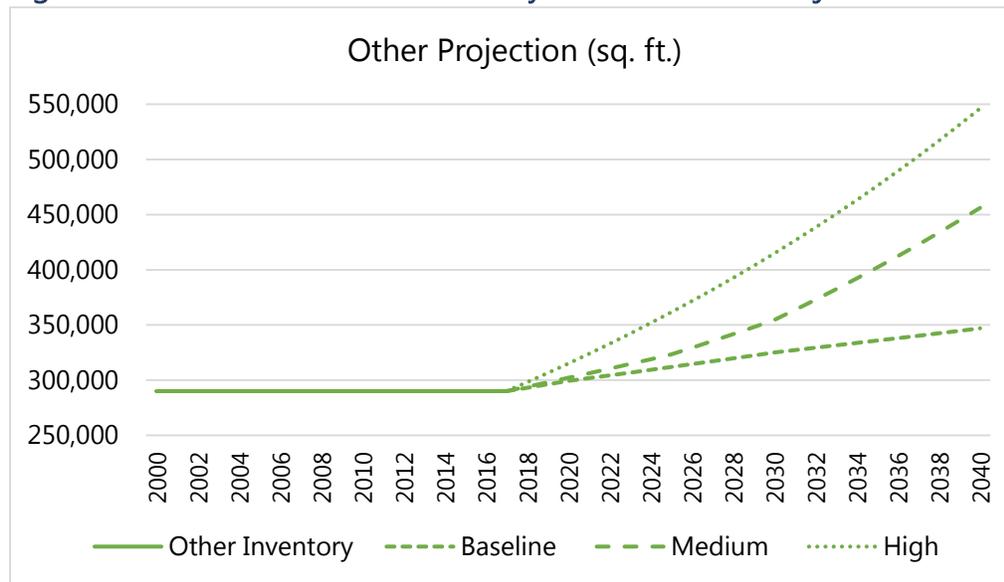
### “Other” Development

The “other” property projection is more complicated, as it includes a range of property types, including hospitality, sports and recreation, healthcare, and specialty. While there have been no new buildings, increased housing and employment will increase demand for certain complimentary building types, particularly hospitality and healthcare. Figure 38 shows the forecasted projection for these other types of uses in the region.

### Market Cycles

The actual pace of development will be “lumpier” than the development forecast figures shown above. The development industry operates in cycles as illustrated below, beginning in a downturn or recession, then moving to recovery, expansion, and hypersupply (an overbuilt market). Essentially, when a market becomes overbuilt or over-supplied, developers halt building for some time.

Figure 38—“Other” Historical Inventory and Forecasted Projection



Sources: Costar, Puget Sound Regional Council, and Leland Consulting Group

The great recession, officially between 2007 and 2009, is one example of market cyclicity, as overbuilding in the single-family home market, along with diminishing household resources and demand, caused a rapid decline in single family home production among other economic impacts. Another example is shown below: according to Figure 39, IRR (a commercial real estate appraisal and services firm), believes that the Puget Sound Region multi-family housing market is in a rapid expansion phase, and could head into hypersupply sometime soon. That said, the pace of improvement in the Pierce County market overall is expected to continue to increase as neighborhoods surrounding downtowns and centers contribute to the renaissance with strong interest in housing; including new multi-family geared toward professionals working in the CBD (as indicated in Kidder Mathews’ 2017 Real Estate Market reports). It is possible that real estate development will go through another downturn in the next few years; in any case, a downturn is likely during at least one point in the 20-year time frame for this study. Nonetheless, the long-term dynamics described in this report should remain reliable.

Figure 39—Puget Sound Region Multi-family Market Cycle



Source: Integra Realty Resources

## Real Estate Market Conclusions and Recommendations

The University Place Regional Growth Center, which consists of three distinct sub-districts, is well placed to capture a significant portion of the demand driven by high growth projections for population and employment in the region. Scenarios developed by PSRC project that population and jobs in the University Place market area will grow by between 0.8 and 2.8 percent annually through 2037. Therefore, the question is not whether University Place and the Regional Center will grow, but rather how much and what form this growth will take.

The regional center has already seen significant development which will likely continue given the strong market conditions in the Seattle metropolitan area. Building the identity of the three districts will enable each to be successful. Each district should focus on placemaking, enhance the existing strengths and assets (discussed earlier in this report), and ensure future development is in keeping with the City's overarching goals and community principles.

University Place's existing demographic and socioeconomic conditions support continued development of multi-family housing, and to a lesser degree, employment and general commercial development.

New commercial development should focus on high growth industries, such as healthcare and education services and professional and business services, while also maintaining focus on housing and supportive retail uses.

### Office and Employment

New office and employment development should focus on high-growth industries, such as healthcare and education services, technology, and professional and business services. Office spaces that emphasize adaptive reuse, a mixed use environment integrated with multi-modal transportation and surrounding neighborhoods (e.g., Google and REI), "co-working," and "creative" office have been the most successful in recent years, and will be the best fit for University Place. These spaces are the most likely to attract business owners who are already in University Place, or would consider moving there. Nonetheless, office and employment development is likely to be somewhat slower than it has been in past decades, as employees require less space and can work remotely (from home), and new employment development is focusing in the downtowns of the region's largest cities. The planning team projects demand for between 78,000 and 329,000 square feet of office space over the next 20 years.

### Housing

As stated above, the University Place market area is expected to continue to grow, and the planning team projects demand for between 450 and 1,900 new housing units in the regional center over the next two decades. This demand will come from a variety of demographic sources, which University Place should plan proactively to attract.

- Young people, including Generation Y. Generation Y, now in their 20s and 30s, have shown a strong propensity to living in mixed use and urban locations. This is expected to continue, even as Generation Y begins to start families and look for larger housing units that accommodate kids.
- Baby Boomers will make up an increasing share of the population and many will be looking for low-maintenance, “lock and leave” housing that is easily accessible to a variety of amenities including retail, restaurants, social opportunities, and healthcare.

Given the community’s safe, high quality environment and successful Town Center, the University Place Regional Center has a great foundation on which to market itself.

### Leveraging the Strengths and Special Attributes of University Place

University Place and the Regional Center should be known for and can leverage its strengths and “competitive differentiators” in attracting sectors of the market. These are the special qualities that potential residents, business owners, or visitors either are already aware of, or could be cultivated further to make people aware of them. For the City of University Place, these include:

- Chambers Bay Golf Course
- Sweeping views of Puget Sound and the Chambers Creek Regional Park
- Parks and trails, overlooking Puget Sound, and in other locations throughout the community
- Easy access to major regional destinations including downtown Tacoma, regional retail destinations on I-5, and recreation to the west
- Access to healthy foods, shopping, and public services
- A quality, family-oriented community considered to be a great place to live
- Quality school district
- Access to medical, dental, and other health services
- Safety

Great downtowns and regional centers are a “distillation” of the best-loved and most unique aspects of the larger community. For example, downtown Walla Walla contains a concentration of wine tasting rooms and restaurants featuring products from the area. University Place’s Regional Center should likewise celebrate, showcase, and promote aspects of the City’s identity, such as:

- Family friendly retailers, restaurants, events, and festivals
- Good pedestrian and bicycle access to Soundview Drive and other locations with views of Puget Sound
- Retailers that provide golfing gear and clothing, and restaurants that can serve groups after they leave the course

In addition, the following commercial categories are growing, and present good opportunities for the Regional Center given the City's demographics and character:

- Convenient, Casual Restaurants
- Food Halls, Artisanal Markets, and Food Trucks
- Sporting Goods
- Fitness/Health Clubs
- "Neighborhood Scale" Healthcare Providers
- Fast Fashion (Lower Cost Clothing Retailers that Focus on Current Fashion Trends)

Recommendations specific to each district follow.

### **Town Center District**

The Town Center District is the heart of the regional center. It possesses almost all the major recent commercial development, including grocery stores, banks, general merchandise, and service-based retail. Multi-family properties are also prevalent in the Town Center District, providing immediate demand for the surrounding commercial uses. The district possesses the largest parcel sizes and has opportunities for new or infill development, particularly mid-rise mixed use properties.

### **27<sup>th</sup> Street Business District**

Of the three districts in the University Place Regional Center, the 27<sup>th</sup> Street Business District is generally the most established and built out with neighborhood-serving local businesses. Development opportunities should fit the scale of this district and generally smaller parcel sizes, and will likely include "missing middle" housing types (e.g., townhouses and duplexes), low-rise (three to four story) apartments, and neighborhood serving employment and retail.

### **Northeast Mixed Use District**

The Northeast Mixed Use District is the most mixed in terms of land use. It is currently home to a variety of retail, rental housing, and industrial development. There are a number of large and underutilized properties. These attributes offer both opportunities and challenges. They may offer opportunities for large-scale redevelopment and change, such as office/employment campuses and mixed use residential-over-retail projects. However, developers are most attracted to districts with an already-established sense of place, like the Town Center. In the Northeast district, the City should be opportunistic; wait for and react to private sector development proposals; improve pedestrian, bicycle, and transit connections to the other two districts; and be aware that one or more of the large underutilized parcels could be a good fit for a major employer or mixed use developer.

## Proposed Zoning and Urban Form

A new framework for zoning and urban form is proposed to support implementation of the vision for the subarea and each district, the guiding principles, and applicable Comprehensive Plan policies. Figure 40 depicts the new zoning map for the subarea. It should be noted that the proposed zoning seeks to guide the building form and height in each category and provide more flexibility related to the types of specific uses that could be redeveloped as discussed in more detail below.

### Zoning Categories

The new zoning categories proposed for the subarea districts encourage a vibrant mix of land uses and compact urban form along key corridors and surrounding activity hubs through redevelopment over time. The zoning categories also provide the ability for the City to allow a more flexible framework of land use growth that can adapt to market conditions over time. There are fewer categories proposed than currently exist. This will help to clarify the desired type of redevelopment and streamline the development approvals process, while also encouraging best practices in design and development. The City's current zoning framework will need to be updated to integrate these categories and existing use tables will need to be adapted as part of this process.

The proposed zoning is designed to maximize density and urban form along Bridgeport Way in the Town Center core and at key nodes throughout the subarea, while at the same time providing lower-height zoning categories that transition back from the core area to surrounding neighborhood zoning. The four new zoning categories are described below.

#### Mixed Use Residential (MUR)-75

The Mixed Use Residential (MUR)-75 zoning category is proposed for the Town Center District and the 27<sup>th</sup> Street District. MUR-75 would allow a 75-foot height limit for buildings, which is generally seven stories of development. Building types such as five wood frame stories over a two-level concrete podium or five wood frame stories over a single-level podium, similar to what has recently been constructed in Town Center, could be developed. Other types of construction that exceed the 75-foot height limit also are possible. For example, the Town Center zone currently allows buildings up to 120 feet in height within portions of the Village at Chambers Bay. Similarly, the replacement MUR-75 zone may be crafted to accommodate heights in excess of 75 feet, up to a 120-foot-height, where conditions warrant an increased height. The form of development under MUR-75 would generally be mixed use with a focus on residential in the top floors with active uses at the ground floor level. On main streets, such as Bridgeport Way and 27<sup>th</sup> Street, it would be anticipated that the ground floor level would support retail, office space, and other active uses, while on other street frontages, the ground floor levels could be designed to support residential. The anticipated density range for development of this form would be 60 to 100+ units per acre (gross).

### **Mixed Use Residential (MUR)-45**

MUR-45 is proposed throughout the subarea (within all districts), and similar to MUR-75 focused on residential mixed use, but at a 45-foot maximum building height. This height typically supports construction of four-level wood frame building (or other construction type). The form of development would generally be mixed use with a focus on residential in the top floors with active uses at the ground floor level. On main streets, ground floor levels would support retail, office space, and other active uses, while on other street frontages, the ground floor levels could be designed to support residential. The anticipated density range for development of this form would be 40 to 60+ units per acre (gross).

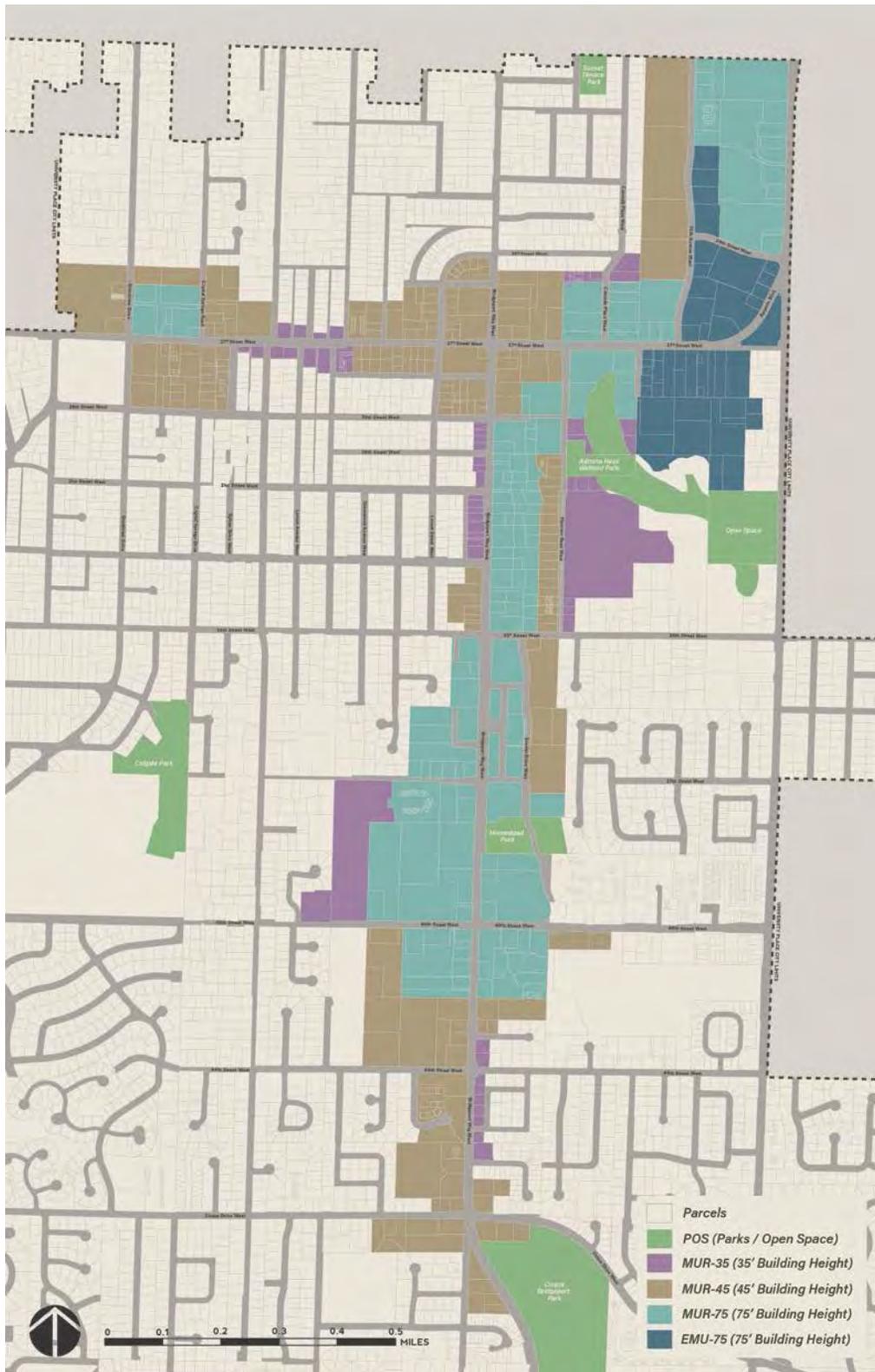
### **Mixed Use Residential (MUR)-35**

MUR-35 is proposed throughout the subarea (within all districts), and is focused on residential mixed use at a 35-foot maximum building height. This height typically supports construction of 3-level wood frame building (or other construction type). The form of development would generally be mixed use with a focus on residential in the top floors with active uses at the ground floor level. On main streets, ground floor levels would support retail, office space, and other active uses, while on other street frontages, the ground floor levels could be designed to support residential. The anticipated density range for development of this form would be 30 to 40+ units per acre (gross). Other development types of attached housing (townhouses, clustered housing, etc.) that have lower density levels may be appropriate in this category, depending on location, and could be considered to fulfill the “missing middle” housing demand.

### **Employment Mixed Use (EMU)-75**

The Employment Mixed Use (EMU)-75 category is proposed only in the Northeast Mixed Use District, where there is a desire for an ongoing focus on employment uses such as various types of businesses, offices, light manufacturing, light industrial, flex-tech, crafts industrial, start-ups, and other employment uses, along with commercial and retail and compatible forms of residential (such as lofts or live/work units). The EMU category allows a maximum height limit of 75 feet, but within the EMU zone redevelopment can be one and two story buildings as long as there is an employment focus that brings an increased number of jobs to the community. Allowing buildings greater than 75 feet in height may be considered during the plan implementation phases (i.e. zoning or district planning efforts).

Figure 40—Proposed Zoning and Urban Form



## Land Areas per Zoning Categories in Each District and Overall

Figure 41, below shows proposed zoning categories and the assigned land area for each category within each district.

Figure 41—Land Areas per Zoning Categories in Each District and Overall

Location	Total Size (Gross Acres)	MUR-75	MUR-45	MUR-35	EMU-75
Town Center District	210.62*	88.73	77.73	44.16	
27 <sup>th</sup> Street Business District	79.85*	5.51	70.07	4.27	
Northeast Mixed Use District	115.06*	40.20	28.41	4.31	42.14
<b>Subarea Overall</b>	<b>405.53*</b>	<b>134.44</b>	<b>176.21</b>	<b>52.74</b>	<b>42.14</b>

\*Note: these calculations do not include parks, open space, roadway rights-of-way, or other land areas that would not be subject to redevelopment. As such, the total acreage of the subarea is 481 acres, while the total acreage of area that could be redeveloped according to the proposed zoning is 405.53 acres.

## Comprehensive Plan and Zoning Amendments

While the subarea plan is consistent with and supports the City’s adopted Comprehensive Plan and policies, the new zoning classifications will require amendment of the Comprehensive Plan map and designations. The City’s Zoning Code (Title 19 of the Municipal Code) also will need to be amended to include the new zoning categories, remove no-longer-applicable categories, and integrate new design and development standards and provisions to support the proposed zoning.

## Opportunity Sites and Redevelopment Concepts

The City has identified a number of potential opportunity sites for redevelopment throughout the subarea. These are locations where redevelopment may be more poised to happen in the near to mid-term due to a number of factors:

- Current status of property (may be vacant or in transition)
- Land utilization (improvement to land value ratio)—see Figure 42
- Owner’s interest in potential redevelopment
- Location and characteristics of the site and surrounding area

Improvement to land value ratio, as shown in Figure 42 is a measure of the existing utilization of property. The ratio is calculated by dividing the value of the improvements (or building space) by the total value of the property (land + improvements). So typically, the more building space (or “improvements”) on the property or “land”, the higher the utilization and the higher the ratio. As you can see in the figure, the more developed properties have a higher improvement to land value ratio.

The urban framework plan for the subarea (depicting identified opportunity sites) is shown in Figure 43. It should be noted that other opportunity sites may become known in the future in addition to those mapped to date. The City will work with property owners to review these sites and identify the opportunities and possibilities for redevelopment based on the adopted subarea plan.

The urban framework plan also illustrates primary and secondary activity nodes, as well as opportunities to create features such as gateway treatments, locations for public art, greenway and trail connections, and other amenities with redevelopment in the subarea districts.

## **Redevelopment Concept Illustrations**

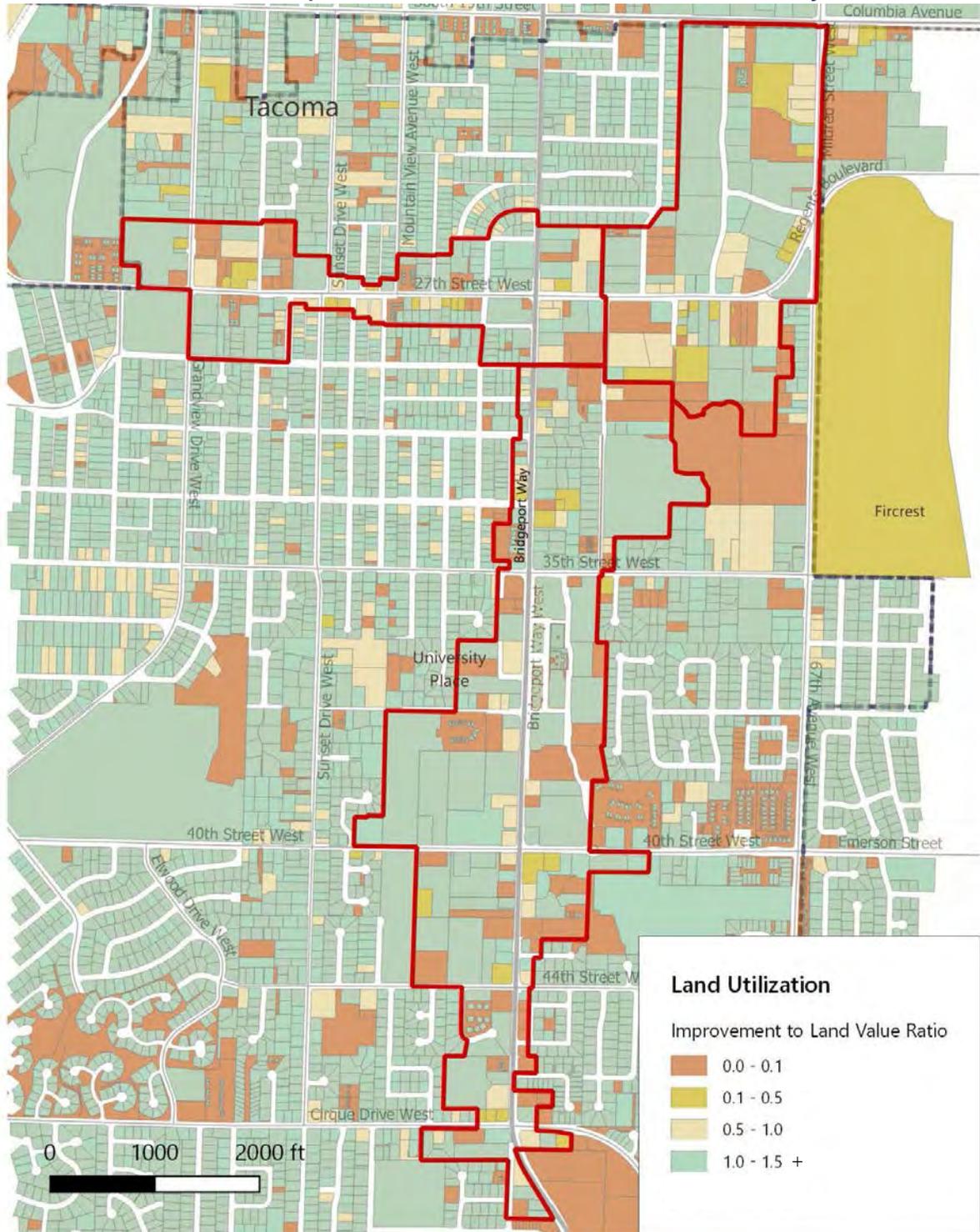
Concept illustrations have been created to show how the proposed urban form could look when implemented in various locations in the subarea. These illustrations are conceptual graphic depictions of desired character, as well as the scale of potential redevelopment. Actual redevelopment plans for various properties may vary from the concepts shown, but the concepts provide visualizations related to what can be expected with future building height and form. Refer to Figures 44 through 49 for these illustrations.



***University Place Town Center***

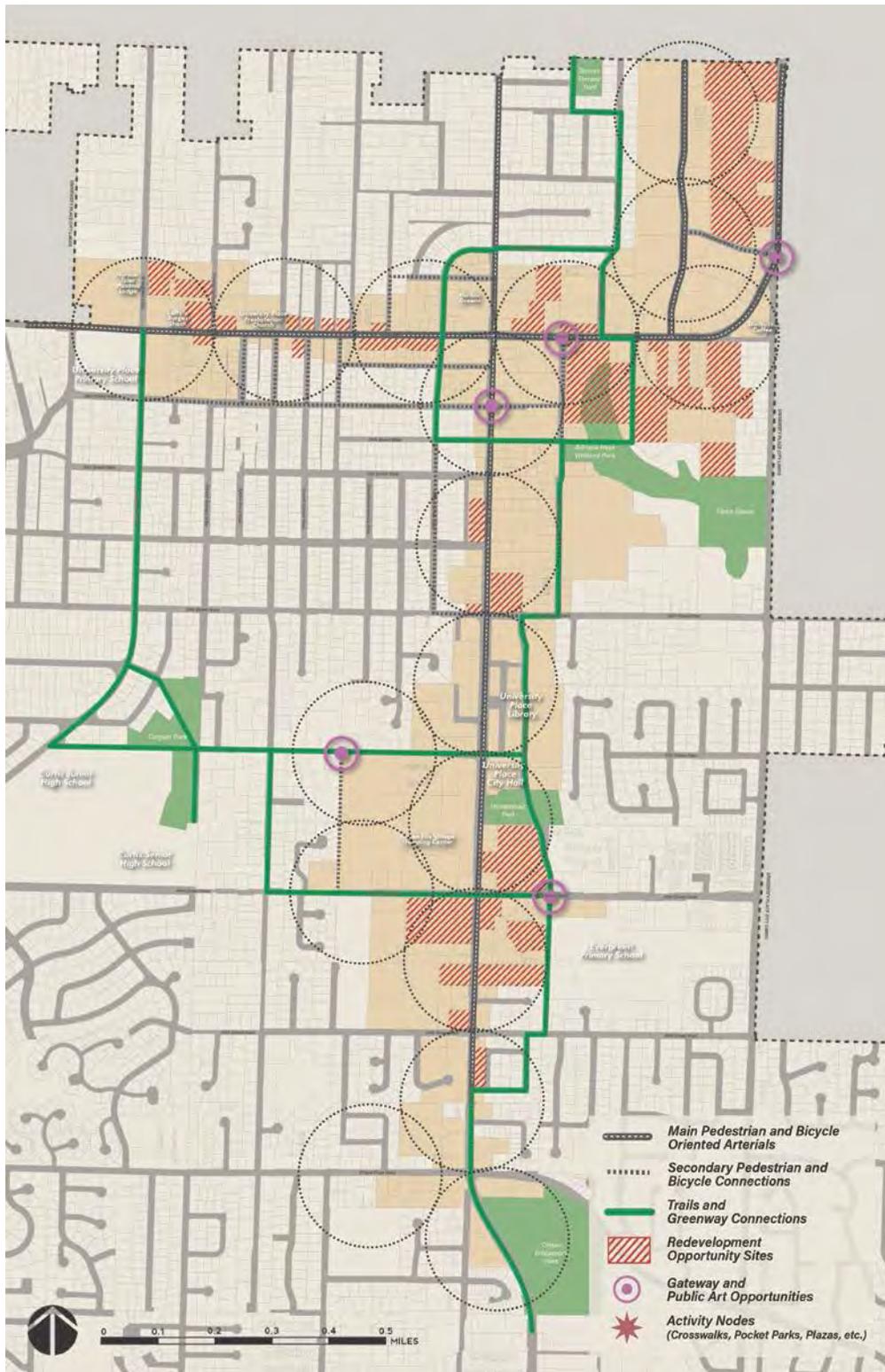
Source: HBB Landscape Architecture

Figure 42—Land Utilization (Improvement to Land Value Ratio), University Place



Sources: Pierce County Assessor & Leland Consulting Group

Figure 43—Urban Framework Plan and Development Opportunity Sites



**Figure 44—Town Center Mixed Use—MUR-45 in the Vicinity of Bridgeport Way and 44<sup>th</sup> Street West (Residential, Office, and Active Ground Floor Uses)**



A conceptual representation of MUR-45 in Town Center illustrating four-story buildings (3 over 1) with a mix of residential and office use as well as townhomes transition back toward the single family neighborhoods—ground floor active uses located at street grade, such as commercial, retail, professional services, studios, and other uses, activate the street to create a vibrant district with strong multimodal connections (including transit) while maintaining a livable community feel.

**Figure 45—Town Center Mixed Use Residential—MUR-75 in the vicinity of Bridgeport Way and 33<sup>rd</sup> Street West**



A conceptual representation of MUR-75 in the Town Center, illustrating an activated mixed-use core at night, with ground floor storefronts, restaurants, and markets and condominiums and apartments above—wide sidewalks, street trees, pedestrian lighting, and modern but contextually appropriate architecture create the distinct Town Center character while also providing equitable access to jobs, goods, and services.

**Figure 46—Assisted Living/Senior Apartments—MUR-75 in the Vicinity of 27<sup>th</sup> Street West and Grandview Drive**



A conceptual representation of MUR-75, and the actual design concept for the proposed SHAG housing development, illustrating a senior living complex anchoring a commercial node at the intersection of 27<sup>th</sup> Street West and Grandview Drive—this will bring a major character change to the neighborhood, which has been predominantly lower scale businesses, but also will boost retail, restaurants, shopping, and other commerce in the vicinity of the facility; attractive streetscapes with continuous sidewalks, accessible facilities, bike lanes, signalized crossings for pedestrians, street trees, furnishings, lighting and other amenities will enhance equitable access to the district’s businesses and services. There may be opportunities to integrate the City’s senior center with services offered at the proposed senior housing facilities at 27<sup>th</sup> and Grandview.

**Figure 47—“Missing Middle” Urban Form with Transitions to Neighborhoods—MUR-45 and MUR-35 in the Vicinity of 27<sup>th</sup> Street West and Locust Avenue**



A conceptual representation of MUR-45 and MUR-35 in the 27<sup>th</sup> Street Business District illustrating a mixture of existing detached single family homes, with new modern townhouses and three and four story multi-family or mixed use buildings—sidewalks and bike lanes connect the neighborhood, providing equitable access to public spaces, transit, and other services, as well as shopping and civic locations.

**Figure 48—“Live/Work” Lofts and Flex Space in the EMU-75 Zone of the Northeast Mixed Use District, Vicinity of 69<sup>th</sup> Street West**



A conceptual representation of EMU-75 in the Northeast Mixed Use District illustrating live/work units, lofts, and flexible work spaces for business, office, and retail uses; while the focus of use in the EMU-75 would be on employment, the ability to integrate residences will bring 24-7 activity to the district with more “eyes on the street,” and increase economic vibrancy—live/work and flex spaces allow artists, tradespeople, and small business start-ups to combine uses into one space, generating financial freedom to invest in company growth and job creation; multi-modal infrastructure connects the employment-based district to surrounding residences and services, creating a strong, localized economy and livable community.

**Figure 49—Employment Uses and Office Redevelopment in the EMU-75 in the Vicinity of 69<sup>th</sup> Street West**



A conceptual representation of the EMU-75 zoning classification in the Northeast Mixed Use District illustrating office and employment urban form, along with neighborhood walkability; not everyone has to drive to the office—residents can walk, bicycle, and take transit in this conceptual representation.

## Proposed Densities and Growth Targets

The proposed densities and the related estimated household and population estimates are shown for each zoning category and each district in the subarea, as well as for the subarea overall in Figures 50 and 51. A summary of the estimated build-out projections is provided in Figure 52. Build-out is a theoretical concept that represents the full potential of development/redevelopment in the subarea—if every parcel were to be redeveloped to the proposed zoning form/height. These estimates assume full build-out of the proposed zoning which, if achieved, would occur in future decades, likely longer than the next twenty years. It may be that build-out does not fully occur, but the subarea plan and proposed zoning classifications provide the capacity to accommodate this level of growth in the subarea no matter what the pace of growth may be.

Figure 50—Zoning to Density Range Calculations at Build-Out for Three Districts

Location	Size (Gross Acres)	MUR-75 (60 to 100 DUs per Acre)	MUR-45 (40 to 60 DUs per Acre)	MUR-35 (30 to 40 DUs per Acre)	EMU-75 (10 to 20 DUs per Acre)
<b>Town Center District</b>	210.62 Acres	88.73 Acres	77.73 Acres	44.16 Acres	0 Acres
<i>Population at Build-Out</i>		8,518 to 14,197	4,975 to 7,462	2,120 to 2,826	0
<i>Households at Build-Out</i>		5,324 to 8,873	3,109 to 4,664	1,325 to 1,766	0
<i>Jobs at Build-Out</i>		1,719	1,506	855	0
<b>27<sup>th</sup> Street Business District</b>	79.85 Acres	5.51 Acres	70.07 Acres	4.27 Acres	0
<i>Population at Build-Out</i>		529 to 882	4,484 to 6,727	205 to 273	0
<i>Households at Build-Out</i>		331 to 551	2,803 to 4,204	128 to 171	0
<i>Jobs at Build-Out</i>		107	1,357	83	0
<b>Northeast Mixed Use District</b>	115.06 Acres	40.20 Acres	28.41 Acres	4.31 Acres	42.14 Acres
<i>Population at Build-Out</i>		3,859 to 6,432	1,818 to 2,727	207 to 277	1,348 to 2,023
<i>Households at Build-Out</i>		2,412 to 4,020	1,136 to 1,705	129 to 172	843 to 1,264
<i>Jobs at Build-Out</i>		779	550	83	1,264

Figure 51—Zoning to Density Range Calculations at Build-Out for Subarea

Location	Size (Gross Acres)	MUR-75 (60 to 100 DUs per Acre)	MUR-45 (40 to 60 DUs per Acre)	MUR-35 (30 to 40 DUs per Acre)	EMU-75 (10 to 20 DUs per Acre)
<b>Subarea Overall</b>	<b>405.53 Acres</b>	<b>134.44 Acres</b>	<b>176.21 Acres</b>	<b>52.74 Acres</b>	<b>42.14 Acres</b>
<i>Population at Build-Out</i>		12,906 to 21,510	11,277 to 16,916	2,532 to 3,375	1,348 to 2,023
<i>Households at Build-Out</i>		8,066 to 13,444	7,048 to 10,573	1,582 to 2,110	843 to 1,264
<i>Jobs at Build-Out</i>		2,604	3,413	1,022	1,264

Figure 52—Summary of the Theoretical Build-Out Capacity of the Subarea

<b>Total Population at Build-Out</b>	<b>28,064 to 43,024 people</b>
<b>Total Households at Build-Out</b>	<b>17,540 to 27,390 households</b>
<b>Total Jobs at Build-Out</b>	<b>8,303 jobs</b>
<b>Activity Units (AUs): 36,367 to 52,128</b>	
<b>AUs/Acre Capacity for 481 Acre Subarea: 75 to 105 AUs/Acre</b>	

Population estimates are based on a ratio of 1.6 persons per household, the recommended ratio by Puget Sound Regional Council to use in calculating multi-family generated population in centers. Estimated jobs generated at full build-out also are shown and are based on a baseline estimate average of 19.37 jobs/acre for the MUR zoned land area and 30 jobs/acre for the EMU zoned land area.

Density ranges are shown because the proposed zoning provides flexibility for redevelopment, so some projects may have higher densities than others in each category. It should be noted that these build-out estimates include existing and future population, household, and employment levels in total.

In summary, given the above calculations, approximately 28,064 to 43,024 total people would be expected to be living in the subarea at full build-out of the proposed zoning (population) in approximately 17,540 to 27,390 total households. Approximately 8,303 total people would be expected to be working (employment/jobs) in the subarea at full build-out.

In total, the subarea plan capacity would provide build-out capacity for 36,367 to 52,128 total activity units (people living and working). Given the total gross land area of the subarea of 481 acres, this

would provide growth capacity for approximately 75 to 105 activity units (AU)/acre in the future, compared to today's estimate of 19.2 AU/acre.

Build-out is theoretical and influenced by many factors, including but not limited to property owner preferences, market factors, and transportation and transit facilities and services, and the availability of other infrastructure and public services to accommodate growth over time. While full build-out is possible decades into the future, it is also possible that it may not be fully achieved. The proposed zoning provides the capacity for growth, exceeding the growth targets assigned to the regional growth center by PSRC. So even if full build-out does not occur, there is a high likelihood that the growth targets will be achieved. Even if only 75 percent of the build-out capacity for the subarea is reached, 57 to 80 AU per acre could be accommodated, exceeding the 45 AU/acre planning target for regional growth centers.

Zoning over the full subarea geography maximizes redevelopment capacity, opportunity, and flexibility. Properties can be redeveloped over time as opportunities arise in specific areas and with specific sites, incrementally progressing toward bringing the full vision for the subarea to reality.

The proposed subarea plan will increase the community's capacity for a variety of multi-family housing types as well as employment, consistent with and exceeding existing targets for the next twenty years. However, the annual pace of growth is not likely to increase substantially over levels of recent years. While the proposed zoning provides the opportunity for growth, methods to support and catalyze redevelopment will help to encourage growth over time.

## **Enhancing Community Character as the City Grows**

The Community Character Element of the Comprehensive Plan considers and provides goals and policies for:

- People and Public Places
- Events and Community Buildings
- View Corridors, Entrances, and Landmarks
- Buildings and Site Design
- Street and Pathway Linkages
- Urban Forest Management
- Streetscape Landscaping
- Residential Character
- Historic Resources

All of these provisions are applicable to the subarea, and implementation of the subarea plan should continue to protect, reinforce, and enhance these elements of community character with ongoing growth and redevelopment.

As the City works to update zoning code provisions and related building and community design standards as an outcome of this planning process, the guiding principles of this plan and Comprehensive Plan goals and policies will continue to provide a strong foundation for preserving and enhancing community character.

## **Transportation, Infrastructure, and Public Services and Facilities Available to Serve Growth**

### **Transportation—Enhancing Streets to Improve Connectivity and Mobility for Pedestrians, Bicyclists, and Motorists**

The Comprehensive Plan goals and policies call for a multimodal transportation network that serves increasing demand for, and desire to use, other forms of transportation in addition to the automobile. Transit, ride-sharing, bicycling, and walking, as well as driving of personal vehicles are increasingly in the mix of choices of existing and new residents in University Place. Especially with the growth projected in the subarea, it will be important to mitigate the potential for increased traffic by improving mobility options by other modes—transit, bicycling, and walking.

The City has been successful in funding and implementing major transportation improvement projects for arterial streets, including improvements on Bridgeport Way, 27<sup>th</sup> Street, and various intersections. As redevelopment occurs along these main thoroughfares in the subarea, street improvements will continue to be realized. The City will continue to maintain the transportation level of service (LOS) policies adopted in its Comprehensive Plan, which are summarized below. (Transit LOS policies and recommended service level increases are described in the next section.)

- The City has adopted a LOS D for most arterial streets and LOS E for Quality Service Corridors.
- Planned capacity and circulation roadway improvements, including intersection improvements are identified in the 2015 Comprehensive Plan (page 6-43) and are in various stages of implementation.
- The non-motorized network is an important emphasis of the Comprehensive Plan, with several proposed improvement projects listed that will increase pedestrian and bicycle mobility throughout the community and improve access to and from the subarea. Refer to pages 6-47 through 6-51 of the Comprehensive Plan.
- With the planned improvements in the Comprehensive Plan, the arterial street network in the subarea will largely be built to current standards. Proposed non-motorized improvements will greatly increase pedestrian and bicycle mobility and connectivity, but more non-motorized improvements may be

needed to serve future growth on collector and local neighborhood streets as redevelopment occurs. Developer funding of these types of improvements would be expected as part of future projects. This need should be considered in the next round of transportation improvement/capital facilities planning after adoption of the subarea plan.

- The City should review code provisions to ensure that transportation LOS requirements for both motorized and non-motorized travel will continue to be met with updated transportation and capital facilities planning over time and through a combination of developer funding, capital funding, grants, and other resources.

### Transit Service and Facilities

With the additional growth and redevelopment projected for the subarea, it is anticipated that the motorized and non-motorized network will continue to be built out to current standards. Public transit will serve an increasingly important role in the mobility of the community and in connecting people to the broader regional transportation system as the community grows.

#### EXISTING TRANSIT SERVICES

Public transit services are provided by Pierce Transit via four fixed bus routes (2, 51, 52, and 53) and paratransit shuttle services (contracted through First Transit). Paratransit shuttle services cover an area generally defined as within three quarters of a mile of a fixed route. Pierce Transit also offers vanpool, special use van, and rideshare programs. The fixed route service connects the community with the Tacoma Community College (TCC) Transit Center, just north of the subarea, as well as the Lakewood Transit Center via South 19<sup>th</sup> Street and Bridgeport Way West. Route 51 connects the community to Tacoma's Proctor District, and the Lakewood Sounder commuter rail station via S. Orchard Street. Route 52 connects the Narrows Plaza neighborhood with the adjacent TCC Transit Center and the Tacoma Mall Transit Center via Regents Boulevard through Fircrest and various arterials in Tacoma. Route 53 provides access to the TCC Transit Center and the Tacoma Mall Transit Center via 67<sup>th</sup> Avenue West, 27<sup>th</sup> Street West, Grandview Drive, 40<sup>th</sup> Street West, and S. Orchard Street, eventually terminating in downtown Tacoma. Route 53 also provides access to the vicinity of the South Tacoma Sounder commuter rail station via S. Orchard Street and S. 66<sup>th</sup> Street, although the bus route alignment is three blocks south of the station. Buses serving these routes accommodate both bicycles and wheelchairs.

Regional transit service is provided by the Central Puget Sound Regional Transit Authority, commonly known as Sound Transit. Sound Transit's Regional Long Range Plan guides the development of the region's high capacity transportation (HCT) system. Sound Transit continually updates the long range plan to serve the needs of the rapidly growing region. Sound Transit services in Pierce County currently include regional express bus (which currently extends to the TCC Transit Center, just north of the subarea), Sounder commuter rail (accessible to University Place residents via local bus routes to the Lakewood station), and Link light rail, currently focused in downtown Tacoma.

More information about existing transit services is available on pages 6-33 through 6-36 of the Comprehensive Plan.

### PLANNED TRANSIT SERVICE IMPROVEMENTS

With the adoption of this subarea plan, it will be important for the City to continue to work closely with Pierce Transit and Sound Transit on serving the increasing demands of the University Place Regional Growth Center for both local and regional transit services and facilities. Evaluation of upgrading the current express bus service with a full bus rapid transit line and extending the service further into University Place (from current terminus at TCC Transit Center) is recommended.

## Utilities

### *Water*

Tacoma Water, a division of Tacoma Public Utilities, is the primary provider of water service to the community, where it serves over nine thousand customers. The primary water supply comes from the Green River in King County and local wells. With planned improvements cited in the Comprehensive Plan (pages 8-14 through 8-16), adequate water supply and service is anticipated to be available in line with future growth and redevelopment. Individual developer projects will improve connections and services to meet their needs, while the City continues to work with Tacoma Public Utilities to monitor long term growth and demand and update service and facility planning as needed.

### *Sanitary Sewer/Wastewater*

Sanitary sewer (wastewater) services are provided through the City of University Place's franchise agreement with Pierce County Public Works and Utilities. POLICY CF6D states that the City will work through this franchise agreement to ensure that sewers are available within 300 feet of all properties within the next 20 years, enabling individual property owners to extend a sewer line to their properties for a reasonable cost.

With redevelopment and new development projects as part of implementing this subarea plan, it is anticipated that projects will connect, upgrade, and improve sanitary sewer facilities as may be needed to serve their individual needs. At the same time, the City will work with Pierce County to continue to monitor the overall, concurrent service demands of the community and update long range planning as needed in the future to serve long term growth.

### *Surface Water Management*

Located in the Chambers-Clover Watershed Resource Inventory Area (WRIA 12), University Place is located within two of the area's watersheds—Chambers Bay and Tacoma West. Within each of these two watersheds, there are several sub-watersheds.

The City has adopted the King County Surface Water Design Manual (KCSWDM) as its standard for development and level of service. Future new development and redevelopment in the subarea will be required to comply with the manual's requirements and standards.

Given the potential demand for surface water storage capacity related to requirements to release flows to levels that would be consistent with pre-existing forested conditions, provision of either infiltration or detention facilities will be ongoing requirements for development and redevelopment, along with low impact development treatments as part of redevelopment and development projects (such as pervious pavements, rain gardens and biofiltration planters, green roofs, and other techniques). Considering the potential for a regional stormwater facilities plan that covers collective storage demand for portions of the subarea would be advisable with ongoing surface water management planning. Regional detention facilities could serve the needs of multiple projects. If developed through grants or capital funding, these investments can help to catalyze new development and redevelopment in the subarea. Water quality needs could continue to be met by individual projects, while water quantity needs are served by the regional facilities.

### ***Power/Energy***

Electricity is provided to the subarea by Tacoma Power, a division of Tacoma Public Utilities. The Comprehensive Plan states that Tacoma Power does not currently anticipate the need for development of new substations or major line replacements within University Place. The addition of a large commercial or industrial load in the area may require development of additional new facilities.

Natural gas is provided to the subarea by Puget Sound Energy (PSE). PSE plans for and extends services to new customers on an ongoing basis.

Individual development/redevelopment projects will extend electricity and natural gas services as needed to serve the demand of new customers, who then will pay for these services.

The City should continue to coordinate with Tacoma Power and PSE to review the potential build-out demand of this subarea plan, anticipated growth rates over time, and to determine the need for potential future service and facility improvements.

### ***Communications***

Customer-based communications, television, and cable services are offered by a number of providers, including CenturyLink (phone), seven cellular phone companies, Click!, a division of Tacoma Public Utilities (television), and Comcast (cable/internet). These service providers continually coordinate with the City to anticipate geographic demand and then extend the services to paying customers. With the adoption of the subarea plan, the City will continue to coordinate with these providers, to notify them of planned zoning and potential build-out growth as a result of plan adoption.

### **Solid Waste Management**

Planning for solid waste service is addressed in the City's Comprehensive Plan, as well as the Pierce County Solid Waste Plan. Two private service providers – University Place Refuse and LeMay Enterprises (dba Lakewood Refuse) collect waste in the community, which is transported to and handled by the Pierce County disposal system. Both companies have franchise agreements with the City that run through 2025. The City will continue to coordinate with these service providers and update franchise agreements in the future. The City will share the adopted plan for the regional growth center with the service providers for their reference for future service planning.

### **Schools—K-12 and College Level**

Primary and secondary public school services (kindergarten through twelfth grade) are provided within the subarea by the University Place School District. The Charles Wright Academy provides private education. Existing inventory and capacity of school facilities is described in the Comprehensive Plan (pages 7-23 through 7-26). Projections for the student population and demand for new facilities based on existing capacity will need to be calculated and analyzed as a result of adoption of the subarea plan. The pace of growth is anticipated to be similar to that addressed in the current Comprehensive Plan and the School Districts long range planning; however, built-out growth may add more long term student population than currently anticipated, so this will need to be adequately planned for over time.

### **Parks, Trails, and Open Space**

An abundance of parks and open space areas are an important part of University Place's distinctive character and high quality of life. The availability of parks and open space help meet the recreational, social, and cultural needs of the community while also encouraging physical activity and promoting social and mental wellness.

The Comprehensive Plan includes goals and policies that encourage the ongoing provision of facilities such as parks, open space, pedestrian and bicycle improvements, and trails to accommodate active living in the community and encourage health and well-being. Policy LU10A states, "Reserve portions of the City's limited remaining undeveloped land for public use including parks, play areas, and bike and walking trails. Encourage developers to set aside land for recreational use through incentives and other mechanisms. As the population grows, provide additional space in both residential and business neighborhoods for visual relief, outdoor recreation, and the enjoyment of natural features."

With the anticipated growth rate over the next twenty years and beyond, it will be important for parks, open space, and trails to be an integral part of redevelopment projects. The City's 2015 Parks, Recreation, and Open Space (PROS) Plan addresses the anticipated needs for the coming years, but with adoption of the subarea plan, it will be important for the City to revisit parks and open space needs with the next PROS Plan update. With new development and redevelopment, it is anticipated that new parks and public amenity spaces will be created for the community to serve the growing population. In addition to these facilities, it will

be important for the City to consider potential public investment in park space to serve the regional growth center over time. Neighborhood parks will be in especially high demand for use by new residents and employees.

### **Other Community Facilities and Human Services**

As stated in the University Place Comprehensive Plan, a well-functioning community depends on the availability and equitable access to a variety of community facilities and human services. In addition to the availability of safe drinking water, adequate wastewater collection, sustainable stormwater management, schools, and parks, the community also needs adequate and equitable access to police, fire and emergency, health, library, arts, cultural arts and activities, and other services that are essential for community safety, and security, as well as social and cultural vibrancy. Human services may also include the availability of childcare services, food assistance and access to health food, medical and dental care, counseling, and transitional shelter. The Comprehensive Plan includes goals and policies to ensure the adequate provision of these services as the community grows over time.

The Town Center district of the subarea houses many of these important services, including the University Place Library, located in the Civic Building on Market Square, and City Hall, located at Windmill Village.

The City will continue to coordinate with these service providers and share the adopted plan for the regional growth center so that all agencies and organizations can reference potential growth projections and the types of new development and redevelopment anticipated in order to be able to adequately plan to serve future demands and needs.

## **Plan Implementation through Private Investment, Revenues, and Capital Project Funding Sources**

Service delivery to support implementation of the University Place Regional Growth Center Subarea Plan will be improved over decades through various methods and financial resources. These methods and resources will originate from many sources, including direct private investment in facilities as a result of development and redevelopment, property tax revenue generated from new development, sales and use tax revenue generated by new customers, fees for utility and other services, capital project funding from the City, and state and federal grants. As the City of University Place and other agencies that provide public and utility services update their service delivery plans in the coming years, they may reference this subarea plan and other plans developed by the City in determining and prioritizing capital facility and service needs.

With regard to the City, the City has a variety of revenue sources. The City has the ability to impose a variety of other use specific taxes (such a hotel/motel tax), or use restricted taxes (such as franchise

and impact fees). However, the most important and flexible of the City's revenue sources are property tax, sales tax and utility taxes. The City's 2017 tax rates are as follows:

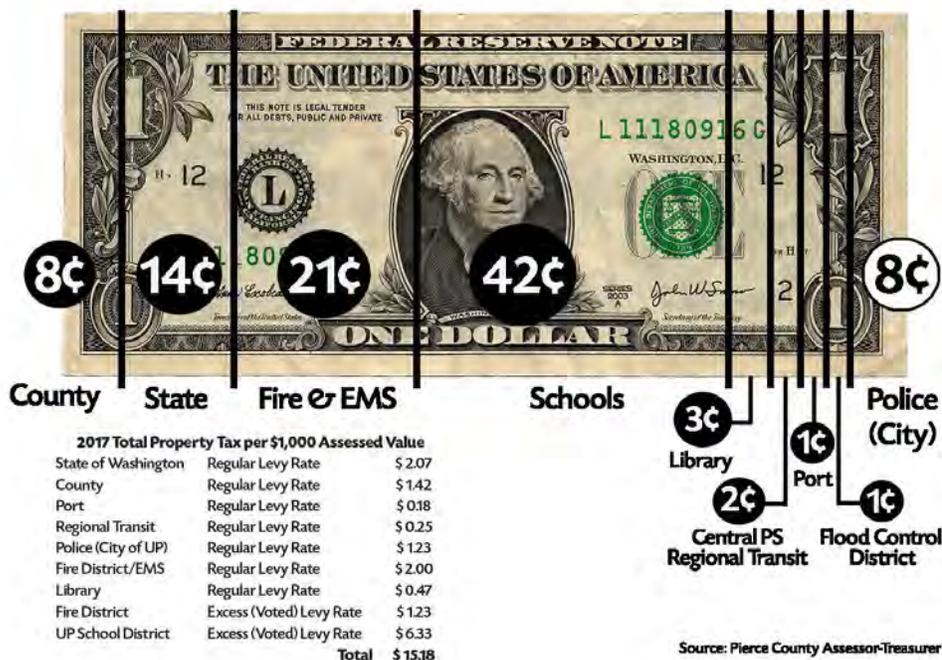
- Property Tax \$1.23 per \$1,000 in assessed value
- Sales Tax 0.84% of sale price
- Utility Tax 6% of sale price

As shown in Figure 53, the City only receives approximately 8% of the total property tax paid by property owners, and all of the City property tax revenue has been dedicated by City policy to City public safety expenditures.

Figure 53—2017 Revenue Allocations from Property Taxes Paid by City of University Place Property Owners

## Where Are Your 2017 Property Taxes Going?

The City of University Place receives 8¢ out of every \$1.00 paid in property tax.  
 All tax received is dedicated to Police.



The table shown below in Figure 54 shows in broad terms an approximation of the average property, sales and utility tax revenue that the City currently receives from particular types of uses within the City.

**Figure 54—Approximate Current Average Property, Sales, and Utility Taxes in the City**

Uses	Property Tax	Sales Tax	Utility Tax	Total
<b>Commercial</b>				
Big Box Retail	11,434	200,000	25,548	236,981
Strip Center	3,447	-	-	3,447
Stand-alone Retail	1,104	10,000	711	11,814
Class A Office/ Professional Services	984	3,000	711	4,695
Bank	1,232	1,000	711	2,943
Restaurant	844	15,000	711	16,555
Fast Food Restaurant	1,059	15,000	711	16,770
Medical	1,079	100	711	1,890
Light Industrial	298	3,000	-	3,385
<b>Residential</b>				
Single Family	446	-	246	691
Multi-family	185	-	246	430
Condo	306	-	246	552

The foregoing table provides a review of existing uses within the City, based on readily available resources. For purposes of this cursory analysis, local tax revenue for particular retailers and residential developments was considered. Data from the County Assessor’s Office on average development sizes and values was utilized for purposes of computing estimated property tax revenue. The analysis looked at specific representative retailers within the City for estimates on sales tax revenue. And, the analysis looked at County averages by use for utility tax revenue. Every retailer or development is different, and every location is different. As a result, this information should be viewed within that context.

An estimated sales tax or utility tax was not included for strip centers because those tax revenues are typically generated by the specific tenants/uses within the strip center. Utility tax revenue was not estimated for light industrial because utility usage will vary dramatically by specific industrial use. And, the analysis did not estimate sales tax revenue for residential uses. While residential uses are

## University Place Regional Growth Center Subarea Plan

*Enhancing Livability and Economic Vitality in the Heart of University Place*

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generally not thought of as generating sales tax, with the implementation of destination based retail taxation, online purchases has become a significant source of sales tax revenue. In fact, as a largely suburban city with limited retail development, one online retailer has become one of the City's largest sources of sales tax revenue.

Conducting an analysis of the economic impact to the City of various new development typologies within the Subarea is a complex process. Professional studies look not only at the direct tax generation for particular uses, but also the relationship between those uses and supporting uses. Particularly with regard to retail uses, they also are able to obtain expensive proprietary information on average revenues, regionally and nationally. But in the end, the resulting conclusions remain highly dependent on a variety of factors that are not easily generalized.

As the City evaluates specific development proposals within the Subarea, as shown in Figure 55's summary of implementation strategies, the City will develop more appropriate tools to identify potential revenues to support capital facility projects and service delivery.



*Whole Foods Market in the Village at Chambers Bay*

Source: Whole Foods Market

## Strategic Action Plan to Support Implementation

Implementing the vision for the University Place Regional Growth Center will require strategic actions that build on the guiding principles and applicable Comprehensive Plan policies. Ongoing planning in compliance with the Washington State Growth Management Act (GMA) will be an important part of serving the growth as it occurs in the subarea over the decades. With this ongoing planning, there will be opportunities to review and evaluate level of service (LOS) standards, update transportation improvement and capital facilities plans, and work with other agencies to update their plans for service to the area. Background information related to facilities and services, areas for investment, and opportunities for catalyzing redevelopment, along with various recommended strategic actions to support plan implementation are summarized in Figure 55.

**Figure 55—Strategic Action Plan Summary Table**

<b>ACTIONS FOR IMPLEMENTATION WITHIN THE NEXT YEAR</b>
<p><b>Amend the University Place Comprehensive Plan Map</b></p> <ul style="list-style-type: none"> <li>• Revise the Comprehensive Plan to support the proposed zoning for the Subarea Plan; new land use categories may be needed to support the proposed zoning classifications and clearly delineate the three subarea plan districts, and the land use map will need to be updated to align with the proposed zoning categories of MUR-35, MUR-45, MUR-75, and EMU-75.</li> <li>• The Zoning title of the Municipal Code will need to be updated to include the new zoning categories and removal of existing zoning categories that are no longer necessary. Along with these updates, the City will integrate new zoning provisions and design standards to further encourage and support the desired framework of redevelopment in the subarea.</li> </ul>
<p><b>Revise the Zoning Code</b></p> <ul style="list-style-type: none"> <li>• Update the Zoning Code to include the new classifications, collapsing multiple existing classifications into the four proposed for the subarea; update provisions of the code to support the desired form of redevelopment/development under the new classifications. The use tables in the Zoning Code will need to be updated and realigned with the new zoning classifications. It should be noted that this work will involve some restructuring of the existing code and a considerable level of effort by City staff and the Planning Commission.</li> <li>• Other provisions of the zoning code may need to be updated, such as parking and front setback/build-to line requirements to support the desired urban form. Examples of other provisions to be updated include the following: <ul style="list-style-type: none"> <li>○ Reduce parking requirements with transit-oriented development located on transit served corridors.</li> <li>○ Integrate requirements for transition elements (building height step downs, side setbacks) to mitigate building height and bulk adjacent to residential neighborhoods.</li> </ul> </li> </ul>

- Emphasize pedestrian, bicycle, and transit-oriented development and encourage connectivity, as well as safe and attractive pedestrian connections to adjacent neighborhoods, block pass through areas, public spaces/plazas, and active street frontages.
- Integrate incentives (such as height and bonus density) for projects that include additional public amenities and other desired features.
- Encourage attractive streetscapes with trees and landscaping (low maintenance, drought tolerant/low water use).
- Any other pertinent provisions that can be realistically updated within the timeframe.

#### Develop a Strategic Economic Development Toolbox

- Construct a strategy concerning the judicious use of economic development tools and incentives to accelerate, facilitate and leverage private and public resources to implement the redevelopment of subarea districts. The toolbox of strategies, tools, and incentives should include:
  - Both public and private roles in development
  - Potential financial and creative financing tools to incentivize private property development
  - Implementation of necessary public infrastructure for anticipated growth
  - More detailed market analysis to determine trends, competition and potential businesses that could fill market niche and community needs
  - Collaborative approach and partnerships with other public stakeholders (TCC, Fircrest, City of Tacoma, schools)
  - Creating a tool to determine comprehensive development potential as it relates to future revenues (property tax, impact fees, sales tax)

### **ACTIONS FOR IMPLEMENTATION WITHIN THE NEXT ONE TO THREE YEARS**

#### Specific Master Plans and Design Guidelines for Each of the Subarea Districts

- Create a specific redevelopment master plan and design guidelines for the 27<sup>th</sup> Street Business District working with property owners and potential developers of the area.
- Create a specific redevelopment master plan and design guidelines for the Northeast Mixed Use District.
- The core area of the Town Center district is already recently redeveloped or is under construction; however, a master plan for remaining areas of the Town Center District should be prepared, along with design guidelines to support the desired urban form and character for the district.
- The master plans and accompanying design guidelines for each district should address the following:
  - Anticipated new street grids/frameworks and potential building form within the grids/framework
  - Desired street cross sections and conceptual plans for public and private roadways for the

- new mixed use districts to achieve planning principles
- o Possible locations and strategies for creating neighborhood parks, pocket parks, and public spaces as part of master planning for each district
- o Streetscape and public space design guidelines; street tree and landscape guidelines
- o Desired mixed use architectural character
- o Parking layout preferences
- o Pedestrian-friendly active street frontages
- o Strengthening connections to/from schools, parks, and other community destinations; strategies for creating safe and attractive connections to/from surrounding residential neighborhoods; concept sketches for large block connectivity plans (such as for Narrows Plaza and other areas)
- o Potential opportunities for bike share stations and implementing a program to promote bicycling to and from key locations, particularly in the Town Center
- o Shared parking opportunities with mixed use development, which can reduce individual on-site parking quantity requirements
- o Electric vehicle charging stations
- o Flexibility for ground floor uses that emphasize activity at the street level and that don't always have to be retail use (exercise/yoga studios, art galleries, professional offices, etc.)
- o Desired architectural character, showing examples of preferred styles, materials, colors, and design techniques
- o Height and bonus density provisions and examples of how these can be achieved
- o Incentives for low impact development and green building elements such as green roofs, rooftop gardens, energy and water use conservation, and other sustainable design features; the integration of these features in new development brings a market advantage due to the high desirability of homes and businesses in the region with green building elements
- o A regional/subregional plan for stormwater management, which could include regional detention facilities in the district as an incentive to reduce on-site development of facilities thereby maximizing space for redevelopment; a system of latecomers' fees and grant funding could help offset the costs of capital development of regional detention facilities; note that the master plan should identify potential locations for these facilities based on soil conditions, property ownership and configuration, topography and drainage patterns and other features
- o Strategies for creating and reinforcing a unique identity and brand image for each district
- o Opportunities to create gateways and wayfinding within each district to build identity and character
- o Market potential and differentiators for each of the districts, and include strategies for marketing and promoting the districts for redevelopment
- o Integration of public art

- Lighting, safety, and security standards
  - Strategies for phasing of redevelopment and supporting redevelopment with public funded infrastructure improvements
  - Specific ideas and locations of catalyst projects including public/private partnership opportunities in each district, in addition to those already implemented in the Town Center
  - Financing and funding options
- Once each master plan and set of guidelines is completed, another round of updates to the Zoning Code likely will be needed to integrate more specific new zoning provisions and design standards for each district developed through the master planning process.

#### Planned Action Ordinances

- Consider adopting Planned Action Ordinances, supported by State Environmental Policy Act (SEPA) compliant environmental analysis, for each district to help streamline the SEPA process and expedite redevelopment activity. Infill Development Ordinances could be considered for smaller scale site areas poised for redevelopment.

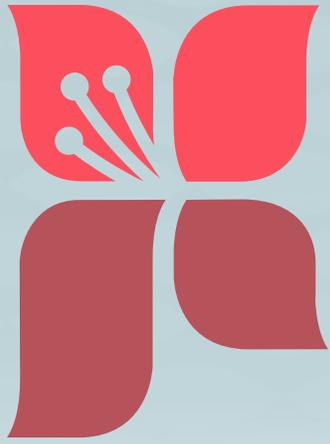
#### School District, Parks, Transportation, Transit, and Utility Systems Plans and Capital Improvements Planning

- Ongoing systems and facilities planning work under the responsibility of the City and other agencies and entities will need to be updated as well to support ongoing long-term implementation of the Subarea Plan, including but not limited to:
  - School District Master Plan/Facilities Planning (University Place School District)
  - Parks, Recreation, and Open Space (PROS Plan, City of University Place)
  - Stormwater Master Plan (City of University Place)
  - Water Service Planning (Tacoma Water, a Division of Tacoma Public Utilities)
  - Sewer/Wastewater Master Plan (Pierce County Public Works and Utilities under a franchise agreement with the City of University Place)
  - Transportation Master Plan (City of University Place); focus on improving active transportation in the subarea and connectivity to transit
  - Transit Service Plan (Pierce Transit; Sound Transit)
  - Solid Waste Planning (Pierce County Solid Waste Plan, City of University Place Comprehensive Planning; service providers: University Place Refuse and LeMay Enterprises dba Lakewood Refuse)
  - Power/Electricity/Energy (Tacoma Power, a Division of Tacoma Public Utilities for electricity and Puget Sound Energy for natural gas)
  - Communications (CenturyLink, Click!, Comcast, others)
- Review Code provisions to ensure transportation levels of service are met with updated planning.

- Based on the outcomes of the above planning, the City’s Capital Improvement Plan and Transportation Improvement Plan will need to be updated to support implementation of the Subarea Plan. Prioritize needed capital improvements to support redevelopment in the three districts in sync with master planned phasing.

**ONGOING ACTIONS**

- Continue to coordinate with property owners to advise them about development/redevelopment potential and process.
- Continue to coordinate with developers, and to recruit and foster a diversity of businesses and employment uses to the districts, in keeping with the desired character and identity of each.
- Apply the Zoning Code and design guidelines to development/redevelopment projects as proposed in the subarea.
- Continue to activate and enhance the Town Center with public events and activities year-round.
- Support business owners and residents in creating special events and activities in the 27<sup>th</sup> Street Business District and Northeast Mixed Use District to reinforce the emerging land uses and culture of each area.
- Continue to support redevelopment with capital budget and grant funded public works improvements (streets, pedestrian and bicycle facilities, intersections, utilities, stormwater/low impact development, parks, etc.).
- As part of capital improvement planning, pursue grant funding through the Department of Ecology for regional stormwater facilities and allocate funding as appropriate through capital budgeting; implementation of regional stormwater facilities will need to be supported by detailed feasibility analysis with geotechnical evaluation of the areas targeted for potential facilities followed by detailed design and modeling.
- As part of capital improvement planning, consider public investment needs in park space to support growth over time in the subarea and consistent with the master planning for each district; integrate this into the next update of the PROS Plan.



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## RESOLUTION NO. 2017-04

### **A RESOLUTION OF THE CITY OF UNIVERSITY PLACE PLANNING COMMISSION, RECOMMENDING TO MAYOR, MAYOR PRO TEM, AND CITY COUNCIL APPROVAL OF A UNIVERSITY PLACE REGIONAL GROWTH CENTER SUBAREA PLAN**

**WHEREAS**, the City Council established and appointed the Planning Commission to advise the City Council on the following topics: growth management; general land use and transportation planning; long range capital improvement plans; and other matters as directed by the City Council; and

**WHEREAS**, the Planning Commission is charged with holding hearings on and developing a comprehensive plan for the City and making recommendations to the City Council on amendments to the comprehensive plan, the zoning code and map, and other development regulations of the City; and

**WHEREAS**, VISION 2040 is a regional strategy for accommodating the 5 million people expected to live in the region by 2040. It is an integrated, long-range vision for maintaining a healthy region – promoting the well-being of people and communities, economic vitality, and a healthy environment; and

**WHEREAS**, according to VISION 2040 “...the development of centers throughout the region is at the heart of VISION 2040’s approach to growth management. Centers are locations characterized by compact, pedestrian-oriented development with a mix of different office, commercial, civic, entertainment, and residential uses. Concentrating growth in centers allows cities and other urban service providers to maximize the use of existing infrastructure, make more efficient and less costly investments in new infrastructure, and minimize the environmental impact of urban growth. Centers create improved accessibility and mobility for walking, biking, and transit, and as a result play a key transportation role in the region”; and

**WHEREAS**, VISION 2040’s Regional Growth Strategy calls for the City of University Place to accommodate 32,000 additional people and 5,000 additional jobs between 2000 and 2040; and

**WHEREAS**, because centers are targeted to accommodate significant growth, they are priority locations for local and regional infrastructure investments; and

**WHEREAS**, in recognition of the need to accommodate population and job growth and the City’s ability to meet the criteria for designation as a Regional Growth Center, the City Council adopted Resolution No. 702 on September 17, 2002 thereby directing staff to submit an application for Regional Growth Center designation to the Puget Sound Regional Council; and

**WHEREAS**, the City submitted an application for designation to the Puget Sound Regional Council in October 2014, and was provisionally designated as a Regional Growth Center by the Executive Board on December 4, 2014 contingent on the development of a Subarea Plan for the designated center area; and

**WHEREAS**, in March 2016, the University Place City Council appointed members of the community to serve on a Regional Growth Center Subarea Plan Ad-Hoc Committee. The Ad-Hoc Committee met at key milestones of the planning process and helped to develop the vision and guiding principles for the Regional Growth Center, as well as the plan for land use and implementation actions; and

**WHEREAS**, in addition to advising City staff and the consultant team in the development of the Subarea Plan, the Ad-Hoc Committee supported community and stakeholder outreach during the planning process, including two separate series of community and stakeholder workshop sessions that were held in December 2016 and May 2017 to gather comments and input related to the Subarea Plan as it was developed; and

**WHEREAS**, City staff has worked closely with property owners, business representatives, and developers to identify and support potential opportunities for redevelopment; and

**WHEREAS**, the Planning Commission held study sessions on September 6 and 20, 2017 to review the draft Subarea Plan and identify issues that might require further work before recommending the Subarea Plan to the City Council; and

**WHEREAS**, the City submitted a *Notice of Intent to Adopt* to the Washington State Department of Commerce on September 22, 2017, which was issued to state agencies for a 60-day comment period, as required pursuant to RCW 36A.70 RCW, and no comments were received prior to Planning Commission review of this matter; and

**WHEREAS**, the City issued a *SEPA Determination of Non-significance, Incorporation by Reference of Environmental Documents, and Adoption of Existing Environmental Documents* pertaining to the proposed Subarea Plan on September 23, 2017 with a 14-day comment period, and no comments were received prior to Planning Commission review of this matter; and

**WHEREAS**, on September 23, 2017 the City published a public hearing notice in the Tacoma News Tribune, regarding an October 4, 2017 public hearing to be held by the Planning Commission on the proposed Subarea Plan; and

**WHEREAS**, the Planning Commission conducted a public hearing on October 4, 2017 to consider written and oral public comments on the draft Subarea Plan; and

**WHEREAS**, the University Place Comprehensive Plan Goal LU12 calls for designation of the Regional Growth Center. The Subarea Plan supports and relates to the following Comprehensive Plan policies under that goal:

Policy LU12A

Ensure that development standards, design guidelines, level of service standards, public facility plans, and funding strategies support focused development within University Place's regional growth center.

Policy LU12B

Develop and implement a Subarea Plan for the regional growth center consistent with the Puget Sound Regional Council's Regional Growth Center Plans Checklist. Focus subarea planning on three districts – the Town Center District, 27<sup>th</sup> Street Business District, and the Northeast Mixed Use District.

Policy LU12C

Develop Comprehensive Plan land use designations, goals, and policies to ensure consistency with the final vision articulated for each of the regional growth center's districts through the subarea planning process

Policy LU12D

Recognize the regional growth center as such in all relevant local, regional policy planning and programming forums. Through plans and implementation strategies, encourage and accommodate focused retail, office, and housing growth, and a broad array of complementary land uses. Prioritize capital investment funds to build the necessary infrastructure for this Center, including transportation, utilities, stormwater management, and parks. Also, emphasize support for transit use, pedestrians, and bicycling.

Policy LU12E

Leverage local, regional, state, and federal agency funding for needed public facilities and services within University Place's regional growth center. Give priority to this center for transit service and improvements, as well as for other transportation projects that will increase mobility to, from, and within this center.

Policy LU12F

Periodically review development within the regional growth center to identify and resolve barriers to efficient and predictable permitting. Consider City preparation of SEPA review if issues can be addressed on an area-wide basis to resolve barriers.

Policy LU12G

Support effective administration of policies, regulations, and strategies to achieve the goals and objectives of the final regional growth center plan.

Policy LU12H

Apply and implement applicable Comprehensive Plan goals and policies on growth and development in the City's regional growth center, including but not limited to those that address community character, population and employment growth, mixed uses, housing, transportation and utility infrastructure, and urban form.

Policy LU12I

Partner with the business community to promote vibrant, successful mixed use districts within the regional growth center. Collaborate with existing and prospective business owners in each district to develop district-centered plans. Identify a market position or focus for each district and develop marketing materials to promote the district and its businesses; and

**WHEREAS**, the Planning Commission finds the proposed University Place Regional Growth Center Subarea Plan will advance the public interest; and

**WHEREAS**, the Planning Commission finds that the Subarea Plan demonstrates conformity with the PSRC Regional Growth Center designation criteria by demonstrating compatibility with VISION 2040, meeting minimum required existing and planned activity levels and sufficient zoned development capacity, and demonstrating a commitment to center planning expectations.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON**, that it recommends to the Mayor, Mayor Pro Tem, and City Council approval of the proposed University Place Regional Growth Center Subarea Plan provided with this Resolution as Exhibit A.

PASSED BY THE CITY OF UNIVERSITY PLACE PLANNING COMMISSION ON THE 4th  
DAY OF OCTOBER 2017.



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Cliff Quisenberry, Chair  
City of University Place Planning Commission

## Determination of Nonsignificance, Incorporation by Reference of Environmental Documents, and Adoption of Existing Environmental Documents

**Description of Proposal:** The City of University Place is proposing the Regional Growth Center Subarea Plan to provide a vision and framework for managing growth and promoting economic development consistent with the University Place Comprehensive Plan and Puget Sound Regional Council regional growth center planning requirements and guidelines.

**Proponent:** City of University Place

**Location of Proposal:** City of University Place Regional Growth Center

**Title and description of documents (or portions) being adopted:** *Final Environmental Impact Statement* prepared in conjunction with the adoption of the City's Comprehensive Plan to comply with the State Growth Management Act RCW 36.70A (June 19, 1998).

**Agency that prepared document being adopted:** City of University Place

**If the document being adopted has been challenged (WAC 197-11-630), please describe:**  
Not Applicable

**Title and description of documents being incorporated by reference:** VISION 2040 and Transportation 2040, both prepared by Puget Sound Regional Council.

VISION 2040 is an integrated, long-range vision for the central Puget Sound region. It contains an environmental framework, a numeric regional growth strategy, policies to guide growth and development, and implementation actions and measures to monitor progress. Transportation 2040 is an action plan for transportation in the central Puget Sound region. The plan identifies investments to be made in transportation facilities, includes a financing plan and a strategy for reducing transportation's contribution to climate change and its impact on important regional concerns such as air pollution and the health of Puget Sound.

**The documents are available to be read at:** City of University Place, Planning and Development Services Department, 3715 Bridgeport Way, Suite B1, during normal business hours.

**Lead Agency:** City of University Place

*The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of an environmental checklist and other information on file with the City of University Place. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the issuance date below. Comments must be submitted October 6, 2017.*

*The City has identified and adopted or incorporated by reference these documents as being appropriate for this proposal after independent review. The documents meet the City's environmental review needs for the current proposal and will accompany the proposal to the decision maker.*

- There is no comment period required for this DNS.
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal prior to the appeal deadline.

**Responsible Official:** David Swindale  
**Position/Title:** Planning and Development Services Director  
**Phone:** (253) 460-2519  
**E-Mail:** dswindale@cityofup.com  
**Address:** 3715 Bridgeport Way West, University Place, WA 98466

**Signature:** David Swindale

**Date of Issuance:** **September 23, 2017**

*Pursuant to RCW 43.21C.075 and City of University Place environmental regulations, decisions of the Responsible Official may be appealed. Appeals are filed with appropriate fees at the City of University Place City Hall, located at 3715 Bridgeport Way West. Appeals must be filed within 14 days of the September 23, 2017 issuance date (October 6, 2017).*



# Environmental Checklist

## I. BACKGROUND INFORMATION

**1. Name of Proposal (if applicable):** University Place Regional Growth Center Subarea Plan

**2. Applicant/Proponent:** City of University Place

- a) **Contact:** Jeff Boers, Principal Planner, Planning and Development Services
- b) **Address:** 3715 Bridgeport Way West
- c) **City/State/Zip:** University Place WA 98466 **Phone:** (253) 460-5410

**3. Location of Project:** City of University Place

- a) **Address:** Not applicable.
- b) **Sections:** 9, 10, 15 and 22 **Township:** 20N **Range:** 2E
- c) **Tax Parcel Number:** Not applicable.
- d) **Legal Description:** Not applicable.
- e) **Nearest Town or City:** City of University Place is bordered by the cities of Lakewood, Tacoma and Fircrest, the Town of Steilacoom, and unincorporated Pierce County.
- f) **Site Plan: Submit site plan, 8 1/2 x 11 or 8 1/2 x 14 (unless otherwise specified in further application materials.) Plan must be clearly legible and contain pertinent information.** Not applicable. Proposal is a non-project action.

**4. Date checklist prepared:** September 22, 2017

**5. Agency requiring checklist:** City of University Place

**6. Proposed timing for completion of the proposal, including phasing if applicable:**

City Council action expected November 20, 2017.

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, please explain.**

Beginning in 2018, the City will develop amendments to its zoning regulations, design standards and guidelines, and comprehensive plan to support implementation of the subarea plan.

**8. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal:**

Final Environmental Impact Statement for City of University Place Comprehensive Plan (June 19, 1998).

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, please explain:** No pending applications or approvals would be affected. Once adopted by the City Council, the subarea plan would provide a vision and framework for managing growth and promoting economic development consistent with the University Place Comprehensive Plan and Puget Sound Regional Council regional growth center planning requirements and guidelines.

**10. List any governmental approvals or permits that will be needed for your proposal:**

- City review and threshold determination under SEPA for non-project actions
- Adoption of subarea plan by the University Place City Council
- Also, although not formally an “approval”, the proposed subarea plan will require a 60-day state agency review in accordance with RCW36.70A.106.

**11. Give brief, complete description of your proposal, including the proposed uses and size of the project and site.**

The proposal is a non-project action Subarea Plan (Plan) that applies to properties located within the City's Regional Growth Center, which encompasses 481 acres.

The Plan provides an overview of the regional planning background, along with a summary of anticipated benefits of implementing the Plan. The Plan presents a vision for the overall regional growth center and three districts within the center. It provides a list of guiding principles to support the vision as growth and change occur. A summary identifies how the Plan is consistent with and supports the City's Comprehensive Plan goals and policies. Existing and forecasted population, housing, and employment are provided for the subarea. Existing characteristics of the subarea are presented, along with a real estate market evaluation that describes market conditions, assets in University Place, and potential opportunities for future redevelopment and development. The Plan describes and illustrates proposed zoning, urban form, and character for the subarea including each of the three districts. A summary is provided for infrastructure and capital improvement needs to support the planned growth in population, housing and employment, along with a specific action plan listing actions needed to support plan implementation.

The Subarea Plan provides capacity to increase the Regional Growth Center's population, housing, and employment over the decades ahead. At full build-out the plan provides capacity for an estimated total population of 28,064 to 43,024 residents in the subarea, living in approximately 17,540 to 27,390 housing units. An estimated 8,300 people or more could be working in the subarea when fully redeveloped. This would result in approximately 75 to 105 activity units (AU) per acre in the 481-acre subarea. The Plan notes that 100 percent build-out may not occur given that growth and redevelopment is influenced by many factors (market and economic conditions over time, property owners' interests and intentions, physical constraints, etc.). If only 75 percent of the build-out capacity for the subarea is reached, 57 to 80 AU per acre could be accommodated, exceeding PSRC's 45 AU/acre planning target for regional growth centers.

## II. ENVIRONMENTAL IMPACTS

### To be completed by Applicant:

#### Earth

- 1) **General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:**  
Within the regional growth center, topography is flat to rolling.
- 2) **What is the steepest slope on the site (approximate percent slope?)**  
Isolated locations may have slopes up to 40%.
- 3) **What general types of soils are found on the site (i.e. clay, sand, gravel, peat, muck, etc.?) If you know the classification of agricultural soils, specify them and note any prime farmland.**  
Common soil types include Alderwood-Everett associations, Everett sandy gravelly loam, Spanaway gravelly loam, and Nisqually loam.
- 4) **Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe:**  
No. However, some areas of the City outside the Regional Growth Center have had a history of unstable soils, including along Chambers Creek, Leach Creek, and Puget Sound.
- 5) **Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill:**  
No filling or grading is proposed as a part of this non-project action.
- 6) **Could erosion occur as a result of clearing, construction or use? If so, generally describe:**  
No erosion would occur as a result of this non-project action. Erosion control would be addressed on a project level basis through excavation, grading, clearing and erosion control requirements under the City's surface water management regulations in UPMC Chapter 13.25.
- 7) **About what percent of the site will be covered with impervious surfaces after project construction (i.e., asphalt or buildings?)**  
No new impervious surface is proposed as a result of this non-project action. However, development that occurs within the Regional Growth Center may increase impervious surface.
- 8) **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**  
No new measures are proposed as a result of this non-project action.

#### Air

- 1) **What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, etc.) during the construction and when project is completed? If any, generally describe and give approximate quantities, if known.**  
No emissions would result from this non-project action.
- 2) **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe:**  
No. Proposal is a non-project action.
- 3) **Proposed measures to reduce or control emissions or other impacts to the air, if any:**  
None. Although not directly related to this proposal, the City does coordinate with other agencies such as the Puget Sound Clean Air Agency on air quality issues, as needed.

## Water

### 1) Surface

- a) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, salt water, lakes, ponds, wetland, etc.)? If yes, please describe type(s) and provide name(s). If appropriate, state the stream or river into which it flows.**

Morrison Pond and associated wetlands are located within the Regional Growth Center. The City of University Place borders Puget Sound, and various streams, creeks (including Chambers Creek and Leach Creek), ponds and wetlands exist throughout the City. Many of these water bodies eventually drain into Puget Sound.

- b) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans for this work.**

No work affecting surface waters is associated with this non-project action.

- c) **Estimate the amount of fill and dredge material that would be placed in, or removed from, surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material and/or the disposal site.**

No filling or dredging is associated with this non-project action.

- d) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities, if known.**

None would be required.

- e) **Does the proposal lie within a 100-year floodplain? If so, note floodplain location on site plan.**

Portions of the Regional Growth Center lie within the 100-year floodplain, primarily in close proximity to Morrison Pond and associated wetlands. These portions are identified on maps on file with City of University Place Planning and Development Services Department. The City of University Place participates in the National Flood Insurance Program (NFIP).

- f) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

There would be no discharge associated with the proposed non-project action.

### 2) Ground

- a) **Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose and approximate quantities of withdrawals or discharges, if known.**

No water will be withdrawn from or discharged to groundwater as a result of this non-project action.

- b) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (i.e. Domestic sewage; Industrial sewage, containing the following chemicals...; Agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system (s) is/are expected to serve:**

Not applicable. Proposal is a non-project action.

- 3) **Water Runoff (including storm water)**
  - a) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities if known.) Where will this water flow? Will this water flow into other waters? If so, please describe:**  
This non-project action will not generate any runoff. City surface water management standards will be applied to development proposals.
- 4) **Will this project generate waste materials, which, if not handled properly, could enter ground or surface waters? If so, generally describe:**  
This non-project action will not result in waste materials entering ground or surface waters.
- 5) **Proposed measures to reduce or control surface water, groundwater and runoff impacts, if any:**  
No specific measures are proposed since the Subarea Plan is a non-project action. However, future development must comply with LID standards previous adopted by the City.

### Plants

- 1) **Underline types of vegetation found on the site and list specific species:**
  - a) **deciduous trees:** alder, maple, aspen, other :
  - b) **evergreen trees:** fir, cedar, pine, other:
  - c) shrubs
  - d) **pasture:** none identified
  - e) grass
  - f) **crop or grain:** none identified
  - g) **wet soil plants:** cattail, buttercup, bulrush, skunk cabbage, other:
  - h) **water plants:** water lily, eelgrass, milfoil, other:
  - i) **other types of vegetation:**
- 2) **What kind and amount of vegetation will be removed or altered?**  
No vegetation will be removed as a direct result of this non-project action.
- 3) **List threatened or endangered plant species known to be on or near the site:**  
There are no known endangered, threatened or sensitive plant species in the Regional Growth Center.
- 4) **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**  
No specific measures are proposed.

### Animals

- 1) **Underline any birds/animals that have been observed on or near the site, or are known to be on or near the site:**
  - a) **Birds:** hawk, owl, heron, eagle, songbirds, other:
  - b) **Mammals:** deer, bear, elk, beaver, other:
  - c) **Fish:** bass, salmon, trout, herring, shellfish, other:
  - d) **Reptiles:** snakes, toads, frogs, lizards, other:
  - e) **Shellfish:** Geoduck
- 2) **List any threatened or endangered animal species known to be on or near the site:**

Chinook salmon, listed as threatened under the ESA, and Coho salmon, a federal species of concern, have been known to spawn and rear in Leach and Chambers Creeks, located outside of the Regional Growth Center. Certain portions of City of University Place may be habitat for the bald eagle. The Western Gray Squirrel is also known to have habitat in the area.

**3) Is the site part of a migration route (bird, mammal or fish)? If so, please explain:**

Chinook, Coho and Chum salmon spawn or have historically been known to spawn in Leach and/or Chambers Creeks. Hatchery Chinook are in Chambers Creek. There is no documented evidence of native Chinook in Chambers Bay or Chambers Creek.

**4) Is the site on or near a known protected area?**

Not that the city is aware of at this time.

**5) Proposed measures to preserve, protect or enhance wildlife, if any:**

The city's critical area regulations support the preservation of wildlife habitat such as wetlands and stream corridors. Where impacts to wildlife or associated habitat are not avoidable, mitigation will be required.

**Energy and Natural Resources**

**1) What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.?**

N/A. Proposal is a non-project action.

**2) Would your project affect the potential use of solar energy by adjacent properties? If so, generally described:**

N/A. Proposal is a non-project action.

**3) What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

None specifically proposed. Proposal is a non-project action.

**Environmental Health**

**1) Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire, explosion, spill or hazardous waste, which could occur as a result of this proposal? If so, describe:**

None associated with the proposal. The proposal is a non-project action.

**2) Describe special emergency services that might be required (for example, chemical spills or explosions.)**

N/A. Proposal is a non-project action.

**3) Proposed measures to reduce or control environmental health hazards, if any:**

None specifically associated with the proposal. Proposal is a non-project action.

**Noise**

**1) What types of noise exist in the area which may affect your project? For example: traffic, construction, or production equipment:**

As a non-project action, no noise is specifically associated with the proposal.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (i.e. traffic, construction, or production equipment). Indicate the hours that noise would be generated by the site:**

Not applicable. Proposal is a non-project action. However, future development activities within the Regional Growth Center will generate short-term construction noise.

- 3) **Proposed measures to reduce or control noise impacts, if any:**

Not applicable. Proposal is a non-project action.

### Land and Shoreline Use

- 1) **What is the current use of the site and adjacent properties?**

The Regional Growth Center has a wide ranges of land uses, including residential, commercial, industrial, public and public quasi-public, and park and recreation uses.

- 2) **Has the site been used for agriculture? If so, describe:**

Historically, some properties in University Place were used for farming and other agricultural purposes; this activity has ceased.

- 3) **Describe any structures on the site:**

The Regional Growth Center has a wide range of structures associates with its residential, commercial, industrial, public and public quasi-public, and park and recreation uses.

- 4) **Will any structures be demolished? If so, what?**

No structures would be removed as part of this non-project proposal. However, the Subarea Plan contemplates redevelopment that could result in demolition of existing structures.

- 5) **What is the current zoning classification of the site?**

The City's zoning code applies the following zoning classifications to land within the Regional Growth Center: Residential 1; Multifamily – Low; Multifamily – High; Neighborhood Commercial; Mixed Use; Mixed Use – Office; Town Center; Community Commercial; Light Industrial – Business Park; and Parks and Open Space.

- 6) **What is the current comprehensive plan designation of the site?**

The City's comprehensive plan applies the following plan designations to land within the Regional Growth Center: Low Density Residential; Moderate Density Residential; Mixed Use; Mixed Use Office; Neighborhood Commercial; Community Commercial; Town Center; Light Industrial-Business Park; and Parks and Open Space.

- 7) **If applicable, what is the current shoreline master program designation of the site?**

Not applicable.

- 8) **Has any part of the site been classified as an “environmentally sensitive” area? If so, specify:**

No. However, areas of the city have been identified as critical areas including landslide and erosion hazard areas, floodplains, wetlands and stream corridors. Maps depicting these areas are available for public inspection at the University Place Planning and Development Services Department.

- 9) **Approximately how many people would reside or work in the completed project?**

At full build-out the Subarea Plan provides capacity for an estimated population of 28,064 to 43,024 residents, living in approximately 17,540 to 27,390 housing units. An estimated 8,300 people or more could be working in the subarea when fully redeveloped.

- 10) **Approximately how many people would the completed project displace?**  
No people would be displaced as a result of this non-project action. The Subarea Plan would increase housing and population capacity over current conditions.
- 11) **Proposed measures to avoid or reduce displacement impacts, if any:**  
None proposed. Proposal is a non-project action.
- 12) **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**  
The Subarea Plan is intended to provide a vision and framework for managing growth and promoting economic development consistent with the University Place Comprehensive Plan and Puget Sound Regional Council regional growth center planning requirements and guidelines

### Housing

- 1) **Approximately how many units, if any, would be eliminated? Indicate whether it would be high, middle, or low-income housing:**  
No units would be displaced as a direct result of this non-project proposal. The Subarea Plan envisions and supports a substantial increase in the number and variety of housing units, with a particular focus on increasing the supply of missing middle housing.
- 2) **Proposed measures to reduce or control housing impacts, if any:**

None.

### Aesthetics

- 1) **What is the tallest height of any proposed structure(s), not including antennas or chimneys:**  
No structures are proposed as part of this non-project action. However, the suggested zoning framework outlined in the Subarea Plan would establish three mixed use zones differentiated from each other by height, with the most intensive zone, MUR-75, allowing a maximum 75-foot height.
- 2) **What are the principal exterior building material(s) and colors proposed for the project?**  
Proposal is a non-project action. The city's design standards and guidelines that apply to certain types of development in specified zones and locations within the city provide guidance relating to exterior finish building materials and design. The City anticipates updating these standards and guidelines subsequent to Subarea Plan adoption.
- 3) **What is the proposed ratio of building coverage to lot size?**  
Not applicable. Proposal is a non-project action.
- 4) **What views in the immediate vicinity would be altered or obstructed?**  
Not applicable. Proposal is a non-project action.
- 5) **Proposed measures to reduce or control aesthetic impacts, if any:**  
No specific measures are proposed for this non-project action. The city's design standards and guidelines that apply to certain types of development in specified zones and locations within the city guide development with respect to reducing or controlling aesthetic impacts.

### Light and Glare

- 1) **What type of light or glare will the proposal produce? What time of day would it mainly occur?**  
Not applicable. Proposal is a non-project action.

- 2) **Could light or glare from the finished product be a safety hazard, interfere with views, or affect wildlife?**  
Not applicable. Proposal is a non-project action.
- 3) **What existing off-site sources of light or glare may affect your proposal?**  
Not applicable. Proposal is a non-project action.
- 4) **Proposed measures to reduce or control light and glare impacts, if any:**  
None. Proposal is a non-project action. However, the City's design standards and guidelines are intended to reduce and control light and glare impacts associated with future development.

#### Recreation

- 1) **What designated and informal recreational opportunities are in the immediate vicinities?**  
The city has numerous neighborhood and community parks, including Homestead Park, Cirque Park, and Adrianna Hess Wetland Park located within the Regional Growth Center, plus the Chambers Creek Properties, a regional facility owned by Pierce County that includes the Chambers Bay golf course and other recreational amenities.
- 2) **Would the proposed project displace any existing recreational uses? If so, describe:**  
No recreational uses would be displaced as a result of this non-project action.
- 3) **Proposed measures to reduce or control impacts on recreation opportunities to be provided by the project or applicant, if any:**  
Future residential development within the Regional Growth Center would be assessed park impact fees, which could fund enhanced park, recreation and open space facilities.

#### Historic and Cultural Preservation

- 1) **Are there any places or objects listed on, proposed for, or eligible for listing in national, state, or local preservation registers on or next to the site?**  
The Curran House, located west of the Regional Growth Center, is listed on the National Register
- 2) **Generally describe any landmarks, or evidence of historical, archaeological, scientific or cultural importance known to be on or next to the site:**  
Areas along Chambers Bay and Chambers Creek Canyon, located south of the Regional Growth Center, have been inventoried and identified as having archeological and/or cultural significance. These sites typically are associated with Native American tribes.
- 3) **Proposed measures to reduce or control impacts, if any:**  
None. Proposal is a non-project action.

#### Transportation

- 1) **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on the site plan, if any:**  
The City's street network is illustrated in various graphics provided throughout the Subarea Plan.
- 2) **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**  
Pierce Transit provides bus service within the Regional Growth Center; transit routes are described in the Transportation section of the Subarea Plan.
- 3) **How many parking spaces would the complete project have? How many would the project eliminate?**  
Not applicable. Proposal is not a site-specific proposal and is a non-project action.

- 4) **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe and indicate whether public or private?**

The Subarea Plan anticipates a substantial increase in development capacity and redevelopment activity. Overall road capacity is sufficient to accommodate and serve this increased level of development in terms of motorized vehicles. However, multimodal transportation facility improvements will be required to serve new development with respect to transit, pedestrian and bicycles modes.

- 5) **Will the project use (or occur in the general vicinity of) water, or air transportation? If so, generally describe:**

No. Proposal is not a site-specific proposal and is a non-project action. However, marinas, a yacht club and other boating facilities are located within shoreline areas of the city outside the Regional Growth Center. There is no airport within the city limits.

- 6) **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Not applicable. Proposal is a non-project action.

- 7) **Proposed measures to reduce or control transportation impacts, if any:**

None specifically proposed. However, as individual projects are proposed, review will be conducted in accordance with SEPA regulations pertaining to parking and transportation facilities to determine the level of impact and mitigation required. In addition, the Subarea Plan's Implementation – Strategic Action Plan recommends the adoption of a Planned Action Ordinance, supported by SEPA, which would help streamline the SEPA process – specifically including the transportation impact analysis component.

## Public Services

- 1) **Would the project result in an increased need for public services (i.e. fire protection, police protection, health care, and schools?) If so, generally describe:**

The proposed non-project action would not directly require additional public services. As development occurs consistent with Subarea Plan vision and development framework, however, there would be an incremental increase in demand for a wide range public services.

- 2) **Proposed measures to reduce or control direct impacts on public services, if any:**

None proposed. Proposal is a non-project action. Project-specific impacts will be addressed and mitigated, if warranted, during project review. Potential impacts may also be addressed through adoption of a Planned Action Ordinance.

## Utilities

- 1) **Identify existing utilities by name:**

- a) **Electricity:** Tacoma Power
- b) **Natural Gas:** Puget Sound Energy
- c) **Water:** Tacoma Water
- d) **Telephone:** Century Link

**Refuse Service:** University Place Refuse

**Sanitary Sewer:** Pierce County

**Septic System:** Some pockets of University Place are served by on-site sanitary system facilities.

- e) **Other - Cable:** Click! and Comcast

- 2) **Describe the utilities that are proposed for the project, the utility providing the service, and the general utility construction activities on the site or in the immediate vicinity which might be needed:**

Not applicable. The proposal is a non-project action. Service providers identified above in item 1 may analyze project needs and demands on a case-by-case basis and/or through long-term capital facilities planning.

**SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Date Submitted: September 22, 2017

## **SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS**

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect an item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposal would not directly increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Existing Comprehensive Plan goals and policies, and development regulations, discourage future projects from discharging untreated pollutants and emissions. All future development and redevelopment would be subject to local, state and federal regulatory requirements, including building code, fire code, and surface water management standards.

**Proposed measures to avoid or reduce such increases are:**

Existing Comprehensive Plan goals, policies and plans direct the City to promulgate development regulations that protect, preserve and enhance the natural environment and limit impacts from the built environment. The current zoning code regulates use and bans heavy industrial uses that are commonly associated with toxic or hazardous discharge and air emissions. The City's storm water management, subdivision, critical area and shoreline regulations are designed to avoid or reduce adverse environmental impacts.

- 2. How would the proposal be likely to affect plants, animals, fish or marine life?**

The Comprehensive Plan includes goals and policies aimed at protecting fish and wildlife habitat and preserving vegetation, including trees, to reduce runoff and erosion, improve air quality and maintain the City's character. Current development regulations implement these goals and policies. Nonetheless, growth occurring within the Regional Growth Center has the potential to impact plant, animal, fish and marine life.

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Critical areas, stormwater, tree preservation, and other environmental code provisions will protect stream corridors, wetlands, and other areas where fish and animals may have habitat, by limiting uses, maintaining buffers, and avoiding or mitigating potential impacts.

**3. How would the proposal be likely to deplete energy or natural resources?**

The Subarea Plan would not directly result in depletion of energy or natural resources, although future development allowed by policies and regulations that are consistent with the Subarea Plan's vision and development framework will result in incremental increases in energy consumption. Extractive or resource based industries, such as mining, forestry and agriculture, are prohibited throughout the community.

**Proposed measures to protect energy or conserve natural resources are:**

The Subarea Plan's vision and development framework are consistent with numerous goals and policies in the Comprehensive Plan that aim to reduce the number of single occupant vehicle trips, increase the use of transit, and achieve pedestrian supportive neighborhoods to reduce the reliance on automobiles and conserve energy. Site and architectural design standards promote compact mixed use development and the use of sustainable products in development.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands.**

Existing Comprehensive Plan policies and development regulations provide for the protection and conservation of environmentally sensitive areas and support the responsible use of recreational sites. The Regional Growth Center does not have any farmlands, wilderness areas or scenic rivers – and its boundaries largely exclude threatened or endangered species habitat, historic or cultural sites, wetlands and floodplains.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

None required.

**5. How would the proposal likely affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The Subarea Plan should have little impact on shoreline use in University Place, all of which is located well outside the Regional Growth Center boundaries. The Subarea Plan's proposed development framework would accommodate higher density and intensity of development than what is currently allowed in much of the subarea under existing zoning. However, this increased level of development would not be incompatible with the existing Comprehensive Plan in terms of development location, land use, urban form and design quality.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

The Subarea Plan's Implementation – Strategic Action Plan directs the City to revise its development regulations in 2018 to implement the Subarea Plan's vision and development framework. Code amendments will be designed to ensure that future development is compatible or consistent with surrounding uses and the physical environment.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

The planned population and employment increases will place additional incremental demands on transportation, schools, and other public facilities and services. Multimodal transportation improvements will be needed to improve circulation and system functionality. Additional police, fire, and public works maintenance services will be required to maintain public safety. Likewise additional school and public utilities (sewer, water and power) will be needed to serve the increasing population.

**Proposed measures to reduce or respond to such demand(s) are:**

The Subarea Plan's Implementation – Strategic Action Plan identifies that the City and other service providers (school districts, transportation/transit, and utilities) should periodically update their master plans to support ongoing long-term implementation of the Subarea Plan.

**7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.**

The proposed amendments do not conflict with local, state or federal laws. They are consistent with GMA goals, VISION 2040, PSRC's regional growth center planning requirements, and the Pierce County Countywide Planning Policies.

**Business of the City Council  
City of University Place, WA**

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**Proposed Council Action:**

Pass an Ordinance relating to ad valorem property taxes, establishing the amounts to be raised in 2018 by taxation on the assessed valuation of property in the City of University Place, and setting the levy for the year 2018.

**Agenda No:** 10 and 12  
**Dept. Origin:** Finance  
**For Agenda of:** November 6, 2017  
**Exhibits:** Ordinance  
Pierce Co. Preliminary Values

**Concurred by Mayor:** \_\_\_\_\_  
**Approved by City Manager:** \_\_\_\_\_  
**Approved as to Form by City Atty.:** \_\_\_\_\_  
**Approved by Finance Director:** \_\_\_\_\_  
**Approved by Department Head:** \_\_\_\_\_

Expenditure Required: \$0.00	Amount Budgeted: \$0.00	Appropriation Required: \$0.00
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**SUMMARY / POLICY ISSUES**

On November 7, 2016, City Council approved the 2017-2018 Biennial Budget after holding two public hearings pursuant to RCW 84.55.120. The City Council's adopted budget for the 2017-2018 biennium includes a 1% increase in the City's ad valorem property tax in each year of the biennial budget.

In order to implement the 1% increase for 2018, it is necessary to adopt an ordinance imposing an increase in the regular property tax levy. The statutory limit results in an increase in the levy of \$25,002.95, which is a percentage increase of 0.595197% exclusive of revenue from new construction, improvements to property, any increase in the value of state-assessed property, any annexations that have occurred and refunds made.

**RECOMMENDATION / MOTION**

**MOVE TO:** Pass an Ordinance relating to ad valorem property taxes, establishing the amounts to be raised in 2018 by taxation on the assessed valuation of property in the City of University Place, and setting the levy for the year 2018.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, RELATING TO AD VALOREM PROPERTY TAXES; ESTABLISHING THE AMOUNTS TO BE RAISED IN 2017 BY TAXATION ON THE ASSESSED VALUATION OF PROPERTY IN THE CITY; AND SETTING THE LEVY FOR THE YEAR 2018**

WHEREAS, the City Council of the City of University Place has met and considered its budget for the calendar year 2018; and

WHEREAS, the City's actual levy amount from the previous year was \$4,200,791.06; and

WHEREAS, the population of the City is more than 10,000.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON DOES ORDAIN AS FOLLOWS:**

Section 1. 2018 Property Tax. An increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2018 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be \$25,002.95 which is a percentage increase of 0.595197% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Section 2. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Section 3. Effective Date and Publication. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall become effective five days after publication.

**PASSED BY THE CITY COUNCIL ON NOVEMBER 6, 2017.**

\_\_\_\_\_  
Javier Figueroa, Mayor

**ATTEST:**

\_\_\_\_\_  
Emelita Genetia, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Matt Kaser, City Attorney

Date of Publication:

Effective Date:



2401 South 35<sup>th</sup> Street, Room 142  
Tacoma, Washington 98409-7498  
(253) 798-6111 • FAX (253) 798-3142  
ATLAS (253) 798-3333  
www.piercecountywa.org/atr

**MEMORANDUM**

**DATE:** September 15, 2017  
**TO:** Pierce County Taxing Districts  
**FROM:** Mike Lonergan, Assessor-Treasurer  
**RE:** Preliminary Certification of Assessed Values/Levy Limit Factor

Enclosed is the Preliminary Certification of Assessed Values for your taxing district. These values include last year's State Assessed Property Values.

For budget preparation assistance to applicable districts, Levy limit factor worksheets, court ordered refund information, and sample ordinance/resolutions are included.

**Submit original ad valorem Budget / Levy Certifications & an approved Ordinance or Resolution no later than November 30th:**

Pierce County Council  
Attention: Clerk, Rm. 1046  
County City Building  
930 Tacoma Ave. S  
Tacoma, WA 98402

**And a copy to:**  
Pierce County Assessor-Treasurer  
Attention: Levy Dept.  
2401 S. 35<sup>th</sup> St. Rm. 142  
Tacoma, WA 98409

(Failure to submit a budget request & the district's Resolution/Ordinance may adversely affect next year's Levy collection)

**Preliminary Values Are Subject to Change.**

Districts will receive **Final** values in December.

Amended Levy Certifications may be submitted to the Pierce County Assessor-Treasurer after final values have been calculated.

The district's Ordinance/Resolution **must** identify these three components.

- The **dollar amount of the previous year's levy**. The actual levy received, including refunds.
- The **dollar amount of increase** reflects the difference between the previous year's actual levy and the 1% growth of the highest lawful levy, or a lesser amount if banking levy capacity.
- The **percent of increase** equals the change over the prior year's actual levy plus the dollar amount of increase equal to the district's highest lawful levy for this year, or a lesser amount if banking levy capacity.

**See reverse for answers to frequently asked questions.**

## Levy FAQs

**Q. How should the Ordinance/Resolution read if the district is limited at a lesser amount due to the statutory maximum rate limit?**

*A. Prepare the document as though there is no limit due to the statutory maximum rate. Add language to inform the district's taxpayers of the rate limit and the projected allowable levy to the Ordinance/Resolution.*

*The Ordinance/Resolution must contain three amounts; last year's actual levy, the dollar amount & percent of increase needed for the following year. The intent of the district must be clear in the Ordinance/Resolution.*

**Q. Why does the sample Ordinance/Resolution show more/less than 1%?**

*A. The 1% limit refers to the limitation of increase to a district's highest lawful levy known as the Levy Limit Factor. The percent of increase approved in a district's Ordinance/Resolution equals the change over the prior year's actual amount levied plus the dollar amount of increase for the next year's budget needs.*

- The simple act of passing an Ordinance/Resolution allows a district to increase the Highest Lawful levy by the lesser of 1% or the IPD, depending on the size of the district.
- The increase authorized in the document identifies how much of that increase is required for the next year's budget needs.

**Q. Why does the sample show \$0 increase and an increase of 0%?**

*A. The total amount levied in the prior year is more than this year's increase from the limit factor, the district should ask for a \$0 and 0% increase. This does not affect any increase allowed by the limit factor increase of the highest lawful levy. Once a district passes the Ordinance/Resolution the Highest Lawful levy is allowed to increase by the limit factor.*

*A district's Ordinance or Resolution controls two levy limitations;*

1. *The act of passing a resolution/ordinance allows the Limit Factor increase (lesser of 1% or the IPD) to the highest lawful levy.*
2. *The authorized percent and dollar amount stated increase over the prior year's actual, Certified levy request.*

**Q. What documents need to be submitted by November 30?**

*A. No later than November 30, provide a copy of the approved Ordinance/Resolution & the Levy Certification (Budget Request).*

***FAILURE TO PROVIDE THESE DOCUMENTS BY THE DUE DATE COULD ADVERSLEY AFFECT YOUR LEVY.***



# Levy Certification

Submit this document to the county legislative authority on or before November 30 of the year preceding the year in which the levy amounts are to be collected and forward a copy to the assessor.

In accordance with RCW 84.52.020, I, \_\_\_\_\_,  
(Name)

\_\_\_\_\_, for \_\_\_\_\_, do hereby certify to  
(Title) (District Name)

the \_\_\_\_\_ County legislative authority that the \_\_\_\_\_  
(Name of County) (Commissioners, Council, Board, etc.)

of said district requests that the following levy amounts be collected in \_\_\_\_\_ as provided in the district's  
(Year of Collection)

budget, which was adopted following a public hearing held on \_\_\_\_\_;  
(Date of Public Hearing)

Regular Levy: \_\_\_\_\_  
(State the total dollar amount to be levied)

Excess Levy: \_\_\_\_\_  
(State the total dollar amount to be levied)

Refund Levy: \_\_\_\_\_  
(State the total dollar amount to be levied)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.



**Pierce County**

**Mike Lonergan, Assessor-Treasurer**

2401 South 35th Street  
Tacoma, WA 98409-7498  
(253) 798-6111 FAX (253) 798-3142  
ATLAS (253) 798-3333  
www.piercecountywa.org/atr

September 15, 2017

OFFICIAL NOTIFICATION TO: UNIVERSITY PLACE

RE: 2017 PRELIMINARY ASSESSED VALUES

**FOR REGULAR LEVY**

Total Taxable Regular Value	3,803,526,240
Highest lawful regular levy amount since 1985	4,183,954.47
<b>Last year's actual levy amount</b>	<b>4,200,791.06</b>
Additional revenue from current year's NC&I	49,193.81
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	20,505.22
<i>No additional revenue from administrative refunds will be allowed if you are limited by your statutory rate limit.</i>	
Additional revenue from increase in state-assessed property	0.00

**FOR EXCESS LEVY**

Taxable Value	3,762,408,235
Timber Assessed Value	-
Total Taxable Excess Value	3,762,408,235

2017 New Construction and Improvement Value 39,932,387

*If you need assistance or have any questions regarding this information, please contact Kim Fleshman  
253.798.7114 kfleshm@co.pierce.wa.us.*

**EXAMPLE OF ORDINANCE/RESOLUTION  
REQUESTING HIGHEST LAWFUL LEVY**

**Ordinance/Resolution No. \_\_\_\_\_  
RCW 84.55.120**

**WHEREAS**, the \_\_\_\_\_ of **UNIVERSITY PLACE** has met and considered  
(Governing body of the taxing district) (Name of the taxing district)  
its budget for the calendar year 2018; and,

**WHEREAS**, the districts actual levy amount from the previous year was \$ 4,200,791.06 and,  
Previous Year's Levy Amount

**WHEREAS**, the population of this district is  more than or  less than 10,000; and now, therefore,  
(Check One)

**BE IT RESOLVED** by the governing body of the taxing district that an increase in the regular property tax levy  
is hereby authorized for the levy to be collected in the 2018 tax year.  
(Year of Collection)

The dollar amount of the increase over the actual levy amount from the previous year shall be \$ 25,002.95  
which is a percentage increase of 0.595197% from the previous year. This increase is exclusive of  
(Percentage Increase)

additional revenue resulting from new construction, improvements to property, newly constructed wind turbines,  
any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**SAMPLE**

**If additional signatures are necessary, please attach additional page.**

This form or its equivalent must be submitted to your county assessor prior to their calculation of the property tax levies. A certified budget/levy request, separate from this form is to be filed with the County Legislative Authority no later than November 30th. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The Department of Revenue provides the "Levy Certification" form (REV 64 0100) for this purpose. The form can be found at:

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users



**Pierce County**

**Mike Lonergan, Assessor-Treasurer**

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Tacoma, WA 98409-7498  
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**TAX LEVY LIMIT 2017 FOR 2018**

**UNIVERSITY PLACE  
> 10,000**

**REGULAR TAX LEVY LIMIT:**

	2016
A. <u>Highest regular tax which could have been lawfully levied beginning with the 1985 levy [refund levy not included] times limit factor (as defined in RCW 84.55.005).</u>	4,183,954.47
	1.01
	4,225,794.01
B. Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).	39,932,387
	1.231927499272
	49,193.81
C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).	27,115,622
	27,115,622
	0.00
	1.231927499272
	0.00
D. <b>REGULAR PROPERTY TAX LIMIT (A + B + C)</b>	<b>4,274,987.82</b>

**ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:**

E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.	4,274,987.82
	3,803,526,240
	1.123953813017
F. Annexed area's current assessed value including new construction and improvements times rate found in E above.	0.00
	1.123953813017
	0.00
G. <b>NEW LEVY LIMIT FOR ANNEXATION (D + F)</b>	<b>4,274,987.82</b>

**LEVY FOR REFUNDS:**

H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)	4,274,987.82
	20,505.22
	4,295,493.04
I. <b>TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G,or H)</b>	<b>4,295,493.04</b>
J. Amount of levy under statutory rate limitation.	3,803,526,240
	1.600000000000
	6,085,641.98
K. <b>LESSER OF I OR J</b>	<b>4,295,493.04</b>

**Business of the City Council  
City of University Place, WA**

**Proposed Council Action:**

Pass an ordinance amending the 2017-2018 Biennial Budget.

**Agenda No:** 11 and 13  
**Dept. Origin:** Finance  
**For Agenda of:** November 6, 2017  
**Exhibits:** Ordinance  
Exhibits A-1 and A-2, Forecast

**Concurred by Mayor:** \_\_\_\_\_  
**Approved by City Manager:** \_\_\_\_\_  
**Approved as to Form by City Atty.:** \_\_\_\_\_  
**Approved by Finance Director:** \_\_\_\_\_  
**Approved by Department Head:** \_\_\_\_\_

Expenditure Required: \$98,035,137	Amount Budgeted: \$94,742,432	Appropriation Required: \$3,292,705
---------------------------------------	----------------------------------	--

An Ordinance of the City of University Place, Washington revising the 2017-2018 Adopted Biennial Budget and amending Section 1 of Ordinance No. 687. Most changes are standard adjustments. The following details the higher value/more significant changes:

- The largest change is related land sales. In the 2017/2018 Adopted budget all land sale proceeds and resulting transfers for the remaining lots were budgeted in 2017. The sales of Lot 4 and Lot 12 will be completed in 2017, so the remaining projected sales and resulting transfers are being moved to 2018. Proceeds from the Lot 4 and 12 are being transferred to Municipal Facilities CIP for the City Hall Tenant Improvements. These changes are reflected as large decreases in 2017 revenue and expense on Exhibit A1 and large increases to revenue and expense in 2018 on Exhibit A2.
- Revenue adjustments in 2017 include increases to the State Shared City Assistance, Investment Interest, Building Fees, and Sales tax.
- For 2018 we received updated projections from the Department of Revenue on State Shared Revenues. There are slight increases to both Liquor taxes and fuel taxes.
- Two grant funded projects have been added. In the Street fund we received a \$20,000 Sidewalk Replacement Grant in 2017. In the Public Works CIP Fund we received a \$1.1 million dollar grant Bridgeport Overlay for 2018.
- The Development Services fund is adding a Building Inspector/Plans Examiner position through 2018 due to the increase in permit activity in 2017. This position is funded by increased building fee revenues.
- Adjustments to the Surface Water Management fund include a \$50,000 NPDES Grant.
- The Municipal Facilities CIP fund includes the increase to City Hall Tenant Improvements discussed above as well as expenditure adjustments related to the addition of a restroom and TI costs related to adding a tenant to the old Recreation space.
- The IT Fund adjustments include increases in 2017 and 2018 for Network and Server Hardware, GIS costs, Pet Licensing software, Fixed Asset software and consulting. These items are funded by a transfer from the General Fund.

**ALTERNATIVES CONSIDERED**

None.

**BOARD OR COMMITTEE RECOMMENDATION**

City Council Reviewed and discussed these changes during Study Session on October 16, 2017.

**RECOMMENDATION / MOTION**

**MOVE TO:** Pass an ordinance amending the 2017-2018 Biennial Budget.

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE,  
WASHINGTON, RELATING TO BUDGETS AND FINANCE, REVISING THE 2017/2018  
BUDGET AMENDING SECTION 1 OF ORDINANCE NO. 687**

WHEREAS, certain revisions to the 2017/2018 biennial budget are necessary;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE,  
WASHINGTON, DOES ORDAIN AS FOLLOWS:**

Section 1. 2017/2018 Amended Budget. Ordinance 687, Section 1, is amended to adopt the revised budget for the 2017-2018 biennium in the amounts and for the purposes as shown on the attached Exhibits A-1 and A-2.

Section 2. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Section 3. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 4. Published and Effective Date. A summary of this ordinance consisting of its title shall be published in the official Newspaper of the City. This ordinance shall take effect five days after publication.

**PASSED BY THE CITY COUNCIL ON NOVEMBER 6, 2017.**

\_\_\_\_\_  
Javier Figueroa, Mayor

**ATTEST:**

\_\_\_\_\_  
Emelita Genetia, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Matt Kaser, City Attorney

Date of Publication:

Effective Date:

**EXHIBIT A-1  
CITY OF UNIVERSITY PLACE  
2017 Amended Budget**

FUND	REVENUES & OTHER SOURCES			EXPENDITURES & OTHER USES			ENDING BALANCE
	Adopted	Adjust	Revised	Adopted	Adjust	Revised	Balance
<b>Operating</b>							
<b>General</b>							
001 General	18,796,597	(3,190,054)	15,606,543	13,555,158	(3,014,049)	10,541,109	5,065,434
<b>Special Revenue</b>							
101 Street	1,602,024	20,000	1,622,024	1,384,086	20,000	1,404,086	217,938
102 Arterial Street	232,839	-	232,839	167,400	-	167,400	65,439
103 Real Estate Excise Tax	1,817,281	-	1,817,281	1,309,772	-	1,309,772	507,509
104 Parks and Recreation	726,474	-	726,474	659,014	-	659,014	67,460
105 Traffic Impact Fees	1,492,444	-	1,492,444	500,000	-	500,000	992,444
106 Transportation Benefit District	484,123	-	484,123	400,000	-	400,000	84,123
107 Development Services	1,539,559	60,000	1,599,559	1,415,818	31,127	1,446,945	152,614
108 LRF	2,064,047	-	2,064,047	2,064,047	-	2,064,047	-
109 Police/Public Safety Fund	7,292,265	123,349	7,415,614	4,848,247	85,362	4,933,609	2,482,005
188 Strategic Reserve	1,000,000	-	1,000,000	-	-	-	1,000,000
<b>Sub-total Special Revenue</b>	<b>18,251,056</b>	<b>203,349</b>	<b>18,454,405</b>	<b>12,748,384</b>	<b>136,489</b>	<b>12,884,873</b>	<b>5,569,532</b>
<b>Enterprise</b>							
401 Surface Water Mgmt	6,918,677	50,000	6,968,677	6,887,401	(49,391)	6,838,010	130,667
<b>Sub-total Enterprise</b>	<b>6,918,677</b>	<b>50,000</b>	<b>6,968,677</b>	<b>6,887,401</b>	<b>(49,391)</b>	<b>6,838,010</b>	<b>130,667</b>
<b>Debt Service</b>							
201 Debt Service	3,415,489	-	3,415,489	3,411,446	-	3,411,446	4,043
<b>Sub-total Debt Service</b>	<b>3,415,489</b>	<b>-</b>	<b>3,415,489</b>	<b>3,411,446</b>	<b>-</b>	<b>3,411,446</b>	<b>4,043</b>
<b>Total Operating</b>	<b>47,381,819</b>	<b>(2,936,705)</b>	<b>44,445,114</b>	<b>36,602,389</b>	<b>(2,926,951)</b>	<b>33,675,438</b>	<b>10,769,676</b>
<b>Capital Improvement</b>							
301 Parks CIP	1,214,012	-	1,214,012	279,618	-	279,618	934,394
302 Public Works CIP	23,334,685	(4,279,449)	19,055,236	23,334,685	(4,279,449)	19,055,236	-
303 Municipal Facilities CIP	2,700,000	1,608,125	4,308,125	2,700,000	1,608,125	4,308,125	-
<b>Sub-total CIP</b>	<b>27,248,697</b>	<b>(2,671,324)</b>	<b>24,577,373</b>	<b>26,314,303</b>	<b>(2,671,324)</b>	<b>23,642,979</b>	<b>934,394</b>
<b>Internal Service</b>							
501 Fleet & Equipment	1,008,143	-	1,008,143	374,400	-	374,400	633,743
502 Information Technology & Services	1,356,688	54,243	1,410,931	1,271,829	54,243	1,326,072	84,859
505 Property Management	778,342	26,097	804,439	778,342	26,097	804,439	-
506 Risk Management	149,816	-	149,816	147,810	-	147,810	2,006
<b>Sub-total Internal Service</b>	<b>3,292,989</b>	<b>80,340</b>	<b>3,373,329</b>	<b>2,572,381</b>	<b>80,340</b>	<b>2,652,721</b>	<b>720,608</b>
<b>Non-Annually Budgeted</b>							
150 Donations and Gifts to University Place	22,009	-	22,009	22,009	-	22,009	-
<b>Sub-total Non-Annually Budgeted</b>	<b>22,009</b>	<b>-</b>	<b>22,009</b>	<b>22,009</b>	<b>-</b>	<b>22,009</b>	<b>-</b>
<b>Total Budget</b>	<b>77,945,514</b>	<b>(5,527,689)</b>	<b>72,417,825</b>	<b>65,511,082</b>	<b>(5,517,935)</b>	<b>59,993,147</b>	<b>12,424,678</b>

**EXHIBIT A-2  
CITY OF UNIVERSITY PLACE  
2018 Amended Budget**

FUND	REVENUES & OTHER SOURCES			EXPENDITURES & OTHER USES			ENDING BALANCE
	Adopted	Adjust	Revised	Adopted	Adjust	Revised	Balance
<b>Operating</b>							
<b>General</b>							
001 General	13,777,263	3,845,465	17,622,728	7,832,227	3,752,134	11,584,361	6,038,367
<b>Special Revenue</b>							
101 Street	1,552,794	12,375	1,565,169	1,341,875	-	1,341,875	223,294
102 Arterial Street	281,553	(4,301)	277,252	209,462	-	209,462	67,790
103 Real Estate Excise Tax	1,616,945	-	1,616,945	1,219,386	-	1,219,386	397,559
104 Parks and Recreation	751,889	-	751,889	684,429	-	684,429	67,460
105 Traffic Impact Fees	1,112,444	-	1,112,444	-	-	-	1,112,444
106 Transportation Benefit District	488,123	-	488,123	404,000	-	404,000	84,123
107 Development Services	1,559,746	28,873	1,588,619	1,442,125	122,816	1,564,941	23,678
108 LRF	500,000	-	500,000	500,000	-	500,000	-
109 Police/Public Safety Fund	7,506,347	37,987	7,544,334	5,009,760	109,771	5,119,531	2,424,803
188 Strategic Reserve	1,000,000	-	1,000,000	-	-	-	1,000,000
<b>Sub-total Special Revenue</b>	<b>16,369,841</b>	<b>74,934</b>	<b>16,444,775</b>	<b>10,811,037</b>	<b>232,587</b>	<b>11,043,624</b>	<b>5,401,151</b>
<b>Enterprise</b>							
401 Surface Water Mgmt	2,928,626	99,391	3,028,017	2,856,105	143,746	2,999,851	28,166
<b>Sub-total Enterprise</b>	<b>2,928,626</b>	<b>99,391</b>	<b>3,028,017</b>	<b>2,856,105</b>	<b>143,746</b>	<b>2,999,851</b>	<b>28,166</b>
<b>Debt Service</b>							
201 Debt Service	3,349,080	-	3,349,080	3,345,037	-	3,345,037	4,043
<b>Sub-total Debt Service</b>	<b>3,349,080</b>	<b>-</b>	<b>3,349,080</b>	<b>3,345,037</b>	<b>-</b>	<b>3,345,037</b>	<b>4,043</b>
<b>Total Operating</b>	<b>36,424,810</b>	<b>4,019,790</b>	<b>40,444,600</b>	<b>24,844,406</b>	<b>4,128,467</b>	<b>28,972,873</b>	<b>11,471,727</b>
<b>Capital Improvement</b>							
301 Parks CIP	1,064,935	-	1,064,935	155,000	-	155,000	909,935
302 Public Works CIP	2,292,990	4,635,976	6,928,966	2,292,990	4,635,976	6,928,966	-
303 Municipal Facilities CIP	-	-	-	-	-	-	-
<b>Sub-total CIP</b>	<b>3,357,925</b>	<b>4,635,976</b>	<b>7,993,901</b>	<b>2,447,990</b>	<b>4,635,976</b>	<b>7,083,966</b>	<b>909,935</b>
<b>Internal Service</b>							
501 Fleet & Equipment	810,868	-	810,868	177,125	-	177,125	633,743
502 Information Technology & Services	943,282	46,197	989,479	858,423	46,197	904,620	84,859
505 Property Management	750,063	-	750,063	750,063	-	750,063	-
506 Risk Management	153,343	-	153,343	153,343	-	153,343	-
<b>Sub-total Internal Service</b>	<b>2,657,556</b>	<b>46,197</b>	<b>2,703,753</b>	<b>1,938,954</b>	<b>46,197</b>	<b>1,985,151</b>	<b>718,602</b>
<b>Non-Annually Budgeted</b>							
621 Endowment	-	-	-	-	-	-	-
150 Donations and Gifts to University Place	-	-	-	-	-	-	-
<b>Sub-total Non-Annually Budgeted</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Budget</b>	<b>42,440,291</b>	<b>8,701,963</b>	<b>51,142,254</b>	<b>29,231,350</b>	<b>8,810,640</b>	<b>38,041,990</b>	<b>13,100,264</b>

**CITY OF UNIVERSITY PLACE  
FINANCIAL FORECAST - 2017 Through 2026  
ENDING FUND BALANCES**

	12/31/2017 Adopted	12/31/2017 Revised	12/31/2018 Adopted	12/31/2018 Revised	12/31/2019 Projected	12/31/2020 Projected	12/31/2021 Projected	12/31/2022 Projected	12/31/2023 Projected	12/31/2024 Projected	12/31/2025 Projected	12/31/2026 Projected
General Fund - Unreserved	\$1,241,439	\$1,065,433	\$1,945,037	\$2,038,367	\$2,638,181	\$3,159,010	\$3,585,895	\$3,758,539	\$3,862,168	\$3,823,696	\$3,638,348	\$3,295,223
General Fund - Reserved EFB	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
	<b>5,241,439</b>	<b>5,065,433</b>	<b>5,945,037</b>	<b>6,038,367</b>	<b>6,638,181</b>	<b>7,159,010</b>	<b>7,585,895</b>	<b>7,758,539</b>	<b>7,862,168</b>	<b>7,823,696</b>	<b>7,638,348</b>	<b>7,295,223</b>
Police/Public Safety Fund	2,444,018	2,482,005	2,496,587	2,424,803	2,261,947	1,989,045	1,601,555	1,094,778	463,857	-296,237	-1,190,701	-2,224,913
Parks and Recreation Fund	67,459	67,460	67,460	67,460	111,886	156,756	202,075	247,847	294,076	340,769	387,928	435,557
Development Services Fund	123,741	152,614	117,621	23,678	36,464	48,774	60,570	71,808	82,449	92,446	101,752	110,317
Street Fund	217,938	217,938	210,919	223,294	193,813	137,684	150,625	163,760	177,092	190,624	204,358	218,299
Internal Service Funds*	720,608	720,608	718,602	718,602	718,602	718,602	718,602	718,602	718,602	718,602	718,602	718,602
Strategic Reserve	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
<b>Sub Total</b>	<b>4,573,764</b>	<b>4,640,625</b>	<b>4,611,189</b>	<b>4,457,836</b>	<b>4,322,712</b>	<b>4,050,861</b>	<b>3,733,426</b>	<b>3,296,795</b>	<b>2,736,076</b>	<b>2,046,203</b>	<b>1,221,939</b>	<b>257,863</b>
Other Restricted Funds**	2,619,229	2,718,620	2,652,718	2,604,061	1,543,766	1,906,090	2,269,460	2,734,727	2,587,324	2,905,629	3,168,365	3,340,310
<b>Grand Total</b>	<b>\$12,434,432</b>	<b>\$12,424,678</b>	<b>\$13,208,943</b>	<b>\$13,100,264</b>	<b>\$12,504,659</b>	<b>\$13,115,961</b>	<b>\$13,588,781</b>	<b>\$13,790,061</b>	<b>\$13,185,568</b>	<b>\$12,775,529</b>	<b>\$12,028,651</b>	<b>\$10,893,396</b>

\*Internal Service Funds: IT Fund, Fleet Fund, Risk Management Fund Balance reflects Assets and not cash.

\*\*Restricted Funds: Arterial Street Fund, Real Estate Excise Tax Fund, Traffic Impact Fee Fund, LRF Fund, Transportation Benefit District, SWM Fund, Debt Service Fund, Paths & Trails Fund, CIP Funds, Donations Fund

# COUNCIL CONSIDERATION

**Business of the City Council  
City of University Place, WA**

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**Proposed Council Action:**

Pass an Ordinance relating to ad valorem property taxes, establishing the amounts to be raised in 2018 by taxation on the assessed valuation of property in the City of University Place, and setting the levy for the year 2018.

**Agenda No:** 10 and 12  
**Dept. Origin:** Finance  
**For Agenda of:** November 6, 2017  
**Exhibits:** Ordinance  
Pierce Co. Preliminary Values

**Concurred by Mayor:** \_\_\_\_\_  
**Approved by City Manager:** \_\_\_\_\_  
**Approved as to Form by City Atty.:** \_\_\_\_\_  
**Approved by Finance Director:** \_\_\_\_\_  
**Approved by Department Head:** \_\_\_\_\_

Expenditure Required: \$0.00	Amount Budgeted: \$0.00	Appropriation Required: \$0.00
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**SUMMARY / POLICY ISSUES**

On November 7, 2016, City Council approved the 2017-2018 Biennial Budget after holding two public hearings pursuant to RCW 84.55.120. The City Council's adopted budget for the 2017-2018 biennium includes a 1% increase in the City's ad valorem property tax in each year of the biennial budget.

In order to implement the 1% increase for 2018, it is necessary to adopt an ordinance imposing an increase in the regular property tax levy. The statutory limit results in an increase in the levy of \$25,002.95, which is a percentage increase of 0.595197% exclusive of revenue from new construction, improvements to property, any increase in the value of state-assessed property, any annexations that have occurred and refunds made.

**RECOMMENDATION / MOTION**

**MOVE TO:** Pass an Ordinance relating to ad valorem property taxes, establishing the amounts to be raised in 2018 by taxation on the assessed valuation of property in the City of University Place, and setting the levy for the year 2018.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, RELATING TO AD VALOREM PROPERTY TAXES; ESTABLISHING THE AMOUNTS TO BE RAISED IN 2017 BY TAXATION ON THE ASSESSED VALUATION OF PROPERTY IN THE CITY; AND SETTING THE LEVY FOR THE YEAR 2018**

WHEREAS, the City Council of the City of University Place has met and considered its budget for the calendar year 2018; and

WHEREAS, the City's actual levy amount from the previous year was \$4,200,791.06; and

WHEREAS, the population of the City is more than 10,000.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON DOES ORDAIN AS FOLLOWS:**

Section 1. 2018 Property Tax. An increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2018 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be \$25,002.95 which is a percentage increase of 0.595197% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Section 2. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Section 3. Effective Date and Publication. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall become effective five days after publication.

**PASSED BY THE CITY COUNCIL ON NOVEMBER 6, 2017.**

\_\_\_\_\_  
Javier Figueroa, Mayor

**ATTEST:**

\_\_\_\_\_  
Emelita Genetia, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Matt Kaser, City Attorney

Date of Publication:

Effective Date:



2401 South 35<sup>th</sup> Street, Room 142  
Tacoma, Washington 98409-7498  
(253) 798-6111 • FAX (253) 798-3142  
ATLAS (253) 798-3333  
www.piercecountywa.org/atr

**MEMORANDUM**

**DATE:** September 15, 2017  
**TO:** Pierce County Taxing Districts  
**FROM:** Mike Lonergan, Assessor-Treasurer  
**RE:** Preliminary Certification of Assessed Values/Levy Limit Factor

Enclosed is the Preliminary Certification of Assessed Values for your taxing district. These values include last year's State Assessed Property Values.

For budget preparation assistance to applicable districts, Levy limit factor worksheets, court ordered refund information, and sample ordinance/resolutions are included.

**Submit original ad valorem Budget / Levy Certifications & an approved Ordinance or Resolution no later than November 30th:**

Pierce County Council  
Attention: Clerk, Rm. 1046  
County City Building  
930 Tacoma Ave. S  
Tacoma, WA 98402

**And a copy to:**  
Pierce County Assessor-Treasurer  
Attention: Levy Dept.  
2401 S. 35<sup>th</sup> St. Rm. 142  
Tacoma, WA 98409

(Failure to submit a budget request & the district's Resolution/Ordinance may adversely affect next year's Levy collection)

**Preliminary Values Are Subject to Change.**

Districts will receive **Final** values in December.

Amended Levy Certifications may be submitted to the Pierce County Assessor-Treasurer after final values have been calculated.

The district's Ordinance/Resolution **must** identify these three components.

- The **dollar amount of the previous year's levy**. The actual levy received, including refunds.
- The **dollar amount of increase** reflects the difference between the previous year's actual levy and the 1% growth of the highest lawful levy, or a lesser amount if banking levy capacity.
- The **percent of increase** equals the change over the prior year's actual levy plus the dollar amount of increase equal to the district's highest lawful levy for this year, or a lesser amount if banking levy capacity.

**See reverse for answers to frequently asked questions.**

## Levy FAQs

**Q. How should the Ordinance/Resolution read if the district is limited at a lesser amount due to the statutory maximum rate limit?**

*A. Prepare the document as though there is no limit due to the statutory maximum rate. Add language to inform the district's taxpayers of the rate limit and the projected allowable levy to the Ordinance/Resolution.*

*The Ordinance/Resolution must contain three amounts; last year's actual levy, the dollar amount & percent of increase needed for the following year. The intent of the district must be clear in the Ordinance/Resolution.*

**Q. Why does the sample Ordinance/Resolution show more/less than 1%?**

*A. The 1% limit refers to the limitation of increase to a district's highest lawful levy known as the Levy Limit Factor. The percent of increase approved in a district's Ordinance/Resolution equals the change over the prior year's actual amount levied plus the dollar amount of increase for the next year's budget needs.*

- The simple act of passing an Ordinance/Resolution allows a district to increase the Highest Lawful levy by the lesser of 1% or the IPD, depending on the size of the district.
- The increase authorized in the document identifies how much of that increase is required for the next year's budget needs.

**Q. Why does the sample show \$0 increase and an increase of 0%?**

*A. The total amount levied in the prior year is more than this year's increase from the limit factor, the district should ask for a \$0 and 0% increase. This does not affect any increase allowed by the limit factor increase of the highest lawful levy. Once a district passes the Ordinance/Resolution the Highest Lawful levy is allowed to increase by the limit factor.*

*A district's Ordinance or Resolution controls two levy limitations;*

1. *The act of passing a resolution/ordinance allows the Limit Factor increase (lesser of 1% or the IPD) to the highest lawful levy.*
2. *The authorized percent and dollar amount stated increase over the prior year's actual, Certified levy request.*

**Q. What documents need to be submitted by November 30?**

*A. No later than November 30, provide a copy of the approved Ordinance/Resolution & the Levy Certification (Budget Request).*

***FAILURE TO PROVIDE THESE DOCUMENTS BY THE DUE DATE COULD ADVERSLEY AFFECT YOUR LEVY.***



# Levy Certification

Submit this document to the county legislative authority on or before November 30 of the year preceding the year in which the levy amounts are to be collected and forward a copy to the assessor.

In accordance with RCW 84.52.020, I, \_\_\_\_\_,  
(Name)

\_\_\_\_\_, for \_\_\_\_\_, do hereby certify to  
(Title) (District Name)

the \_\_\_\_\_ County legislative authority that the \_\_\_\_\_  
(Name of County) (Commissioners, Council, Board, etc.)

of said district requests that the following levy amounts be collected in \_\_\_\_\_ as provided in the district's  
(Year of Collection)

budget, which was adopted following a public hearing held on \_\_\_\_\_;  
(Date of Public Hearing)

Regular Levy: \_\_\_\_\_  
(State the total dollar amount to be levied)

Excess Levy: \_\_\_\_\_  
(State the total dollar amount to be levied)

Refund Levy: \_\_\_\_\_  
(State the total dollar amount to be levied)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.



**Pierce County**

**Mike Lonergan, Assessor-Treasurer**

2401 South 35th Street  
Tacoma, WA 98409-7498  
(253) 798-6111 FAX (253) 798-3142  
ATLAS (253) 798-3333  
www.piercecountywa.org/atr

September 15, 2017

OFFICIAL NOTIFICATION TO: UNIVERSITY PLACE

RE: 2017 PRELIMINARY ASSESSED VALUES

**FOR REGULAR LEVY**

Total Taxable Regular Value	3,803,526,240
Highest lawful regular levy amount since 1985	4,183,954.47
<b>Last year's actual levy amount</b>	<b>4,200,791.06</b>
Additional revenue from current year's NC&I	49,193.81
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	20,505.22
<i>No additional revenue from administrative refunds will be allowed if you are limited by your statutory rate limit.</i>	
Additional revenue from increase in state-assessed property	0.00

**FOR EXCESS LEVY**

Taxable Value	3,762,408,235
Timber Assessed Value	-
Total Taxable Excess Value	3,762,408,235

2017 New Construction and Improvement Value 39,932,387

*If you need assistance or have any questions regarding this information, please contact Kim Fleshman  
253.798.7114 kfleshm@co.pierce.wa.us.*

**EXAMPLE OF ORDINANCE/RESOLUTION  
REQUESTING HIGHEST LAWFUL LEVY**

**Ordinance/Resolution No. \_\_\_\_\_  
RCW 84.55.120**

**WHEREAS**, the \_\_\_\_\_ of **UNIVERSITY PLACE** has met and considered  
(Governing body of the taxing district) (Name of the taxing district)  
its budget for the calendar year 2018; and,

**WHEREAS**, the districts actual levy amount from the previous year was \$ 4,200,791.06 and,  
Previous Year's Levy Amount

**WHEREAS**, the population of this district is  more than or  less than 10,000; and now, therefore,  
(Check One)

**BE IT RESOLVED** by the governing body of the taxing district that an increase in the regular property tax levy  
is hereby authorized for the levy to be collected in the 2018 tax year.  
(Year of Collection)

The dollar amount of the increase over the actual levy amount from the previous year shall be \$ 25,002.95  
which is a percentage increase of 0.595197% from the previous year. This increase is exclusive of  
(Percentage Increase)

additional revenue resulting from new construction, improvements to property, newly constructed wind turbines,  
any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_,

**SAMPLE**

**If additional signatures are necessary, please attach additional page.**

This form or its equivalent must be submitted to your county assessor prior to their calculation of the property tax levies. A certified budget/levy request, separate from this form is to be filed with the County Legislative Authority no later than November 30th. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The Department of Revenue provides the "Levy Certification" form (REV 64 0100) for this purpose. The form can be found at:

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users



**Pierce County**

**Mike Lonergan, Assessor-Treasurer**

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**TAX LEVY LIMIT 2017 FOR 2018**

**UNIVERSITY PLACE  
> 10,000**

**REGULAR TAX LEVY LIMIT:**

	2016
A. <u>Highest regular tax which could have been lawfully levied beginning with the 1985 levy</u> [refund levy not included] times limit factor (as defined in RCW 84.55.005).	4,183,954.47 1.01 4,225,794.01
B. Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).	39,932,387 1.231927499272 49,193.81
C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).	27,115,622 27,115,622 0.00 1.231927499272 0.00
<b>D. REGULAR PROPERTY TAX LIMIT (A + B + C)</b>	<b>4,274,987.82</b>

**ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:**

E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.	4,274,987.82 3,803,526,240 1.123953813017
F. Annexed area's current assessed value including new construction and improvements times rate found in E above.	0.00 1.123953813017 0.00
<b>G. NEW LEVY LIMIT FOR ANNEXATION (D + F)</b>	<b>4,274,987.82</b>

**LEVY FOR REFUNDS:**

H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)	4,274,987.82 20,505.22 4,295,493.04
<b>I. TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G,or H)</b>	<b>4,295,493.04</b>
J. Amount of levy under statutory rate limitation.	3,803,526,240 1.600000000000 6,085,641.98
<b>K. LESSER OF I OR J</b>	<b>4,295,493.04</b>

**Business of the City Council  
City of University Place, WA**

**Proposed Council Action:**

Pass an ordinance amending the 2017-2018 Biennial Budget.

**Agenda No:** 11 and 13  
**Dept. Origin:** Finance  
**For Agenda of:** November 6, 2017  
**Exhibits:** Ordinance  
Exhibits A-1 and A-2, Forecast

**Concurred by Mayor:** \_\_\_\_\_  
**Approved by City Manager:** \_\_\_\_\_  
**Approved as to Form by City Atty.:** \_\_\_\_\_  
**Approved by Finance Director:** \_\_\_\_\_  
**Approved by Department Head:** \_\_\_\_\_

Expenditure Required: \$98,035,137	Amount Budgeted: \$94,742,432	Appropriation Required: \$3,292,705
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An Ordinance of the City of University Place, Washington revising the 2017-2018 Adopted Biennial Budget and amending Section 1 of Ordinance No. 687. Most changes are standard adjustments. The following details the higher value/more significant changes:

- The largest change is related land sales. In the 2017/2018 Adopted budget all land sale proceeds and resulting transfers for the remaining lots were budgeted in 2017. The sales of Lot 4 and Lot 12 will be completed in 2017, so the remaining projected sales and resulting transfers are being moved to 2018. Proceeds from the Lot 4 and 12 are being transferred to Municipal Facilities CIP for the City Hall Tenant Improvements. These changes are reflected as large decreases in 2017 revenue and expense on Exhibit A1 and large increases to revenue and expense in 2018 on Exhibit A2.
- Revenue adjustments in 2017 include increases to the State Shared City Assistance, Investment Interest, Building Fees, and Sales tax.
- For 2018 we received updated projections from the Department of Revenue on State Shared Revenues. There are slight increases to both Liquor taxes and fuel taxes.
- Two grant funded projects have been added. In the Street fund we received a \$20,000 Sidewalk Replacement Grant in 2017. In the Public Works CIP Fund we received a \$1.1 million dollar grant Bridgeport Overlay for 2018.
- The Development Services fund is adding a Building Inspector/Plans Examiner position through 2018 due to the increase in permit activity in 2017. This position is funded by increased building fee revenues.
- Adjustments to the Surface Water Management fund include a \$50,000 NPDES Grant.
- The Municipal Facilities CIP fund includes the increase to City Hall Tenant Improvements discussed above as well as expenditure adjustments related to the addition of a restroom and TI costs related to adding a tenant to the old Recreation space.
- The IT Fund adjustments include increases in 2017 and 2018 for Network and Server Hardware, GIS costs, Pet Licensing software, Fixed Asset software and consulting. These items are funded by a transfer from the General Fund.

**ALTERNATIVES CONSIDERED**

None.

**BOARD OR COMMITTEE RECOMMENDATION**

City Council Reviewed and discussed these changes during Study Session on October 16, 2017.

**RECOMMENDATION / MOTION**

**MOVE TO:** Pass an ordinance amending the 2017-2018 Biennial Budget.

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE,  
WASHINGTON, RELATING TO BUDGETS AND FINANCE, REVISING THE 2017/2018  
BUDGET AMENDING SECTION 1 OF ORDINANCE NO. 687**

WHEREAS, certain revisions to the 2017/2018 biennial budget are necessary;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE,  
WASHINGTON, DOES ORDAIN AS FOLLOWS:**

Section 1. 2017/2018 Amended Budget. Ordinance 687, Section 1, is amended to adopt the revised budget for the 2017-2018 biennium in the amounts and for the purposes as shown on the attached Exhibits A-1 and A-2.

Section 2. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Section 3. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 4. Published and Effective Date. A summary of this ordinance consisting of its title shall be published in the official Newspaper of the City. This ordinance shall take effect five days after publication.

**PASSED BY THE CITY COUNCIL ON NOVEMBER 6, 2017.**

\_\_\_\_\_  
Javier Figueroa, Mayor

**ATTEST:**

\_\_\_\_\_  
Emelita Genetia, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Matt Kaser, City Attorney

Date of Publication:

Effective Date:

**EXHIBIT A-1  
CITY OF UNIVERSITY PLACE  
2017 Amended Budget**

FUND	REVENUES & OTHER SOURCES			EXPENDITURES & OTHER USES			ENDING BALANCE
	Adopted	Adjust	Revised	Adopted	Adjust	Revised	Balance
<b>Operating</b>							
<b>General</b>							
001 General	18,796,597	(3,190,054)	15,606,543	13,555,158	(3,014,049)	10,541,109	5,065,434
<b>Special Revenue</b>							
101 Street	1,602,024	20,000	1,622,024	1,384,086	20,000	1,404,086	217,938
102 Arterial Street	232,839	-	232,839	167,400	-	167,400	65,439
103 Real Estate Excise Tax	1,817,281	-	1,817,281	1,309,772	-	1,309,772	507,509
104 Parks and Recreation	726,474	-	726,474	659,014	-	659,014	67,460
105 Traffic Impact Fees	1,492,444	-	1,492,444	500,000	-	500,000	992,444
106 Transportation Benefit District	484,123	-	484,123	400,000	-	400,000	84,123
107 Development Services	1,539,559	60,000	1,599,559	1,415,818	31,127	1,446,945	152,614
108 LRF	2,064,047	-	2,064,047	2,064,047	-	2,064,047	-
109 Police/Public Safety Fund	7,292,265	123,349	7,415,614	4,848,247	85,362	4,933,609	2,482,005
188 Strategic Reserve	1,000,000	-	1,000,000	-	-	-	1,000,000
<b>Sub-total Special Revenue</b>	<b>18,251,056</b>	<b>203,349</b>	<b>18,454,405</b>	<b>12,748,384</b>	<b>136,489</b>	<b>12,884,873</b>	<b>5,569,532</b>
<b>Enterprise</b>							
401 Surface Water Mgmt	6,918,677	50,000	6,968,677	6,887,401	(49,391)	6,838,010	130,667
<b>Sub-total Enterprise</b>	<b>6,918,677</b>	<b>50,000</b>	<b>6,968,677</b>	<b>6,887,401</b>	<b>(49,391)</b>	<b>6,838,010</b>	<b>130,667</b>
<b>Debt Service</b>							
201 Debt Service	3,415,489	-	3,415,489	3,411,446	-	3,411,446	4,043
<b>Sub-total Debt Service</b>	<b>3,415,489</b>	<b>-</b>	<b>3,415,489</b>	<b>3,411,446</b>	<b>-</b>	<b>3,411,446</b>	<b>4,043</b>
<b>Total Operating</b>	<b>47,381,819</b>	<b>(2,936,705)</b>	<b>44,445,114</b>	<b>36,602,389</b>	<b>(2,926,951)</b>	<b>33,675,438</b>	<b>10,769,676</b>
<b>Capital Improvement</b>							
301 Parks CIP	1,214,012	-	1,214,012	279,618	-	279,618	934,394
302 Public Works CIP	23,334,685	(4,279,449)	19,055,236	23,334,685	(4,279,449)	19,055,236	-
303 Municipal Facilities CIP	2,700,000	1,608,125	4,308,125	2,700,000	1,608,125	4,308,125	-
<b>Sub-total CIP</b>	<b>27,248,697</b>	<b>(2,671,324)</b>	<b>24,577,373</b>	<b>26,314,303</b>	<b>(2,671,324)</b>	<b>23,642,979</b>	<b>934,394</b>
<b>Internal Service</b>							
501 Fleet & Equipment	1,008,143	-	1,008,143	374,400	-	374,400	633,743
502 Information Technology & Services	1,356,688	54,243	1,410,931	1,271,829	54,243	1,326,072	84,859
505 Property Management	778,342	26,097	804,439	778,342	26,097	804,439	-
506 Risk Management	149,816	-	149,816	147,810	-	147,810	2,006
<b>Sub-total Internal Service</b>	<b>3,292,989</b>	<b>80,340</b>	<b>3,373,329</b>	<b>2,572,381</b>	<b>80,340</b>	<b>2,652,721</b>	<b>720,608</b>
<b>Non-Annually Budgeted</b>							
150 Donations and Gifts to University Place	22,009	-	22,009	22,009	-	22,009	-
<b>Sub-total Non-Annually Budgeted</b>	<b>22,009</b>	<b>-</b>	<b>22,009</b>	<b>22,009</b>	<b>-</b>	<b>22,009</b>	<b>-</b>
<b>Total Budget</b>	<b>77,945,514</b>	<b>(5,527,689)</b>	<b>72,417,825</b>	<b>65,511,082</b>	<b>(5,517,935)</b>	<b>59,993,147</b>	<b>12,424,678</b>

**EXHIBIT A-2  
CITY OF UNIVERSITY PLACE  
2018 Amended Budget**

FUND	REVENUES & OTHER SOURCES			EXPENDITURES & OTHER USES			ENDING BALANCE
	Adopted	Adjust	Revised	Adopted	Adjust	Revised	Balance
<b>Operating</b>							
<b>General</b>							
001 General	13,777,263	3,845,465	17,622,728	7,832,227	3,752,134	11,584,361	6,038,367
<b>Special Revenue</b>							
101 Street	1,552,794	12,375	1,565,169	1,341,875	-	1,341,875	223,294
102 Arterial Street	281,553	(4,301)	277,252	209,462	-	209,462	67,790
103 Real Estate Excise Tax	1,616,945	-	1,616,945	1,219,386	-	1,219,386	397,559
104 Parks and Recreation	751,889	-	751,889	684,429	-	684,429	67,460
105 Traffic Impact Fees	1,112,444	-	1,112,444	-	-	-	1,112,444
106 Transportation Benefit District	488,123	-	488,123	404,000	-	404,000	84,123
107 Development Services	1,559,746	28,873	1,588,619	1,442,125	122,816	1,564,941	23,678
108 LRF	500,000	-	500,000	500,000	-	500,000	-
109 Police/Public Safety Fund	7,506,347	37,987	7,544,334	5,009,760	109,771	5,119,531	2,424,803
188 Strategic Reserve	1,000,000	-	1,000,000	-	-	-	1,000,000
<b>Sub-total Special Revenue</b>	<b>16,369,841</b>	<b>74,934</b>	<b>16,444,775</b>	<b>10,811,037</b>	<b>232,587</b>	<b>11,043,624</b>	<b>5,401,151</b>
<b>Enterprise</b>							
401 Surface Water Mgmt	2,928,626	99,391	3,028,017	2,856,105	143,746	2,999,851	28,166
<b>Sub-total Enterprise</b>	<b>2,928,626</b>	<b>99,391</b>	<b>3,028,017</b>	<b>2,856,105</b>	<b>143,746</b>	<b>2,999,851</b>	<b>28,166</b>
<b>Debt Service</b>							
201 Debt Service	3,349,080	-	3,349,080	3,345,037	-	3,345,037	4,043
<b>Sub-total Debt Service</b>	<b>3,349,080</b>	<b>-</b>	<b>3,349,080</b>	<b>3,345,037</b>	<b>-</b>	<b>3,345,037</b>	<b>4,043</b>
<b>Total Operating</b>	<b>36,424,810</b>	<b>4,019,790</b>	<b>40,444,600</b>	<b>24,844,406</b>	<b>4,128,467</b>	<b>28,972,873</b>	<b>11,471,727</b>
<b>Capital Improvement</b>							
301 Parks CIP	1,064,935	-	1,064,935	155,000	-	155,000	909,935
302 Public Works CIP	2,292,990	4,635,976	6,928,966	2,292,990	4,635,976	6,928,966	-
303 Municipal Facilities CIP	-	-	-	-	-	-	-
<b>Sub-total CIP</b>	<b>3,357,925</b>	<b>4,635,976</b>	<b>7,993,901</b>	<b>2,447,990</b>	<b>4,635,976</b>	<b>7,083,966</b>	<b>909,935</b>
<b>Internal Service</b>							
501 Fleet & Equipment	810,868	-	810,868	177,125	-	177,125	633,743
502 Information Technology & Services	943,282	46,197	989,479	858,423	46,197	904,620	84,859
505 Property Management	750,063	-	750,063	750,063	-	750,063	-
506 Risk Management	153,343	-	153,343	153,343	-	153,343	-
<b>Sub-total Internal Service</b>	<b>2,657,556</b>	<b>46,197</b>	<b>2,703,753</b>	<b>1,938,954</b>	<b>46,197</b>	<b>1,985,151</b>	<b>718,602</b>
<b>Non-Annually Budgeted</b>							
621 Endowment	-	-	-	-	-	-	-
150 Donations and Gifts to University Place	-	-	-	-	-	-	-
<b>Sub-total Non-Annually Budgeted</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Budget</b>	<b>42,440,291</b>	<b>8,701,963</b>	<b>51,142,254</b>	<b>29,231,350</b>	<b>8,810,640</b>	<b>38,041,990</b>	<b>13,100,264</b>

**CITY OF UNIVERSITY PLACE  
FINANCIAL FORECAST - 2017 Through 2026  
ENDING FUND BALANCES**

	<b>12/31/2017 Adopted</b>	<b>12/31/2017 Revised</b>	<b>12/31/2018 Adopted</b>	<b>12/31/2018 Revised</b>	<b>12/31/2019 Projected</b>	<b>12/31/2020 Projected</b>	<b>12/31/2021 Projected</b>	<b>12/31/2022 Projected</b>	<b>12/31/2023 Projected</b>	<b>12/31/2024 Projected</b>	<b>12/31/2025 Projected</b>	<b>12/31/2026 Projected</b>
General Fund - Unreserved	\$1,241,439	\$1,065,433	\$1,945,037	\$2,038,367	\$2,638,181	\$3,159,010	\$3,585,895	\$3,758,539	\$3,862,168	\$3,823,696	\$3,638,348	\$3,295,223
General Fund - Reserved EFB	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
	<b>5,241,439</b>	<b>5,065,433</b>	<b>5,945,037</b>	<b>6,038,367</b>	<b>6,638,181</b>	<b>7,159,010</b>	<b>7,585,895</b>	<b>7,758,539</b>	<b>7,862,168</b>	<b>7,823,696</b>	<b>7,638,348</b>	<b>7,295,223</b>
Police/Public Safety Fund	2,444,018	2,482,005	2,496,587	2,424,803	2,261,947	1,989,045	1,601,555	1,094,778	463,857	-296,237	-1,190,701	-2,224,913
Parks and Recreation Fund	67,459	67,460	67,460	67,460	111,886	156,756	202,075	247,847	294,076	340,769	387,928	435,557
Development Services Fund	123,741	152,614	117,621	23,678	36,464	48,774	60,570	71,808	82,449	92,446	101,752	110,317
Street Fund	217,938	217,938	210,919	223,294	193,813	137,684	150,625	163,760	177,092	190,624	204,358	218,299
Internal Service Funds*	720,608	720,608	718,602	718,602	718,602	718,602	718,602	718,602	718,602	718,602	718,602	718,602
Strategic Reserve	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
<b>Sub Total</b>	<b>4,573,764</b>	<b>4,640,625</b>	<b>4,611,189</b>	<b>4,457,836</b>	<b>4,322,712</b>	<b>4,050,861</b>	<b>3,733,426</b>	<b>3,296,795</b>	<b>2,736,076</b>	<b>2,046,203</b>	<b>1,221,939</b>	<b>257,863</b>
Other Restricted Funds**	<b>2,619,229</b>	<b>2,718,620</b>	<b>2,652,718</b>	<b>2,604,061</b>	<b>1,543,766</b>	<b>1,906,090</b>	<b>2,269,460</b>	<b>2,734,727</b>	<b>2,587,324</b>	<b>2,905,629</b>	<b>3,168,365</b>	<b>3,340,310</b>
<b>Grand Total</b>	<b>\$12,434,432</b>	<b>\$12,424,678</b>	<b>\$13,208,943</b>	<b>\$13,100,264</b>	<b>\$12,504,659</b>	<b>\$13,115,961</b>	<b>\$13,588,781</b>	<b>\$13,790,061</b>	<b>\$13,185,568</b>	<b>\$12,775,529</b>	<b>\$12,028,651</b>	<b>\$10,893,396</b>

\*Internal Service Funds: IT Fund, Fleet Fund, Risk Management Fund Balance reflects Assets and not cash.

\*\*Restricted Funds: Arterial Street Fund, Real Estate Excise Tax Fund, Traffic Impact Fee Fund, LRF Fund, Transportation Benefit District, SWM Fund, Debt Service Fund, Paths & Trails Fund, CIP Funds, Donations Fund

# STUDY SESSION

# Memo

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**DATE:** October 16, 2017  
**TO:** City Council  
**FROM:** Eric A. Faison, Assistant City Manager  
**SUBJECT:** 2018 Legislative Agenda Study Session

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On Monday night, Council will be discussing ideas to be included in the City's 2018 legislative agenda. To assist with this discussion, I have included in the packet AWC's 2018 Legislative Priorities, a copy of the legislative priorities handout that we provided to our legislators in 2017, and a copy of the Capital Budget grant application that formed the core of our 2017 legislative request.

With regard to our priorities last year, the Legislature has made some updates to the Public Records Act. It's not perfect by any means, but I would be surprised if the Legislature elected to take up the issue again next year. As for our Capital Budget request for funding for an additional public parking garage on Lot 1 and/or 2, it was not included in the final draft of the Capital Budget. Additionally, as you are aware, the Legislature has yet to adopt a Capital Budget in 2017.

I would recommend that our 2018 Legislative Agenda remain narrowly focused. It is substantially more difficult for the City to have an impact on policy issues than it is for us to obtain funding for specific projects. With regards to projects, funding for a new parking garage in Town Center (as part of our "Main Street Redevelopment Project – Phase 2") would have the most significant impact on our economic development program.

Council identified priorities will be consolidated into a resolution that will be included for adoption on the November 20<sup>th</sup> Council consent agenda. After adoption, we will develop new Legislative Priorities cards to be distributed to our legislators.

The key to growing strong cities and towns in Washington starts with addressing housing shortages and affordability, helping individuals with mental health and drug addiction issues, and providing tools to enhance local economic vitality.

The 2017 legislative session was the longest in history and yielded numerous helpful policy and budget actions for Washington's 281 cities and towns. However, critical issues remain unresolved and need to be addressed in the 2018 legislative session. The Legislature needs to swiftly adopt a capital budget so that critical community projects can move forward, and take action on the following city priorities to help our communities and state thrive.



### **Strengthen city tools to address housing conditions in our communities**

Cities large and small are experiencing challenges with housing in their community—from shortages of affordable housing, to a lack of workforce housing, to neighborhood impacts of abandoned foreclosed properties. Cities need a variety of local option tools to address the problems of their specific local circumstances. AWC urges the Legislature to adopt:

- 1) A new construction sales tax reimbursement pilot program to attract new multi-family housing in cities outside of our urban core;
- 2) A means for cities to mitigate the impacts of abandoned and bank-owned foreclosed homes; and
- 3) Additional flexibility with existing tools such as making the optional sales tax authority for affordable housing a council decision.



### **Direct funds to mental health, chemical dependency, and social safety net programs**

Although cities are not frontline service providers, many of the problems associated with mental health and chemical dependency show up in our communities and on our streets. Increasingly, local public safety personnel play an expanding role in addressing these impacts. AWC actively supports and will engage with those seeking to direct resources to address these challenges and will collaborate with the state, counties, and providers to find ways to deliver support services in the most effective manner.



### **Enhance economic development tools and programs that foster business development in cities**

Economic development opportunities vary greatly across the state. Some communities have commercial or industrial areas that have deteriorated or lack the needed infrastructure for critical development, and others lack access to adequate broadband services. AWC supports expansion of current programs and funding, and will engage key legislators and stakeholders to identify tools that can help foster vital economies in all corners of our state.



### **Preserve state-shared revenues with cities and increase law enforcement training funds**

The 2017-19 state operating budget continued to fund traditional shared revenues such as liquor revenues and municipal criminal justice assistance at the levels provided in recent years. As the Legislature considers a supplemental budget, AWC will encourage the provision of additional funding for four additional Basic Law Enforcement Academy classes during the biennium to ensure that new recruits receive training as quickly as possible.

Contact:

**Dave Williams**  
Director of Government Relations  
davew@awcnet.org • 360.753.4137



## The City of University Place has the following legislative priorities for 2017:

### Capital Budget

#### *Main Street Redevelopment - Phase II*

The City requests \$6.675 million for public infrastructure improvements as part of Phase II of its Main Street Redevelopment Project.

This project, within a PSRC designated Regional Growth Center, is essential to the City's efforts to meet its regionally mandated growth targets. It also is essential to the City's efforts to develop a sustainable tax base.

### Public Records

The City supports efforts to modernize the Public Records Act, so that cities can continue to provide transparent government services while responsibly managing taxpayer funds.

### Local Infrastructure

The City supports efforts to enhance infrastructure assistance programs that support job creation and community development.

### Local Authority

The City requests increased flexibility in the use of existing City revenues, such as the Real Estate Excise Tax (REET).

### City-State Partnership

The City encourages the view that "State shared revenues" result from a State/City partnership, and not as elective distributions by the State that can be used for other State services.

# 2017 Legislative Session Member Requested Local Community Project Information Form

**Project Name:** University Place Main Street Redevelopment Project - Phase 2

**Address of Project Site:** 3715 Bridgeport Way West  
University Place, WA 98466

**Project Contact:**

Name(s): Eric A. Faison

Title: Assistant City Manager

Organization: City of University Place

Organization's Website: www.cityofup.com

Phone: 253-460-5443

E-Mail: efaison@cityofup.com

Mailing Address: 3715 Bridgeport Way West  
University Place, WA 98466

**Where is the Project Physically Located?**

District: 28th

Latitude: 47.2242588

Longitude: -122.5369668

<http://www.mapcoordinates.net/en>

**Legislative Sponsor/s:**

Rep. Dick Muri

Rep. Christine Kilduff

**Funding Requested:** \$ 6,675,000

Do not directly enter the Funding Requested amount on the line above. Instead, enter the relevant amounts under "Requested Dollar Amount" on page 2. The total Funding Requested will automatically be calculated and filled in on the line above.

**Organization Information**

Is the requesting organization registered with the state as a non-profit organization?

Yes  No

Is there a current or pending 501(c)(3) IRS registration?

If answered **no** to either of the above, is applicant a local government?

**Important Notes:**

**This is not a formal grant program.** This form provides information for House members to request a separate appropriation in the capital budget for this project. Funding any project is at the discretion of the Legislature. Successful past projects generally are ones in which the requested state funds: (1) are used for a facility providing an important public benefit; (2) are a small portion of the total project funding (25% or less); (3) result in a completed project or phase usable by the public for the intended purpose when the state funds are expended; and (4) are for a project that is ready for construction or renovation and will be completed within the biennium.

**Funds are available on a reimbursement basis only and cannot be advanced.**

**Projects may be subject to state prevailing wage law (Chapter 39.12 RCW).** Requesting organization are encouraged to consult the Industrial Statistician (David Soma: 360-902-5330 or [somd235@lni.wa.gov](mailto:somd235@lni.wa.gov)) at the Washington State Department of Labor Industries to determine whether prevailing wages must be paid.

**High-performance building requirements (Chapter 39.35D RCW and Chapter 28A.150.510 RCW) and Executive Order 13-03 regarding life cycle and operating costs in public works projects may also apply.**

*NOTE: This form is prepared for the use of the Capital Budget Chair, Representative Tharinger. He may elect to submit this form for filing in the Capital Budget Committee records. In addition, if the proposed request is funded in the enacted capital budget bill, the form may be filed with the state agency that distributes funding for the project. If so filed, this form will become a legislative record subject to public disclosure and will be archived consistent with Chapter 40.14 RCW.*

**Project Information (attach separate page with additional details if available):**

Please Note: Questions 1, 5, 6, 7, 8, 12, 13, 14, 15, and 16 require narrative responses and provide a limited amount of space for the answers. Please be as brief as possible, but if you should need additional space for any answers, please continue your responses in a separate attachment, with the question number or numbers clearly identified.

(1) Describe the entire project *and* the phase of the overall project for which funds are requested:

The City has begun the second phase of an urban redevelopment project in its City center. The City's investment in public infrastructure to support public and private sector redevelopment within its Puget Sound Regional Council designated Regional Growth Center has facilitated the construction of a new regional library and City Hall, public parking (including transit parking), over 75,000 square feet of private retail and office uses, and 270 residential dwelling units. The City is seeking \$6,625,000 (exclusive of the State's \$50,000 administrative fee) to support the development of additional public infrastructure needed to complete the second phase of the project. The infrastructure required for this phase includes: investments in structured public parking, extension of the road and sidewalk network, demolition of existing structures, preparation of the site, engineering, design & planning, among other development activities.

(2) What is the primary objective of this project? – Check only one.

- |   |   |  |
|---|---|--|
| <input type="radio"/> Economic Development      | <input type="radio"/> Health Care         | <input type="radio"/> Environment      |
| <input type="radio"/> Social Services           | <input type="radio"/> Historic Facilities | <input type="radio"/> Housing          |
| <input type="radio"/> Education                 | <input type="radio"/> Parks & Recreation  | <input type="radio"/> Other (describe) |
| <input checked="" type="radio"/> Infrastructure | <input type="radio"/> Arts & Culture      | _____                                  |

(3) Start and Completion Dates: 2017 to 2018

(4) Eligible Project Type or Phase (Check all that apply to this funding request and insert requested amount).

**Requested Dollar Amount**

<input type="checkbox"/>	Land Acquisition	_____
<input checked="" type="checkbox"/>	Demolition and Site Preparation	<u>\$ 167,500</u>
<input checked="" type="checkbox"/>	Design	<u>\$ 125,500</u>
<input checked="" type="checkbox"/>	New Construction	<u>\$ 6,332,000</u>
<input type="checkbox"/>	Renovation	_____
<input type="checkbox"/>	Other (describe) _____	_____
	Commerce Administrative Fee (3%, up to \$50,000 maximum)	
	<b>*Note: This is a mandatory fee.</b>	<u>\$ 50,000</u>
	<b>Total Request</b>	<u>\$ 6,675,000</u>

**Attachments:** (Please enclose any materials that further describe the project and its financing.)

*NOTE: This form is prepared for the use of the Capital Budget Chair, Representative Tharinger. He may elect to submit this form for filing in the Capital Budget Committee records. In addition, if the proposed request is funded in the enacted capital budget bill, the form may be filed with the state agency that distributes funding for the project. If so filed, this form will become a legislative record subject to public disclosure and will be archived consistent with Chapter 40.14 RCW.*

(5) Public benefits of the project:

The City, with a population of just over 32,000, has been assigned a housing growth planning target by the Puget Sound Regional Council that will add an additional 23,000 residents to the City's population by 2040. This Project is an essential element of the City's effort not only to build the sustainable tax base necessary to fund essential City services for its existing population, but also to support the regional effort to accommodate new growth.

(6) How does this project help the State meet its greenhouse gas emission reduction goals in Chapter 70.235 RCW?

The City is committed to investments in public infrastructure necessary to support redevelopment within its urban center that will facilitate the concentration of job, entertainment and housing opportunities within a dense, transit supportive, pedestrian-oriented, and environmentally friendly and sustainable area. This concentration of jobs, housing and economic opportunities within an existing community is supportive of State and regional efforts to reduce vehicle miles traveled and limit/reduce greenhouse emissions.

(7) Will this project have a revenue-generating component that would have community and state economic benefit? Please describe and quantify.

The improvements proposed will support a public/private partnership that, when completed, is anticipated to generate over \$5 million annually to the State and \$3 million annually to local governments (including the City, County and Fire, Library and School Districts). The Project also will support major event and ongoing tourism activities at Chambers Bay Golf Course, hopefully including a future U.S. Open.

(8) Please quantify any short- and long-term job creation that will result from this project.

The public components of the project will create short-term construction jobs at the prevailing wage. The mixed-use components of the project will create short-term construction jobs and long-term retail, commercial and office jobs. We cannot fairly estimate the total number of jobs created at this point. However, this project is an essential element of the City's efforts to create an additional 9,000 jobs pursuant to the Puget Sound Regional Council's designation of the City's downtown as a Regional Growth Center.

- |   | Yes                              | No                               |
|---|----------------------------------|----------------------------------|
| (9) Is this a joint project?  | <input type="radio"/>            | <input checked="" type="radio"/> |
| If <b>yes</b> , has a joint operating agreement been signed?  | <input type="radio"/>            | <input type="radio"/>            |
| (10) Is the site <input checked="" type="checkbox"/> owned, <input type="checkbox"/> optioned for purchase or <input type="checkbox"/> under a lease?   | <input checked="" type="radio"/> | <input type="radio"/>            |
| Does the applicant understand and agree that any and all real property owned, optioned for purchase, or under a lease, that is acquired, constructed, or otherwise improved using state funds approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date of the final payment made for the project? | <input checked="" type="radio"/> | <input type="radio"/>            |
| (11) Has the applicant initiated a capital fundraising campaign?  | <input checked="" type="radio"/> | <input type="radio"/>            |
| If <b>yes</b> , what percent of matching funds have been secured? <u>100</u> %  |                                  |                                  |
| (12) What other sources of matching funds are being pursued?  |                                  |                                  |
| The City will utilize \$3 million in other City resources as a match for a State grant.   |                                  |                                  |

*NOTE: This form is prepared for the use of the Capital Budget Chair, Representative Tharinger. He may elect to submit this form for filing in the Capital Budget Committee records. In addition, if the proposed request is funded in the enacted capital budget bill, the form may be filed with the state agency that distributes funding for the project. If so filed, this form will become a legislative record subject to public disclosure and will be archived consistent with Chapter 40.14 RCW.*

(13) Please list all past and current efforts to obtain **state** funding for this project, including year, state agency, specific fund source, and whether or not funding was obtained.

Phase 1 of the project was funded in the 2013 State Capital Budget: \$975,000. The project name was University Place Main Street Redevelopment Project. The "Town Center Revitalization Area" received funding in 2009 under the LRF program: \$500,000 a year. In 2007, the "University Place Town Square" received a \$1 million grant.

The City previously applied for, but failed to receive, a CERB JDF Grant in 2006: \$3 million; a LIFT Program grant in 2007: \$1 million; and a LIFT Program grant in 2008: \$1 million.

(14) If the project will not be completed after the requested state funding and matching funds are used, describe: (1) what the project will be at the completion of the portion funded by this request and how it will benefit the public; and (2) the phases and schedule for completion of the project.

The publicly-owned components of the project, for which state funding and matching funds will be used, will consist primarily of publicly-owned infrastructure, such as public parking, roads, sidewalks, street lights, stormwater and open/park improvements. These components largely will be designed in 2017 and completed in 2018. The private sector components will be constructed on top of and adjacent to the public infrastructure improvements. As a result, the private sector development will occur after the completion of the public sector improvements. It is anticipated that the private sector components will be completed in 2018 or 2019.

(15) What source(s) of non-state funds exist for completion of the project and its ongoing maintenance and operation?

The City will use existing City financial resources for ongoing maintenance and operation upon completion of the public infrastructure improvements. It also is likely that the private sector components of the project will contribute towards the maintenance and operation of the public infrastructure by agreement.

(16) Are there any community concerns about this project (i.e. conflict with land use, neighborhood concerns, other) that would prevent it from moving forward?

No.

**Legislative Sponsor**

(Signature) \_\_\_\_\_

**Date** \_\_\_\_\_

*NOTE: This form is prepared for the use of the Capital Budget Chair, Representative Tharinger. He may elect to submit this form for filing in the Capital Budget Committee records. In addition, if the proposed request is funded in the enacted capital budget bill, the form may be filed with the state agency that distributes funding for the project. If so filed, this form will become a legislative record subject to public disclosure and will be archived consistent with Chapter 40.14 RCW.*

**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
STAFF REPORT TO THE CITY COUNCIL  
November 6, 2017**

**REGIONAL GROWTH CENTER SUBAREA PLAN**

**Proposal**

The City of University Place proposes to adopt a Regional Growth Center (RGC) Subarea Plan to provide a vision and framework for managing growth and promoting economic development consistent with the University Place Comprehensive Plan and Puget Sound Regional Council regional growth center planning requirements and guidelines. Given the potentially transformative nature of the Subarea Plan over the planning horizon, a public hearing has been scheduled for the November 6<sup>th</sup> meeting to provide opportunity for comment by agencies, organizations, business and property owners, residents and other stakeholders -- prior to Council action. Council consideration is set for November 20, 2017.

**Background**

The City submitted an application for RGC designation to the Puget Sound Regional Council in October 2014. The PSRC Executive Board granted a provisional designation for the Center on December 4, 2014 contingent on the City preparing a Subarea Plan for the designated center area within two years. In 2016 the Puget Sound Regional Council Executive Board granted a one year extension to submit an adopted subarea plan.

Ad-Hoc Committee. In March 2016, the City Council appointed members of the community, including two Planning Commissioners and two Economic Development Commissioners, to serve on a RGC Subarea Plan Ad-Hoc Committee. The Ad-Hoc Committee met at key milestones of the planning process and helped to develop the vision and guiding principles for the RGC, as well as the plan for land use and implementation actions. In addition to advising City staff and the consultant team in the development of the Subarea Plan, the Ad-Hoc Committee supported community and stakeholder outreach during the planning process, including two separate series of community and stakeholder workshop sessions that were held in December 2016 and May 2017 to gather comments and input related to the Subarea Plan as it was developed. The Ad-Hoc Committee has recommended approval of the Draft Subarea Plan subject to suggested edits being made prior to adoption.

Planning Commission. The Planning Commission held study sessions on September 6 and 20, 2017 to review the draft Subarea Plan and identify issues that might require further work before recommending the Subarea Plan to the City Council. The Commission conducted a hearing on October 4, 2017 to consider public testimony. The Planning Commission recommends approval of the Draft RGC Subarea Plan based on the findings and conclusions provided in the attached Planning Commission Resolution 2017-04.

City Council. Council held a study session on October 16, 2017 to review the October Draft RGC Subarea Plan and provide direction to staff and consultant for possible revisions that could be integrated into the Plan prior to Council conducting a public hearing on the matter. The November public hearing draft incorporates revisions in response to these comments as well as to previous comments from the Ad-Hoc Committee and Planning Commission.

Additional Public Outreach. As part of the planning process, staff has worked closely with property owners, business representatives, and developers to identify and support potential opportunities for redevelopment. This outreach will continue through implementation stages of the Plan.

## **Plan Content**

The University Place Regional Growth Center Subarea Plan divides the Center into three districts: the Town Center District, 27<sup>th</sup> Street Business District and the Northeast Mixed Use District. The Plan proposes to strengthen the identity, character, and economic development opportunities within each of the three districts through a flexible framework of redevelopment that can be adapted to market conditions.

The Plan includes its own vision statement and guiding principles, consistent with the community's vision and growth management policies as well as those of the region. The Plan anticipates the following benefits to the subarea, the larger community and the region overall:

- Increased capacity to accommodate growth in population, housing, and employment, consistent with the region's 2040 Vision and growth targets;
- Enhancements to district and neighborhood character as areas redevelop over time;
- Increases in the variety of housing and employment opportunities in the community, including housing affordable to a broad range of residents;
- Improved economic vibrancy due to increased business opportunities;
- Service and environmental benefits associated with infrastructure improvements, such as better stormwater runoff management and treatment;
- Better connectivity throughout the subarea and community as a result of multimodal transportation improvements and future implementation of express bus service connecting to the region's high capacity transit system; and
- Improved livability and health for residents, with more community amenities and services as the population grows including more opportunities to walk and bicycle, contributing to healthy, active lifestyles.

The Plan includes a market analysis that identifies sectors of growth in the region and recommends which areas the City should concentrate its efforts on to further economic growth and stability. While the Plan sets the course for the future, a specific list of actions will need to be completed in order to fully implement the Plan. These actions items include:

- Comprehensive Plan Map amendments to support the proposed zoning classifications;

- Zoning Map amendments to reflect proposed MUR and EMU zoning categories;
- Zoning code amendments to revise use types and modify other development standards;
- Development of specific master plans and design guidelines for each subarea district;
- Planned action ordinance to streamline SEPA review process and expedite redevelopment;
- Updates to transportation and utility infrastructure improvement plans;
- Planning for increased transit service; and
- Coordination with public service providers to address the needs of future population of the subarea as it grows.

### **Public Notice and Comment**

The City published a *Notice of Hearing* for the November 6<sup>th</sup> public hearing in the Tacoma News Tribune on October 30, 2017.

### **State Agency Review**

On September 22, 2017, in accordance with RCW 36.70A.106, the City submitted a *Notice of Intent to Adopt Amendment* to the Washington State Department of Commerce to initiate a 60-day state agency review and comment period. No state agency comments or other public comments have been received in response to this notice.

### **State Environmental Policy Act (SEPA) Documentation**

The City issued a *Determination of Nonsignificance, Incorporation by Reference of Environmental Documents, and Adoption of Existing Environmental Documents* on September 23, 2017 with a 14-day comment period ending October 6, 2017. No comments were received in response to this notice.

### **Attachments:**

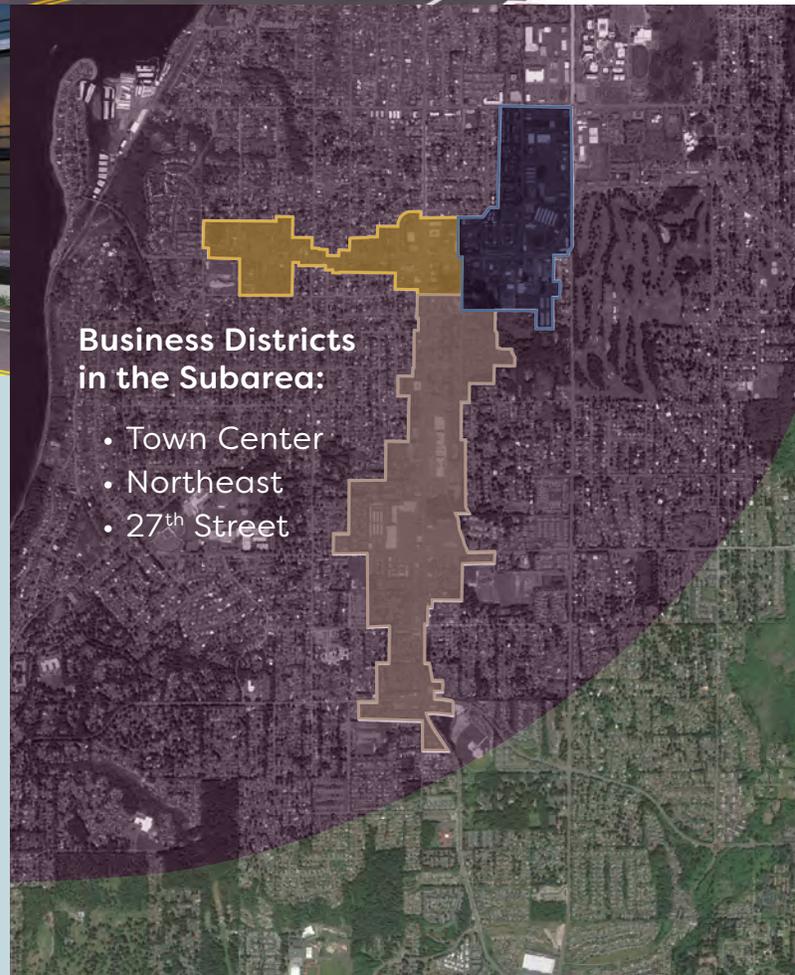
1. November 2017 Draft Subarea Plan
2. Table Summarizing Council Comments Regarding Previous Draft Plan
3. Planning Commission Resolution 2017-04
4. SEPA Determination of Nonsignificance, Incorporation by Reference of Environmental Documents, and Adoption of Existing Environmental Documents

# REGIONAL GROWTH CENTER SUBAREA PLAN



**DRAFT**  
NOVEMBER 2017

Enhancing Economic Vitality  
and Livability in the Heart  
of University Place



Business Districts  
in the Subarea:

- Town Center
- Northeast
- 27<sup>th</sup> Street

Prepared for the City of

University Place  
WASHINGTON



Prepared by



## Acknowledgements

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Jared Kacirk, US Bank

Ron Kent, City of University Place Economic Development Advisory Commission

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# University Place Regional Growth Center Subarea Plan

*Enhancing Livability and Economic Vitality in the Heart of University Place*

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### Introduction

University Place was incorporated in 1995 based on the community's interest in shaping its own future as an independent City rather than continuing as an unincorporated area of Pierce County. Citizens of the new University Place wanted to develop a strong sense of place, especially in the heart of the community. Shortly after completing the first comprehensive plan of 1998, the town center plan and design standards were adopted in 1999 to achieve this goal.

Responding to tax cuts that reduced revenues in 2002, the City engaged in an effort to jump start town center development, create the sense of place envisioned in the first town center plan, and generate sales tax revenue to support City services. Taking a proactive role, the City developed an Economic Development Strategic Action Plan. The City Council appointed an Economic Development Commission to implement the strategic action plan, which included developing an updated town center plan that provided incentives for development, including a State Environmental Policy Act (SEPA) Planned Action and increases in height and density. The plan envisioned infill development, road construction, and pedestrian improvements to achieve a vibrant, pedestrian-friendly town center with residential uses, shops, and restaurants, anchored by City Hall, the library, and Homestead Park.

As implementation of the town center plan got underway, the City determined there was a need to recognize its regional role for shopping, entertainment, civic engagement, and other businesses and services and the corresponding need to plan for population and job growth. In 2003, Puget Sound Regional Council (PSRC), the metropolitan planning organization for the four-county area encompassing King, Pierce, Snohomish, and Kitsap Counties, began efforts to recognize regional growth centers. Regional growth centers are areas characterized by compact pedestrian-oriented development with a mix of uses, facilities, and services needed to accommodate population and employment growth.

Between 2003 and 2009, University Place played a key role in creating policies, criteria, and a process for designating regional growth centers in Pierce County. During this period, the City established a Regional Growth Center Ad-Hoc Advisory Committee to recommend boundaries for the City's regional growth center and develop a vision, goals, and policies for its implementation. By 2009, the City had adopted the Regional Growth Center in its Comprehensive Plan and was designated as a candidate regional growth center by the County Council.

In 2014, the City of University Place applied to PSRC to officially designate a 481-acre commercial, multi-family, and mixed use area as a regional growth center. The area encompasses the Town Center District, 27<sup>th</sup> Street Business District, and the Northeast Mixed Use District in the heart of the community. Refer to Figure 1 for a map depicting these districts. "Provisional" status for the regional growth center was granted in December 2014.

## University Place Regional Growth Center Subarea Plan

*Enhancing Livability and Economic Vitality in the Heart of University Place*

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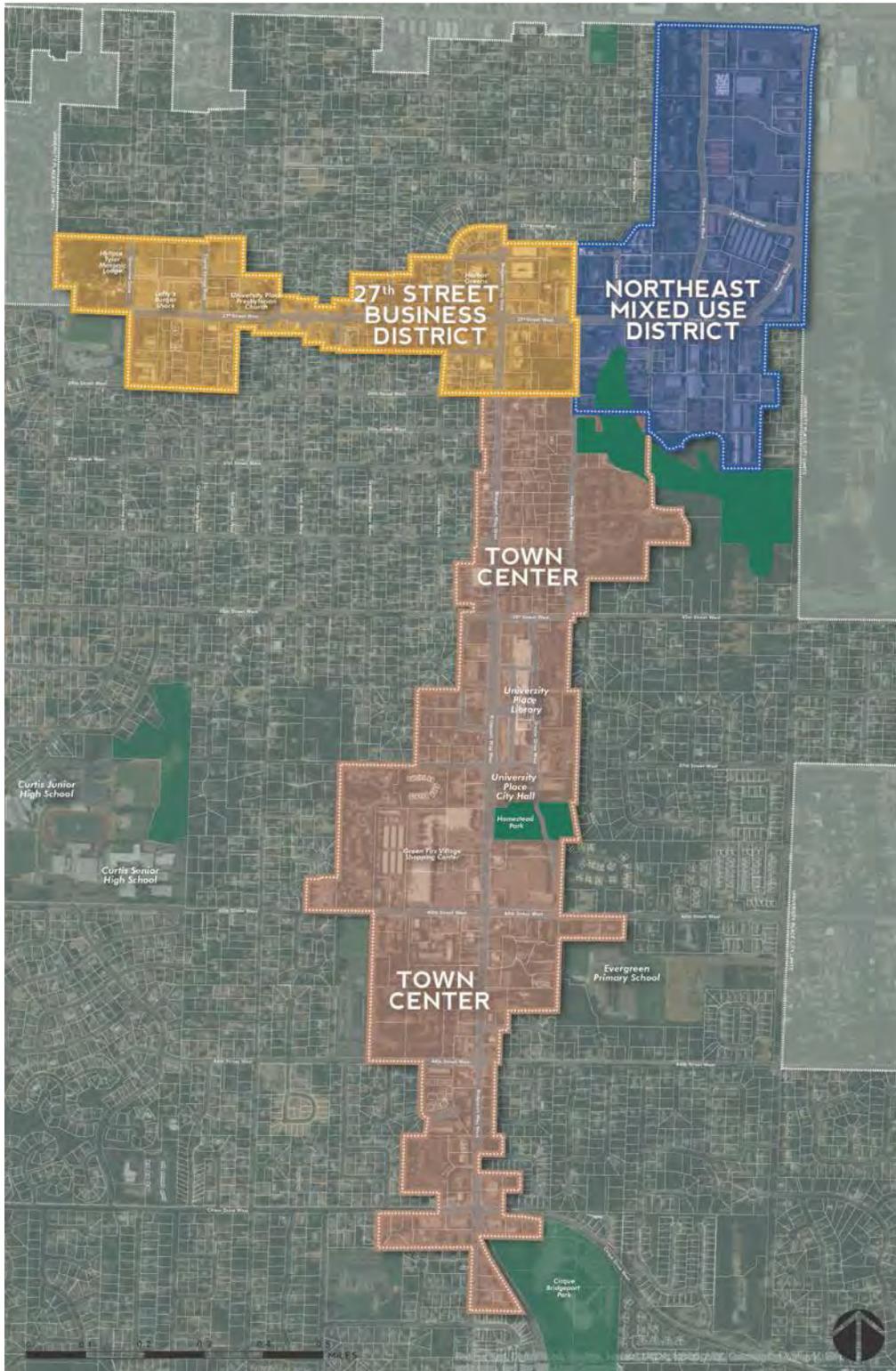
In order to obtain non-provisional designation as a regional growth center, the City is required to adopt a subarea plan. Anticipating this requirement, the City Council identified the development of a Subarea Plan for the regional growth center as a 2015-2016 City Council goal. Further, Policy LU12B of the 2015 Comprehensive Plan update directed the City to develop and implement a subarea plan for the regional growth center, focusing on the three districts.

In 2016, the City retained Otak, an interdisciplinary consulting firm, teamed with Leland Consulting Group, in a competitive process to develop this subarea plan. The plan was formed in collaboration with City staff, the Ad-Hoc Advisory Committee, and with input from property owners, the community, and other stakeholders in workshops and meetings held during the planning process.

The University Place Regional Growth Center Subarea Plan will be instrumental in shaping future development in the three identified districts. The plan is consistent with the community's vision and proposes to strengthen the identity, character, and economic development opportunities within each of the three districts through a flexible framework of redevelopment that can be adapted to market conditions. While the plan sets the course for the future, a specific list of actions will need to be completed in order to fully implement the plan. These actions include zoning amendments, development of specific design standards and provisions integrated into the code, updates to transportation and utility infrastructure improvement plans, planning for increased transit service, coordination with public services providers to address the needs of future population of the subarea as it grows, and other actions.

This subarea plan for the University Place Regional Growth Center is an important first step in establishing a clear vision and framework for how the city's center can continue to grow and transform over time while also retaining the important qualities and assets that make the community a great place to live, work, and play. The subarea plan provides the capacity to increase the regional growth center's population, housing, and employment. An estimated population of 28,064 to 43,024 residents, living in approximately 17,540 to 27,390 housing units could be accommodated in the subarea under the proposed zoning, and an estimated 8,300 people or more could be working in the subarea when fully redeveloped. This would result in approximately 75 to 105 activity units (AU) per acre in the 481-acre subarea. It should be noted that the time frame for full "build-out" of the proposed zoning (when all property would be redeveloped to the proposed building form) is unknown. 100 percent build-out may not occur given that growth and redevelopment is influenced by many factors (market and economic conditions over time, property owners' interests and intentions, physical constraints, etc.). If full build-out were to occur, it would likely be many decades into the future before it is realized. However, even if only 75 percent of the build-out capacity for the subarea is reached, 57 to 80 AU per acre could be accommodated, exceeding the 45 AU/acre planning target for regional growth centers.

Figure 1—The Three Districts of the Subarea



## Regional Planning Background

Regional planning for the four county (Pierce, King, Kitsap, and Snohomish) Puget Sound Region is administered through the Puget Sound Regional Council (PSRC). As the regional planning agency, the PSRC has specific responsibilities under federal and state law for growth management, transportation planning, and economic development and is responsible for forecasting population and employment growth for the region, and for monitoring and planning for the growth consistent with adopted plans and policies (<https://www.psrc.org/our-work/regional-planning>).

By the year 2040, 5 million people are expected to live in the Puget Sound Region. This is an additional 1 million above today's regional population of just over 4 million people. The regional growth strategy for the region, *VISION 2040* (<https://www.psrc.org/our-work/vision-2040>), calls for focusing new housing, jobs, and development in the region's urban growth area and especially within regional growth centers. *VISION 2040* also aims to keep rural areas, farmlands, forests, and other resource lands healthy and thriving. Focusing growth in urban areas and reducing sprawl helps to protect these lands.

According to PSRC, "regional growth centers are relatively small areas of compact development where housing, employment, shopping and other activities are in close proximity." Centers are at the core of *VISION 2040*—the Overarching Goal in the Development Patterns chapter of *VISION 2040* summarizes at a high level the region's approach to managing growth, "The region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character. *Centers will continue to be a focus of development.*" Figure 2 shows the locations of centers throughout the region.

The PSRC differentiates regional growth centers from other local centers by identifying the regional centers as target areas for growth. A key goal of *Vision 2040* is focusing development in these centers and attracting an increased portion of regional housing and jobs growth in these urban areas where existing roads, utilities, and services are already available to serve the needs of a growing number of residents and employees. This helps to ensure the effective and efficient development of infrastructure and related public expenditures.

Another key role of the PSRC is to help communities secure federal funding for transportation projects to receive over \$240 million in transportation funding each year. The PSRC develops the region's long-range transportation plan, *Transportation 2040*, designed to improve mobility, provide transportation choices, move the region's freight, and support the region's economy and environment. Regional growth centers receive priority for these funds.

For regional planning purposes, "activity units" are referenced to discern varying densities of growth. Activity units are based on population (one person is one activity unit) and employment (one job is one activity unit). PSRC indicates that the 481-acre University Place Regional Growth Center currently has 19.2 activity units per gross acre, exceeding the 18 activity units/acre required to be considered

for designation. PSRC also shows that University Place grew by 648 people and added 243 jobs between 2000 and 2014. For more about population, housing, and employment statistics in University Place, refer to the Demographics section of this plan.

Regional growth centers are required to allow sufficient capacity through zoning to support a minimum target activity level of 45 activity units/acre. As long as the adopted subarea plan provides sufficient land use capacity in the designated center to ultimately reach or exceed 45 activity units/acre at full build-out, a 20-year growth target for the center that falls below that level of growth is acceptable if the plan explicitly acknowledges the long-range densities planned are consistent with the regional centers designation criteria. Zoning capacity may allow levels of development higher than the 45-activity unit/acre target.

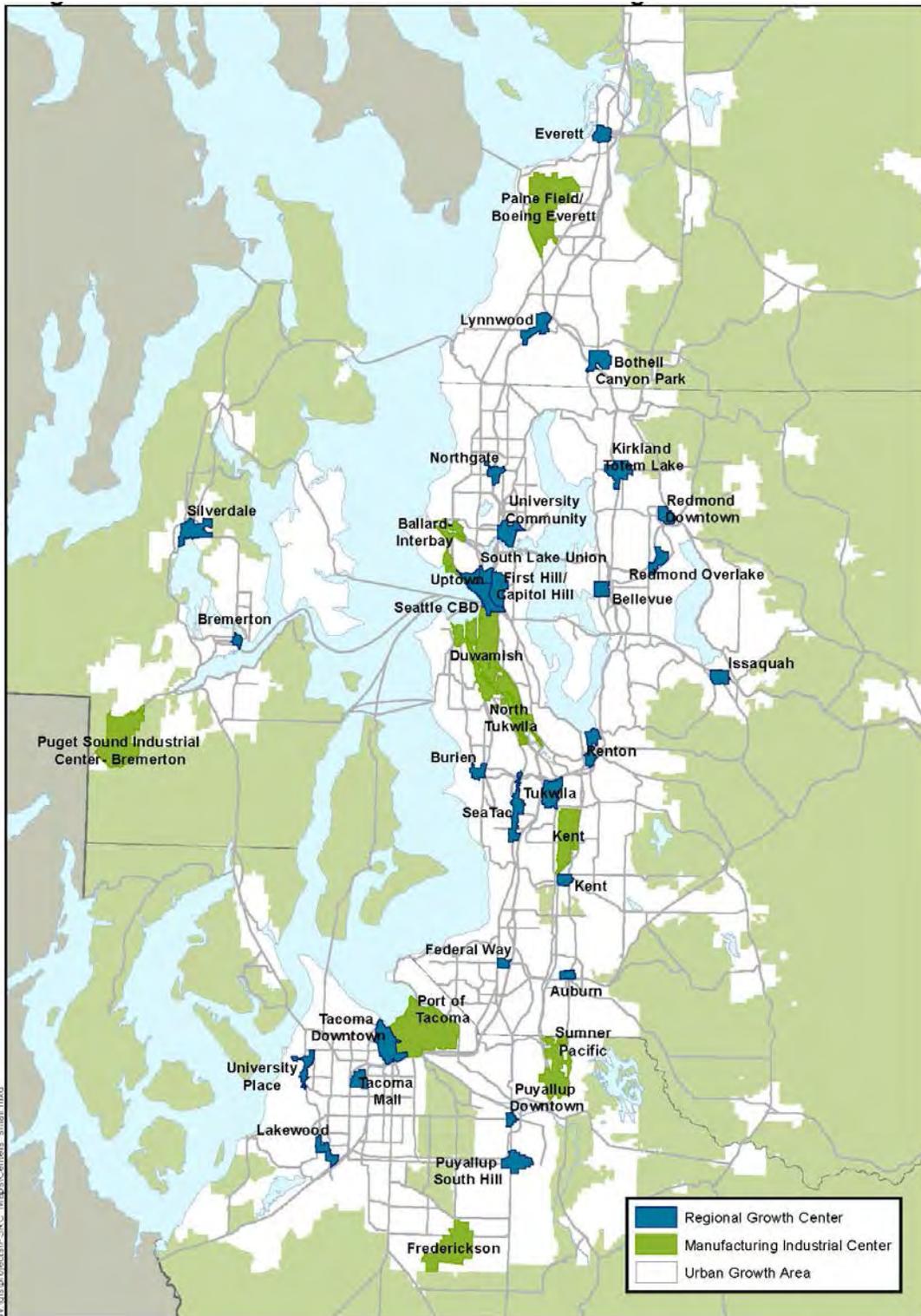
Access to transit is an important factor in the successful function of regional growth centers. PSRC has analyzed that 87 percent of the University Place Regional Growth Center is located within the walkshed (1/4 mile) of major transit routes, although the report also noted that the center is not currently served by high capacity transit (such as bus rapid transit/BRT). Local and regional bus routes currently serve the center, and Sound Transit is planning to extend its Tacoma Link light rail service to Tacoma Community College just north of the subarea as part of the ST3 package of improvements. This could be a precursor to extending high capacity bus rapid transit and/or express bus lines through University Place to connect with light rail in the future.

## Anticipated Benefits of Implementing the Subarea Plan

Implementing this Subarea Plan will result in multiple benefits for current and future residents, employees, property and business owners, and visitors of University Place. Benefits to the subarea, as well as to the region overall are anticipated, including the following:

- Capacity to accommodate regional growth in population, housing, and employment, consistent with the region's 2040 Vision and growth targets
- Enhancements to district and neighborhood character as areas redevelop over time
- Increases in the variety of housing and employment opportunities in the community, including housing affordable to a broad range of residents
- Improved economic vibrancy due to increased business opportunities
- Service and environmental benefits associated with infrastructure improvements, such as better stormwater runoff management and treatment
- Better connectivity throughout the subarea and community as a result of multimodal transportation improvements and future implementation of express bus service connecting to the region's high capacity transit system
- Improved livability and health for residents, with more community amenities and services as the population grows and more opportunities to walk and bicycle, contributing to healthy, active lifestyles

Figure 2—Map of Puget Sound Region Centers



Source: Puget Sound Regional Council

## Planning Process

The subarea plan was created over a year-long planning process that included close coordination with City staff and an appointed ad-hoc advisory committee, as well as workshop sessions and meetings with stakeholder groups and the community. Figure 3 shows the subarea planning process and key milestones.

### **Ad-Hoc Advisory Committee**

In March 2016, the University Place City Council appointed members of the community who applied for, and expressed interest in, serving on the regional growth center subarea plan ad-hoc committee. The committee met at key milestones of the planning process and helped to develop the vision and guiding principles for the regional growth center, as well as the plan for land use and implementation actions. In addition to advising City staff and the consultant team in the development of the subarea plan, the committee also supported community and stakeholder outreach during the planning process.

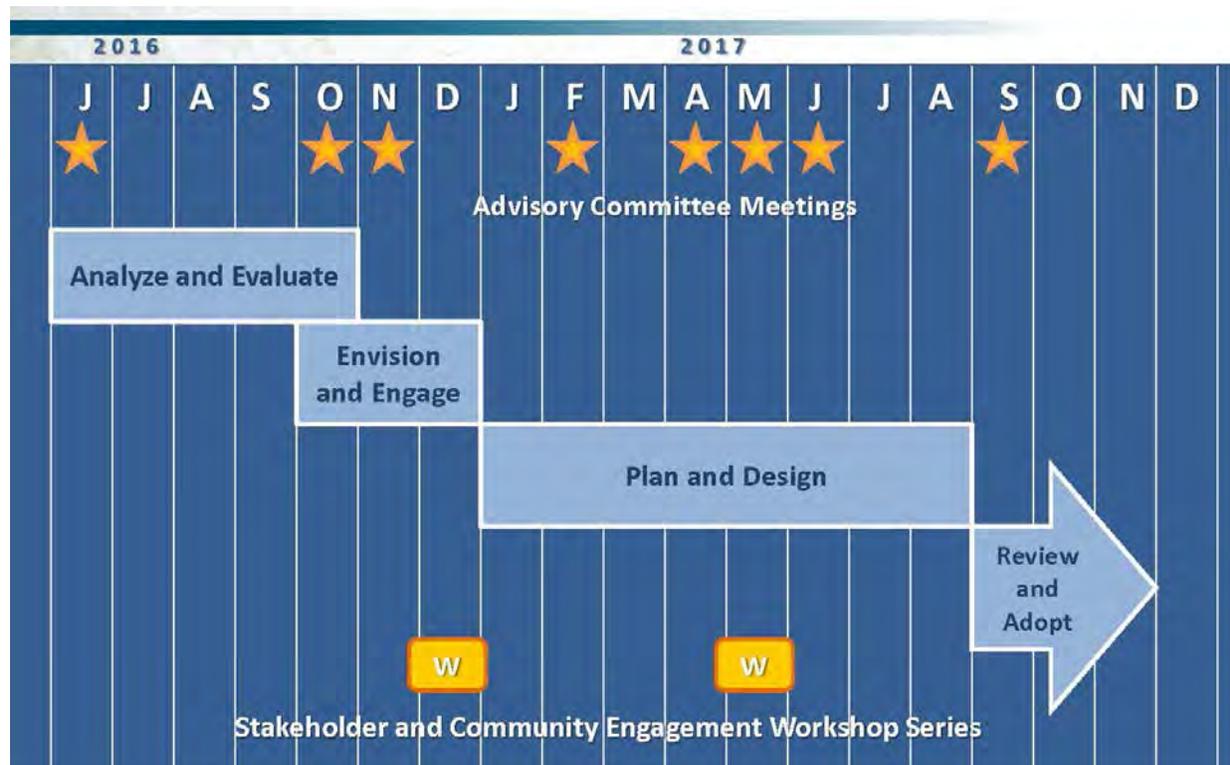
### **Community and Stakeholder Workshops**

In December 2016 and May 2017, two separate series of community and stakeholder workshop sessions were held to gather comments and input related to the subarea plan as it was developed. The December 2016 workshops focused on the vision and guiding principles for the subarea, as well as possible frameworks for growth and economic development. The May 2017 workshop sessions presented growth scenarios, zoning concepts, and illustrative renderings showing how the subarea might look as it redevelops over time.

### **Collaborative Approach to Working with Existing Property Owners**

City staff has been working closely with property owners, business representatives, and developers to identify and support potential opportunities for redevelopment. Opportunity sites will continue to be identified and supported by the City as Plan implementation proceeds. It is important to note that the ideas and concepts shown in this Plan are theoretical. While the Plan provides a vision and land use and zoning framework, development and redevelopment will only occur if private property owners are interested and willing. Ultimately, it will be the property owners and residents of University Place who transform this vision into reality. City staff will continue to support property owners by advising them on development potential, potential developers to contact, design provisions and regulatory requirements, and potential opportunities to aggregate properties with interested neighbors for redevelopment.

**Figure 3—Planning Process**



## Vision and Guiding Principles for the Subarea

VISION 2040 seeks to create a region of diverse, economically and environmentally healthy communities that are framed by open space and connected by a high-quality, efficient transportation system. The vision for the University Place Regional Growth Center is presented below, along with supporting guiding principles. This vision is consistent with and reinforces the region’s VISION 2040 growth strategy.

### Vision Statement

The University Place Regional Growth Center will continue to transform into a vibrant, walkable regional destination with dense mixed use and transit-oriented development in neighborhoods that offer a variety of housing and employment opportunities, shopping and services, culture, arts, entertainment, and parks. The Plan provides flexibility and capacity for redevelopment and development to occur over time while retaining the character and livability of the community that make it a desirable place to live, work, and play. Development of new businesses and retention of existing businesses, as well as other growth and investment, will broaden employment opportunities and enhance economic vitality, fostering shared prosperity in the community that will benefit existing and future residents in numerous ways.

The subarea's three distinctive districts will take shape over time as:

- Town Center will continue to function as the heart of the community and University Place's civic center with a high concentration of mixed-use buildings (commercial and multi-family residential), public services, offices, and other uses.
- 27<sup>th</sup> Street Business District will continue to transform into a smaller village setting than the Town Center, with neighborhood-serving local businesses and new multi-family residential and retail uses filling in over time in a highly walkable redevelopment pattern.
- Northeast Mixed Use District will continue to focus on building new employment opportunities in the community, as well as providing entertainment uses, personal services, and businesses that serve surrounding neighborhoods as well as the broader region. There could be an opportunity to integrate forms of live/work housing, studios, lofts, and other types of residences as influenced by market forces.

## **Guiding Principles for the Regional Growth Center**

- Enhance pedestrian connectivity and walkability throughout the regional growth center and within each district, defining key connections and access needs to be provided through redevelopment.
- Create a framework of walkable neighborhoods and districts within the overall regional growth center, oriented around 5 to 10 minute walk times and increased access to transit.
- Work with Pierce Transit and other local partners to increase transit service in the subarea to serve the growing population and employment demands over time, eventually resulting in a viable plan for extension of bus rapid transit (high capacity transit) through the subarea that will connect to light rail transit in the I-5 corridor.
- Work with utility and public service providers as partners to proactively serve growth and redevelopment in the subarea—this includes utility services such as water, sanitary sewer, stormwater management, electricity, gas, and communications, as well as public services such as schools, parks and open space, human services, arts and culture, and health services.
- Improve bicycling mobility and safety throughout the regional growth center both for intra-neighborhood transportation and for increased access to transit. Consider appropriate locations for bike storage and bike rental facilities.
- Provide diverse housing opportunities and choices, affordable to residents of varying incomes.
- Maintain a sense of human scale with redevelopment through attention to architectural character and strong urban design.
- Continue to create a distinctive sense of place through attention to aesthetic and architectural detail and conformance to design standards within the three districts as they transform and grow.

## University Place Regional Growth Center Subarea Plan

*Enhancing Livability and Economic Vitality in the Heart of University Place*

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- Foster economic development that strengthens businesses and increases living wage employment opportunities.
- Enhance the economic stability of the City through policies that encourage development that increases the desirability of the community as a place to live and work.
- Provide additional neighborhood parks and recreational opportunities to serve the growing number of residents and employees.
- Strengthen community health through access to fresh foods, as well as safe walking and bicycling routes and trails.
- Promote a strong sense of livability and community through City and community-supported policies and programs.
- Protect and enhance surrounding single family and residential neighborhoods and enhance walking and bicycling access between these areas and the regional growth center.
- Preserve green (landscape, open space, trees, etc.) in the heart of the community and neighborhoods that surround the regional growth center.
- Amend comprehensive plan and zoning designations to be consistent with the adopted subarea plan for the regional growth center.
- Continue to foster strong partnerships and cooperation with supporting agencies involved in serving citizens of University Place, as well as surrounding communities and entities such as the Cities of Fircrest and Tacoma and Tacoma Community College.

## Related Comprehensive Plan Policies

University Place Comprehensive Plan Goal LU12 calls for designation of the regional growth center.

The Subarea Plan supports and relates to the following Comprehensive Plan policies under that goal:

### Policy LU12A

Ensure that development standards, design guidelines, level of service standards, public facility plans, and funding strategies support focused development within University Place's regional growth center.

### Policy LU12B

Develop and implement a Subarea Plan for the regional growth center consistent with the Puget Sound Regional Council's Regional Growth Center Plans Checklist. Focus subarea planning on three districts – the Town Center District, 27<sup>th</sup> Street Business District, and the Northeast Mixed Use District.

### Policy LU12C

Develop Comprehensive Plan land use designations, goals, and policies to ensure consistency with the final vision articulated for each of the regional growth center's districts through the subarea planning process.

### **Policy LU12D**

Recognize the regional growth center as such in all relevant local, regional policy planning and programming forums. Through plans and implementation strategies, encourage and accommodate focused retail, office, and housing growth, and a broad array of complementary land uses. Prioritize capital investment funds to build the necessary infrastructure for this Center, including transportation, utilities, stormwater management, and parks. Also, emphasize support for transit use, pedestrians, and bicycling.

### **Policy LU12E**

Leverage local, regional, state, and federal agency funding for needed public facilities and services within University Place's regional growth center. Give priority to this center for transit service and improvements, as well as for other transportation projects that will increase mobility to, from, and within this center.

### **Policy LU12F**

Periodically review development within the regional growth center to identify and resolve barriers to efficient and predictable permitting. Consider City preparation of SEPA review if issues can be addressed on an area-wide basis to resolve barriers.

### **Policy LU12G**

Support effective administration of policies, regulations, and strategies to achieve the goals and objectives of the final regional growth center plan.

### **Policy LU12H**

Apply and implement applicable Comprehensive Plan goals and policies on growth and development in the City's regional growth center, including but not limited to those that address community character, population and employment growth, mixed uses, housing, transportation and utility infrastructure, and urban form.

### **Policy LU12I**

Partner with the business community to promote vibrant, successful mixed use districts within the regional growth center. Collaborate with existing and prospective business owners in each district to develop district-centered plans. Identify a market position or focus for each district and develop marketing materials to promote the district and its businesses.

This subarea plan is consistent with and supports many of the adopted policies in the City of University Place Comprehensive Plan. Refer to the Comprehensive Plan for a full listing of adopted policies.

## Existing and Forecasted Population, Households, and Employment in the City and the Subarea

Existing and forecasted population, households, and employment for the City of University Place and for the subarea are presented below. According to the 2010 Census, University Place had a population of 31,144, and PSRC data shows that the City’s population grew to 31,720 by 2015, adding 576 people for a growth rate of about 1.8 percent for the five-year period. During the last two years, additional multi-family and single family housing units have added new residents to the City. The statistics below for population, households, and jobs in University Place for 2015 are from the latest available data from PSRC. The Washington State Office of Financial Management reports that for 2017, University Place has a population of 32,610 residents and 14,030 households. Comparing these numbers to the 2015 statistics shows the amount of growth that has occurred in the City in the two-year period. Forecasted population, housing, and employment levels by PSRC, along with the existing (2015) levels are shown in Figures 4, 5, and 6 below.

**Figure 4—City of University Place Population (for the City Overall)**

Existing	Forecasted (PSRC)			
2015	2025	2030	2035	2040
31,720	38,265	41,956	47,207	53,990

Source: Puget Sound Regional Council

**Figure 5—City of University Place Households (for the City Overall)**

Existing	Forecasted (PSRC)			
2015	2025	2030	2035	2040
12,779	16,286	17,887	20,200	23,045

Source: Puget Sound Regional Council

**Figure 6—City of University Place Jobs (for the City Overall)**

Existing	Forecasted (PSRC)			
2015	2025	2030	2035	2040
6,319 (6,694 per 2010 Census)	7,899	8,325	9,322	10,708

Source: Puget Sound Regional Council

Given these forecasts by the PSRC, by 2040 University Place is targeted to grow by an additional 22,270 people in 10,266 households and to add 4,389 jobs. While the 481-acre subarea takes up about 8.9 percent of the total land area (5,478 acres) of the City, most of the employment uses and the highest density residential areas are contained in the subarea. As such, it is anticipated that most of this forecasted growth will occur in the subarea districts of Town Center, 27<sup>th</sup> Street, and Northeast Mixed Use. Given the current estimate of population, households, and jobs in the subarea shown in Figure 7, these forecasts would represent substantial increases within the next 23 years by 2040. While

these growth levels may not occur by 2040, the Subarea Plan represents a long-term vision for University Place, and the proposed zoning capacity for the subarea will support the forecasted growth targets and beyond, as described later in this Subarea Plan.

**Figure 7—Current Population, Households, and Jobs in the Subarea**

<b>Subarea Population (2014)</b>	<b>5,539</b>
<b>Subarea Households (2014)</b>	<b>3,558</b>
<b>Subarea Jobs (2014)</b>	<b>2,927</b>

Source: 2014 University Place Regional Growth Center Designation Report

For additional University Place demographic information, refer to the PSRC website, which posts the American Community Survey 5-Year Estimates from the US Census Bureau ([https://www.psrc.org/sites/default/files/acsprof11-15\\_pl\\_universityplace.pdf](https://www.psrc.org/sites/default/files/acsprof11-15_pl_universityplace.pdf)) and the City of University Place Comprehensive Plan.

## Anticipated Growth Rates and Alignment with Growth Projections

Between 2000 and 2010, the City of University Place overall population grew from 29,933 to 31,144, a 4 percent increase over the decade or an average annual growth rate of just less than 0.4 percent. The estimated 2016 population of the city is 33,288, indicating a six-year growth rate from 2010 of 6.9 percent or slightly above 1.1 percent annually.

The increase in average annual growth over the last six years is consistent with Town Center redevelopment projects and other housing development that is drawing new residents to the community. With adoption of the proposed subarea plan, it is anticipated that employment opportunities will continue to increase with redevelopment.

After decades of little change, employment levels have seen some growth in recent years, as a result of new commercial and retail establishments, such as the Whole Foods Market. The community seeks to increase its economic vitality and the availability of employment opportunities within the community for residents, helping to better balance the ratio of jobs to housing.

The City of University Place Comprehensive Plan, adopted in 2015, includes the following information pertaining to growth targets for population, housing, and employment:

- VISION 2040 regional growth targets call for the City to accommodate a population of 52,000, and employment of 11,450 jobs by 2040.

- In 2011, Pierce County adopted population and housing allocations for 2030 based on regional geographies established in VISION 2040, Washington State Office of Financial Management (OFM) projections, actual growth trends, and regional, county, and city planning policies. These allocations call for the City of University Place to accommodate 8,100 additional people and 5,250 new housing units between 2008 and 2030, for a total population of 39,540 in 18,698 housing units.

According to forecasts by the PSRC, by 2040 University Place is targeted to grow by an additional 22,270 people in 10,266 households and to add 4,389 jobs. Most of this growth would be expected to occur within the regional growth center subarea. The proposed subarea plan provides for this capacity and more, and growth would be expected to continue beyond 2040. While there may be differences between the Pierce County and PSRC allocations for University Place, the PSRC 2040 allocations are referenced by this plan in terms of ensuring that available zoning capacity can support the prescribed growth targets.

## Existing Characteristics of the Subarea

University Place is a growing community located between Puget Sound to the west and the City of Tacoma to the north and east. The small town of Fircrest is situated between Tacoma and a portion of University Place at the northeast city limits, and the cities of Lakewood and Steilacoom are located to the south. Existing physical characteristics and attributes of the subarea and the three districts within the subarea are described below and illustrated in the maps on the following pages.

The subarea, which encompasses the Town Center, 27<sup>th</sup> Street Business District, and Northeast Mixed Use District, is located in the core of University Place, and mirrors the general characteristics of the community overall.

## History

Prior to settlement by Euro-Americans, Native American tribes such as the Steilacoom, Nisqually, Squaxin, Puyallup, and Muckleshoot lived in the Puget Sound lowlands of the area. By the mid-1800s, the lumber industry, railroad development, and mining transformed the area, and settlers began building homes and opening local businesses. In the early 1890s, the area was chosen as a potential location for the University of Puget Sound, but due to financial difficulties the college was built in another location. Ironically, there is no university in University Place even though the area continues to be known as University Place to this day. In 1995, University Place incorporated and has transitioned from being a suburban community of unincorporated Pierce County to a growing community with its own regional center over the last twenty years. With the development of the Chambers Creek properties and Chambers Bay Golf Course and the emergence of the Town Center bringing more businesses to the community in recent years, University Place is poised for a vibrant future.

### Topography and Views

Rolling topography of mostly western-facing slopes exists throughout the subarea, affording some views to Puget Sound and the Tacoma Narrows Bridge, particularly in the vicinity of the 27<sup>th</sup> Street corridor. Challenges created by the rolling topographic conditions related to development and walkability are often addressed through creative architectural solutions (such as tuck-under parking, or parking located on the low side of sites). Existing topography is shown in Figure 8.

### Hydrology and Surface Water Management

Part of the Chambers—Clover Creek Watershed Resource Inventory Area 12 (WRIA 12), University Place is located in portions of two watersheds, the Chambers Bay and the Tacoma West watersheds. The City of University Place has adopted the King County Surface Water Design Manual (KCSWDM) as its standard for development and level of service.

### Land Use and Development

All lands within the subarea have been previously developed in a mix of commercial/retail/business, mixed use, light industry, multi-family, and some single family uses including homes that have been converted to businesses. With implementation of the Town Center Master Plan, University Place is in the midst of redevelopment, with new businesses and multi-family buildings emerging in the heart of the community. Existing zoning classifications in the subarea are shown in Figure 9.

### Existing Character of the Subarea and Three Districts

The subarea character varies throughout; each of the three districts in the subarea has its own unique character, as described further below. The existing urban framework of the subarea includes gateways, intersection hubs, and other key features that help to define entrances into the community, transitions between districts, and key nodes of activity.

#### *Town Center*

Residents of University Place have been planning and working to implement a true town center for their community since incorporation, and in recent years, the vision has become reality with several redevelopment projects including Whole Foods Market, smaller retail spaces, a branch of the Pierce County Library system, the police station, the headquarters of West Pierce Fire and Rescue, the SEB-developed Clearview 100 mixed use building and the Latitude 47 mixed use building. Additional multi-family over commercial/active use at the ground floor (mixed use buildings) will be constructed in the near future. The Town Center also includes public gathering space and reinforces the sense of a “main street” along Bridgeport Way, in the heart of the community. The Town Center has been the recipient of most new commercial and multi-family development since 2010, with five buildings totaling over 400,000 square feet, reflecting the district’s “market readiness.” Further, this district currently possesses the tallest buildings of all three districts.

## University Place Regional Growth Center Subarea Plan

*Enhancing Livability and Economic Vitality in the Heart of University Place*

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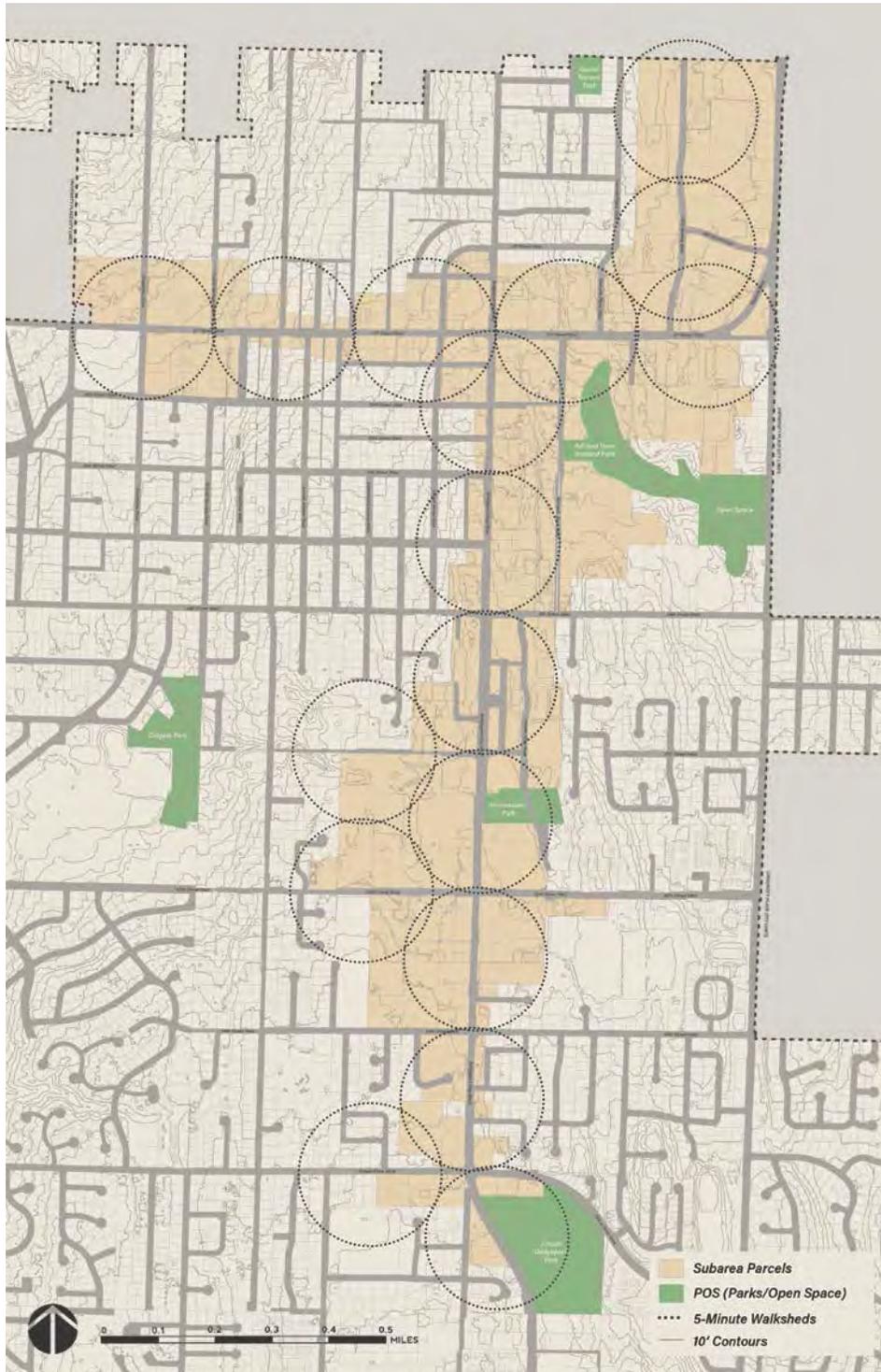
The Town Center is the commercial hub of the community, and also serves regional shopping needs with destinations such as Whole Foods, Trader Joe's, and other popular businesses. The Bridgeport Way and 27<sup>th</sup> Street West commercial node serves as a de-facto gateway to the Town Center and more intensive commercial uses in this area (even though the intersection is formally located in the 27<sup>th</sup> Street Business District). With redevelopment, there are newer buildings and emerging architectural styles that contribute positively to the district's character and identity. Mixed use buildings located in the civic core are typically wood frame over concrete podium construction, varying from four to five upper levels over one to two podium levels, and some buildings also have below grade parking levels. The civic core also includes the library, fire station, City Hall campus, and other public uses. Dental and medical clinics exist throughout the area. Intermixed with new development along Bridgeport Way, there are pockets of older homes and lower scale office buildings and businesses. Many of the homes have transitioned into home-based businesses or simply converted to full business use. There are also a number of commercial strip malls and larger businesses surrounded by large surface parking and setback from Bridgeport Way—forms of development that are inconsistent with new Town Center design standards, but grandfathered in place until such time as property owners are interested in and willing to redevelop. The Town Center is emerging as a popular place to live for singles, couples, and families given its central location to University Place schools.

Natural assets in the Town Center include the wonderful Homestead Park with abundant groves of rhododendrons and walking trails, as well as Adriana Hess Park, and other open space areas, along with a wetland complex bordering the northeast area of the district. Newly constructed pedestrian and bicycle infrastructure, along with signalized intersections, transit stops and on-street parking in some locations have changed the character of Bridgeport Way into a more multimodal arterial, yet still a heavily travelled thoroughfare of the city and region. Street trees, decorative street lights, signage, and other amenities have been installed to enhance the character and function of the Town Center and the community as a whole.

### *27<sup>th</sup> Street Business District*

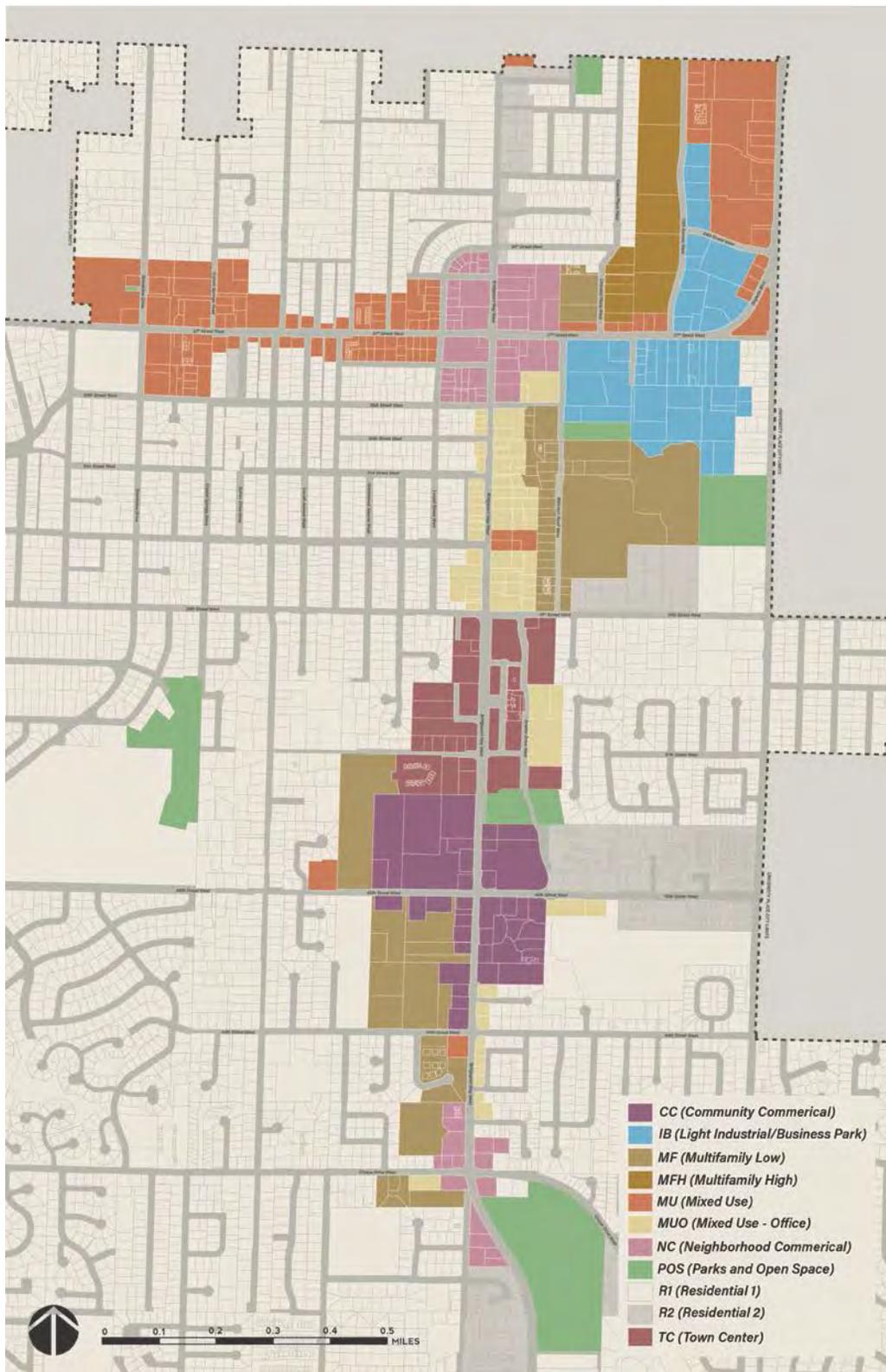
As the home of over 130 businesses in University Place, the 27<sup>th</sup> Street district provides a link to the area's past, having been a major commercial corridor for the region in previous years. This district nostalgically reaches back to the community's past with many businesses that have long been popular to local and area residents. Although still a major east/west thoroughfare, the area has a home-town feel, a bit removed from the hustle and bustle of Bridgeport Way. The 27th Street Business District Association has been formed to encourage owners of businesses located along 27th Street to address common concerns and affect positive change for an economically vibrant business district that encourages neighborhood friendly businesses.

Figure 8—Existing Topography and Walkable Distances



*Contour lines of the topography; the subarea generally slopes from east to west, toward Puget Sound; circles represent walkable ¼ mile (five minute) radius distances along key corridors to provide a sense of scale.*

Figure 9—Existing Zoning in the Subarea



The 27<sup>th</sup> Street Business District has the smallest average parcel sizes of all three sub-districts at 0.5 acres across all land uses, and 1.6 across commercial and multi-family. Not surprisingly, then, the district also possesses the oldest buildings and has not seen any new development since 2010.

The intersection of Bridgeport Way and 27<sup>th</sup> Street is the primary commercial hub of the district, while the 27<sup>th</sup> Street corridor is a busy reach of activity with restaurants, pharmacies, gas stations, a grocery store, and many other businesses. Multi-family and single family housing also exists along the corridor, transitioning to more predominant single family use along connecting streets running north and south from 27<sup>th</sup> Street. Newly constructed pedestrian and bicycle infrastructure have enhanced the ability to get around other than by motor vehicle in the district. While full improvement of the corridor is still pending, new sidewalks, bicycle lanes, street trees, and signalized crosswalks at intersections have significantly improved connectivity and mobility in the district.

### *Northeast Mixed Use District*

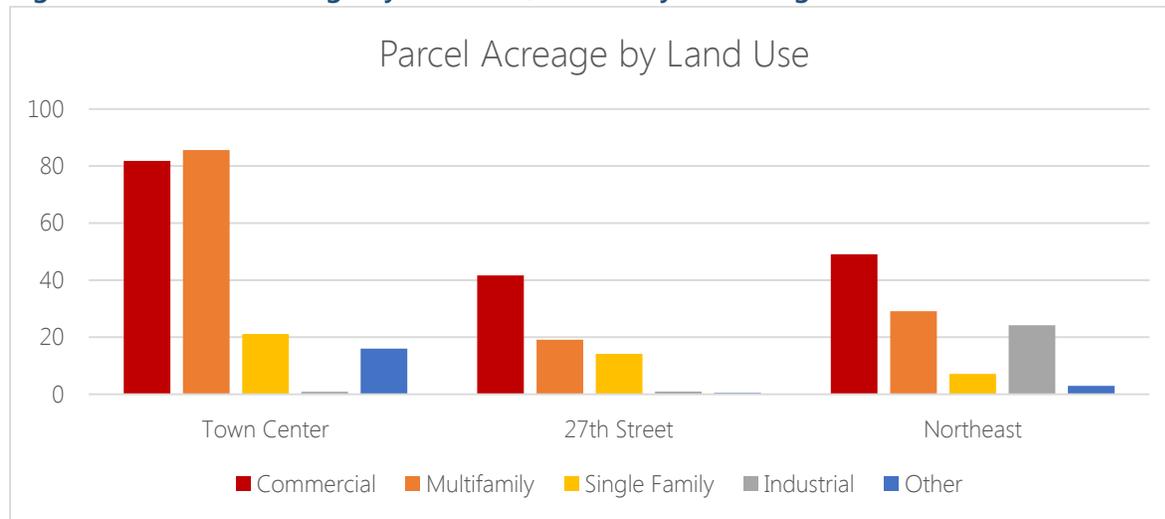
A place of great opportunity, the Northeast Mixed Use District contains a mix of different properties and some areas of older light industrial and business uses that are either stable or in transition, as well as areas of new businesses and development. There has been a focus on entertainment in this district with the bowling alley, movie theater, restaurants, and a mix of long-time businesses and office buildings, light industry properties, and emerging businesses, along with older and newer multi-family developments. Several large parcels, portions of which are vacant and/or underutilized, are poised for redevelopment. Many properties have a high percentage of large unused surface parking area. Examples of existing uses include various businesses and establishments: the plant nursery, storage units and storage yards, and strip commercial centers. Most residential use (multi-family and single family) is located off the main corridors, on adjoining streets to the district. Several opportunity properties have been identified in this portion of the subarea as a result of their perceived development potential.

Tacoma Community College, located just to the north of this district is an important asset under both existing conditions and with future redevelopment. The college provides educational and housing opportunities to the community. This district also benefits from new pedestrian and bicycle infrastructure—new sidewalks, bike lanes, street trees, and intersection improvements, which help with connectivity within the district and in getting people to and from places such as the community college. Sound Transit's ST3 plan calls for extending Tacoma Link light rail service to the college transit center in the future. Also, redevelopment activity in Fircrest, located east of this district, could influence future land uses, and the City of University Place should continue to coordinate with the cities of Fircrest and Tacoma and Tacoma Community College as this plan is implemented over time.

### District Land Use Types by Acreage and Land Use Characteristics

As shown in Figure 10 on the next page, the Town Center District has the highest parcel acreage, and is mostly characterized by commercial and multi-family development. The 27<sup>th</sup> Street Business District is predominately commercial development, as is the Northeast Mixed Use District, which also contains almost all industrial land uses in the regional center. Figure 11 summarizes other land use characteristics in the three districts of the subarea.

**Figure 10—Parcel Acreage by Land Use, University Place Regional Center Districts**



Sources: Pierce County Assessor & Leland Consulting Group

**Figure 11—Existing Land Use Characteristics, University Place Regional Center Districts**

	27th Street	Northeast	Town Center
<b>All Land Uses</b>			
Number of Parcels (All Land Uses)	162	92	233
Average Parcel Size (All Land Uses)	0.5	1.2	0.9
<b>Commercial and Multi-family</b>			
Number of Properties	24	28	49
Average Parcel Acreage	1.6	2.3	2.7
Average Building Size (SF)	33,000	39,000	47,000
Tallest Building ( Number of Floors)	5	3	6
Average Number of Floors	1.9	1.6	2.3
Average Year Built	1980	1980	1988
<b>New Development (Commercial/Multi-family Residential)</b>			
Total Buildings Since 2000	4	1	11
<i>Square Feet</i>	74,000	28,000	452,000
Total Buildings Since 2010	0	0	4
<i>Square Feet</i>	0	0	287,600

Sources: Pierce County Assessor, Costar & Leland Consulting Group

### Transportation

Primary streets within the subarea include Bridgeport Way (between Olympus Drive and the 5200 block), 27<sup>th</sup> Street (between Mildred Street and Grandview Drive), and Mildred Street (between 19<sup>th</sup> and 27<sup>th</sup>). These primary arterials are in various states of improvement, with much of the subarea now completed to current standards with continuous sidewalks and bike lanes. While some segments are still in need of improvement, expansion of street rights-of-way to add lanes is not planned or anticipated. Capacity won't be increased through widening or adding lanes, but rather by improvements to intersections and also by increasing travel by other modes (transit, walking, bicycling, car share, etc.). Connecting collector and local streets are generally in good condition for vehicle use, but often lack sidewalks and bicycle facilities. Due to the suburban patterns of development in past decades, there is a general lack of connectivity between neighborhoods and the Town Center (as a result of dead-end cul-de-sacs and non-connecting streets).

Transit service is provided by Pierce Transit and consists of three primary routes serving the community. Sound Transit's long range plans call for extending light rail via Tacoma Link to the Tacoma Community College Transit Center, just northeast of the subarea. It is anticipated that high capacity transit such as bus rapid transit and/or express service could be extended through University Place to serve the regional growth center and connect to the light rail system in the future with increases in population/households and employment in the subarea.

### Utilities

Utility services within the subarea are managed by a variety of service providers:

- Surface Water Management—City of University Place
- Wastewater/Sewer—Pierce County Public Works and Utilities, and City of Fircrest
- Water—City of Tacoma Public Utilities Water Division
- Power—City of Tacoma Public Utilities Power Division
- Communications—Various Providers

### Schools

K-12 grades are served by the University Place School District and Charles Wright Academy. Tacoma Community College is located just to the northeast of the subarea. The School District has been actively engaged during the subarea planning process.

### Parks and Open Space

Parks and open space facilities are provided by the City of University Place, University Place School District, and Pierce County, as well as the private sector in various neighborhoods and residential developments. The City updated its Parks, Recreation and Open Space Plan (PROS) in 2014.

## Other Public and Civic Services

Fire and emergency medical services are provided by West Pierce Fire and Rescue. Police services are provided by Pierce County via a City of University Place contract. Court services are provided by the City of Lakewood via a City of University Place contract. Library services are provided by the Pierce County Library System with a branch library located in Town Center. Municipal facilities are provided by the City. The Tacoma-Pierce County Health Department provides a wide array of services and benefits to the community including health and wellness outreach, as well as information about air quality and environmental conditions, fire and emergency preparedness, and other topics.

Locations of parks, schools, civic centers, and other public services are shown in Figure 12. These locations, along with shopping centers and other destinations, are important places in the subarea that should be well connected to sidewalks/walkable routes, bicycle ways, and transit service.

## Real Estate Market Evaluation

Leland Consulting Group (LCG) analyzed key demographic characteristics and real estate market conditions to support the planning process for the University Place Regional Growth Center Subarea Plan. The national and regional context, demographics (regional population growth patterns, household incomes, etc.), and past and projected future types of development are summarized below and on the following pages.

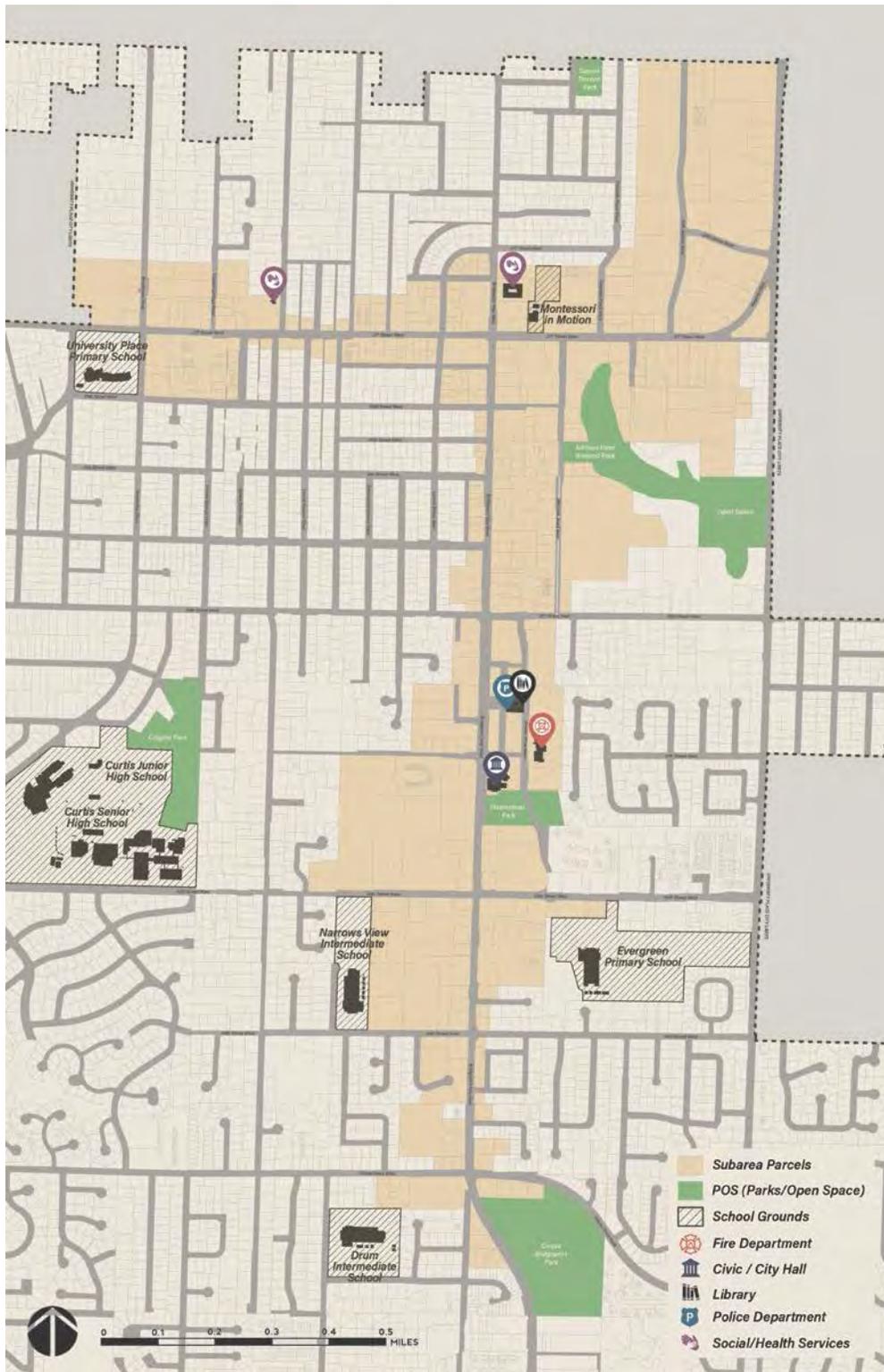
## Regional and National Context

Understanding the potential for future development and “placemaking” first requires an understanding of the regional context, in this case, the Puget Sound Region (also known as the Seattle-Tacoma-Bellevue Metropolitan Statistical Area or MSA).

In addition to accommodating 1 million more residents in the region by 2040, PSRC also forecasts the addition of 850,000 additional jobs. The regional growth strategy calls for most of these residents and jobs to be accommodated within centers, and in particular there is a strong interest in bringing more balance in housing and jobs throughout centers and communities of the region, to reduce commute trips and traffic generated regionally and in doing so enhance citizens’ quality of life while also improving the environment.

While other cities and regions grow slowly, or even experience job and population losses, Puget Sound is thriving and as a result, growing more rapidly. This rapid growth creates planning challenges (congestion, rising home prices, pace of change, etc.), but also provides opportunities—including the potential for growth and economic revitalization in regional centers such as University Place and other locations.

Figure 12—Parks, Schools, Civic Centers, and Other Public Services

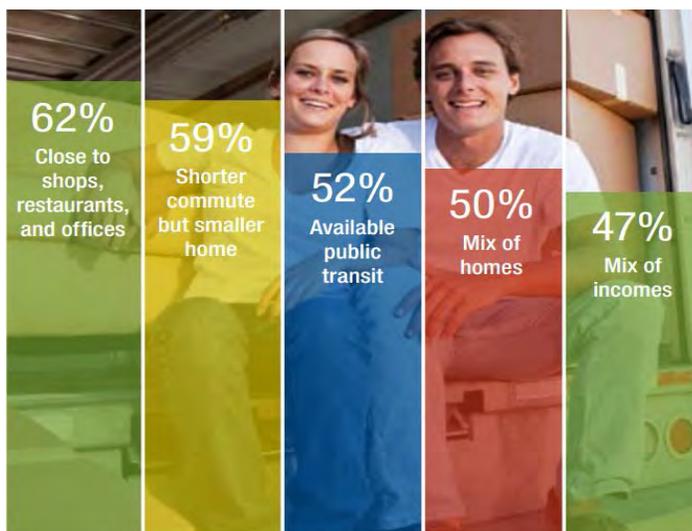


Real estate and economic development literature typically point to the following regional attributes, which should drive ongoing economic vitality for years in the future:

- A global metropolis, with strong economic ties to the Pacific Rim and North America;
- World-class technology, media, and professional service industries, and related job growth;
- Diverse industry base, which includes the above sectors as well as aerospace, manufacturing, and trade;
- Quality of place, including the built environment and natural surroundings;
- Welcoming culture;
- Growing population base, in response to the above conditions; and
- Supply constraints such as water, mountains, and undevelopable forests and wetlands, which means that growth can only be accommodated in some locations.

Figure 13 below shows some of the key findings related to preferences of household residents and their willingness to move to other locations. The figure shows the features they are looking for in a new community. This information is from the “America in 2013” survey conducted by the Urban Land Institute (ULI), a national real estate and urban planning organization that includes a variety of professionals—developers, lenders, brokers, planners, architects, economic development specialists, and others. When the ULI asked households planning to move what they are looking for in their next neighborhood, respondents placed the highest priority on close proximity to shops, restaurants, and offices; and a shorter commute. Public transit is also a priority for more than 50 percent of respondents. Note that some households did not prioritize these neighborhood attributes, and may prefer (for example) rural residences. Nonetheless, the effect of these preferences can be seen in the development patterns of the last decade, as many urban and mixed use neighborhoods have thrived.

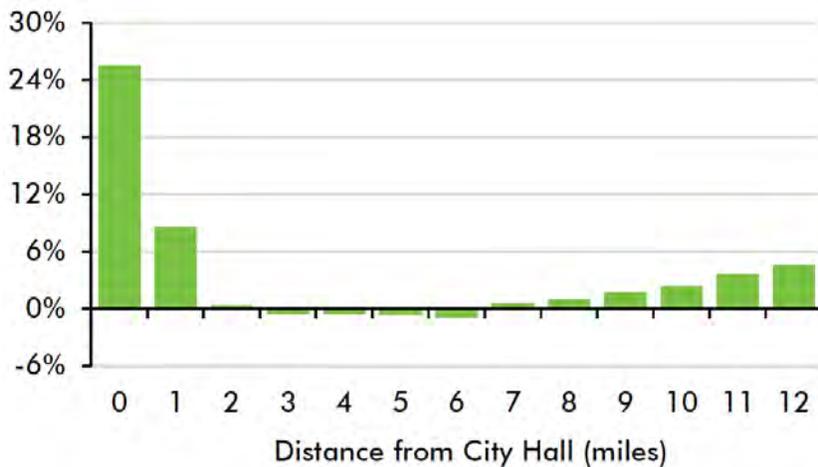
**Figure 13—Household Characteristic Preferences among People Who Will Move**



Source: America in 2013, Urban Land Institute

Figure 14 below shows the rate of population growth as a function of distance to city halls, for large metro areas nationwide. The extraordinarily rapid population growth in urban locations, typically near city halls, reflects the neighborhood preferences shown above. At least in the areas surveyed by CBRE, population declined slightly in “middle” areas, and grew somewhat in areas far from city hall. The Regional Center can attempt to continue to take advantage of this urban growth trend.

**Figure 14—Population Growth, 2000 to 2010, Large Metro Areas Nationwide**



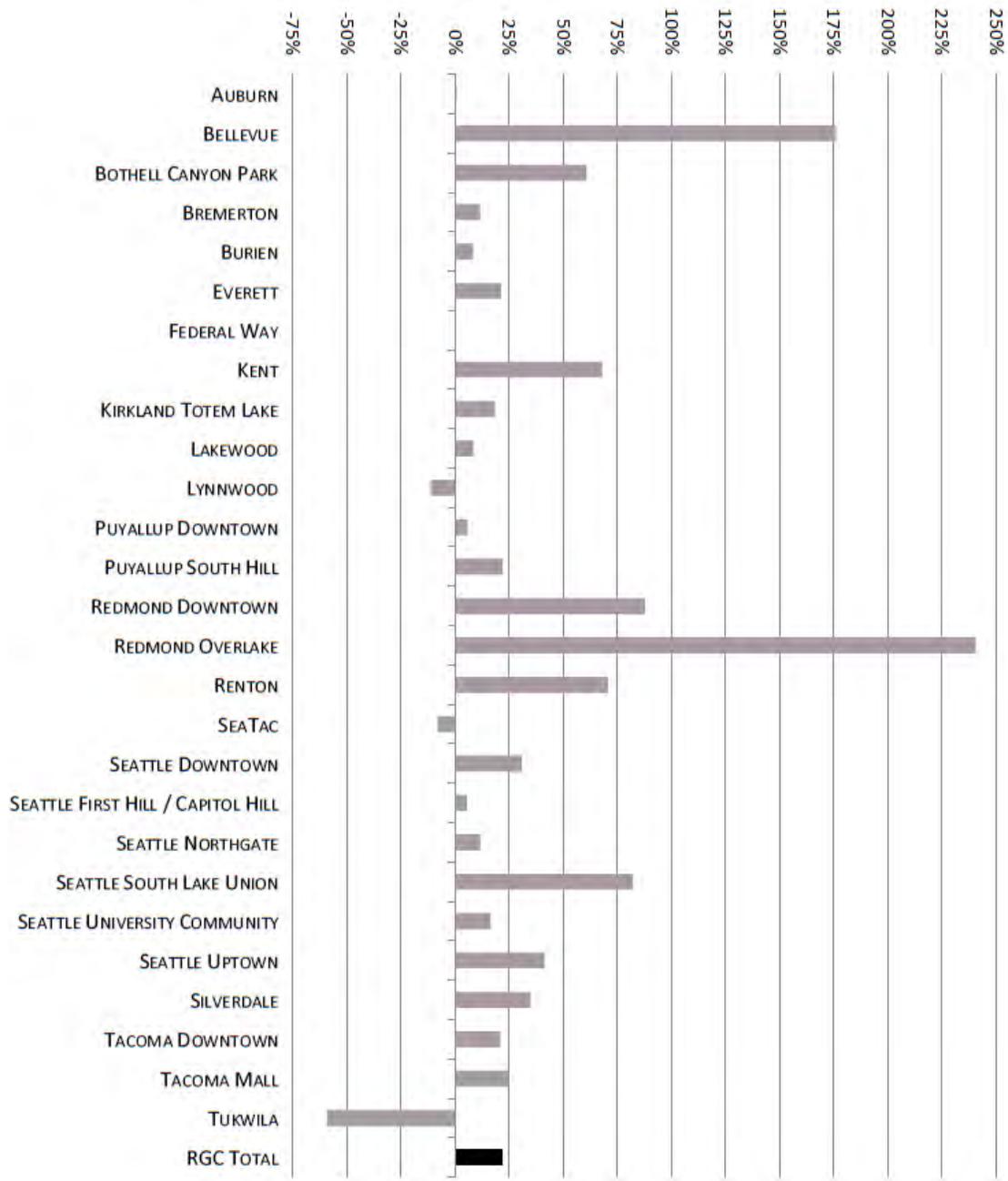
Sources: U.S. Urbanization Trends, CBRE, 2015; U.S. Census Bureau.

Figure 15 shows the population growth rates in Puget Sound’s designated “regional growth centers” between 2000 and 2010. A key takeaway of this analysis is that while most regional centers grew at a strong rate (25 percent over 10 years, on average), the growth rate varies widely.

Populations in many centers grew by 10 percent or less over the time period, while a small number of centers experienced explosive growth (e.g., Redmond’s Overlake District, Bellevue, and South Lake Union). Development in most or all of the very high growth centers has been driven by technology, media, and professional services employment, which drives demand for new office space, housing, and related services.

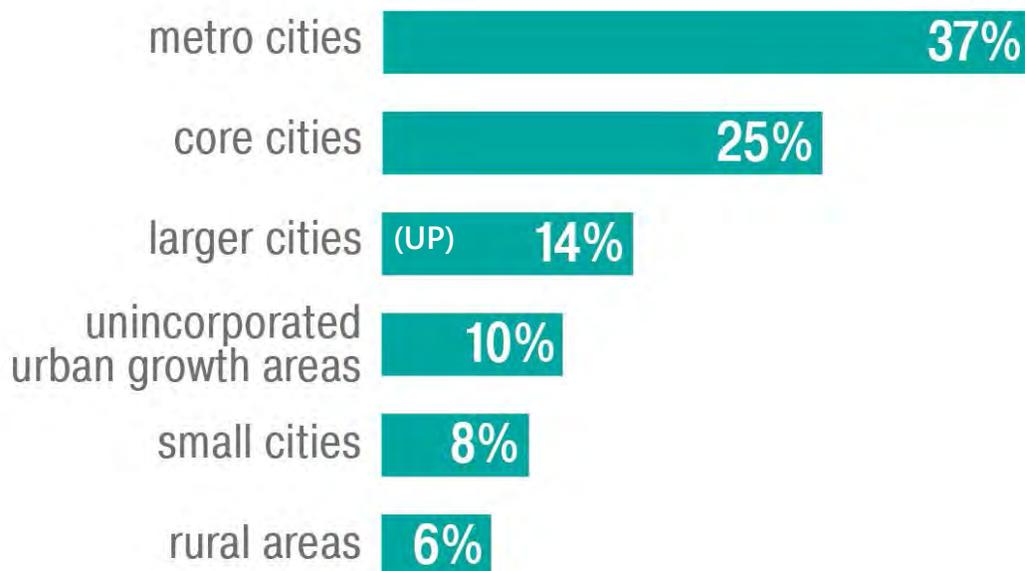
Figure 16 shows the share of regional growth that PSRC projects will be “captured” by various types of geographical areas including cities, unincorporated areas, and rural areas. University Place is defined as a “larger city,” a category that is expected to capture 14 percent of all population growth throughout the region. Larger cities, therefore, are expected to grow; but are not expected to capture as large a share of all growth as “metro” or “core” cities. Since University Place as a whole can be expected to grow, the Regional Center, in turn can capture some of this growth.

Figure 15—Population Change in Centers, 2000 to 2010



Source: Puget Sound Regional Council, <http://www.psrc.org/growth/centers/>

**Figure 16—Share of Regional Growth, 2010 to 2040**

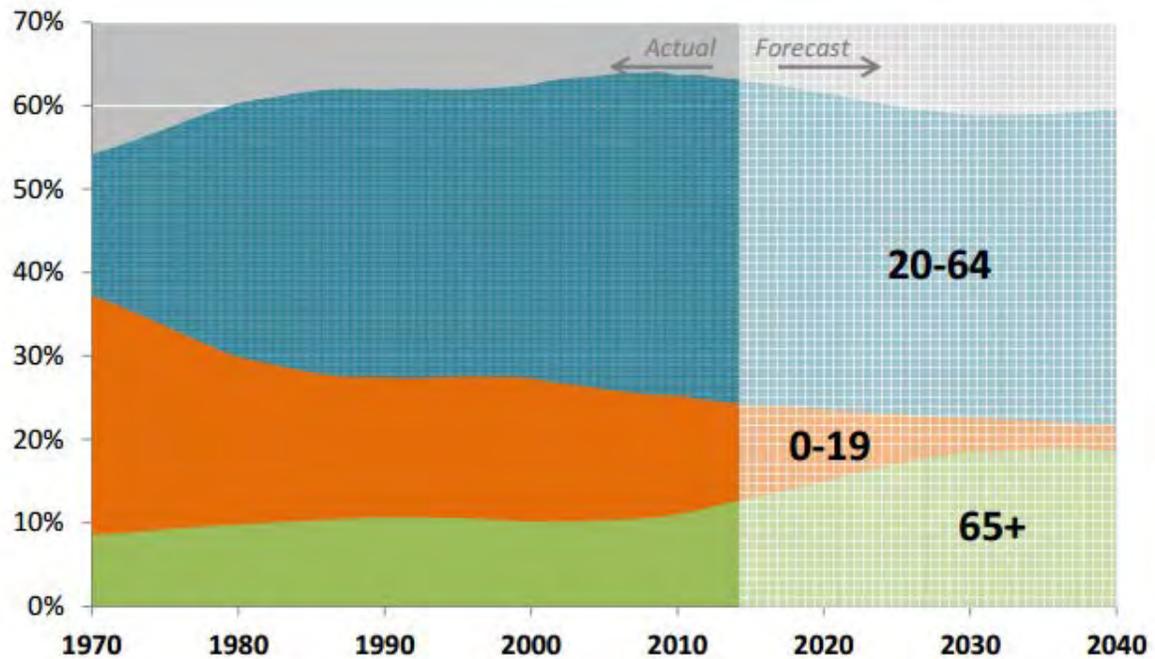


Source: Vision 2040, Puget Sound Regional Council

Figure 17 shows how the age categories of the region’s residents are expected to change in the next few decades. The most striking change is in the senior population, aged 65+. The share of this age group, as a percent of all households, is expected to almost double—from about 10 percent in 2010 to nearly 20 percent in 2040. Note as well that this represents a growing senior share of a growing total population. It will be important to plan for older households, in regional centers and other environments. Studies show that while many 65+ households will “age in place,” or move outside their current region, the overall residential trend for older households will be towards smaller units and more urban settings, which offer much lower maintenance, access to family and friends, nearby services, and cultural stimulation.

The Regional Growth Center is a good candidate to accommodate 65+ residents. The Regional Center Plan should devote specific consideration to the types of improvements and programs that might make the Regional Center more attractive and hospitable to older households, as this will be one of the most, if not the most, significant demographic change in the next two decades. For example, a range of accessibility improvements may be necessary to accommodate this population.

Figure 17—Age Categories as Share of Population, 2015 to 2040, Puget Sound Region



Source: Puget Sound Regional Council

### Generational Trends: Baby Boomers

Surveys by the ULI and other groups indicate that the following are characteristics and preferences of the Baby Boomer generation as they transition into the 65+ age category. Most favor mixed use places that combine a mix of urban and suburban characteristics, like found in the University Place Regional Growth Center.

- **Not winding down—rewinding.** Many boomers are not looking to retire in the traditional sense, but find new, often part-time sources of income and diversion. Many plan to continue working indefinitely, but on their own terms.
- **Living longer, staying more active, mentally and physically.** Locations near university campuses—where seniors can walk and attend seminars, classes, and performances—have become one popular location for senior housing.
- **“Lock and leave”** residences in safe and secure communities where they don’t have to worry about high levels of maintenance.
- **Neighborhood centers are in; retirement communities focused around golf are out.** This may not be the case in all locales—particularly given University Place’s proximity to the world class

Chambers Bay course—however, mixed use town centers have overtaken the previous model of retirement communities focused around golf courses as the most desirable “neighborhood amenity” for retirees.

- **Urbanity and activity.** Today’s active seniors (55+) and retirees are seeking to live in compact, walkable, urban areas where they can safely walk, ride bicycles, or take transit to and from shopping, errands, parks, Farmers Markets, and other community destinations. There is less interest in driving, particularly as residents age. Baby boomers also are striving to live healthier, longer lives, so living in communities with trails and access to recreation (fitness centers, pools, golf courses, and other amenities) is important.



*Many Baby Boomers are interested in living in walkable, urban areas.*

### **Generational Trends: Generation Y**

Generation Y (those now in their 20s and 30s) is the group that has driven the urban apartment development boom over the past decade. While Generation Y has favored more urban locations, their preferences may change as they enter mid-life, get married, and start families. Nonetheless, this generation—which grew up after TV shows like Friends and Seinfeld made cities feel safe—should continue to be comfortable with places that exhibit urban qualities.



*Generation Y interests tend to show a preference for renting over owning homes.*

Generation Y prefers:

- **Renting over owning**, particularly in the era when Uber, Lyft, Airbnb, and other “sharing economy” innovations mean that people can take advantage of major assets without having to own them.
- **A digital lifestyle.** Generation Y depends on smart phones and wireless internet, while they own cars and get drivers licenses at lower rates.
- **Quality over quantity**, in terms of housing, office space, and other material goods.
- **Unique experiences.**
- **Social, urban environments.**
- **Diversity of ethnic backgrounds and gender.**

## Population Growth and Household Income Influences

Figure 18 shows population growth per square mile for 2010 to 2015. This is consistent with the information on regional center growth shown above, and highlights the very high growth in areas such as Bellevue and central Seattle. The Regional Center itself, along with other nearby areas such as Downtown Tacoma and Ruston, has also grown, but not quite as quickly.

The Ruston area offers one model for the Regional Center, as Ruston combines a wide mix of land uses—housing, retail, restaurants, and entertainment—with excellent access to waterfront walkways, waterfront views, and the Point Defiance natural area. This mix is likely to appeal to a range of residents, particularly mid-career professionals and 65+ households. While the Regional Center obviously does not include a waterfront, it does have parks and natural amenities within the city, and has access to the regional trail system (about one mile to the west) with views of Chambers Bay. Both on-site amenities and access to the regional trail system should be enhanced.

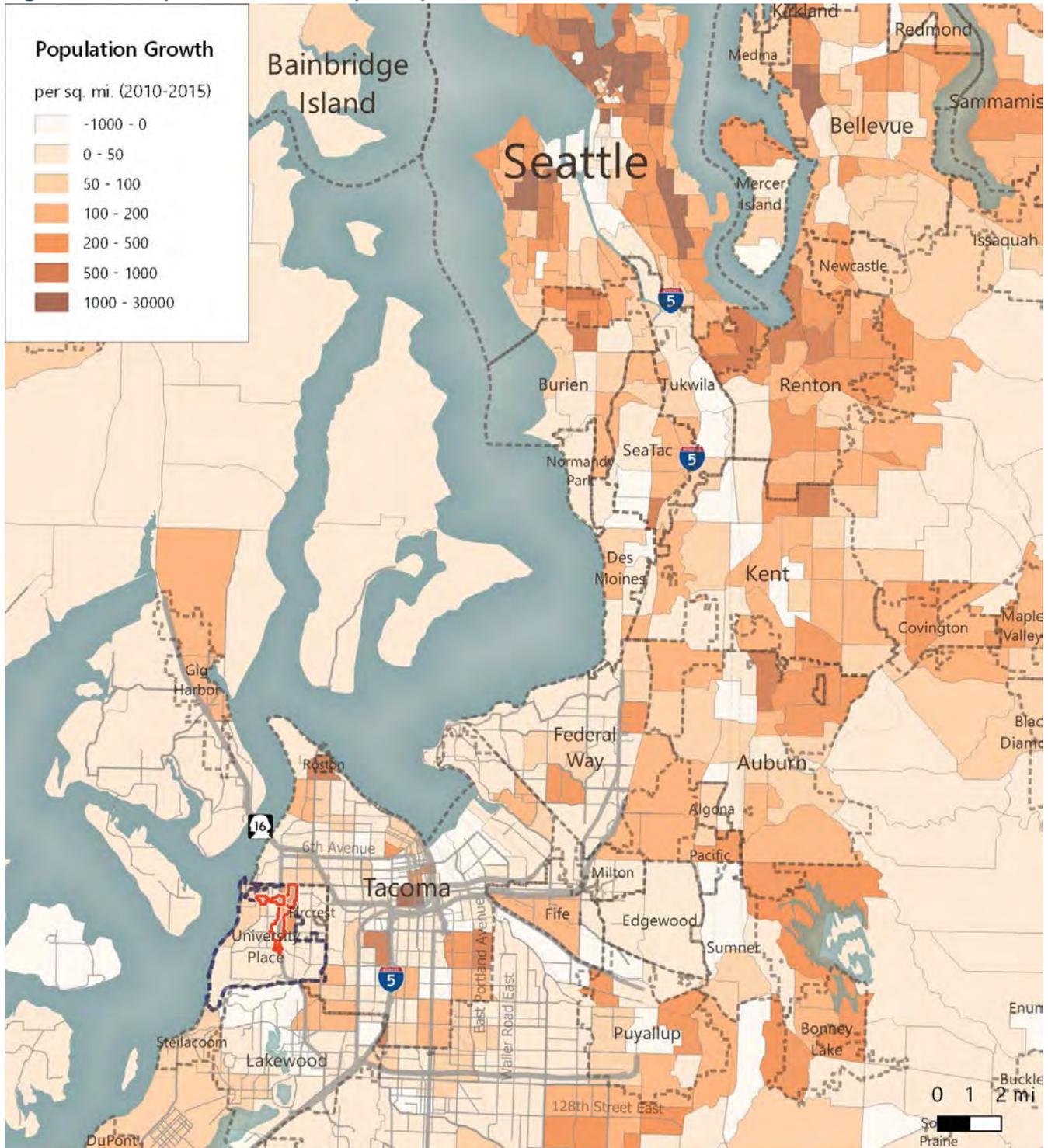
Figure 19 shows that University Place is generally a middle-income community, with some higher income areas on the western edge of the City. There is a concentration of lower-income households towards the north end of the Regional Center. Outside of the Regional Center, higher income households are concentrated along bluff areas with water views (among other areas), while lower income households are concentrated just east, along the I-5 corridor. Real estate developers, including residential and retail developers, will take University Place's identity as a middle-income city into account as they plan their projects. Luxury housing or retail tenants will be rare, while housing and retail targeted to the middle class will be much more common.

## Residential and Commercial Development Patterns

### Urban Housing / Multi-family

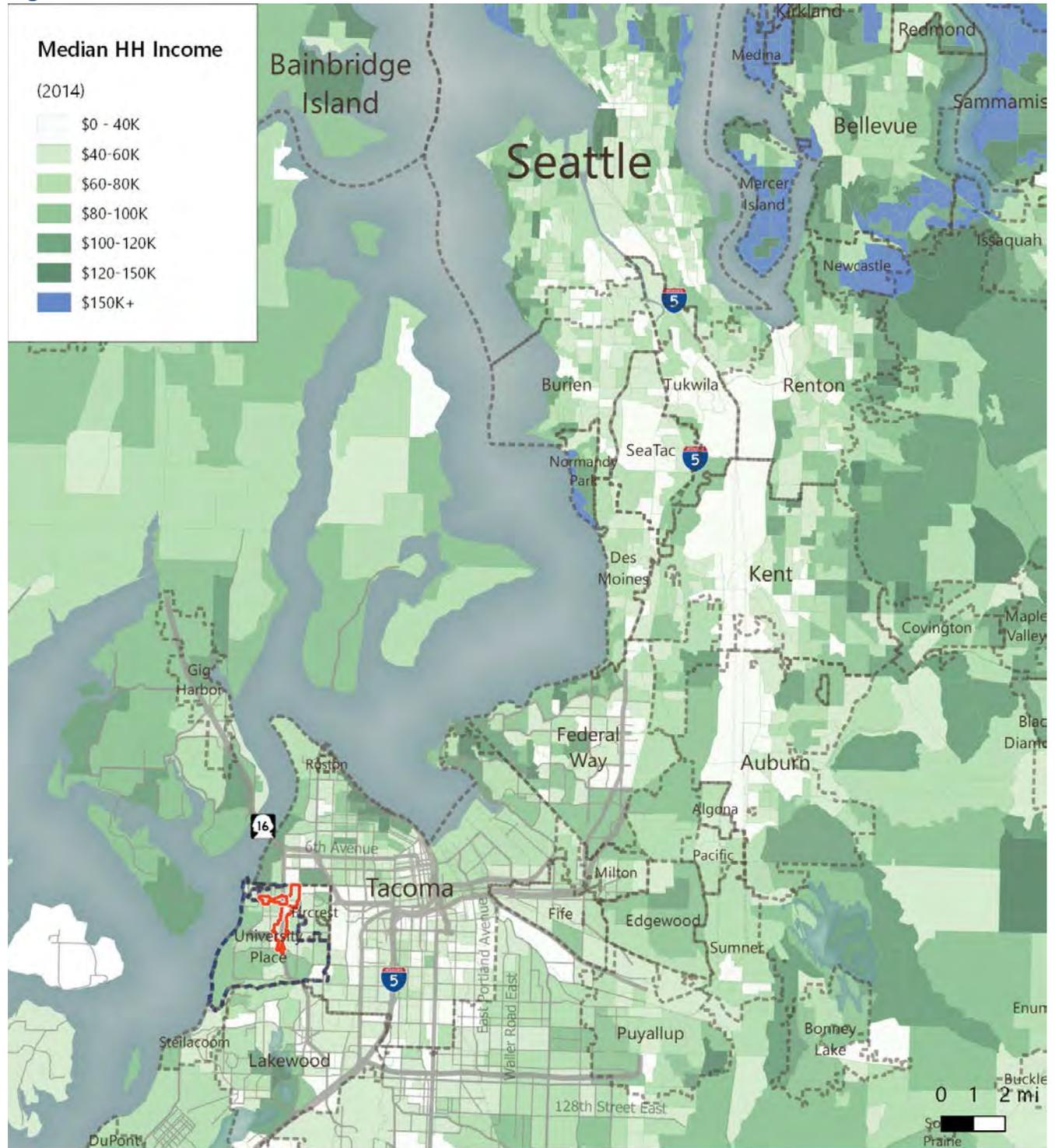
Figure 20 shows multi-family (apartment) projects in University Place and nearby communities. Apartment projects in darker orange were built since 2000; older projects are shown in lighter orange. Two concentrations of recent development are apparent: Downtown Tacoma, and in South Tacoma, near the Tacoma Mall. Both reflect the increasing density of post-2000 development; the projects in Downtown Tacoma in particular reflect peoples' preference for walkable, mixed use, urban places. The Clearview 100 and Latitude 47 projects, both part of the University Place Town Center, are shown on the map, as is the Grandview Senior Living project, towards the northwest edge of the Regional Center.

Figure 18—Population Growth per Square Mile



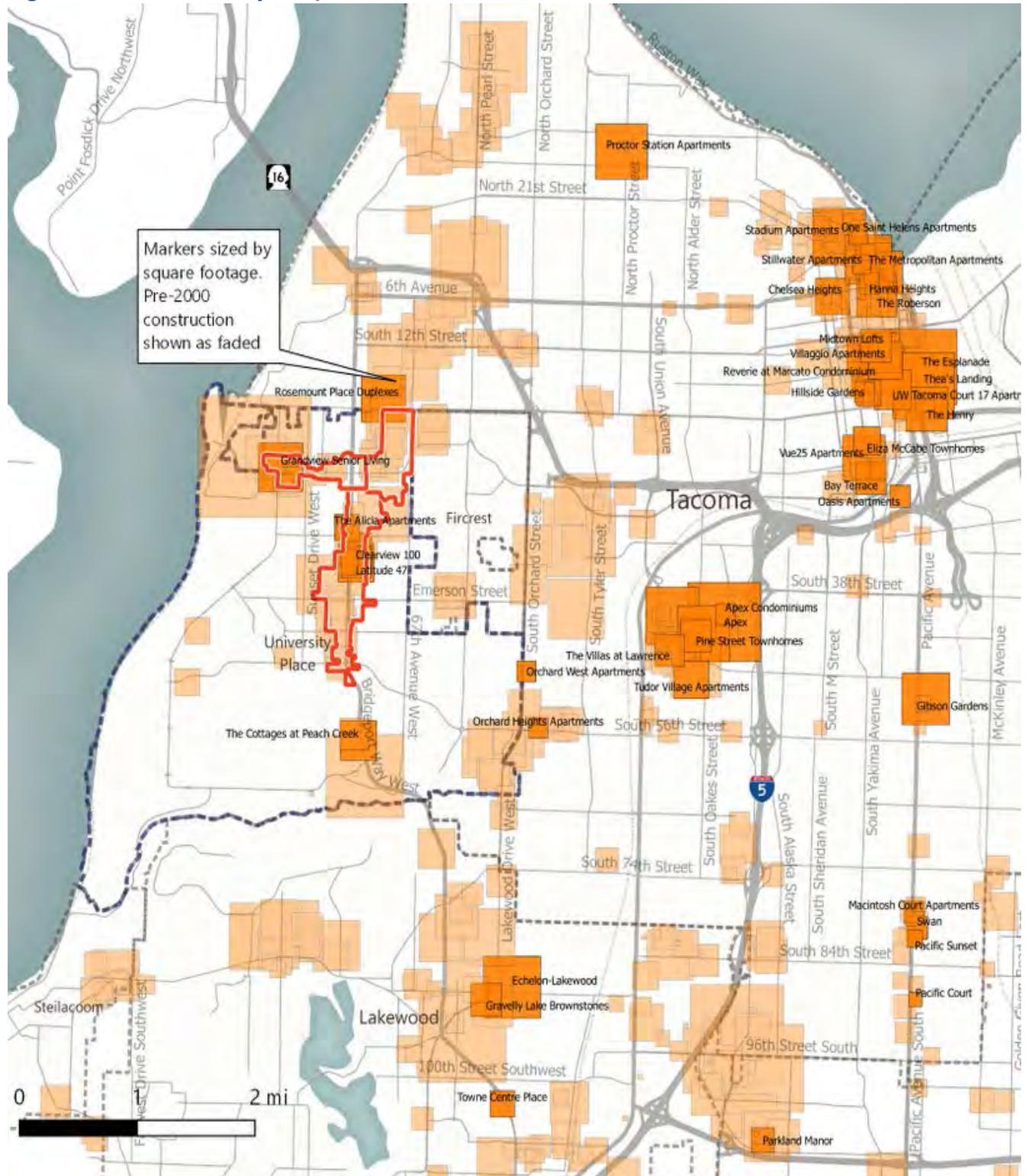
Sources: Environmental Systems Research Institute & Leland Consulting Group

Figure 19—Median Household Incomes



Sources: Environmental Systems Research Institute & Leland Consulting Group

Figure 20—Multi-family Properties, Market Area



Sources: Environmental Systems Research Institute & Leland Consulting Group

## University Place Regional Growth Center Subarea Plan

*Enhancing Livability and Economic Vitality in the Heart of University Place*

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Several different housing types are shown below. Clockwise from top left, these are townhouses, mixed use mid-rise, and single-family homes. LCG expects all of these housing types to be in demand in University Place in the coming decade. Housing densities ranging from mid-rise (near the core of the Regional Center) to townhomes (near the edges) will be most appropriate given the vision for the center and development economics (higher density development types typically replace lower density types in redeveloping centers). On key streets throughout the subarea, multi-family housing over mixed use or active use at the street level will enhance vibrancy of each district. With the typical concept that “retail follows rooftops” in mind, it will be important for residential density to increase in the center to support the active uses at street level throughout. It often takes time for these spaces to be fully leased/occupied, in which case it is important that code provisions allow flexibility in how these spaces are used over time. Retail doesn’t have to be required, and other active uses such as studio space, offices, and even residential with design treatments to support such use can be viable.

Today’s planners are talking a lot about the “missing middle” forms of urban housing that are beginning to be in higher demand as buyers from different generations are seeking different housing options and choices that match ranging levels of affordability and interest. The missing middle includes such forms of housing as townhomes and multiplex units, as well as attached cluster and cottage style developments with smaller homes and shared open spaces/gardens.

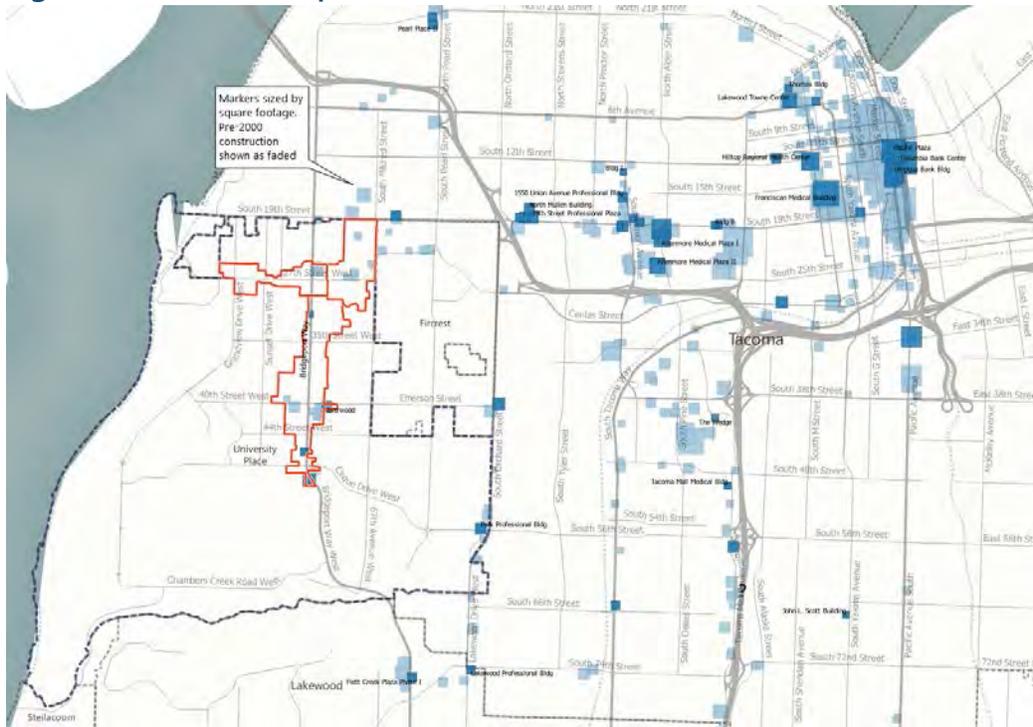


***Multi-family Housing Examples, Including Mixed Use at the Street Level and “Missing Middle”***

## Office / Employment

Figure 21 shows office buildings in University Place and nearby areas, including more recent projects built since 2000 (dark blue), and older projects (lighter blue). The size of each box shown below corresponds to the size (square footage) of each office building.

**Figure 21—Office Properties, Market Area**



Sources: Costar & Leland Consulting Group

Figure 21 illustrates some key takeaways regarding office development:

- When measured by total square footage, most places—including downtowns and regional centers—have seen less total office development compared to multi-family development over the last decade. Urban housing has tended to play a more significant role in mixed use redevelopment projects, and this has been the case in the University Place Town Center and regional centers thus far. LCG expects this trend to continue, as people now require less area to get their jobs done—sometimes a laptop is all that is needed—so office buildings will also tend to be smaller in the future.
- New office development is very location sensitive. Major new projects increasingly are being built in high density mixed use places, particularly downtowns, and adjacent to existing employment clusters such as hospitals. Office developers take the following key criteria into account when deciding whether to build: rental rates (ideally \$30 per square foot triple-net or higher), interest

## University Place Regional Growth Center Subarea Plan

*Enhancing Livability and Economic Vitality in the Heart of University Place*

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from anchor tenants, proximity to highly educated workforce in surrounding neighborhoods, mixed use environment, and regional workforce access via major transportation and transit infrastructure. Weyerhaeuser's move from a suburban campus in Federal Way to Seattle's Pioneer Square district is one such move; Amazon's well-known expansion in South Lake Union is another.

- Some major employers have bucked the downtown trend, but are still attracted to more active, mixed use campuses. For example, new facilities built by Google (Kirkland) and proposed by REI (Bellevue) are close to walking and biking trails, transit, residential neighborhoods, retail, and restaurants. They are more integrated with their surroundings than the single-use office campuses of the past.

Representative images of new office development trends are shown below: adaptive reuse and creative office space. These office development trends often feature larger amounts of social and collaborative space, and "open office" environments, moving away from uniform cubicles. Co-working space, in which sole proprietors and small companies rent small spaces, is also becoming popular. Such spaces can also be tightly integrated with ground floor retailers.

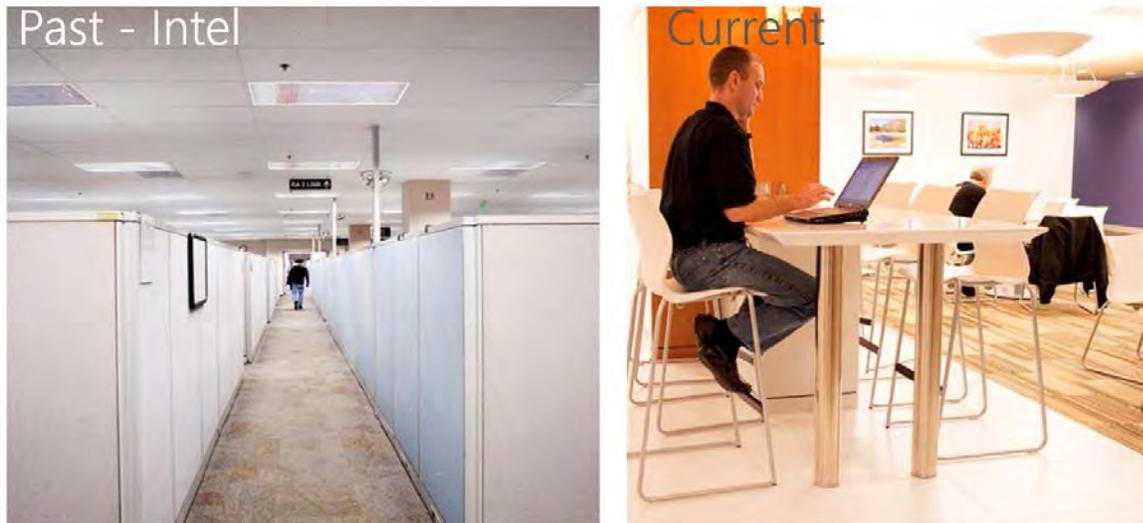
Such office developments are dense and active, and could be good fits in the Town and Regional Centers. However, they tend to be smaller in scale than past office projects, and usually comprise a smaller amount of total development compared to housing.



### ***Adaptive Reuse and Creative Office Space Examples***

Figure 22 shows a representation of the country's changing urban workplace. The left image shows Intel's office space in Hillsboro, Oregon, before a major redesign; the right image shows a more collaborative, open, "alternative" workplace space, after the redesign. Many companies believe this new type of workplace is critical to attracting the best and brightest employees, especially younger, Generation Y workers, who are used to a collaborative, interactive, social, mobile, and less hierarchical work environment.

**Figure 22—The Changing Workplace**



Source: Intel: "Office Work Space Is Shrinking, but That's Not All Bad," New York Times, January 18, 2011.

Older office designs featured:

- Grey cubes
- Limited natural light
- Limited employee collaboration

New workplace designs feature:

- Smaller work stations
- More area for collaboration
- Mobility, telecommuting encouraged
- Higher employee satisfaction and productivity
- Lower workplace reorganization costs

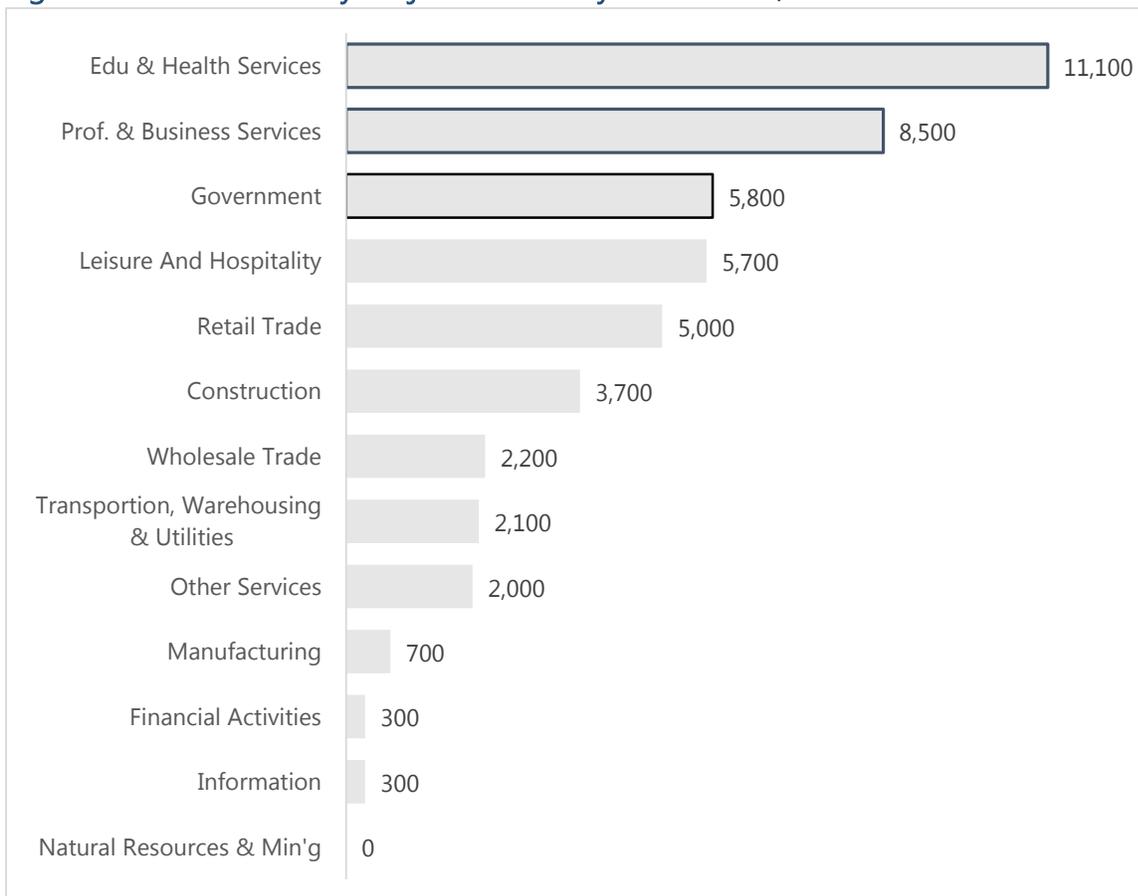
### **Projected Employment**

The University Place Regional Center, along with other major centers in the region, should be competing to capture a significant portion of the region's employment growth. There are three other regional growth centers near University Place: Tacoma Downtown, Tacoma Mall, and Lakewood (and Puyallup Downtown and Puyallup South Hill are also nearby, but farther afield). These centers are likely to be the University Place Regional Center's main competitors for development. As such, it is important to identify which industries are projected to grow (and conversely, decline) to inform future planning efforts and help capture such growth in the regional center.

Figure 23 shows projected industry job growth through 2024 for Pierce County. Education and health services, professional, technical and business services, and government (typically white-collar jobs, but

also three of the currently dominant industries in the County) are expected to see the most growth, while service industry jobs (leisure and hospitality and retail) are also expected to see significant growth. Industrial-oriented jobs, such as manufacturing, wholesale trade, and transportation, warehousing, and utilities are expected to see the least growth, but are also unlikely to significantly feature in PSRC’s designated regional growth centers—these industries are instead more likely to generate jobs in PSRC’s manufacturing industrial centers (the Port of Tacoma is the closest industrial center to University Place). Figure 24 shows sub-industry projected job growth over the same 2014-2024 period.

**Figure 23—Pierce County Projected Industry Job Growth, 2014 to 2024**



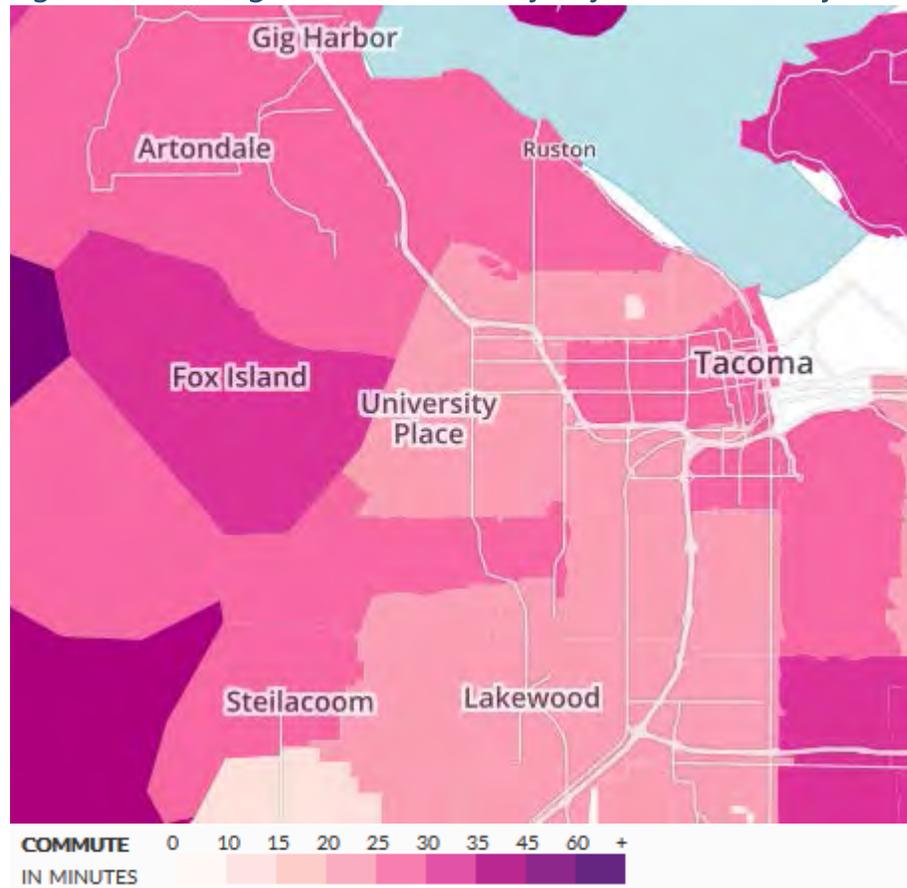
Sources: Employment Security Department/LMPA & Leland Consulting Group

Pierce County is projected to add 47,400 jobs from 2014 to 2024. Over half of these jobs are projected to be in only three industries: education and health services, professional and business services, and government. These three industries are those that typically have a high utilization of office space, and are also increasingly choosing to locate in more urban locations. As such, University Place may be able to capture a significant proportion of this projected employment growth in its subarea districts.



Another important consideration is providing employment opportunities in proximity to where people live—*within* the community. This balance of housing and jobs in communities and regional growth centers can improve quality of life by reducing commute times and related household costs. Figure 25 shows the average commute time by City in the Pierce County area. The average commute time for University Place residents is 24.7 minutes (approximately 10 miles). Bringing more jobs to the community can reduce this average commute time and distance. Additionally, the more people can ride transit, bicycle, or walk to and from work because they live in proximity, the less overall vehicle miles traveled in the region, reducing traffic congestion and related impacts.

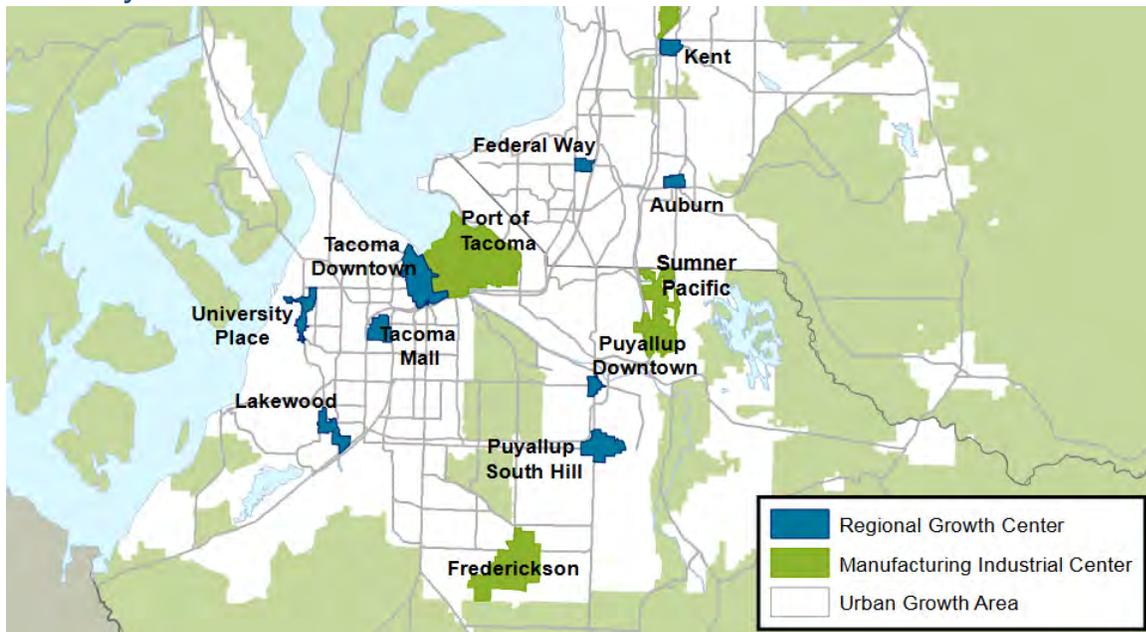
Figure 25—Average Commute Time by City in Pierce County



Source: WYNC

Proximity to manufacturing/industrial centers, focus areas for employment, is shown in Figure 26. The nearest manufacturing/industrial center to University Place is the Port of Tacoma, approximately ten miles to the northeast.

Figure 26—Regional Growth Centers and Manufacturing/Industrial Centers in Proximity to University Place



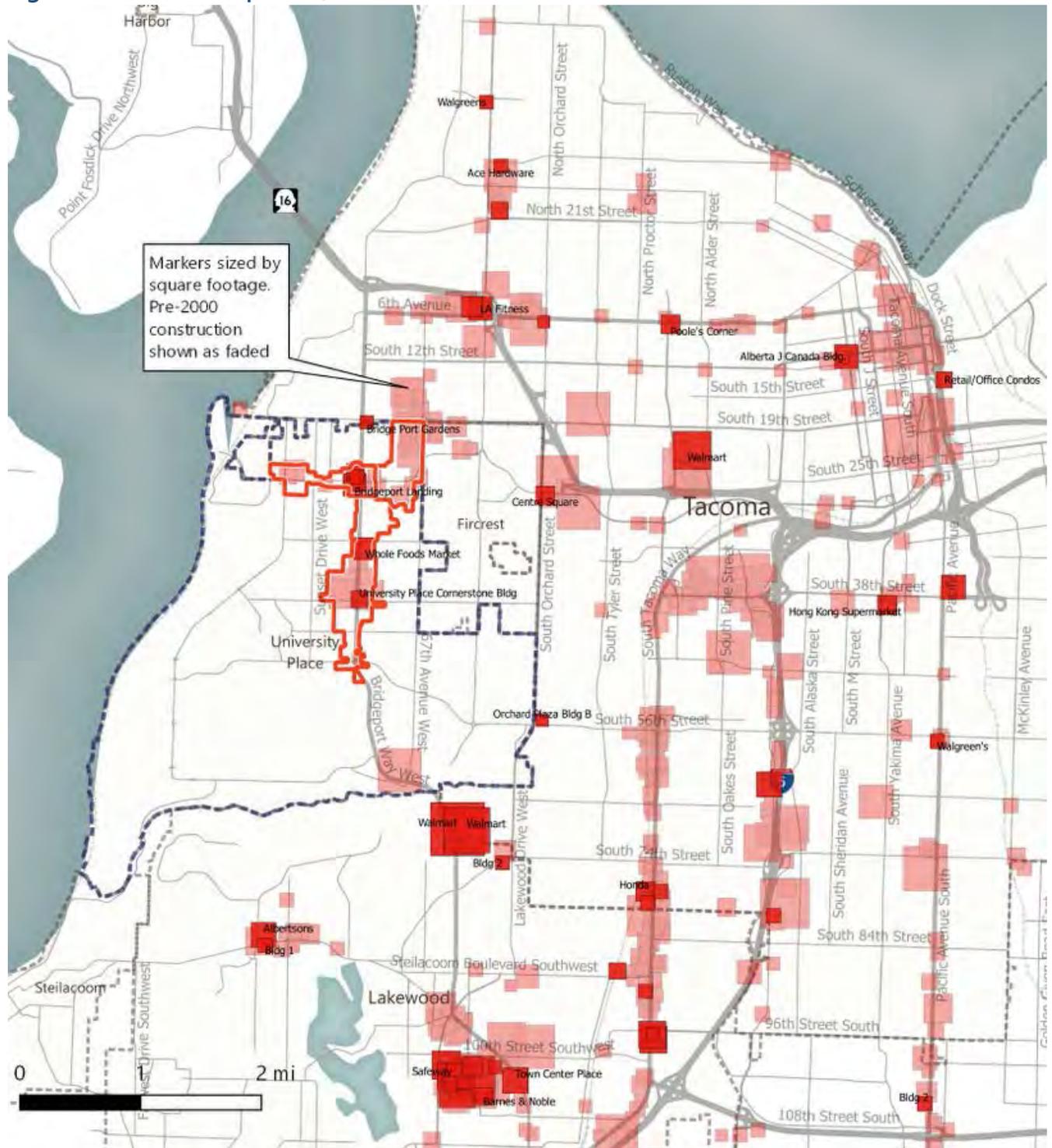
Source: Puget Sound Regional Council

## Retail

Figure 27 shows retail buildings in University Place and nearby areas, including more recent projects built since 2000 (dark red), and older projects (lighter red). The size of each box shown below corresponds to the size (square footage) of each retail building. Like office development, retail development has been slow to recover from the recession, when vacancies were high and rents decreased significantly. While consumer spending has bounced back, retail development has been slow because of the increasing role of online shopping (with fast delivery and easy return policies) and the “overhang” of high vacancies in many retail centers that take time to fill.

Goods and services that can’t be bought as easily online—particularly food, drink, groceries, “experiential” tenants such as yoga, massage, and fitness—have done well, while commodity retailers—most bookstores, video, appliance, and similar—have struggled. Within town and regional centers, most retail is “pulled in” as a small part of a mixed use project in which the dominant use may be housing, office, or healthcare. The retail at the University Place Town Center is one example. Because of University Place’s location—set back from I-5 and Highway 16—it will tend to be a less desirable location for large format-retail such as fashion, and power-center retailers (e.g. Home Depot, Best Buy). These retailers tend to locate in places with the best regional visibility and accessibility, usually either central city downtowns, or along major freeways. Figure 28 shows the types of retailers that tend to be growing and declining nationwide.

Figure 27—Retail Properties, Market Area



Sources: Costar & Leland Consulting Group

**Figure 28—Retail Market Outlook**

<i>Type</i>	<i>Growing</i>	<i>Declining</i>
<b>Food</b>	<ul style="list-style-type: none"> <li>- Grocery (all but mid-priced and traditional)</li> <li>- Fast Casual Restaurants</li> <li>- Food Halls/Artisanal Markets</li> <li>- Upscale Dining</li> <li>- Truck to Bricks</li> </ul>	<ul style="list-style-type: none"> <li>- Grocery (mid-priced unionized and local/regional traditional)</li> <li>- Casual Dining</li> <li>- Priced Out Urban Dining</li> <li>- Underperforming Fast Food Establishments</li> </ul>
<b>Apparel</b>	<ul style="list-style-type: none"> <li>- Luxury Stores</li> <li>- Outlets</li> <li>- Fast Fashion<sup>1</sup></li> </ul>	<ul style="list-style-type: none"> <li>- Mid-priced Apparel</li> <li>- Children’s Apparel</li> <li>- Mid-priced Shoe Stores</li> </ul>
<b>Miscellaneous</b>	<ul style="list-style-type: none"> <li>- Sporting Goods</li> <li>- Fitness/Health Clubs</li> <li>- Medical Users</li> <li>- Clicks to Bricks<sup>2</sup></li> <li>- Tax Services</li> <li>- Convenience Stores</li> <li>- Check Fashion</li> </ul>	<ul style="list-style-type: none"> <li>- Dollar Stores</li> <li>- Pet Supplies</li> <li>- Consumer Electronic</li> <li>- Office Supplies</li> <li>- Bookstores</li> <li>- Toy Stores</li> <li>- Video Stores</li> <li>- Shipping/Postal Stores</li> <li>- Drug Stores</li> <li>- Retail Bank Branches</li> </ul>
<b>Home related</b>	<ul style="list-style-type: none"> <li>- Home Improvement/DIY</li> <li>- Home Furnishings</li> <li>- Furniture Stores</li> </ul>	

Source: Cushman & Wakefield, Retail Update Presentation, 2015

1 Lower cost clothing retailers that focus on current fashion trends

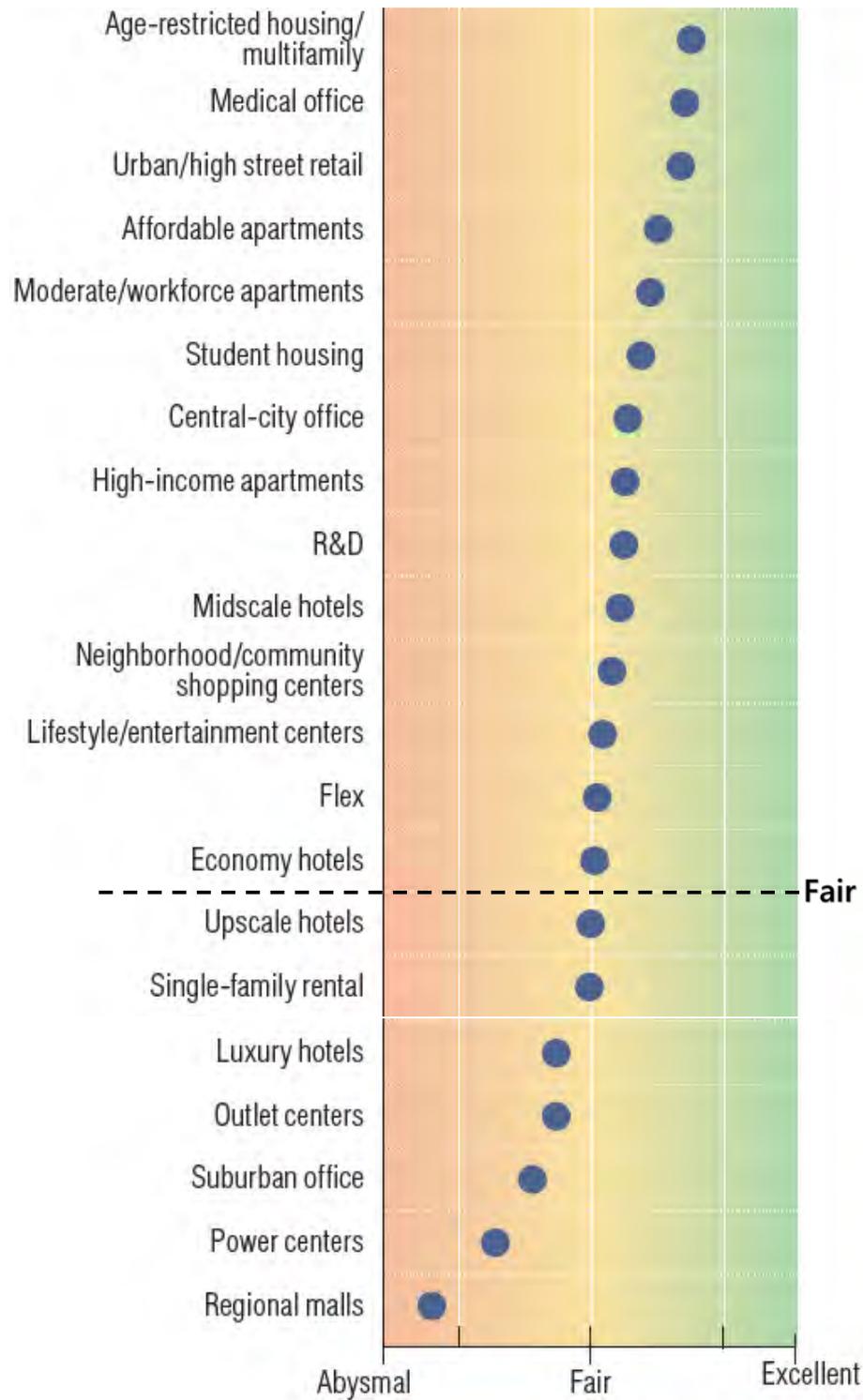
2 Technology start-ups; online retailers that open physical stores

## General Development Considerations

Figure 29 shows the ULI’s “development prospects” forecast for 2017. While this is a relatively short-term forecast (i.e., for several years, rather than the 20-year time horizon of this work), it is a good general barometer for the type of development that the private sector will be looking to build.

The most promising development prospects, per ULI, are multi-family properties (including age-restricted, affordable, luxury and student housing), medical and central city office, urban/high street and neighborhood retail, economy and midscale hotels, and lifestyle centers. Traditional suburban building formats, such as suburban office, power centers, outlet centers, and regional malls, are given the least favorable development prospects by ULI.

Figure 29—Development Prospects by Type, Urban Land Institute, 2017



Sources: Urban Land Institute & Leland Consulting Group

## Placemaking—the Neighborhood as the Amenity

“Placemaking”—capitalizing on a location’s distinctive natural, built, and cultural features in order to make a place that residents and visitors have an emotional connection to—is a critical part of any great regional or town center. Some of the ingredients of placemaking that have made other places successful and memorable are shown below. While these ingredients create personal connections to place, they can also be of tremendous value to developers, commercial tenants, and others in the real estate business, because they create additional financial value and increase the chance that potential customers will come to a regional or town center.



### *Characteristics of great places that are attractive to residents*

Some placemaking elements that could be a good fit for University Place are listed below. The regional center should be a “distillation” of the identity and brand of the City as a whole. The features that attract residents and visitors to the City should ideally be present in the regional center. For example, the wine-growing culture present throughout the Walla Walla region is particularly vibrant in downtown Walla Walla, through tasting rooms, restaurants, culinary stores, and more.

Cultural opportunities focused around Chambers Bay, new Town Center activities, and the emerging strength of the hometown at the center of the University Place lifestyle are characteristics that can help to influence placemaking and the sense of place in the subarea. Other opportunities include:

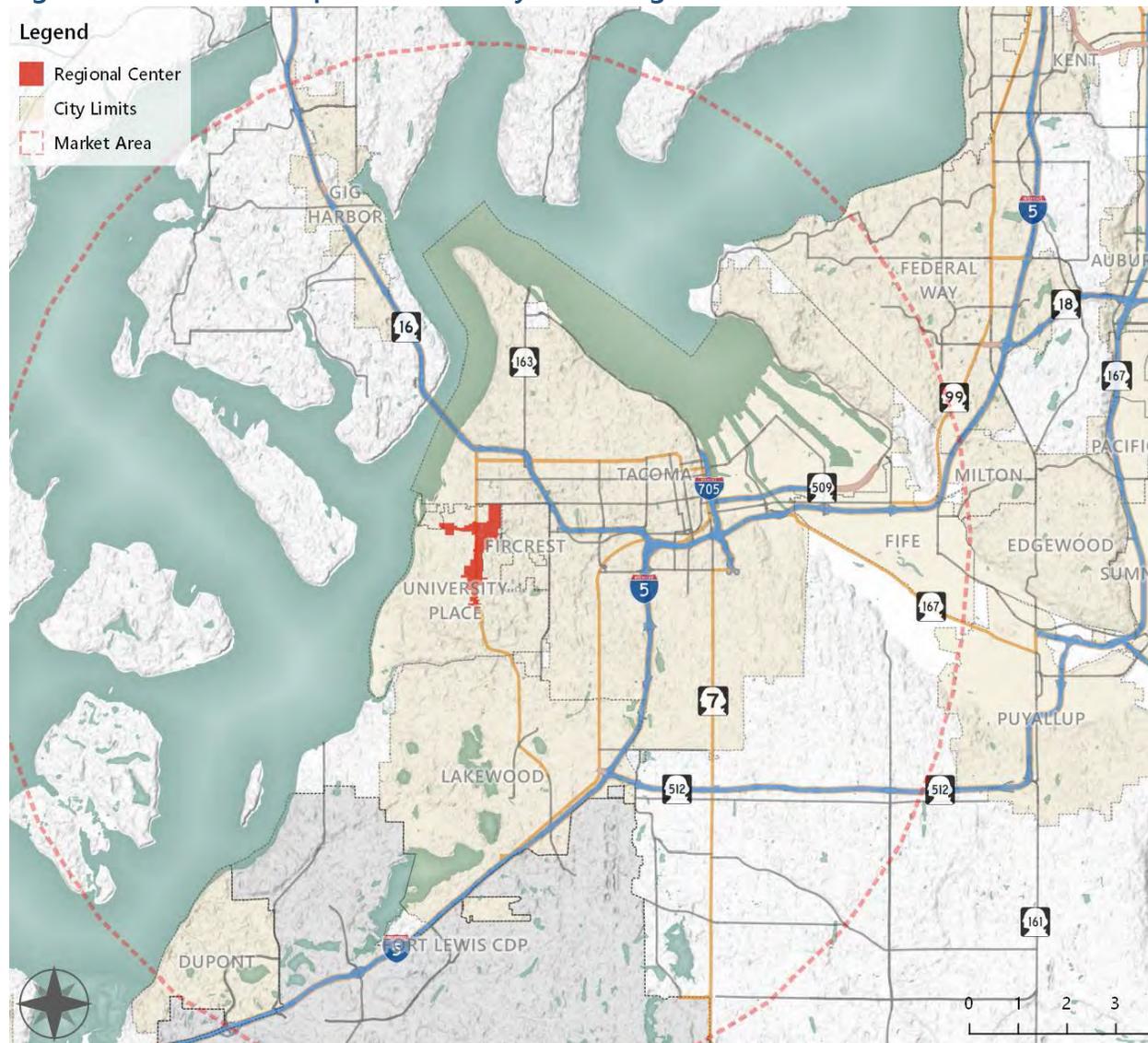
- Bike and pedestrian trails and infrastructure, and access to trails located to the west
- Open space, and access to open space and waterfront views
- Events and festivals
- Family-friendly retailers and events
- Golf oriented retailers and services
- Arts focus
- Other stores, businesses, institutions, and events that reflect special elements of University Place

## Development Forecast

### Methodology

This section of the subarea plan provides a forecast of real estate development in the University Place Regional Center and surrounding market area. The market area is defined as a 10-mile radius from the center of University Place, which equates to a 20- to 30-minute drive time to or from the Regional Center (the average commute time for University Place residents is 24.7 minutes). The map below (Figure 30) shows the location of the University Place Regional Growth Center in relation to surrounding cities in the region and the 10-mile market area.

**Figure 30—Locator Map and University Place Regional Center Market Area**



Sources: Puget Sound Regional Council, Pierce County, and Leland Consulting Group

## Growth Rates

Figure 31, the table below, summarizes development growth rates per sector from 2000 through 2016 for the University Place Regional Center, the City of University Place, and the 10-mile Market Area.

**Figure 31—Existing Development Annual Growth Rates, University Place Regional Center, 2000-2016**

<i>Annual Growth Rate</i>	<i>Office</i>	<i>Retail*</i>	<i>Housing</i>	<i>Ind.</i>	<i>"Other"</i>	<i>Avg.**</i>
UP Regional Center	1.36%	0.20%	0.59%	0.00%	0.00%	0.72%
City of University Place	2.05%	-0.04%	0.46%	0.53%	n/a	0.82%
10-mile Market Area	0.70%	0.42%	0.76%	1.24%	n/a	0.63%

Sources: Costar and Leland Consulting Group

\* Retail data is unavailable pre-2006, so the annual growth rate is calculated on 10 years of data.

\*\* Average is for Office, Retail, and Residential only. With "Industrial" and "Other," the average for the regional center is 0.43%.

### Key Takeaways from Analysis of Growth Rates Include the Following:

- On average, development in the regional center has grown faster than the 10-mile market area but slower than the City, largely driven by the rapid development of office in the overall City and the presence of industrial development outside the regional center.
- Residential growth has been slow but relatively consistent in the regional center, City, and 10-mile market area, with growth rates between 0.5 and 0.8 percent. In the regional center, there were three properties built between 2000 and 2016, adding just under 300 dwelling units to a base inventory of 2,400 units. Residential is currently the predominant land use in the regional center.
- The office sector is growing significantly faster within both the City of University Place and the regional center than any other sector. This growth was due to the construction of five office buildings, which added over 100,500 square feet to a base inventory of 360,000 square feet. Further, office growth in the market area is significantly slower, indicating that regional office has been clustering within City of University Place and the regional center.
- The retail market has been stagnant, with most development occurring in the wider market area instead of the regional center. In fact, the City of University Place saw negative growth in the retail sector between 2000 and 2016, despite positive growth in the regional center. Within the regional center, there was only 70,000 square feet added to a base inventory of about 1.1 million square feet between 2000 and 2016. It is worth noting that although the retail sector experienced near-zero growth, it remains one of the predominant land uses in both the regional center and the overall City (second only to residential).

- There were no new industrial and “other” (which include hospitality, sports and recreation, healthcare, and specialty uses) properties added to the base 2000 inventory in the regional center. Additionally, the industrial sector and those considered “other” have the least building square footage in the regional center with only 160,000 square feet and 290,000 square feet of space, respectively. With that said, there are significantly more industrial buildings within the regional center than in and adjacent to the rest of the city, with 18 versus 6 buildings. Industrial buildings within the regional center are, on average, smaller than those in the rest of the city, with the 18 buildings averaging 7,000 square feet and the 6 other buildings in the city or adjacent to it averaging about 20,000 square feet. Of the 6 other buildings, 3 are located in Narrows Marina (of which two are significant in size), and the other 3 are clustered around Custer and Lakewood Road just southeast of University Place in the City of Lakewood (with only one of these being significant in size).

### Future Development

This section provides an estimate of the total development square footage per sector that may be built in the regional center over the next 20 years. It is important to note that these estimates do not take into account the overall feasibility of development, such as spatial limitations or property availability for redevelopment, and should only be considered as potential trends or guidelines based on certain growth rates.

PSRC produces a “*baseline*” and “*vision*” series for their regional and small area forecasting.<sup>1</sup>

For the baseline growth rate scenario in this analysis, we use the PSRC *baseline* growth rate for the market area (10-mile radius) for all development types. For context, at an average annual growth rate of 0.78 percent at the PSRC *baseline* level, the market area would see population growth increasing from 565,683 in 2010 to 728,299 in 2040.

For the medium growth rate scenario, this analysis uses PSRC’s *vision* growth rate for the City of University Place. We assume that the regional center will capture a significant amount of development within the City limits, and this rate reflects a moderate capture rate.

For the high growth rate scenario, we use PSRC’s *vision* growth rate for designated regional growth centers within the Puget Sound Region. PSRC has designated these centers as locations of the region’s most significant business, governmental, and cultural facilities and are planning for growth. These centers have been deemed to be central places with a mix of uses and activities connected by

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<sup>1</sup> The *Baseline* series projects future growth strictly as a function of historical trends (and land constraints), while the *vision* forecast is intended to be reflective of the policies of the constituent local governments (though still a realistic, regionally-controlled growth total).

efficient transportation. The *vision* growth rate for these centers is assumed to reflect an aggressive capture rate for the University Place regional growth center, as shown in Figure 32, below.

**Figure 32—Projected Development Annual Population Growth Rates, 2017-2037**

<i>Average Growth Rates</i>	<i>Baseline CAGR (MA Base)</i>	<i>Medium CAGR (UP Vision)</i>	<i>High CAGR (RGC Vision)</i>
Office, Housing, & "Other"	0.81%	1.88%	2.79%
Retail*	0.32%	0.76%	1.12%

Sources: Puget Sound Regional Council & Leland Consulting Group

\*Retail growth rates have historically been about one-third as fast as area population growth, and therefore a lower rate is warranted

In order to calculate realistic projections, the baseline growth rate scenario for the 20-year planning period (0.81 percent) should be similar to the historical (2000 to 2016) average development growth rate for the University Place Regional Growth Center, as this represents the "business-as-usual" scenario. As such, the average annual growth rate across office, retail, and housing development from 2000 to 2016 is almost equal to the projected baseline growth rate scenario shown in the table above.

For retail, the situation is not as straightforward. Between 2000 and 2016, retail development grew only one-third as fast as residential development. As densities increase in the regional center it is likely that retail development will marginally increase, so for retail a growth rate 40 percent of residential growth rate is used. As such, the projected growth rates (baseline, medium and high) are likely to be about 40 percent of the growth rates for office, residential, and "other".

Forecasts should also be used and implemented within the context of past and existing development trends.<sup>2</sup> Past development trends will indicate which growth rate is more likely. For example, retail is forecasted to add another 440,000 square feet to its existing inventory under the "high" growth rate scenario, yet the last 17 years has seen relatively little development, so it is more likely that the baseline scenario will be appropriate. Similarly, the office sector has experienced significant development activity over the past 17 years, with a growth rate of over three percent, so the "high" growth rate may be more likely.

<sup>2</sup> Development forecasts for each sector are based on the same growth rates (with the exception of retail, which is 60 percent lower), as discussed earlier in this report, and the forecasts apply these growth rates to the existing inventory square footage (as of the end of 2016).

## Summary of Forecasted Development

As shown in Figures 33 and 34 below, development projections at the baseline level are relatively modest. The medium and high levels, however, will increase total development square footage in the regional center by an average of 39 to 62 percent.

**Figure 33—Forecasted Development Summary Table, University Place Regional Center, 2017-2037**

	<i>Residential (units)</i>	<i>Residential (sf)</i>	<i>Office (sf)</i>	<i>Retail (sf)</i>	<i>Other (sf)</i>	<i>Total (sf)</i>
<b>2017 Inventory</b>						
Existing	2,613	2,674,482	448,525	1,104,486	290,032	4,517,525
<b>2037 Total</b>						
Base	3,065	3,137,413	526,161	1,177,501	340,234	5,181,310
Medium	3,810	3,899,257	653,926	1,285,448	422,852	6,261,483
High	4,531	4,637,213	777,685	1,378,980	502,879	7,296,757
<b>Net New</b>						
Base	452	462,931	77,636	73,015	50,202	663,784
Medium	1,197	1,224,775	205,401	180,962	132,820	1,743,957
High	1,918	1,962,731	329,160	274,494	212,847	2,779,231

Source: Leland Consulting Group

**Figure 34—Total Increase in Development Square Footage**

		<i>% Increase: 2017 to 2037</i>
	<i>Base</i>	15%
	<i>Medium</i>	39%
	<i>High</i>	62%

Source: Leland Consulting Group

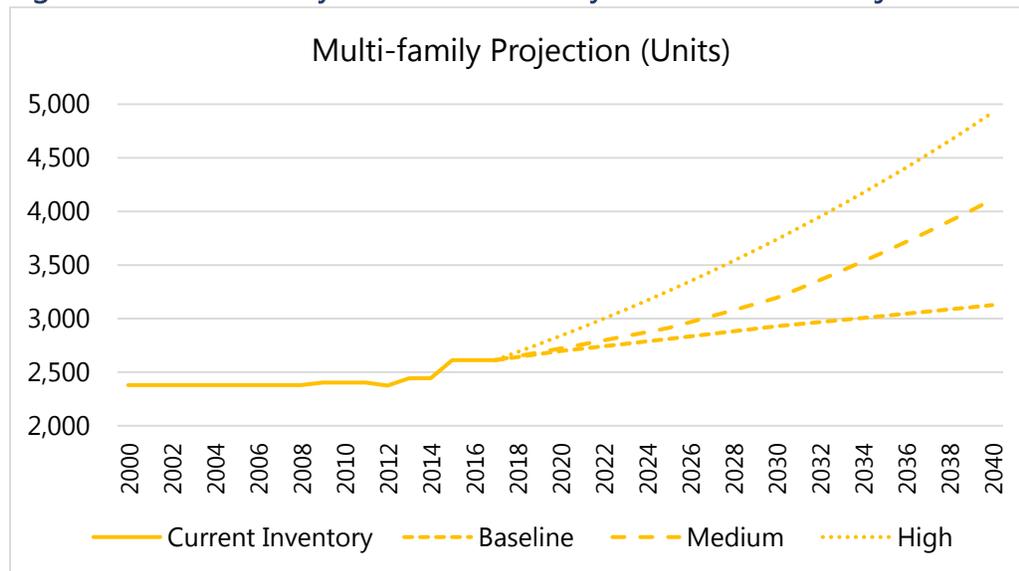
## Residential Development

The housing sector experienced no development activity until 2009, and has since added 294 units, increasing its inventory of multi-family units by over one-tenth (a growth rate of 1.2 percent). Looking ahead, the housing sector may be most likely to follow the medium growth rate scenario. Figure 35 shows the forecasted projection for multi-family housing in the region.

## Office Development

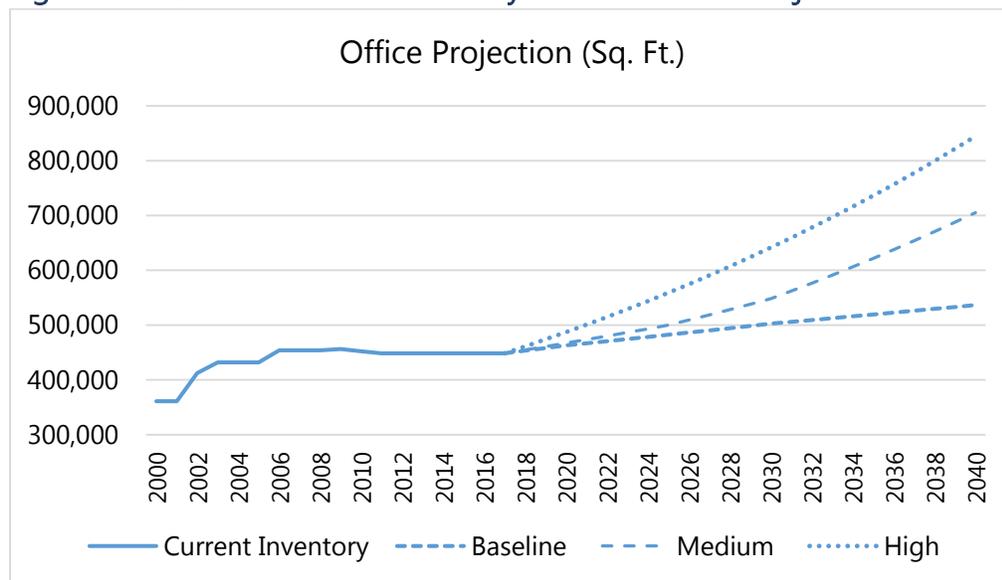
The office sector experienced significant development activity between 2000 and 2008 and, while development activity has been sparse since the recession, the regional center should see increased rates of office development as other development types, particularly housing, increase. Medical and central city office will likely be the more dominant office building type. Figure 36 shows the forecasted projection for office use.

Figure 35—Multi-family Historical Inventory and Forecasted Projection



Sources: Costar, Puget Sound Regional Council, and Leland Consulting Group

Figure 36—Office Historical Inventory and Forecasted Projection



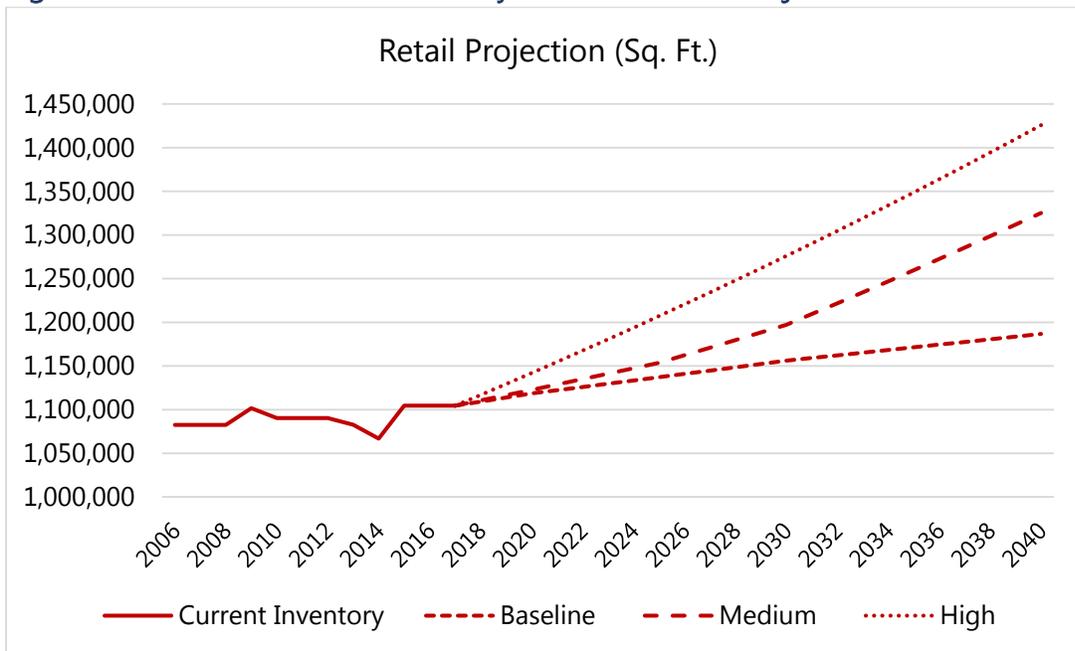
Sources: Costar, Puget Sound Regional Council, and Leland Consulting Group

## Retail Development

The sheer volume of retail square footage may be the reason for the lack of new retail development. In fact, the total number of retail properties actually declined between 2006 and 2017. As such, additional square footage will likely be in the form of infill and/or rehab development and more closely follow the baseline growth rate projection. With that said, the rate of development may

increase at a later date. Figure 37 shows the historical inventory and forecasted projection for retail in the region.

**Figure 37—Retail Historical Inventory and Forecasted Projection**



Sources: Costar, Puget Sound Regional Council, and Leland Consulting Group

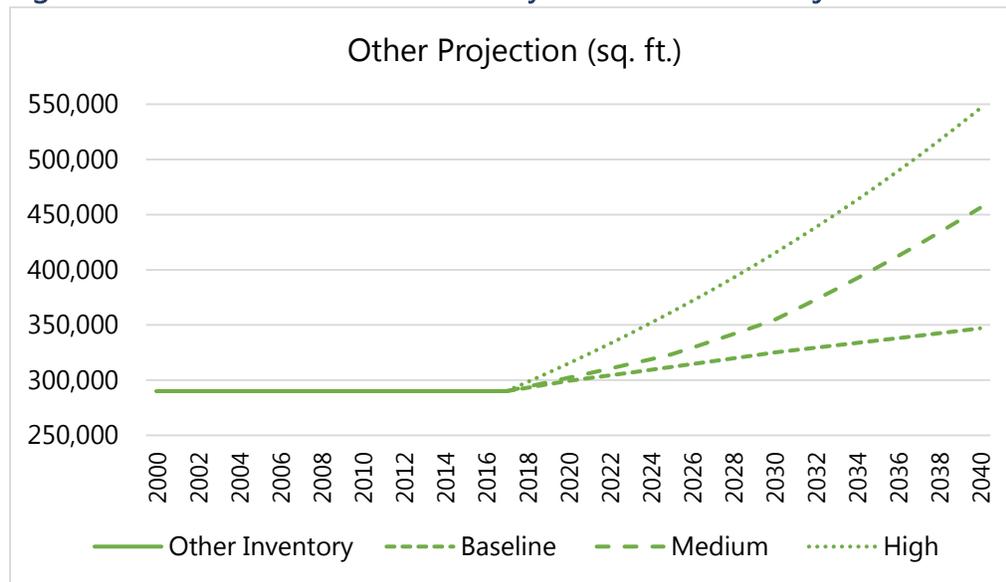
### “Other” Development

The “other” property projection is more complicated, as it includes a range of property types, including hospitality, sports and recreation, healthcare, and specialty. While there have been no new buildings, increased housing and employment will increase demand for certain complimentary building types, particularly hospitality and healthcare. Figure 38 shows the forecasted projection for these other types of uses in the region.

### Market Cycles

The actual pace of development will be “lumpier” than the development forecast figures shown above. The development industry operates in cycles as illustrated below, beginning in a downturn or recession, then moving to recovery, expansion, and hypersupply (an overbuilt market). Essentially, when a market becomes overbuilt or over-supplied, developers halt building for some time.

Figure 38—“Other” Historical Inventory and Forecasted Projection



Sources: Costar, Puget Sound Regional Council, and Leland Consulting Group

The great recession, officially between 2007 and 2009, is one example of market cyclicity, as overbuilding in the single-family home market, along with diminishing household resources and demand, caused a rapid decline in single family home production among other economic impacts. Another example is shown below: according to Figure 39, IRR (a commercial real estate appraisal and services firm), believes that the Puget Sound Region multi-family housing market is in a rapid expansion phase, and could head into hypersupply sometime soon. That said, the pace of improvement in the Pierce County market overall is expected to continue to increase as neighborhoods surrounding downtowns and centers contribute to the renaissance with strong interest in housing; including new multi-family geared toward professionals working in the CBD (as indicated in Kidder Mathews’ 2017 Real Estate Market reports). It is possible that real estate development will go through another downturn in the next few years; in any case, a downturn is likely during at least one point in the 20-year time frame for this study. Nonetheless, the long-term dynamics described in this report should remain reliable.

Figure 39—Puget Sound Region Multi-family Market Cycle



Source: Integra Realty Resources

## Real Estate Market Conclusions and Recommendations

The University Place Regional Growth Center, which consists of three distinct sub-districts, is well placed to capture a significant portion of the demand driven by high growth projections for population and employment in the region. Scenarios developed by PSRC project that population and jobs in the University Place market area will grow by between 0.8 and 2.8 percent annually through 2037. Therefore, the question is not whether University Place and the Regional Center will grow, but rather how much and what form this growth will take.

The regional center has already seen significant development which will likely continue given the strong market conditions in the Seattle metropolitan area. Building the identity of the three districts will enable each to be successful. Each district should focus on placemaking, enhance the existing strengths and assets (discussed earlier in this report), and ensure future development is in keeping with the City's overarching goals and community principles.

University Place's existing demographic and socioeconomic conditions support continued development of multi-family housing, and to a lesser degree, employment and general commercial development.

New commercial development should focus on high growth industries, such as healthcare and education services and professional and business services, while also maintaining focus on housing and supportive retail uses.

### Office and Employment

New office and employment development should focus on high-growth industries, such as healthcare and education services, technology, and professional and business services. Office spaces that emphasize adaptive reuse, a mixed use environment integrated with multi-modal transportation and surrounding neighborhoods (e.g., Google and REI), "co-working," and "creative" office have been the most successful in recent years, and will be the best fit for University Place. These spaces are the most likely to attract business owners who are already in University Place, or would consider moving there. Nonetheless, office and employment development is likely to be somewhat slower than it has been in past decades, as employees require less space and can work remotely (from home), and new employment development is focusing in the downtowns of the region's largest cities. The planning team projects demand for between 78,000 and 329,000 square feet of office space over the next 20 years.

### Housing

As stated above, the University Place market area is expected to continue to grow, and the planning team projects demand for between 450 and 1,900 new housing units in the regional center over the next two decades. This demand will come from a variety of demographic sources, which University Place should plan proactively to attract.

- Young people, including Generation Y. Generation Y, now in their 20s and 30s, have shown a strong propensity to living in mixed use and urban locations. This is expected to continue, even as Generation Y begins to start families and look for larger housing units that accommodate kids.
- Baby Boomers will make up an increasing share of the population and many will be looking for low-maintenance, “lock and leave” housing that is easily accessible to a variety of amenities including retail, restaurants, social opportunities, and healthcare.

Given the community’s safe, high quality environment and successful Town Center, the University Place Regional Center has a great foundation on which to market itself.

### Leveraging the Strengths and Special Attributes of University Place

University Place and the Regional Center should be known for and can leverage its strengths and “competitive differentiators” in attracting sectors of the market. These are the special qualities that potential residents, business owners, or visitors either are already aware of, or could be cultivated further to make people aware of them. For the City of University Place, these include:

- Chambers Bay Golf Course
- Sweeping views of Puget Sound and the Chambers Creek Regional Park
- Parks and trails, overlooking Puget Sound, and in other locations throughout the community
- Easy access to major regional destinations including downtown Tacoma, regional retail destinations on I-5, and recreation to the west
- Access to healthy foods, shopping, and public services
- A quality, family-oriented community considered to be a great place to live
- Quality school district
- Access to medical, dental, and other health services
- Safety

Great downtowns and regional centers are a “distillation” of the best-loved and most unique aspects of the larger community. For example, downtown Walla Walla contains a concentration of wine tasting rooms and restaurants featuring products from the area. University Place’s Regional Center should likewise celebrate, showcase, and promote aspects of the City’s identity, such as:

- Family friendly retailers, restaurants, events, and festivals
- Good pedestrian and bicycle access to Soundview Drive and other locations with views of Puget Sound
- Retailers that provide golfing gear and clothing, and restaurants that can serve groups after they leave the course

In addition, the following commercial categories are growing, and present good opportunities for the Regional Center given the City's demographics and character:

- Convenient, Casual Restaurants
- Food Halls, Artisanal Markets, and Food Trucks
- Sporting Goods
- Fitness/Health Clubs
- "Neighborhood Scale" Healthcare Providers
- Fast Fashion (Lower Cost Clothing Retailers that Focus on Current Fashion Trends)

Recommendations specific to each district follow.

### **Town Center District**

The Town Center District is the heart of the regional center. It possesses almost all the major recent commercial development, including grocery stores, banks, general merchandise, and service-based retail. Multi-family properties are also prevalent in the Town Center District, providing immediate demand for the surrounding commercial uses. The district possesses the largest parcel sizes and has opportunities for new or infill development, particularly mid-rise mixed use properties.

### **27<sup>th</sup> Street Business District**

Of the three districts in the University Place Regional Center, the 27<sup>th</sup> Street Business District is generally the most established and built out with neighborhood-serving local businesses. Development opportunities should fit the scale of this district and generally smaller parcel sizes, and will likely include "missing middle" housing types (e.g., townhouses and duplexes), low-rise (three to four story) apartments, and neighborhood serving employment and retail.

### **Northeast Mixed Use District**

The Northeast Mixed Use District is the most mixed in terms of land use. It is currently home to a variety of retail, rental housing, and industrial development. There are a number of large and underutilized properties. These attributes offer both opportunities and challenges. They may offer opportunities for large-scale redevelopment and change, such as office/employment campuses and mixed use residential-over-retail projects. However, developers are most attracted to districts with an already-established sense of place, like the Town Center. In the Northeast district, the City should be opportunistic; wait for and react to private sector development proposals; improve pedestrian, bicycle, and transit connections to the other two districts; and be aware that one or more of the large underutilized parcels could be a good fit for a major employer or mixed use developer.

## Proposed Zoning and Urban Form

A new framework for zoning and urban form is proposed to support implementation of the vision for the subarea and each district, the guiding principles, and applicable Comprehensive Plan policies. Figure 40 depicts the new zoning map for the subarea. It should be noted that the proposed zoning seeks to guide the building form and height in each category and provide more flexibility related to the types of specific uses that could be redeveloped as discussed in more detail below.

### Zoning Categories

The new zoning categories proposed for the subarea districts encourage a vibrant mix of land uses and compact urban form along key corridors and surrounding activity hubs through redevelopment over time. The zoning categories also provide the ability for the City to allow a more flexible framework of land use growth that can adapt to market conditions over time. There are fewer categories proposed than currently exist. This will help to clarify the desired type of redevelopment and streamline the development approvals process, while also encouraging best practices in design and development. The City's current zoning framework will need to be updated to integrate these categories and existing use tables will need to be adapted as part of this process.

The proposed zoning is designed to maximize density and urban form along Bridgeport Way in the Town Center core and at key nodes throughout the subarea, while at the same time providing lower-height zoning categories that transition back from the core area to surrounding neighborhood zoning. The four new zoning categories are described below.

#### Mixed Use Residential (MUR)-75

The Mixed Use Residential (MUR)-75 zoning category is proposed for the Town Center District and the 27<sup>th</sup> Street District. MUR-75 would allow a 75-foot height limit for buildings, which is generally seven stories of development. Building types such as five wood frame stories over a two-level concrete podium or five wood frame stories over a single-level podium, similar to what has recently been constructed in Town Center, could be developed. Other types of construction that exceed the 75-foot height limit also are possible. For example, the Town Center zone currently allows buildings up to 120 feet in height within portions of the Village at Chambers Bay. Similarly, the replacement MUR-75 zone may be crafted to accommodate heights in excess of 75 feet, up to a 120-foot-height, where conditions warrant an increased height. The form of development under MUR-75 would generally be mixed use with a focus on residential in the top floors with active uses at the ground floor level. On main streets, such as Bridgeport Way and 27<sup>th</sup> Street, it would be anticipated that the ground floor level would support retail, office space, and other active uses, while on other street frontages, the ground floor levels could be designed to support residential. The anticipated density range for development of this form would be 60 to 100+ units per acre (gross).

### **Mixed Use Residential (MUR)-45**

MUR-45 is proposed throughout the subarea (within all districts), and similar to MUR-75 focused on residential mixed use, but at a 45-foot maximum building height. This height typically supports construction of four-level wood frame building (or other construction type). The form of development would generally be mixed use with a focus on residential in the top floors with active uses at the ground floor level. On main streets, ground floor levels would support retail, office space, and other active uses, while on other street frontages, the ground floor levels could be designed to support residential. The anticipated density range for development of this form would be 40 to 60+ units per acre (gross).

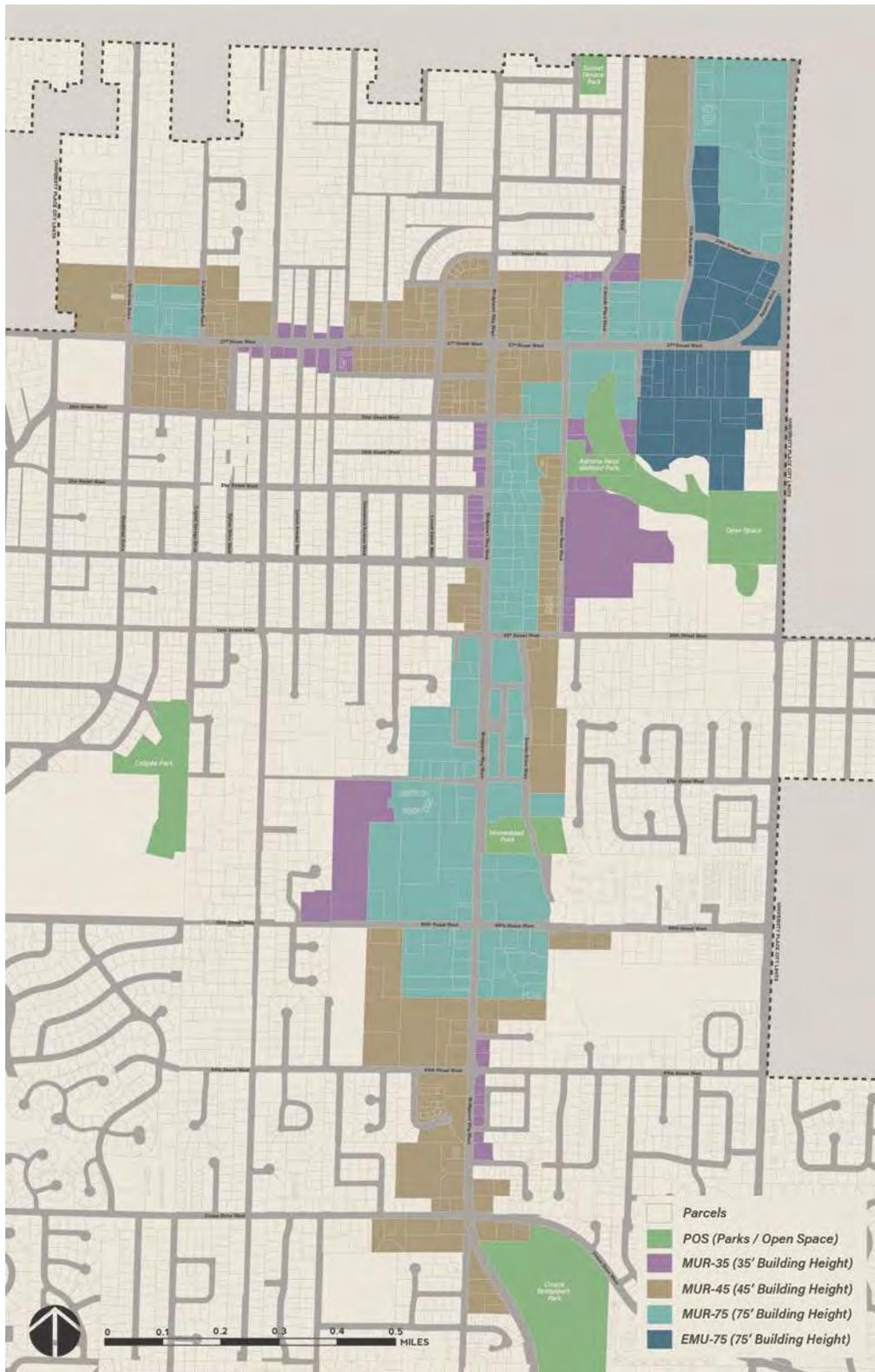
### **Mixed Use Residential (MUR)-35**

MUR-35 is proposed throughout the subarea (within all districts), and is focused on residential mixed use at a 35-foot maximum building height. This height typically supports construction of 3-level wood frame building (or other construction type). The form of development would generally be mixed use with a focus on residential in the top floors with active uses at the ground floor level. On main streets, ground floor levels would support retail, office space, and other active uses, while on other street frontages, the ground floor levels could be designed to support residential. The anticipated density range for development of this form would be 30 to 40+ units per acre (gross). Other development types of attached housing (townhouses, clustered housing, etc.) that have lower density levels may be appropriate in this category, depending on location, and could be considered to fulfill the “missing middle” housing demand.

### **Employment Mixed Use (EMU)-75**

The Employment Mixed Use (EMU)-75 category is proposed only in the Northeast Mixed Use District, where there is a desire for an ongoing focus on employment uses such as various types of businesses, offices, light manufacturing, light industrial, flex-tech, crafts industrial, start-ups, and other employment uses, along with commercial and retail and compatible forms of residential (such as lofts or live/work units). The EMU category allows a maximum height limit of 75 feet, but within the EMU zone redevelopment can be one and two story buildings as long as there is an employment focus that brings an increased number of jobs to the community. Allowing buildings greater than 75 feet in height may be considered during the plan implementation phases (i.e. zoning or district planning efforts).

Figure 40—Proposed Zoning and Urban Form



## Land Areas per Zoning Categories in Each District and Overall

Figure 41, below shows proposed zoning categories and the assigned land area for each category within each district.

Figure 41—Land Areas per Zoning Categories in Each District and Overall

Location	Total Size (Gross Acres)	MUR-75	MUR-45	MUR-35	EMU-75
Town Center District	210.62*	88.73	77.73	44.16	
27 <sup>th</sup> Street Business District	79.85*	5.51	70.07	4.27	
Northeast Mixed Use District	115.06*	40.20	28.41	4.31	42.14
<b>Subarea Overall</b>	<b>405.53*</b>	<b>134.44</b>	<b>176.21</b>	<b>52.74</b>	<b>42.14</b>

\*Note: these calculations do not include parks, open space, roadway rights-of-way, or other land areas that would not be subject to redevelopment. As such, the total acreage of the subarea is 481 acres, while the total acreage of area that could be redeveloped according to the proposed zoning is 405.53 acres.

## Comprehensive Plan and Zoning Amendments

While the subarea plan is consistent with and supports the City’s adopted Comprehensive Plan and policies, the new zoning classifications will require amendment of the Comprehensive Plan map and designations. The City’s Zoning Code (Title 19 of the Municipal Code) also will need to be amended to include the new zoning categories, remove no-longer-applicable categories, and integrate new design and development standards and provisions to support the proposed zoning.

## Opportunity Sites and Redevelopment Concepts

The City has identified a number of potential opportunity sites for redevelopment throughout the subarea. These are locations where redevelopment may be more poised to happen in the near to mid-term due to a number of factors:

- Current status of property (may be vacant or in transition)
- Land utilization (improvement to land value ratio)—see Figure 42
- Owner’s interest in potential redevelopment
- Location and characteristics of the site and surrounding area

Improvement to land value ratio, as shown in Figure 42 is a measure of the existing utilization of property. The ratio is calculated by dividing the value of the improvements (or building space) by the total value of the property (land + improvements). So typically, the more building space (or “improvements”) on the property or “land”, the higher the utilization and the higher the ratio. As you can see in the figure, the more developed properties have a higher improvement to land value ratio.

The urban framework plan for the subarea (depicting identified opportunity sites) is shown in Figure 43. It should be noted that other opportunity sites may become known in the future in addition to those mapped to date. The City will work with property owners to review these sites and identify the opportunities and possibilities for redevelopment based on the adopted subarea plan.

The urban framework plan also illustrates primary and secondary activity nodes, as well as opportunities to create features such as gateway treatments, locations for public art, greenway and trail connections, and other amenities with redevelopment in the subarea districts.

## **Redevelopment Concept Illustrations**

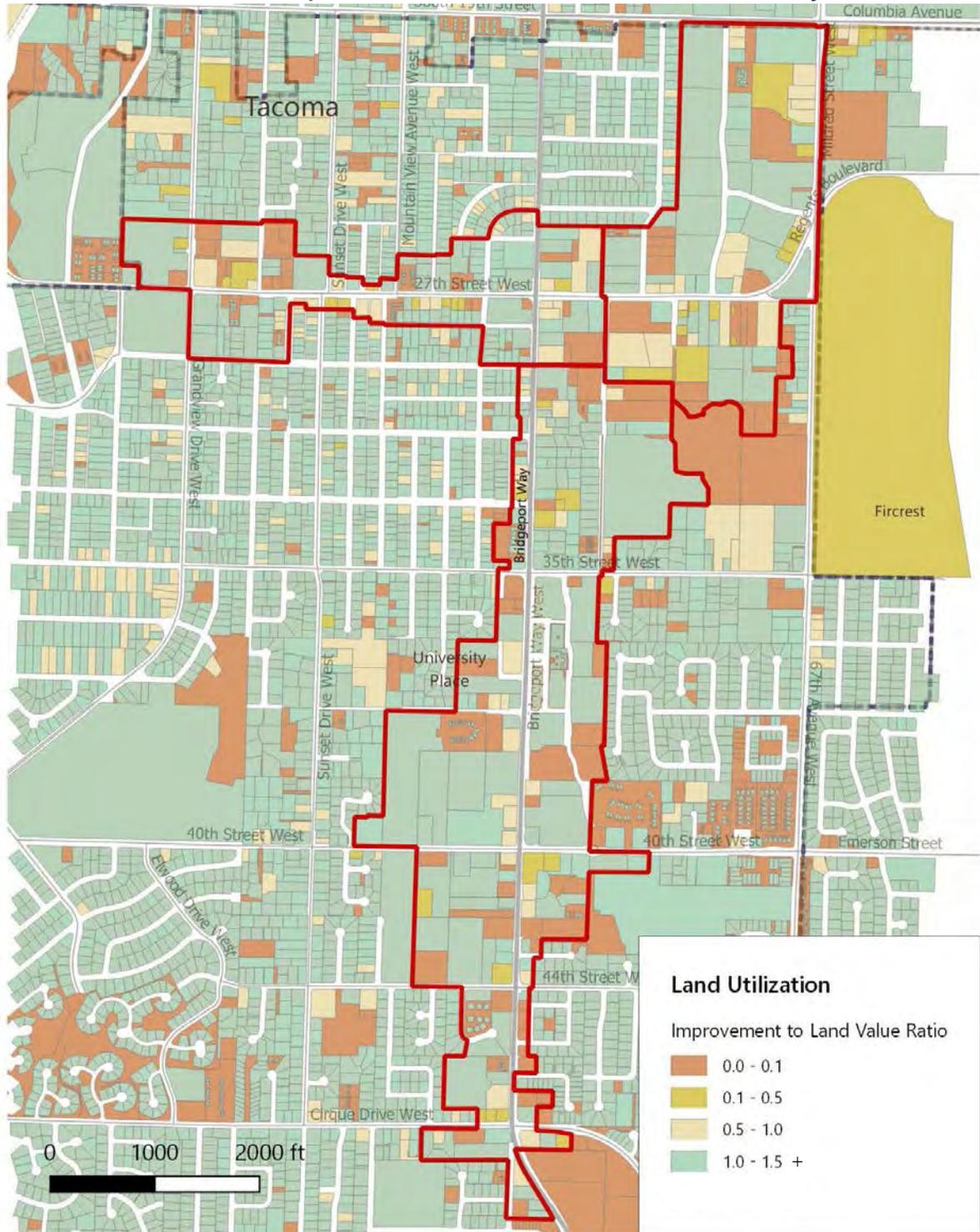
Concept illustrations have been created to show how the proposed urban form could look when implemented in various locations in the subarea. These illustrations are conceptual graphic depictions of desired character, as well as the scale of potential redevelopment. Actual redevelopment plans for various properties may vary from the concepts shown, but the concepts provide visualizations related to what can be expected with future building height and form. Refer to Figures 44 through 49 for these illustrations.



***University Place Town Center***

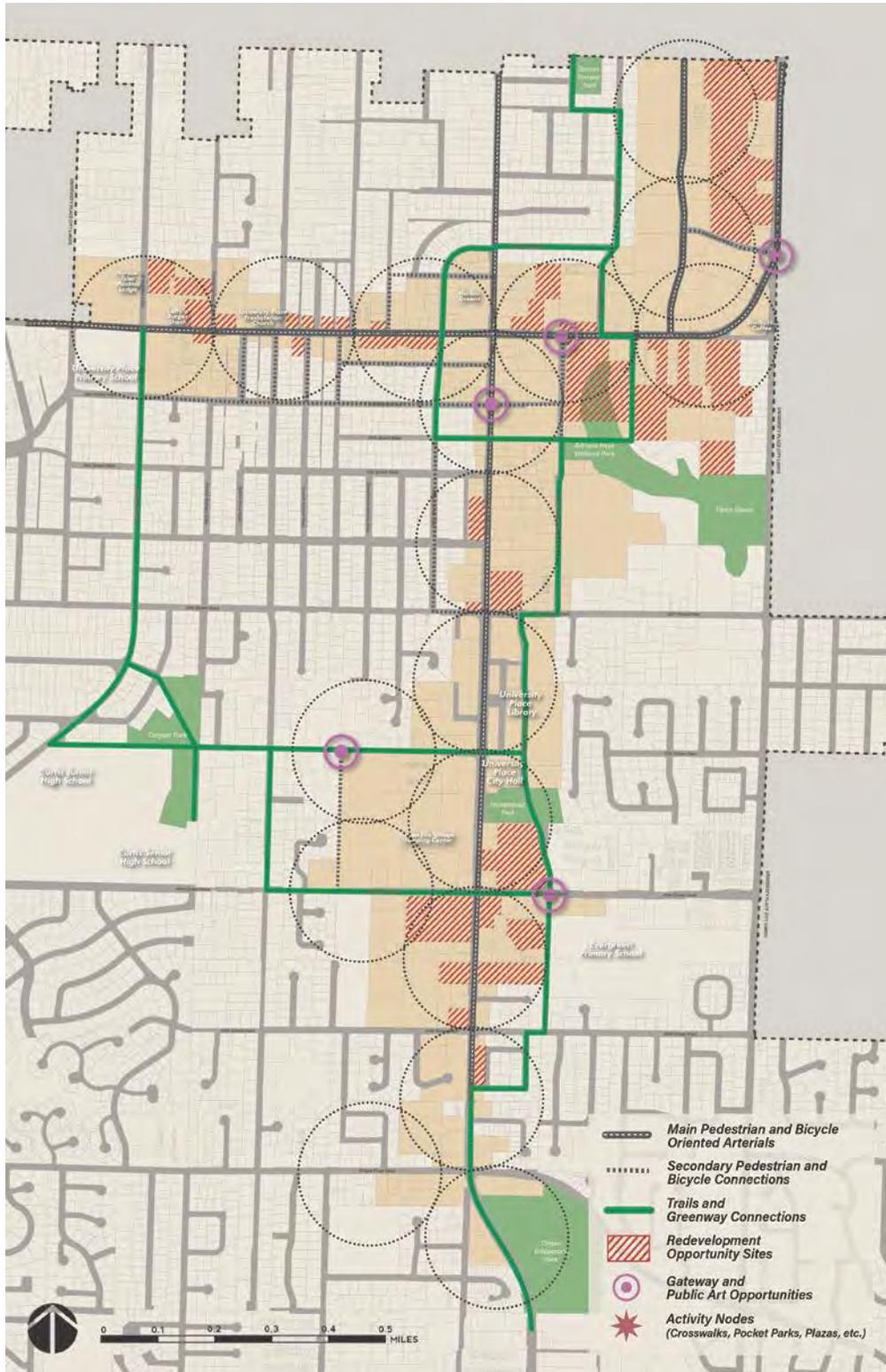
Source: HBB Landscape Architecture

Figure 42—Land Utilization (Improvement to Land Value Ratio), University Place



Sources: Pierce County Assessor & Leland Consulting Group

Figure 43—Urban Framework Plan and Development Opportunity Sites



**Figure 44—Town Center Mixed Use—MUR-45 in the Vicinity of Bridgeport Way and 44<sup>th</sup> Street West (Residential, Office, and Active Ground Floor Uses)**



A conceptual representation of MUR-45 in Town Center illustrating four-story buildings (3 over 1) with a mix of residential and office use as well as townhomes transition back toward the single family neighborhoods—ground floor active uses located at street grade, such as commercial, retail, professional services, studios, and other uses, activate the street to create a vibrant district with strong multimodal connections (including transit) while maintaining a livable community feel.

**Figure 45—Town Center Mixed Use Residential—MUR-75 in the vicinity of Bridgeport Way and 33<sup>rd</sup> Street West**



A conceptual representation of MUR-75 in the Town Center, illustrating an activated mixed-use core at night, with ground floor storefronts, restaurants, and markets and condominiums and apartments above—wide sidewalks, street trees, pedestrian lighting, and modern but contextually appropriate architecture create the distinct Town Center character while also providing equitable access to jobs, goods, and services.

**Figure 46—Assisted Living/Senior Apartments—MUR-75 in the Vicinity of 27<sup>th</sup> Street West and Grandview Drive**



A conceptual representation of MUR-75, and the actual design concept for the proposed SHAG housing development, illustrating a senior living complex anchoring a commercial node at the intersection of 27<sup>th</sup> Street West and Grandview Drive—this will bring a major character change to the neighborhood, which has been predominantly lower scale businesses, but also will boost retail, restaurants, shopping, and other commerce in the vicinity of the facility; attractive streetscapes with continuous sidewalks, accessible facilities, bike lanes, signalized crossings for pedestrians, street trees, furnishings, lighting and other amenities will enhance equitable access to the district’s businesses and services. There may be opportunities to integrate the City’s senior center with services offered at the proposed senior housing facilities at 27<sup>th</sup> and Grandview.

**Figure 47—“Missing Middle” Urban Form with Transitions to Neighborhoods—MUR-45 and MUR-35 in the Vicinity of 27<sup>th</sup> Street West and Locust Avenue**



A conceptual representation of MUR-45 and MUR-35 in the 27<sup>th</sup> Street Business District illustrating a mixture of existing detached single family homes, with new modern townhouses and three and four story multi-family or mixed use buildings—sidewalks and bike lanes connect the neighborhood, providing equitable access to public spaces, transit, and other services, as well as shopping and civic locations.

**Figure 48—“Live/Work” Lofts and Flex Space in the EMU-75 Zone of the Northeast Mixed Use District, Vicinity of 69<sup>th</sup> Street West**



A conceptual representation of EMU-75 in the Northeast Mixed Use District illustrating live/work units, lofts, and flexible work spaces for business, office, and retail uses; while the focus of use in the EMU-75 would be on employment, the ability to integrate residences will bring 24-7 activity to the district with more “eyes on the street,” and increase economic vibrancy—live/work and flex spaces allow artists, tradespeople, and small business start-ups to combine uses into one space, generating financial freedom to invest in company growth and job creation; multi-modal infrastructure connects the employment-based district to surrounding residences and services, creating a strong, localized economy and livable community.

**Figure 49—Employment Uses and Office Redevelopment in the EMU-75 in the Vicinity of 69<sup>th</sup> Street West**



A conceptual representation of the EMU-75 zoning classification in the Northeast Mixed Use District illustrating office and employment urban form, along with neighborhood walkability; not everyone has to drive to the office—residents can walk, bicycle, and take transit in this conceptual representation.

## Proposed Densities and Growth Targets

The proposed densities and the related estimated household and population estimates are shown for each zoning category and each district in the subarea, as well as for the subarea overall in Figures 50 and 51. A summary of the estimated build-out projections is provided in Figure 52. Build-out is a theoretical concept that represents the full potential of development/redevelopment in the subarea—if every parcel were to be redeveloped to the proposed zoning form/height. These estimates assume full build-out of the proposed zoning which, if achieved, would occur in future decades, likely longer than the next twenty years. It may be that build-out does not fully occur, but the subarea plan and proposed zoning classifications provide the capacity to accommodate this level of growth in the subarea no matter what the pace of growth may be.

Figure 50—Zoning to Density Range Calculations at Build-Out for Three Districts

Location	Size (Gross Acres)	MUR-75 (60 to 100 DUs per Acre)	MUR-45 (40 to 60 DUs per Acre)	MUR-35 (30 to 40 DUs per Acre)	EMU-75 (10 to 20 DUs per Acre)
<b>Town Center District</b>	210.62 Acres	88.73 Acres	77.73 Acres	44.16 Acres	0 Acres
<i>Population at Build-Out</i>		8,518 to 14,197	4,975 to 7,462	2,120 to 2,826	0
<i>Households at Build-Out</i>		5,324 to 8,873	3,109 to 4,664	1,325 to 1,766	0
<i>Jobs at Build-Out</i>		1,719	1,506	855	0
<b>27<sup>th</sup> Street Business District</b>	79.85 Acres	5.51 Acres	70.07 Acres	4.27 Acres	0
<i>Population at Build-Out</i>		529 to 882	4,484 to 6,727	205 to 273	0
<i>Households at Build-Out</i>		331 to 551	2,803 to 4,204	128 to 171	0
<i>Jobs at Build-Out</i>		107	1,357	83	0
<b>Northeast Mixed Use District</b>	115.06 Acres	40.20 Acres	28.41 Acres	4.31 Acres	42.14 Acres
<i>Population at Build-Out</i>		3,859 to 6,432	1,818 to 2,727	207 to 277	1,348 to 2,023
<i>Households at Build-Out</i>		2,412 to 4,020	1,136 to 1,705	129 to 172	843 to 1,264
<i>Jobs at Build-Out</i>		779	550	83	1,264

Figure 51—Zoning to Density Range Calculations at Build-Out for Subarea

Location	Size (Gross Acres)	MUR-75 (60 to 100 DUs per Acre)	MUR-45 (40 to 60 DUs per Acre)	MUR-35 (30 to 40 DUs per Acre)	EMU-75 (10 to 20 DUs per Acre)
<b>Subarea Overall</b>	<b>405.53 Acres</b>	<b>134.44 Acres</b>	<b>176.21 Acres</b>	<b>52.74 Acres</b>	<b>42.14 Acres</b>
<i>Population at Build-Out</i>		12,906 to 21,510	11,277 to 16,916	2,532 to 3,375	1,348 to 2,023
<i>Households at Build-Out</i>		8,066 to 13,444	7,048 to 10,573	1,582 to 2,110	843 to 1,264
<i>Jobs at Build-Out</i>		2,604	3,413	1,022	1,264

Figure 52—Summary of the Theoretical Build-Out Capacity of the Subarea

<b>Total Population at Build-Out</b>	<b>28,064 to 43,024 people</b>
<b>Total Households at Build-Out</b>	<b>17,540 to 27,390 households</b>
<b>Total Jobs at Build-Out</b>	<b>8,303 jobs</b>
<b>Activity Units (AUs): 36,367 to 52,128</b>	
<b>AUs/Acre Capacity for 481 Acre Subarea: 75 to 105 AUs/Acre</b>	

Population estimates are based on a ratio of 1.6 persons per household, the recommended ratio by Puget Sound Regional Council to use in calculating multi-family generated population in centers. Estimated jobs generated at full build-out also are shown and are based on a baseline estimate average of 19.37 jobs/acre for the MUR zoned land area and 30 jobs/acre for the EMU zoned land area.

Density ranges are shown because the proposed zoning provides flexibility for redevelopment, so some projects may have higher densities than others in each category. It should be noted that these build-out estimates include existing and future population, household, and employment levels in total.

In summary, given the above calculations, approximately 28,064 to 43,024 total people would be expected to be living in the subarea at full build-out of the proposed zoning (population) in approximately 17,540 to 27,390 total households. Approximately 8,303 total people would be expected to be working (employment/jobs) in the subarea at full build-out.

In total, the subarea plan capacity would provide build-out capacity for 36,367 to 52,128 total activity units (people living and working). Given the total gross land area of the subarea of 481 acres, this

would provide growth capacity for approximately 75 to 105 activity units (AU)/acre in the future, compared to today's estimate of 19.2 AU/acre.

Build-out is theoretical and influenced by many factors, including but not limited to property owner preferences, market factors, and transportation and transit facilities and services, and the availability of other infrastructure and public services to accommodate growth over time. While full build-out is possible decades into the future, it is also possible that it may not be fully achieved. The proposed zoning provides the capacity for growth, exceeding the growth targets assigned to the regional growth center by PSRC. So even if full build-out does not occur, there is a high likelihood that the growth targets will be achieved. Even if only 75 percent of the build-out capacity for the subarea is reached, 57 to 80 AU per acre could be accommodated, exceeding the 45 AU/acre planning target for regional growth centers.

Zoning over the full subarea geography maximizes redevelopment capacity, opportunity, and flexibility. Properties can be redeveloped over time as opportunities arise in specific areas and with specific sites, incrementally progressing toward bringing the full vision for the subarea to reality.

The proposed subarea plan will increase the community's capacity for a variety of multi-family housing types as well as employment, consistent with and exceeding existing targets for the next twenty years. However, the annual pace of growth is not likely to increase substantially over levels of recent years. While the proposed zoning provides the opportunity for growth, methods to support and catalyze redevelopment will help to encourage growth over time.

## Enhancing Community Character as the City Grows

The Community Character Element of the Comprehensive Plan considers and provides goals and policies for:

- People and Public Places
- Events and Community Buildings
- View Corridors, Entrances, and Landmarks
- Buildings and Site Design
- Street and Pathway Linkages
- Urban Forest Management
- Streetscape Landscaping
- Residential Character
- Historic Resources

All of these provisions are applicable to the subarea, and implementation of the subarea plan should continue to protect, reinforce, and enhance these elements of community character with ongoing growth and redevelopment.

As the City works to update zoning code provisions and related building and community design standards as an outcome of this planning process, the guiding principles of this plan and Comprehensive Plan goals and policies will continue to provide a strong foundation for preserving and enhancing community character.

## **Transportation, Infrastructure, and Public Services and Facilities Available to Serve Growth**

### **Transportation—Enhancing Streets to Improve Connectivity and Mobility for Pedestrians, Bicyclists, and Motorists**

The Comprehensive Plan goals and policies call for a multimodal transportation network that serves increasing demand for, and desire to use, other forms of transportation in addition to the automobile. Transit, ride-sharing, bicycling, and walking, as well as driving of personal vehicles are increasingly in the mix of choices of existing and new residents in University Place. Especially with the growth projected in the subarea, it will be important to mitigate the potential for increased traffic by improving mobility options by other modes—transit, bicycling, and walking.

The City has been successful in funding and implementing major transportation improvement projects for arterial streets, including improvements on Bridgeport Way, 27<sup>th</sup> Street, and various intersections. As redevelopment occurs along these main thoroughfares in the subarea, street improvements will continue to be realized. The City will continue to maintain the transportation level of service (LOS) policies adopted in its Comprehensive Plan, which are summarized below. (Transit LOS policies and recommended service level increases are described in the next section.)

- The City has adopted a LOS D for most arterial streets and LOS E for Quality Service Corridors.
- Planned capacity and circulation roadway improvements, including intersection improvements are identified in the 2015 Comprehensive Plan (page 6-43) and are in various stages of implementation.
- The non-motorized network is an important emphasis of the Comprehensive Plan, with several proposed improvement projects listed that will increase pedestrian and bicycle mobility throughout the community and improve access to and from the subarea. Refer to pages 6-47 through 6-51 of the Comprehensive Plan.
- With the planned improvements in the Comprehensive Plan, the arterial street network in the subarea will largely be built to current standards. Proposed non-motorized improvements will greatly increase pedestrian and bicycle mobility and connectivity, but more non-motorized improvements may be

needed to serve future growth on collector and local neighborhood streets as redevelopment occurs. Developer funding of these types of improvements would be expected as part of future projects. This need should be considered in the next round of transportation improvement/capital facilities planning after adoption of the subarea plan.

- The City should review code provisions to ensure that transportation LOS requirements for both motorized and non-motorized travel will continue to be met with updated transportation and capital facilities planning over time and through a combination of developer funding, capital funding, grants, and other resources.

### Transit Service and Facilities

With the additional growth and redevelopment projected for the subarea, it is anticipated that the motorized and non-motorized network will continue to be built out to current standards. Public transit will serve an increasingly important role in the mobility of the community and in connecting people to the broader regional transportation system as the community grows.

#### EXISTING TRANSIT SERVICES

Public transit services are provided by Pierce Transit via four fixed bus routes (2, 51, 52, and 53) and paratransit shuttle services (contracted through First Transit). Paratransit shuttle services cover an area generally defined as within three quarters of a mile of a fixed route. Pierce Transit also offers vanpool, special use van, and rideshare programs. The fixed route service connects the community with the Tacoma Community College (TCC) Transit Center, just north of the subarea, as well as the Lakewood Transit Center via South 19<sup>th</sup> Street and Bridgeport Way West. Route 51 connects the community to Tacoma's Proctor District, and the Lakewood Sounder commuter rail station via S. Orchard Street. Route 52 connects the Narrows Plaza neighborhood with the adjacent TCC Transit Center and the Tacoma Mall Transit Center via Regents Boulevard through Fircrest and various arterials in Tacoma. Route 53 provides access to the TCC Transit Center and the Tacoma Mall Transit Center via 67<sup>th</sup> Avenue West, 27<sup>th</sup> Street West, Grandview Drive, 40<sup>th</sup> Street West, and S. Orchard Street, eventually terminating in downtown Tacoma. Route 53 also provides access to the vicinity of the South Tacoma Sounder commuter rail station via S. Orchard Street and S. 66<sup>th</sup> Street, although the bus route alignment is three blocks south of the station. Buses serving these routes accommodate both bicycles and wheelchairs.

Regional transit service is provided by the Central Puget Sound Regional Transit Authority, commonly known as Sound Transit. Sound Transit's Regional Long Range Plan guides the development of the region's high capacity transportation (HCT) system. Sound Transit continually updates the long range plan to serve the needs of the rapidly growing region. Sound Transit services in Pierce County currently include regional express bus (which currently extends to the TCC Transit Center, just north of the subarea), Sounder commuter rail (accessible to University Place residents via local bus routes to the Lakewood station), and Link light rail, currently focused in downtown Tacoma.

More information about existing transit services is available on pages 6-33 through 6-36 of the Comprehensive Plan.

### PLANNED TRANSIT SERVICE IMPROVEMENTS

With the adoption of this subarea plan, it will be important for the City to continue to work closely with Pierce Transit and Sound Transit on serving the increasing demands of the University Place Regional Growth Center for both local and regional transit services and facilities. Evaluation of upgrading the current express bus service with a full bus rapid transit line and extending the service further into University Place (from current terminus at TCC Transit Center) is recommended.

## Utilities

### *Water*

Tacoma Water, a division of Tacoma Public Utilities, is the primary provider of water service to the community, where it serves over nine thousand customers. The primary water supply comes from the Green River in King County and local wells. With planned improvements cited in the Comprehensive Plan (pages 8-14 through 8-16), adequate water supply and service is anticipated to be available in line with future growth and redevelopment. Individual developer projects will improve connections and services to meet their needs, while the City continues to work with Tacoma Public Utilities to monitor long term growth and demand and update service and facility planning as needed.

### *Sanitary Sewer/Wastewater*

Sanitary sewer (wastewater) services are provided through the City of University Place's franchise agreement with Pierce County Public Works and Utilities. POLICY CF6D states that the City will work through this franchise agreement to ensure that sewers are available within 300 feet of all properties within the next 20 years, enabling individual property owners to extend a sewer line to their properties for a reasonable cost.

With redevelopment and new development projects as part of implementing this subarea plan, it is anticipated that projects will connect, upgrade, and improve sanitary sewer facilities as may be needed to serve their individual needs. At the same time, the City will work with Pierce County to continue to monitor the overall, concurrent service demands of the community and update long range planning as needed in the future to serve long term growth.

### *Surface Water Management*

Located in the Chambers-Clover Watershed Resource Inventory Area (WRIA 12), University Place is located within two of the area's watersheds—Chambers Bay and Tacoma West. Within each of these two watersheds, there are several sub-watersheds.

The City has adopted the King County Surface Water Design Manual (KCSWDM) as its standard for development and level of service. Future new development and redevelopment in the subarea will be required to comply with the manual's requirements and standards.

Given the potential demand for surface water storage capacity related to requirements to release flows to levels that would be consistent with pre-existing forested conditions, provision of either infiltration or detention facilities will be ongoing requirements for development and redevelopment, along with low impact development treatments as part of redevelopment and development projects (such as pervious pavements, rain gardens and biofiltration planters, green roofs, and other techniques). Considering the potential for a regional stormwater facilities plan that covers collective storage demand for portions of the subarea would be advisable with ongoing surface water management planning. Regional detention facilities could serve the needs of multiple projects. If developed through grants or capital funding, these investments can help to catalyze new development and redevelopment in the subarea. Water quality needs could continue to be met by individual projects, while water quantity needs are served by the regional facilities.

### ***Power/Energy***

Electricity is provided to the subarea by Tacoma Power, a division of Tacoma Public Utilities. The Comprehensive Plan states that Tacoma Power does not currently anticipate the need for development of new substations or major line replacements within University Place. The addition of a large commercial or industrial load in the area may require development of additional new facilities.

Natural gas is provided to the subarea by Puget Sound Energy (PSE). PSE plans for and extends services to new customers on an ongoing basis.

Individual development/redevelopment projects will extend electricity and natural gas services as needed to serve the demand of new customers, who then will pay for these services.

The City should continue to coordinate with Tacoma Power and PSE to review the potential build-out demand of this subarea plan, anticipated growth rates over time, and to determine the need for potential future service and facility improvements.

### ***Communications***

Customer-based communications, television, and cable services are offered by a number of providers, including CenturyLink (phone), seven cellular phone companies, Click!, a division of Tacoma Public Utilities (television), and Comcast (cable/internet). These service providers continually coordinate with the City to anticipate geographic demand and then extend the services to paying customers. With the adoption of the subarea plan, the City will continue to coordinate with these providers, to notify them of planned zoning and potential build-out growth as a result of plan adoption.

### **Solid Waste Management**

Planning for solid waste service is addressed in the City's Comprehensive Plan, as well as the Pierce County Solid Waste Plan. Two private service providers – University Place Refuse and LeMay Enterprises (dba Lakewood Refuse) collect waste in the community, which is transported to and handled by the Pierce County disposal system. Both companies have franchise agreements with the City that run through 2025. The City will continue to coordinate with these service providers and update franchise agreements in the future. The City will share the adopted plan for the regional growth center with the service providers for their reference for future service planning.

### **Schools—K-12 and College Level**

Primary and secondary public school services (kindergarten through twelfth grade) are provided within the subarea by the University Place School District. The Charles Wright Academy provides private education. Existing inventory and capacity of school facilities is described in the Comprehensive Plan (pages 7-23 through 7-26). Projections for the student population and demand for new facilities based on existing capacity will need to be calculated and analyzed as a result of adoption of the subarea plan. The pace of growth is anticipated to be similar to that addressed in the current Comprehensive Plan and the School Districts long range planning; however, built-out growth may add more long term student population than currently anticipated, so this will need to be adequately planned for over time.

### **Parks, Trails, and Open Space**

An abundance of parks and open space areas are an important part of University Place's distinctive character and high quality of life. The availability of parks and open space help meet the recreational, social, and cultural needs of the community while also encouraging physical activity and promoting social and mental wellness.

The Comprehensive Plan includes goals and policies that encourage the ongoing provision of facilities such as parks, open space, pedestrian and bicycle improvements, and trails to accommodate active living in the community and encourage health and well-being. Policy LU10A states, "Reserve portions of the City's limited remaining undeveloped land for public use including parks, play areas, and bike and walking trails. Encourage developers to set aside land for recreational use through incentives and other mechanisms. As the population grows, provide additional space in both residential and business neighborhoods for visual relief, outdoor recreation, and the enjoyment of natural features."

With the anticipated growth rate over the next twenty years and beyond, it will be important for parks, open space, and trails to be an integral part of redevelopment projects. The City's 2015 Parks, Recreation, and Open Space (PROS) Plan addresses the anticipated needs for the coming years, but with adoption of the subarea plan, it will be important for the City to revisit parks and open space needs with the next PROS Plan update. With new development and redevelopment, it is anticipated that new parks and public amenity spaces will be created for the community to serve the growing population. In addition to these facilities, it will

be important for the City to consider potential public investment in park space to serve the regional growth center over time. Neighborhood parks will be in especially high demand for use by new residents and employees.

### **Other Community Facilities and Human Services**

As stated in the University Place Comprehensive Plan, a well-functioning community depends on the availability and equitable access to a variety of community facilities and human services. In addition to the availability of safe drinking water, adequate wastewater collection, sustainable stormwater management, schools, and parks, the community also needs adequate and equitable access to police, fire and emergency, health, library, arts, cultural arts and activities, and other services that are essential for community safety, and security, as well as social and cultural vibrancy. Human services may also include the availability of childcare services, food assistance and access to health food, medical and dental care, counseling, and transitional shelter. The Comprehensive Plan includes goals and policies to ensure the adequate provision of these services as the community grows over time.

The Town Center district of the subarea houses many of these important services, including the University Place Library, located in the Civic Building on Market Square, and City Hall, located at Windmill Village.

The City will continue to coordinate with these service providers and share the adopted plan for the regional growth center so that all agencies and organizations can reference potential growth projections and the types of new development and redevelopment anticipated in order to be able to adequately plan to serve future demands and needs.

## **Plan Implementation through Private Investment, Revenues, and Capital Project Funding Sources**

Service delivery to support implementation of the University Place Regional Growth Center Subarea Plan will be improved over decades through various methods and financial resources. These methods and resources will originate from many sources, including direct private investment in facilities as a result of development and redevelopment, property tax revenue generated from new development, sales and use tax revenue generated by new customers, fees for utility and other services, capital project funding from the City, and state and federal grants. As the City of University Place and other agencies that provide public and utility services update their service delivery plans in the coming years, they may reference this subarea plan and other plans developed by the City in determining and prioritizing capital facility and service needs.

With regard to the City, the City has a variety of revenue sources. The City has the ability to impose a variety of other use specific taxes (such a hotel/motel tax), or use restricted taxes (such as franchise

and impact fees). However, the most important and flexible of the City's revenue sources are property tax, sales tax and utility taxes. The City's 2017 tax rates are as follows:

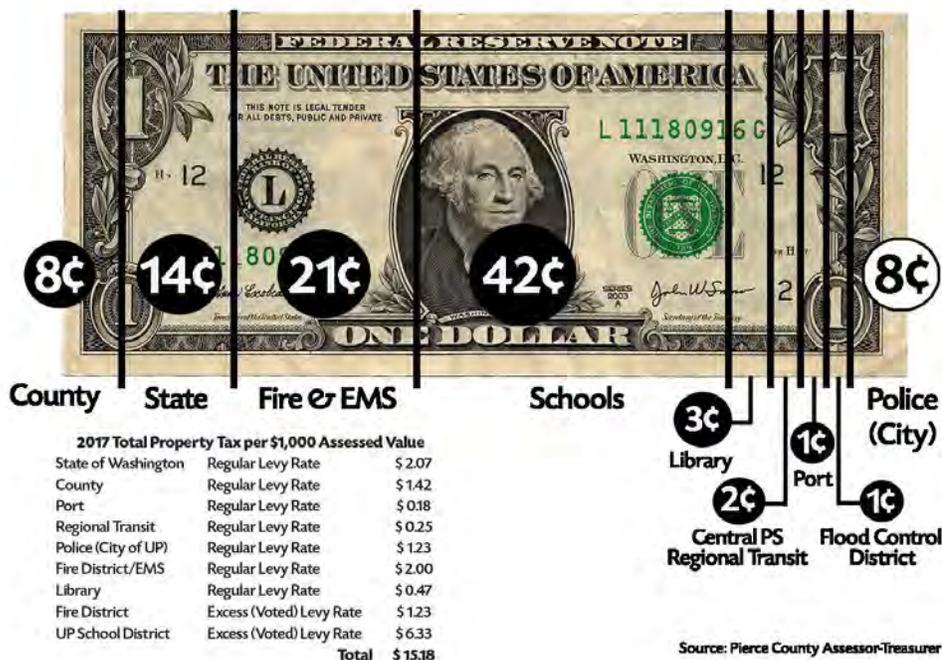
- Property Tax    \$1.23 per \$1,000 in assessed value
- Sales Tax        0.84% of sale price
- Utility Tax      6% of sale price

As shown in Figure 53, the City only receives approximately 8% of the total property tax paid by property owners, and all of the City property tax revenue has been dedicated by City policy to City public safety expenditures.

Figure 53—2017 Revenue Allocations from Property Taxes Paid by City of University Place Property Owners

## Where Are Your 2017 Property Taxes Going?

The City of University Place receives 8¢ out of every \$1.00 paid in property tax.  
 All tax received is dedicated to Police.



The table shown below in Figure 54 shows in broad terms an approximation of the average property, sales and utility tax revenue that the City currently receives from particular types of uses within the City.

**Figure 54—Approximate Current Average Property, Sales, and Utility Taxes in the City**

Uses	Property Tax	Sales Tax	Utility Tax	Total
<b>Commercial</b>				
Big Box Retail	11,434	200,000	25,548	236,981
Strip Center	3,447	-	-	3,447
Stand-alone Retail	1,104	10,000	711	11,814
Class A Office/ Professional Services	984	3,000	711	4,695
Bank	1,232	1,000	711	2,943
Restaurant	844	15,000	711	16,555
Fast Food Restaurant	1,059	15,000	711	16,770
Medical	1,079	100	711	1,890
Light Industrial	298	3,000	-	3,385
<b>Residential</b>				
Single Family	446	-	246	691
Multi-family	185	-	246	430
Condo	306	-	246	552

The foregoing table provides a review of existing uses within the City, based on readily available resources. For purposes of this cursory analysis, local tax revenue for particular retailers and residential developments was considered. Data from the County Assessor’s Office on average development sizes and values was utilized for purposes of computing estimated property tax revenue. The analysis looked at specific representative retailers within the City for estimates on sales tax revenue. And, the analysis looked at County averages by use for utility tax revenue. Every retailer or development is different, and every location is different. As a result, this information should be viewed within that context.

An estimated sales tax or utility tax was not included for strip centers because those tax revenues are typically generated by the specific tenants/uses within the strip center. Utility tax revenue was not estimated for light industrial because utility usage will vary dramatically by specific industrial use. And, the analysis did not estimate sales tax revenue for residential uses. While residential uses are

## University Place Regional Growth Center Subarea Plan

*Enhancing Livability and Economic Vitality in the Heart of University Place*

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generally not thought of as generating sales tax, with the implementation of destination based retail taxation, online purchases has become a significant source of sales tax revenue. In fact, as a largely suburban city with limited retail development, one online retailer has become one of the City's largest sources of sales tax revenue.

Conducting an analysis of the economic impact to the City of various new development typologies within the Subarea is a complex process. Professional studies look not only at the direct tax generation for particular uses, but also the relationship between those uses and supporting uses. Particularly with regard to retail uses, they also are able to obtain expensive proprietary information on average revenues, regionally and nationally. But in the end, the resulting conclusions remain highly dependent on a variety of factors that are not easily generalized.

As the City evaluates specific development proposals within the Subarea, as shown in Figure 55's summary of implementation strategies, the City will develop more appropriate tools to identify potential revenues to support capital facility projects and service delivery.



***Whole Foods Market in the Village at Chambers Bay***

Source: Whole Foods Market

## Strategic Action Plan to Support Implementation

Implementing the vision for the University Place Regional Growth Center will require strategic actions that build on the guiding principles and applicable Comprehensive Plan policies. Ongoing planning in compliance with the Washington State Growth Management Act (GMA) will be an important part of serving the growth as it occurs in the subarea over the decades. With this ongoing planning, there will be opportunities to review and evaluate level of service (LOS) standards, update transportation improvement and capital facilities plans, and work with other agencies to update their plans for service to the area. Background information related to facilities and services, areas for investment, and opportunities for catalyzing redevelopment, along with various recommended strategic actions to support plan implementation are summarized in Figure 55.

**Figure 55—Strategic Action Plan Summary Table**

<b>ACTIONS FOR IMPLEMENTATION WITHIN THE NEXT YEAR</b>
<p><b>Amend the University Place Comprehensive Plan Map</b></p> <ul style="list-style-type: none"> <li>• Revise the Comprehensive Plan to support the proposed zoning for the Subarea Plan; new land use categories may be needed to support the proposed zoning classifications and clearly delineate the three subarea plan districts, and the land use map will need to be updated to align with the proposed zoning categories of MUR-35, MUR-45, MUR-75, and EMU-75.</li> <li>• The Zoning title of the Municipal Code will need to be updated to include the new zoning categories and removal of existing zoning categories that are no longer necessary. Along with these updates, the City will integrate new zoning provisions and design standards to further encourage and support the desired framework of redevelopment in the subarea.</li> </ul>
<p><b>Revise the Zoning Code</b></p> <ul style="list-style-type: none"> <li>• Update the Zoning Code to include the new classifications, collapsing multiple existing classifications into the four proposed for the subarea; update provisions of the code to support the desired form of redevelopment/development under the new classifications. The use tables in the Zoning Code will need to be updated and realigned with the new zoning classifications. It should be noted that this work will involve some restructuring of the existing code and a considerable level of effort by City staff and the Planning Commission.</li> <li>• Other provisions of the zoning code may need to be updated, such as parking and front setback/build-to line requirements to support the desired urban form. Examples of other provisions to be updated include the following: <ul style="list-style-type: none"> <li>○ Reduce parking requirements with transit-oriented development located on transit served corridors.</li> <li>○ Integrate requirements for transition elements (building height step downs, side setbacks) to mitigate building height and bulk adjacent to residential neighborhoods.</li> </ul> </li> </ul>

- Emphasize pedestrian, bicycle, and transit-oriented development and encourage connectivity, as well as safe and attractive pedestrian connections to adjacent neighborhoods, block pass through areas, public spaces/plazas, and active street frontages.
- Integrate incentives (such as height and bonus density) for projects that include additional public amenities and other desired features.
- Encourage attractive streetscapes with trees and landscaping (low maintenance, drought tolerant/low water use).
- Any other pertinent provisions that can be realistically updated within the timeframe.

#### Develop a Strategic Economic Development Toolbox

- Construct a strategy concerning the judicious use of economic development tools and incentives to accelerate, facilitate and leverage private and public resources to implement the redevelopment of subarea districts. The toolbox of strategies, tools, and incentives should include:
  - Both public and private roles in development
  - Potential financial and creative financing tools to incentivize private property development
  - Implementation of necessary public infrastructure for anticipated growth
  - More detailed market analysis to determine trends, competition and potential businesses that could fill market niche and community needs
  - Collaborative approach and partnerships with other public stakeholders (TCC, Fircrest, City of Tacoma, schools)
  - Creating a tool to determine comprehensive development potential as it relates to future revenues (property tax, impact fees, sales tax)

### **ACTIONS FOR IMPLEMENTATION WITHIN THE NEXT ONE TO THREE YEARS**

#### Specific Master Plans and Design Guidelines for Each of the Subarea Districts

- Create a specific redevelopment master plan and design guidelines for the 27<sup>th</sup> Street Business District working with property owners and potential developers of the area.
- Create a specific redevelopment master plan and design guidelines for the Northeast Mixed Use District.
- The core area of the Town Center district is already recently redeveloped or is under construction; however, a master plan for remaining areas of the Town Center District should be prepared, along with design guidelines to support the desired urban form and character for the district.
- The master plans and accompanying design guidelines for each district should address the following:
  - Anticipated new street grids/frameworks and potential building form within the grids/framework
  - Desired street cross sections and conceptual plans for public and private roadways for the

- new mixed use districts to achieve planning principles
- o Possible locations and strategies for creating neighborhood parks, pocket parks, and public spaces as part of master planning for each district
- o Streetscape and public space design guidelines; street tree and landscape guidelines
- o Desired mixed use architectural character
- o Parking layout preferences
- o Pedestrian-friendly active street frontages
- o Strengthening connections to/from schools, parks, and other community destinations; strategies for creating safe and attractive connections to/from surrounding residential neighborhoods; concept sketches for large block connectivity plans (such as for Narrows Plaza and other areas)
- o Potential opportunities for bike share stations and implementing a program to promote bicycling to and from key locations, particularly in the Town Center
- o Shared parking opportunities with mixed use development, which can reduce individual on-site parking quantity requirements
- o Electric vehicle charging stations
- o Flexibility for ground floor uses that emphasize activity at the street level and that don't always have to be retail use (exercise/yoga studios, art galleries, professional offices, etc.)
- o Desired architectural character, showing examples of preferred styles, materials, colors, and design techniques
- o Height and bonus density provisions and examples of how these can be achieved
- o Incentives for low impact development and green building elements such as green roofs, rooftop gardens, energy and water use conservation, and other sustainable design features; the integration of these features in new development brings a market advantage due to the high desirability of homes and businesses in the region with green building elements
- o A regional/subregional plan for stormwater management, which could include regional detention facilities in the district as an incentive to reduce on-site development of facilities thereby maximizing space for redevelopment; a system of latecomers' fees and grant funding could help offset the costs of capital development of regional detention facilities; note that the master plan should identify potential locations for these facilities based on soil conditions, property ownership and configuration, topography and drainage patterns and other features
- o Strategies for creating and reinforcing a unique identity and brand image for each district
- o Opportunities to create gateways and wayfinding within each district to build identity and character
- o Market potential and differentiators for each of the districts, and include strategies for marketing and promoting the districts for redevelopment
- o Integration of public art

- Lighting, safety, and security standards
  - Strategies for phasing of redevelopment and supporting redevelopment with public funded infrastructure improvements
  - Specific ideas and locations of catalyst projects including public/private partnership opportunities in each district, in addition to those already implemented in the Town Center
  - Financing and funding options
- Once each master plan and set of guidelines is completed, another round of updates to the Zoning Code likely will be needed to integrate more specific new zoning provisions and design standards for each district developed through the master planning process.

#### Planned Action Ordinances

- Consider adopting Planned Action Ordinances, supported by State Environmental Policy Act (SEPA) compliant environmental analysis, for each district to help streamline the SEPA process and expedite redevelopment activity. Infill Development Ordinances could be considered for smaller scale site areas poised for redevelopment.

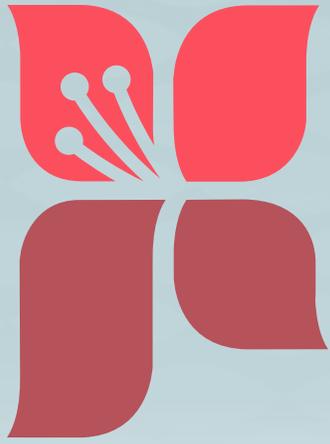
#### School District, Parks, Transportation, Transit, and Utility Systems Plans and Capital Improvements Planning

- Ongoing systems and facilities planning work under the responsibility of the City and other agencies and entities will need to be updated as well to support ongoing long-term implementation of the Subarea Plan, including but not limited to:
  - School District Master Plan/Facilities Planning (University Place School District)
  - Parks, Recreation, and Open Space (PROS Plan, City of University Place)
  - Stormwater Master Plan (City of University Place)
  - Water Service Planning (Tacoma Water, a Division of Tacoma Public Utilities)
  - Sewer/Wastewater Master Plan (Pierce County Public Works and Utilities under a franchise agreement with the City of University Place)
  - Transportation Master Plan (City of University Place); focus on improving active transportation in the subarea and connectivity to transit
  - Transit Service Plan (Pierce Transit; Sound Transit)
  - Solid Waste Planning (Pierce County Solid Waste Plan, City of University Place Comprehensive Planning; service providers: University Place Refuse and LeMay Enterprises dba Lakewood Refuse)
  - Power/Electricity/Energy (Tacoma Power, a Division of Tacoma Public Utilities for electricity and Puget Sound Energy for natural gas)
  - Communications (CenturyLink, Click!, Comcast, others)
- Review Code provisions to ensure transportation levels of service are met with updated planning.

- Based on the outcomes of the above planning, the City’s Capital Improvement Plan and Transportation Improvement Plan will need to be updated to support implementation of the Subarea Plan. Prioritize needed capital improvements to support redevelopment in the three districts in sync with master planned phasing.

**ONGOING ACTIONS**

- Continue to coordinate with property owners to advise them about development/redevelopment potential and process.
- Continue to coordinate with developers, and to recruit and foster a diversity of businesses and employment uses to the districts, in keeping with the desired character and identity of each.
- Apply the Zoning Code and design guidelines to development/redevelopment projects as proposed in the subarea.
- Continue to activate and enhance the Town Center with public events and activities year-round.
- Support business owners and residents in creating special events and activities in the 27<sup>th</sup> Street Business District and Northeast Mixed Use District to reinforce the emerging land uses and culture of each area.
- Continue to support redevelopment with capital budget and grant funded public works improvements (streets, pedestrian and bicycle facilities, intersections, utilities, stormwater/low impact development, parks, etc.).
- As part of capital improvement planning, pursue grant funding through the Department of Ecology for regional stormwater facilities and allocate funding as appropriate through capital budgeting; implementation of regional stormwater facilities will need to be supported by detailed feasibility analysis with geotechnical evaluation of the areas targeted for potential facilities followed by detailed design and modeling.
- As part of capital improvement planning, consider public investment needs in park space to support growth over time in the subarea and consistent with the master planning for each district; integrate this into the next update of the PROS Plan.



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## RESOLUTION NO. 2017-04

### **A RESOLUTION OF THE CITY OF UNIVERSITY PLACE PLANNING COMMISSION, RECOMMENDING TO MAYOR, MAYOR PRO TEM, AND CITY COUNCIL APPROVAL OF A UNIVERSITY PLACE REGIONAL GROWTH CENTER SUBAREA PLAN**

**WHEREAS**, the City Council established and appointed the Planning Commission to advise the City Council on the following topics: growth management; general land use and transportation planning; long range capital improvement plans; and other matters as directed by the City Council; and

**WHEREAS**, the Planning Commission is charged with holding hearings on and developing a comprehensive plan for the City and making recommendations to the City Council on amendments to the comprehensive plan, the zoning code and map, and other development regulations of the City; and

**WHEREAS**, VISION 2040 is a regional strategy for accommodating the 5 million people expected to live in the region by 2040. It is an integrated, long-range vision for maintaining a healthy region – promoting the well-being of people and communities, economic vitality, and a healthy environment; and

**WHEREAS**, according to VISION 2040 “...the development of centers throughout the region is at the heart of VISION 2040’s approach to growth management. Centers are locations characterized by compact, pedestrian-oriented development with a mix of different office, commercial, civic, entertainment, and residential uses. Concentrating growth in centers allows cities and other urban service providers to maximize the use of existing infrastructure, make more efficient and less costly investments in new infrastructure, and minimize the environmental impact of urban growth. Centers create improved accessibility and mobility for walking, biking, and transit, and as a result play a key transportation role in the region”; and

**WHEREAS**, VISION 2040’s Regional Growth Strategy calls for the City of University Place to accommodate 32,000 additional people and 5,000 additional jobs between 2000 and 2040; and

**WHEREAS**, because centers are targeted to accommodate significant growth, they are priority locations for local and regional infrastructure investments; and

**WHEREAS**, in recognition of the need to accommodate population and job growth and the City’s ability to meet the criteria for designation as a Regional Growth Center, the City Council adopted Resolution No. 702 on September 17, 2002 thereby directing staff to submit an application for Regional Growth Center designation to the Puget Sound Regional Council; and

**WHEREAS**, the City submitted an application for designation to the Puget Sound Regional Council in October 2014, and was provisionally designated as a Regional Growth Center by the Executive Board on December 4, 2014 contingent on the development of a Subarea Plan for the designated center area; and

**WHEREAS**, in March 2016, the University Place City Council appointed members of the community to serve on a Regional Growth Center Subarea Plan Ad-Hoc Committee. The Ad-Hoc Committee met at key milestones of the planning process and helped to develop the vision and guiding principles for the Regional Growth Center, as well as the plan for land use and implementation actions; and

**WHEREAS**, in addition to advising City staff and the consultant team in the development of the Subarea Plan, the Ad-Hoc Committee supported community and stakeholder outreach during the planning process, including two separate series of community and stakeholder workshop sessions that were held in December 2016 and May 2017 to gather comments and input related to the Subarea Plan as it was developed; and

**WHEREAS**, City staff has worked closely with property owners, business representatives, and developers to identify and support potential opportunities for redevelopment; and

**WHEREAS**, the Planning Commission held study sessions on September 6 and 20, 2017 to review the draft Subarea Plan and identify issues that might require further work before recommending the Subarea Plan to the City Council; and

**WHEREAS**, the City submitted a *Notice of Intent to Adopt* to the Washington State Department of Commerce on September 22, 2017, which was issued to state agencies for a 60-day comment period, as required pursuant to RCW 36A.70 RCW, and no comments were received prior to Planning Commission review of this matter; and

**WHEREAS**, the City issued a *SEPA Determination of Non-significance, Incorporation by Reference of Environmental Documents, and Adoption of Existing Environmental Documents* pertaining to the proposed Subarea Plan on September 23, 2017 with a 14-day comment period, and no comments were received prior to Planning Commission review of this matter; and

**WHEREAS**, on September 23, 2017 the City published a public hearing notice in the Tacoma News Tribune, regarding an October 4, 2017 public hearing to be held by the Planning Commission on the proposed Subarea Plan; and

**WHEREAS**, the Planning Commission conducted a public hearing on October 4, 2017 to consider written and oral public comments on the draft Subarea Plan; and

**WHEREAS**, the University Place Comprehensive Plan Goal LU12 calls for designation of the Regional Growth Center. The Subarea Plan supports and relates to the following Comprehensive Plan policies under that goal:

Policy LU12A

Ensure that development standards, design guidelines, level of service standards, public facility plans, and funding strategies support focused development within University Place's regional growth center.

Policy LU12B

Develop and implement a Subarea Plan for the regional growth center consistent with the Puget Sound Regional Council's Regional Growth Center Plans Checklist. Focus subarea planning on three districts – the Town Center District, 27<sup>th</sup> Street Business District, and the Northeast Mixed Use District.

Policy LU12C

Develop Comprehensive Plan land use designations, goals, and policies to ensure consistency with the final vision articulated for each of the regional growth center's districts through the subarea planning process

Policy LU12D

Recognize the regional growth center as such in all relevant local, regional policy planning and programming forums. Through plans and implementation strategies, encourage and accommodate focused retail, office, and housing growth, and a broad array of complementary land uses. Prioritize capital investment funds to build the necessary infrastructure for this Center, including transportation, utilities, stormwater management, and parks. Also, emphasize support for transit use, pedestrians, and bicycling.

Policy LU12E

Leverage local, regional, state, and federal agency funding for needed public facilities and services within University Place's regional growth center. Give priority to this center for transit service and improvements, as well as for other transportation projects that will increase mobility to, from, and within this center.

Policy LU12F

Periodically review development within the regional growth center to identify and resolve barriers to efficient and predictable permitting. Consider City preparation of SEPA review if issues can be addressed on an area-wide basis to resolve barriers.

Policy LU12G

Support effective administration of policies, regulations, and strategies to achieve the goals and objectives of the final regional growth center plan.

Policy LU12H

Apply and implement applicable Comprehensive Plan goals and policies on growth and development in the City's regional growth center, including but not limited to those that address community character, population and employment growth, mixed uses, housing, transportation and utility infrastructure, and urban form.

Policy LU12I

Partner with the business community to promote vibrant, successful mixed use districts within the regional growth center. Collaborate with existing and prospective business owners in each district to develop district-centered plans. Identify a market position or focus for each district and develop marketing materials to promote the district and its businesses; and

**WHEREAS**, the Planning Commission finds the proposed University Place Regional Growth Center Subarea Plan will advance the public interest; and

**WHEREAS**, the Planning Commission finds that the Subarea Plan demonstrates conformity with the PSRC Regional Growth Center designation criteria by demonstrating compatibility with VISION 2040, meeting minimum required existing and planned activity levels and sufficient zoned development capacity, and demonstrating a commitment to center planning expectations.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON**, that it recommends to the Mayor, Mayor Pro Tem, and City Council approval of the proposed University Place Regional Growth Center Subarea Plan provided with this Resolution as Exhibit A.

PASSED BY THE CITY OF UNIVERSITY PLACE PLANNING COMMISSION ON THE 4th  
DAY OF OCTOBER 2017.



\_\_\_\_\_  
Cliff Quisenberry, Chair  
City of University Place Planning Commission

## Determination of Nonsignificance, Incorporation by Reference of Environmental Documents, and Adoption of Existing Environmental Documents

**Description of Proposal:** The City of University Place is proposing the Regional Growth Center Subarea Plan to provide a vision and framework for managing growth and promoting economic development consistent with the University Place Comprehensive Plan and Puget Sound Regional Council regional growth center planning requirements and guidelines.

**Proponent:** City of University Place

**Location of Proposal:** City of University Place Regional Growth Center

**Title and description of documents (or portions) being adopted:** *Final Environmental Impact Statement* prepared in conjunction with the adoption of the City's Comprehensive Plan to comply with the State Growth Management Act RCW 36.70A (June 19, 1998).

**Agency that prepared document being adopted:** City of University Place

**If the document being adopted has been challenged (WAC 197-11-630), please describe:**  
Not Applicable

**Title and description of documents being incorporated by reference:** VISION 2040 and Transportation 2040, both prepared by Puget Sound Regional Council.

VISION 2040 is an integrated, long-range vision for the central Puget Sound region. It contains an environmental framework, a numeric regional growth strategy, policies to guide growth and development, and implementation actions and measures to monitor progress. Transportation 2040 is an action plan for transportation in the central Puget Sound region. The plan identifies investments to be made in transportation facilities, includes a financing plan and a strategy for reducing transportation's contribution to climate change and its impact on important regional concerns such as air pollution and the health of Puget Sound.

**The documents are available to be read at:** City of University Place, Planning and Development Services Department, 3715 Bridgeport Way, Suite B1, during normal business hours.

**Lead Agency:** City of University Place

*The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of an environmental checklist and other information on file with the City of University Place. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the issuance date below. Comments must be submitted October 6, 2017.*

*The City has identified and adopted or incorporated by reference these documents as being appropriate for this proposal after independent review. The documents meet the City's environmental review needs for the current proposal and will accompany the proposal to the decision maker.*

- There is no comment period required for this DNS.
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal prior to the appeal deadline.

**Responsible Official:** David Swindale  
**Position/Title:** Planning and Development Services Director  
**Phone:** (253) 460-2519  
**E-Mail:** dswindale@cityofup.com  
**Address:** 3715 Bridgeport Way West, University Place, WA 98466

**Signature:** David Swindale

**Date of Issuance:** **September 23, 2017**

*Pursuant to RCW 43.21C.075 and City of University Place environmental regulations, decisions of the Responsible Official may be appealed. Appeals are filed with appropriate fees at the City of University Place City Hall, located at 3715 Bridgeport Way West. Appeals must be filed within 14 days of the September 23, 2017 issuance date (October 6, 2017).*

# ENVIRONMENTAL CHECKLIST

## Form

*Submit with Land Use Permit or other permit application form(s)*

3715 Bridgeport Way West ♦ University Place, WA 98466  
Phone (253) 566-5656 ♦ FAX (253) 460-2541

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PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

### **Purpose of Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify from your proposal (and to reduce or avoid impact from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### **Instruction for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring presentation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if the question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, contact University Place Planning and Community Development for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental impacts. The checklist will be reviewed within thirty (30) days. Delays may occur if you are asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts. A letter will be sent to you if additional information is needed. Therefore, it is in your best interest to provide complete and detailed information on the checklist.

A "Sample" checklist is available at:  
City of University Place  
3715 Bridgeport Way West  
University Place, WA 98466

For further information on completing the checklist, contact: University Place Planning and Development Services Development at (253) 566-5656.

# Environmental Checklist

## I. BACKGROUND INFORMATION

**1. Name of Proposal (if applicable):** University Place Regional Growth Center Subarea Plan

**2. Applicant/Proponent:** City of University Place

- a) **Contact:** Jeff Boers, Principal Planner, Planning and Development Services
- b) **Address:** 3715 Bridgeport Way West
- c) **City/State/Zip:** University Place WA 98466 **Phone:** (253) 460-5410

**3. Location of Project:** City of University Place

- a) **Address:** Not applicable.
- b) **Sections:** 9, 10, 15 and 22 **Township:** 20N **Range:** 2E
- c) **Tax Parcel Number:** Not applicable.
- d) **Legal Description:** Not applicable.
- e) **Nearest Town or City:** City of University Place is bordered by the cities of Lakewood, Tacoma and Fircrest, the Town of Steilacoom, and unincorporated Pierce County.
- f) **Site Plan: Submit site plan, 8 1/2 x 11 or 8 1/2 x 14 (unless otherwise specified in further application materials.) Plan must be clearly legible and contain pertinent information.** Not applicable. Proposal is a non-project action.

**4. Date checklist prepared:** September 22, 2017

**5. Agency requiring checklist:** City of University Place

**6. Proposed timing for completion of the proposal, including phasing if applicable:**

City Council action expected November 20, 2017.

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, please explain.**

Beginning in 2018, the City will develop amendments to its zoning regulations, design standards and guidelines, and comprehensive plan to support implementation of the subarea plan.

**8. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal:**

Final Environmental Impact Statement for City of University Place Comprehensive Plan (June 19, 1998).

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, please explain:** No pending applications or approvals would be affected. Once adopted by the City Council, the subarea plan would provide a vision and framework for managing growth and promoting economic development consistent with the University Place Comprehensive Plan and Puget Sound Regional Council regional growth center planning requirements and guidelines.

**10. List any governmental approvals or permits that will be needed for your proposal:**

- City review and threshold determination under SEPA for non-project actions
- Adoption of subarea plan by the University Place City Council
- Also, although not formally an “approval”, the proposed subarea plan will require a 60-day state agency review in accordance with RCW36.70A.106.

**11. Give brief, complete description of your proposal, including the proposed uses and size of the project and site.**

The proposal is a non-project action Subarea Plan (Plan) that applies to properties located with the City's Regional Growth Center, which encompasses 481 acres.

The Plan provides an overview of the regional planning background, along with a summary of anticipated benefits of implementing the Plan. The Plan presents a vision for the overall regional growth center and three districts within the center. It provides a list of guiding principles to support the vision as growth and change occur. A summary identifies how the Plan is consistent with and supports the City's Comprehensive Plan goals and policies. Existing and forecasted population, housing, and employment are provided for the subarea. Existing characteristics of the subarea are presented, along with a real estate market evaluation that describes market conditions, assets in University Place, and potential opportunities for future redevelopment and development. The Plan describes and illustrates proposed zoning, urban form, and character for the subarea including each of the three districts. A summary is provided for infrastructure and capital improvement needs to support the planned growth in population, housing and employment, along with a specific action plan listing actions needed to support plan implementation.

The Subarea Plan provides capacity to increase the Regional Growth Center's population, housing, and employment over the decades ahead. At full build-out the plan provides capacity for an estimated total population of 28,064 to 43,024 residents in the subarea, living in approximately 17,540 to 27,390 housing units. An estimated 8,300 people or more could be working in the subarea when fully redeveloped. This would result in approximately 75 to 105 activity units (AU) per acre in the 481-acre subarea. The Plan notes that 100 percent build-out may not occur given that growth and redevelopment is influenced by many factors (market and economic conditions over time, property owners' interests and intentions, physical constraints, etc.). If only 75 percent of the build-out capacity for the subarea is reached, 57 to 80 AU per acre could be accommodated, exceeding PSRC's 45 AU/acre planning target for regional growth centers.

## II. ENVIRONMENTAL IMPACTS

### To be completed by Applicant:

#### Earth

- 1) **General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:**  
Within the regional growth center, topography is flat to rolling.
- 2) **What is the steepest slope on the site (approximate percent slope?)**  
Isolated locations may have slopes up to 40%.
- 3) **What general types of soils are found on the site (i.e. clay, sand, gravel, peat, muck, etc.?) If you know the classification of agricultural soils, specify them and note any prime farmland.**  
Common soil types include Alderwood-Everett associations, Everett sandy gravelly loam, Spanaway gravelly loam, and Nisqually loam.
- 4) **Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe:**  
No. However, some areas of the City outside the Regional Growth Center have had a history of unstable soils, including along Chambers Creek, Leach Creek, and Puget Sound.
- 5) **Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill:**  
No filling or grading is proposed as a part of this non-project action.
- 6) **Could erosion occur as a result of clearing, construction or use? If so, generally describe:**  
No erosion would occur as a result of this non-project action. Erosion control would be addressed on a project level basis through excavation, grading, clearing and erosion control requirements under the City's surface water management regulations in UPMC Chapter 13.25.
- 7) **About what percent of the site will be covered with impervious surfaces after project construction (i.e., asphalt or buildings?)**  
No new impervious surface is proposed as a result of this non-project action. However, development that occurs within the Regional Growth Center may increase impervious surface.
- 8) **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**  
No new measures are proposed as a result of this non-project action.

#### Air

- 1) **What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, etc.) during the construction and when project is completed? If any, generally describe and give approximate quantities, if known.**  
No emissions would result from this non-project action.
- 2) **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe:**  
No. Proposal is a non-project action.
- 3) **Proposed measures to reduce or control emissions or other impacts to the air, if any:**  
None. Although not directly related to this proposal, the City does coordinate with other agencies such as the Puget Sound Clean Air Agency on air quality issues, as needed.

## Water

### 1) Surface

- a) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, salt water, lakes, ponds, wetland, etc.)? If yes, please describe type(s) and provide name(s). If appropriate, state the stream or river into which it flows.**

Morrison Pond and associated wetlands are located within the Regional Growth Center. The City of University Place borders Puget Sound, and various streams, creeks (including Chambers Creek and Leach Creek), ponds and wetlands exist throughout the City. Many of these water bodies eventually drain into Puget Sound.

- b) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans for this work.**

No work affecting surface waters is associated with this non-project action.

- c) **Estimate the amount of fill and dredge material that would be placed in, or removed from, surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material and/or the disposal site.**

No filling or dredging is associated with this non-project action.

- d) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities, if known.**

None would be required.

- e) **Does the proposal lie within a 100-year floodplain? If so, note floodplain location on site plan.**

Portions of the Regional Growth Center lie within the 100-year floodplain, primarily in close proximity to Morrison Pond and associated wetlands. These portions are identified on maps on file with City of University Place Planning and Development Services Department. The City of University Place participates in the National Flood Insurance Program (NFIP).

- f) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

There would be no discharge associated with the proposed non-project action.

### 2) Ground

- a) **Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose and approximate quantities of withdrawals or discharges, if known.**

No water will be withdrawn from or discharged to groundwater as a result of this non-project action.

- b) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (i.e. Domestic sewage; Industrial sewage, containing the following chemicals...; Agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system (s) is/are expected to serve:**

Not applicable. Proposal is a non-project action.

- 3) **Water Runoff (including storm water)**
  - a) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities if known.) Where will this water flow? Will this water flow into other waters? If so, please describe:**  
This non-project action will not generate any runoff. City surface water management standards will be applied to development proposals.
- 4) **Will this project generate waste materials, which, if not handled properly, could enter ground or surface waters? If so, generally describe:**  
This non-project action will not result in waste materials entering ground or surface waters.
- 5) **Proposed measures to reduce or control surface water, groundwater and runoff impacts, if any:**  
No specific measures are proposed since the Subarea Plan is a non-project action. However, future development must comply with LID standards previous adopted by the City.

### Plants

- 1) **Underline types of vegetation found on the site and list specific species:**
  - a) **deciduous trees:** alder, maple, aspen, other :
  - b) **evergreen trees:** fir, cedar, pine, other:
  - c) shrubs
  - d) **pasture:** none identified
  - e) grass
  - f) **crop or grain:** none identified
  - g) **wet soil plants:** cattail, buttercup, bulrush, skunk cabbage, other:
  - h) **water plants:** water lily, eelgrass, milfoil, other:
  - i) **other types of vegetation:**
- 2) **What kind and amount of vegetation will be removed or altered?**  
No vegetation will be removed as a direct result of this non-project action.
- 3) **List threatened or endangered plant species known to be on or near the site:**  
There are no known endangered, threatened or sensitive plant species in the Regional Growth Center.
- 4) **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**  
No specific measures are proposed.

### Animals

- 1) **Underline any birds/animals that have been observed on or near the site, or are known to be on or near the site:**
  - a) **Birds:** hawk, owl, heron, eagle, songbirds, other:
  - b) **Mammals:** deer, bear, elk, beaver, other:
  - c) **Fish:** bass, salmon, trout, herring, shellfish, other:
  - d) **Reptiles:** snakes, toads, frogs, lizards, other:
  - e) **Shellfish:** Geoduck
- 2) **List any threatened or endangered animal species known to be on or near the site:**

Chinook salmon, listed as threatened under the ESA, and Coho salmon, a federal species of concern, have been known to spawn and rear in Leach and Chambers Creeks, located outside of the Regional Growth Center. Certain portions of City of University Place may be habitat for the bald eagle. The Western Gray Squirrel is also known to have habitat in the area.

**3) Is the site part of a migration route (bird, mammal or fish)? If so, please explain:**

Chinook, Coho and Chum salmon spawn or have historically been known to spawn in Leach and/or Chambers Creeks. Hatchery Chinook are in Chambers Creek. There is no documented evidence of native Chinook in Chambers Bay or Chambers Creek.

**4) Is the site on or near a known protected area?**

Not that the city is aware of at this time.

**5) Proposed measures to preserve, protect or enhance wildlife, if any:**

The city's critical area regulations support the preservation of wildlife habitat such as wetlands and stream corridors. Where impacts to wildlife or associated habitat are not avoidable, mitigation will be required.

**Energy and Natural Resources**

**1) What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.?**

N/A. Proposal is a non-project action.

**2) Would your project affect the potential use of solar energy by adjacent properties? If so, generally described:**

N/A. Proposal is a non-project action.

**3) What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

None specifically proposed. Proposal is a non-project action.

**Environmental Health**

**1) Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire, explosion, spill or hazardous waste, which could occur as a result of this proposal? If so, describe:**

None associated with the proposal. The proposal is a non-project action.

**2) Describe special emergency services that might be required (for example, chemical spills or explosions.)**

N/A. Proposal is a non-project action.

**3) Proposed measures to reduce or control environmental health hazards, if any:**

None specifically associated with the proposal. Proposal is a non-project action.

**Noise**

**1) What types of noise exist in the area which may affect your project? For example: traffic, construction, or production equipment:**

As a non-project action, no noise is specifically associated with the proposal.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (i.e. traffic, construction, or production equipment). Indicate the hours that noise would be generated by the site:**

Not applicable. Proposal is a non-project action. However, future development activities within the Regional Growth Center will generate short-term construction noise.

- 3) **Proposed measures to reduce or control noise impacts, if any:**

Not applicable. Proposal is a non-project action.

### Land and Shoreline Use

- 1) **What is the current use of the site and adjacent properties?**

The Regional Growth Center has a wide ranges of land uses, including residential, commercial, industrial, public and public quasi-public, and park and recreation uses.

- 2) **Has the site been used for agriculture? If so, describe:**

Historically, some properties in University Place were used for farming and other agricultural purposes; this activity has ceased.

- 3) **Describe any structures on the site:**

The Regional Growth Center has a wide range of structures associates with its residential, commercial, industrial, public and public quasi-public, and park and recreation uses.

- 4) **Will any structures be demolished? If so, what?**

No structures would be removed as part of this non-project proposal. However, the Subarea Plan contemplates redevelopment that could result in demolition of existing structures.

- 5) **What is the current zoning classification of the site?**

The City's zoning code applies the following zoning classifications to land within the Regional Growth Center: Residential 1; Multifamily – Low; Multifamily – High; Neighborhood Commercial; Mixed Use; Mixed Use – Office; Town Center; Community Commercial; Light Industrial – Business Park; and Parks and Open Space.

- 6) **What is the current comprehensive plan designation of the site?**

The City's comprehensive plan applies the following plan designations to land within the Regional Growth Center: Low Density Residential; Moderate Density Residential; Mixed Use; Mixed Use Office; Neighborhood Commercial; Community Commercial; Town Center; Light Industrial-Business Park; and Parks and Open Space.

- 7) **If applicable, what is the current shoreline master program designation of the site?**

Not applicable.

- 8) **Has any part of the site been classified as an “environmentally sensitive” area? If so, specify:**

No. However, areas of the city have been identified as critical areas including landslide and erosion hazard areas, floodplains, wetlands and stream corridors. Maps depicting these areas are available for public inspection at the University Place Planning and Development Services Department.

- 9) **Approximately how many people would reside or work in the completed project?**

At full build-out the Subarea Plan provides capacity for an estimated population of 28,064 to 43,024 residents, living in approximately 17,540 to 27,390 housing units. An estimated 8,300 people or more could be working in the subarea when fully redeveloped.

- 10) **Approximately how many people would the completed project displace?**  
No people would be displaced as a result of this non-project action. The Subarea Plan would increase housing and population capacity over current conditions.
- 11) **Proposed measures to avoid or reduce displacement impacts, if any:**  
None proposed. Proposal is a non-project action.
- 12) **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**  
The Subarea Plan is intended to provide a vision and framework for managing growth and promoting economic development consistent with the University Place Comprehensive Plan and Puget Sound Regional Council regional growth center planning requirements and guidelines

### Housing

- 1) **Approximately how many units, if any, would be eliminated? Indicate whether it would be high, middle, or low-income housing:**  
No units would be displaced as a direct result of this non-project proposal. The Subarea Plan envisions and supports a substantial increase in the number and variety of housing units, with a particular focus on increasing the supply of missing middle housing.
- 2) **Proposed measures to reduce or control housing impacts, if any:**  
None.

### Aesthetics

- 1) **What is the tallest height of any proposed structure(s), not including antennas or chimneys:**  
No structures are proposed as part of this non-project action. However, the suggested zoning framework outlined in the Subarea Plan would establish three mixed use zones differentiated from each other by height, with the most intensive zone, MUR-75, allowing a maximum 75-foot height.
- 2) **What are the principal exterior building material(s) and colors proposed for the project?**  
Proposal is a non-project action. The city's design standards and guidelines that apply to certain types of development in specified zones and locations within the city provide guidance relating to exterior finish building materials and design. The City anticipates updating these standards and guidelines subsequent to Subarea Plan adoption.
- 3) **What is the proposed ratio of building coverage to lot size?**  
Not applicable. Proposal is a non-project action.
- 4) **What views in the immediate vicinity would be altered or obstructed?**  
Not applicable. Proposal is a non-project action.
- 5) **Proposed measures to reduce or control aesthetic impacts, if any:**  
No specific measures are proposed for this non-project action. The city's design standards and guidelines that apply to certain types of development in specified zones and locations within the city guide development with respect to reducing or controlling aesthetic impacts.

### Light and Glare

- 1) **What type of light or glare will the proposal produce? What time of day would it mainly occur?**  
Not applicable. Proposal is a non-project action.

- 2) **Could light or glare from the finished product be a safety hazard, interfere with views, or affect wildlife?**  
Not applicable. Proposal is a non-project action.
- 3) **What existing off-site sources of light or glare may affect your proposal?**  
Not applicable. Proposal is a non-project action.
- 4) **Proposed measures to reduce or control light and glare impacts, if any:**  
None. Proposal is a non-project action. However, the City's design standards and guidelines are intended to reduce and control light and glare impacts associated with future development.

#### Recreation

- 1) **What designated and informal recreational opportunities are in the immediate vicinities?**  
The city has numerous neighborhood and community parks, including Homestead Park, Cirque Park, and Adrianna Hess Wetland Park located within the Regional Growth Center, plus the Chambers Creek Properties, a regional facility owned by Pierce County that includes the Chambers Bay golf course and other recreational amenities.
- 2) **Would the proposed project displace any existing recreational uses? If so, describe:**  
No recreational uses would be displaced as a result of this non-project action.
- 3) **Proposed measures to reduce or control impacts on recreation opportunities to be provided by the project or applicant, if any:**  
Future residential development within the Regional Growth Center would be assessed park impact fees, which could fund enhanced park, recreation and open space facilities.

#### Historic and Cultural Preservation

- 1) **Are there any places or objects listed on, proposed for, or eligible for listing in national, state, or local preservation registers on or next to the site?**  
The Curran House, located west of the Regional Growth Center, is listed on the National Register
- 2) **Generally describe any landmarks, or evidence of historical, archaeological, scientific or cultural importance known to be on or next to the site:**  
Areas along Chambers Bay and Chambers Creek Canyon, located south of the Regional Growth Center, have been inventoried and identified as having archeological and/or cultural significance. These sites typically are associated with Native American tribes.
- 3) **Proposed measures to reduce or control impacts, if any:**  
None. Proposal is a non-project action.

#### Transportation

- 1) **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on the site plan, if any:**  
The City's street network is illustrated in various graphics provided throughout the Subarea Plan.
- 2) **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**  
Pierce Transit provides bus service within the Regional Growth Center; transit routes are described in the Transportation section of the Subarea Plan.
- 3) **How many parking spaces would the complete project have? How many would the project eliminate?**  
Not applicable. Proposal is not a site-specific proposal and is a non-project action.

- 4) **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe and indicate whether public or private?**

The Subarea Plan anticipates a substantial increase in development capacity and redevelopment activity. Overall road capacity is sufficient to accommodate and serve this increased level of development in terms of motorized vehicles. However, multimodal transportation facility improvements will be required to serve new development with respect to transit, pedestrian and bicycles modes.

- 5) **Will the project use (or occur in the general vicinity of) water, or air transportation? If so, generally describe:**

No. Proposal is not a site-specific proposal and is a non-project action. However, marinas, a yacht club and other boating facilities are located within shoreline areas of the city outside the Regional Growth Center. There is no airport within the city limits.

- 6) **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Not applicable. Proposal is a non-project action.

- 7) **Proposed measures to reduce or control transportation impacts, if any:**

None specifically proposed. However, as individual projects are proposed, review will be conducted in accordance with SEPA regulations pertaining to parking and transportation facilities to determine the level of impact and mitigation required. In addition, the Subarea Plan's Implementation – Strategic Action Plan recommends the adoption of a Planned Action Ordinance, supported by SEPA, which would help streamline the SEPA process – specifically including the transportation impact analysis component.

## Public Services

- 1) **Would the project result in an increased need for public services (i.e. fire protection, police protection, health care, and schools?) If so, generally describe:**

The proposed non-project action would not directly require additional public services. As development occurs consistent with Subarea Plan vision and development framework, however, there would be an incremental increase in demand for a wide range public services.

- 2) **Proposed measures to reduce or control direct impacts on public services, if any:**

None proposed. Proposal is a non-project action. Project-specific impacts will be addressed and mitigated, if warranted, during project review. Potential impacts may also be addressed through adoption of a Planned Action Ordinance.

## Utilities

- 1) **Identify existing utilities by name:**

- a) **Electricity:** Tacoma Power
- b) **Natural Gas:** Puget Sound Energy
- c) **Water:** Tacoma Water
- d) **Telephone:** Century Link

**Refuse Service:** University Place Refuse

**Sanitary Sewer:** Pierce County

**Septic System:** Some pockets of University Place are served by on-site sanitary system facilities.

- e) **Other - Cable:** Click! and Comcast

- 2) **Describe the utilities that are proposed for the project, the utility providing the service, and the general utility construction activities on the site or in the immediate vicinity which might be needed:**

Not applicable. The proposal is a non-project action. Service providers identified above in item 1 may analyze project needs and demands on a case-by-case basis and/or through long-term capital facilities planning.

**SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Date Submitted: September 22, 2017

## **SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS**

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect an item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposal would not directly increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Existing Comprehensive Plan goals and policies, and development regulations, discourage future projects from discharging untreated pollutants and emissions. All future development and redevelopment would be subject to local, state and federal regulatory requirements, including building code, fire code, and surface water management standards.

**Proposed measures to avoid or reduce such increases are:**

Existing Comprehensive Plan goals, policies and plans direct the City to promulgate development regulations that protect, preserve and enhance the natural environment and limit impacts from the built environment. The current zoning code regulates use and bans heavy industrial uses that are commonly associated with toxic or hazardous discharge and air emissions. The City's storm water management, subdivision, critical area and shoreline regulations are designed to avoid or reduce adverse environmental impacts.

- 2. How would the proposal be likely to affect plants, animals, fish or marine life?**

The Comprehensive Plan includes goals and policies aimed at protecting fish and wildlife habitat and preserving vegetation, including trees, to reduce runoff and erosion, improve air quality and maintain the City's character. Current development regulations implement these goals and policies. Nonetheless, growth occurring within the Regional Growth Center has the potential to impact plant, animal, fish and marine life.

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Critical areas, stormwater, tree preservation, and other environmental code provisions will protect stream corridors, wetlands, and other areas where fish and animals may have habitat, by limiting uses, maintaining buffers, and avoiding or mitigating potential impacts.

**3. How would the proposal be likely to deplete energy or natural resources?**

The Subarea Plan would not directly result in depletion of energy or natural resources, although future development allowed by policies and regulations that are consistent with the Subarea Plan's vision and development framework will result in incremental increases in energy consumption. Extractive or resource based industries, such as mining, forestry and agriculture, are prohibited throughout the community.

**Proposed measures to protect energy or conserve natural resources are:**

The Subarea Plan's vision and development framework are consistent with numerous goals and policies in the Comprehensive Plan that aim to reduce the number of single occupant vehicle trips, increase the use of transit, and achieve pedestrian supportive neighborhoods to reduce the reliance on automobiles and conserve energy. Site and architectural design standards promote compact mixed use development and the use of sustainable products in development.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands.**

Existing Comprehensive Plan policies and development regulations provide for the protection and conservation of environmentally sensitive areas and support the responsible use of recreational sites. The Regional Growth Center does not have any farmlands, wilderness areas or scenic rivers – and its boundaries largely exclude threatened or endangered species habitat, historic or cultural sites, wetlands and floodplains.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

None required.

**5. How would the proposal likely affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The Subarea Plan should have little impact on shoreline use in University Place, all of which is located well outside the Regional Growth Center boundaries. The Subarea Plan's proposed development framework would accommodate higher density and intensity of development than what is currently allowed in much of the subarea under existing zoning. However, this increased level of development would not be incompatible with the existing Comprehensive Plan in terms of development location, land use, urban form and design quality.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

The Subarea Plan's Implementation – Strategic Action Plan directs the City to revise its development regulations in 2018 to implement the Subarea Plan's vision and development framework. Code amendments will be designed to ensure that future development is compatible or consistent with surrounding uses and the physical environment.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

The planned population and employment increases will place additional incremental demands on transportation, schools, and other public facilities and services. Multimodal transportation improvements will be needed to improve circulation and system functionality. Additional police, fire, and public works maintenance services will be required to maintain public safety. Likewise additional school and public utilities (sewer, water and power) will be needed to serve the increasing population.

**Proposed measures to reduce or respond to such demand(s) are:**

The Subarea Plan's Implementation – Strategic Action Plan identifies that the City and other service providers (school districts, transportation/transit, and utilities) should periodically update their master plans to support ongoing long-term implementation of the Subarea Plan.

**7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.**

The proposed amendments do not conflict with local, state or federal laws. They are consistent with GMA goals, VISION 2040, PSRC's regional growth center planning requirements, and the Pierce County Countywide Planning Policies.