

Chapter 3

LAND USE ELEMENT

Introduction	3-2
State and Regional Planning Context.....	3-3
Growth Management Act	3-3
VISION 2040 Multicounty Planning Policies (MPP).....	3-3
Pierce County Countywide Planning Policies (CPP).....	3-4
Local Planning Context	3-4
Land Use Aspirations.....	3-5
Major Land Use Issues.....	3-6
Goals and Policies	3-7
General Land Use	3-7
Growth Management	3-7
Land Use Compatibility	3-8
Community Facilities and Human Services.....	3-9
Green Infrastructure	3-10
Open Space and Resource Protection.....	3-11
Plan Map Land Use Designations.....	3-12
Residential Land Use	3-13
Commercial Land Use.....	3-15
Light Manufacturing/Industrial and Business Park Use	3-17
Park and Open Space Land Use.....	3-19
Essential Public Facilities.....	3-20
Special Planning Areas	3-21
Regional Growth Center.....	3-21
Centers of Local Importance	3-22
Shorelines of the State	3-24
Day Island/Sunset Beach	3-25
Leach Creek Area.....	3-26
Background Information.....	3-27
The City of University Place.....	3-27

Existing Conditions	3-27
Single-Family.....	3-28
Multifamily	3-30
Commercial	3-30
Industrial/Manufacturing	3-30
Public Facilities.....	3-31
Population and Employment	3-31
Capacity for Population Growth.....	3-31
Capacity for Employment Growth	3-32
The Plan Map	3-34
Plan Designations	3-35
Low Density Residential (LDR).....	3-35
Moderate Density Residential (MDR):	3-35
Mixed Use-Office (MU-O):.....	3-37
Mixed Use (MU):	3-37
Mixed Use – Maritime (MU-M):	3-37
Neighborhood Commercial (NC):	3-38
Town Center (TC):.....	3-38
Community Commercial (CC):	3-39
Light Industrial-Business Park (LI-BP):	3-39
Regional Center and Centers of Local Importance	3-39

INTRODUCTION

The Land Use Element is designed to help University Place achieve its vision for a city that has gracefully accommodated growth and change, while ensuring that the community’s high quality of life, cherished natural features, distinct places and character are retained. By the year 2035, University Place expects to grow to a future population of 39,540 people and an employment base of 9,593 jobs. The Land Use Element provides the basis for planning for this growth, including needs for transportation, parks and open space, and other public facilities and services to serve future growth.

STATE AND REGIONAL PLANNING CONTEXT

GROWTH MANAGEMENT ACT

The Washington State Growth Management Act identifies that for cities such as University Place that are required to plan under RCW 36.70A.070, a comprehensive plan must include a map or maps, and descriptive text covering objectives, principles, and standards used to develop the Comprehensive Plan. The Plan shall be an internally consistent document and all elements shall be consistent with the future land use map. Each comprehensive plan shall include:

“A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies. Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity. Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.” [RCW 36.70A.070]

VISION 2040 MULTICOUNTY PLANNING POLICIES (MPP)

Under the Growth Management Act, multicounty planning policies provide a common region-wide framework for countywide and local planning in the central Puget Sound region, particularly in the area of transportation planning and its relationship to land use. The unified structure established by the MPP has both practical and substantive effects on the development and implementation of comprehensive plans, including land use elements.

The MPPs provide guidance for implementing Puget Sound Regional Council’s VISION 2040 Regional Growth Strategy. This strategy is a preferred pattern for accommodating a significant share of the region’s residential and employment growth within a number of regional centers. It is designed to minimize environmental impacts, support economic prosperity, improve mobility, and make efficient use of existing infrastructure. The strategy promotes infill and redevelopment within urban areas to create more compact, walkable, and transit-friendly communities.

PSRC has designated the core area of University Place as a Regional Growth Center. This designation influences strongly the vision, goals, objectives and policies contained within the Land Use Element.

PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPP)

The Pierce County Countywide Planning Policies is a written policy statement that establishes a countywide framework from which county and municipal comprehensive plans are developed and adopted. The framework is intended to ensure that municipal and county comprehensive plans are consistent.

The CPPs are intended to provide the guiding goals, objectives, policies and strategies for the subsequent adoption of comprehensive plans. CPPs that offer guidance for development of the Land Use Element include ones that address *Buildable Lands, Community and Urban Design, Economic Development and Employment, Health and Well-Being, Urban Growth Areas, and Promotion of Contiguous and Orderly Development and Provision of Urban Services.*

LOCAL PLANNING CONTEXT

The pattern of uses that make up University Place helps support the community's long-term vision and goals by describing locations where development is appropriate and what the desired intensity and general character should be. The Land Use Element is intended to ensure the land use pattern in University Place meets the following objectives:

- Takes into account the land's characteristics and directs development away from environmentally critical areas and important natural resources;
- Supports a healthy community by encouraging physical activity, promoting social and mental wellness, and establishing itself as a destination for arts, recreation, and special community events and festivals;
- Encourages redevelopment of properties that are underutilized or being used in a way that is inconsistent with the Comprehensive Plan designation;
- Provides for attractive, affordable, high-quality and stable residential neighborhoods that include a variety of housing choices;
- Focuses and promotes employment growth and office, housing and retail development in the Town Center, 27th Street Business, and Northeast Mixed Use districts of the University Place Regional Growth Center;
- Supports creation and enhancement of community gathering places, including civic center facilities such as Market Square, public parks and recreation facilities that accommodate special events, and privately developed venues;
- Provides opportunities to meet daily shopping or service needs close to residences and work places;
- Maintains and enhances an extensive system of parks, trails, open space and public shoreline access that meets local residents' needs;
- Supports further development of regional facilities such as Chambers Creek Properties, including Chambers Bay Golf Course, to help meet the local and regional demand for recreational services and facilities;
- Advances best management practices, multimodal travel, a high-quality natural environment, and development that provides long-term benefit to the community.

LAND USE ASPIRATIONS

Looking ahead 20 years...

In the 2030s, University Place is treasured for its character, natural assets, friendly and welcoming atmosphere, diversity, safety and quiet settings.

University Place includes a broad choice of housing types at a range of prices, including affordable homes. During the past 20 years, there has been more variety in the types and prices of newly constructed homes, including more cottages, accessory dwelling units, attached homes, two-three unit homes, live-work units and other smaller single family homes. New homes blend with existing homes and the natural environment, retaining valued characteristics of neighborhoods as they continue to evolve. While single-family neighborhoods have remained stable, the number and variety of multifamily housing choices, including units oriented towards seniors and millennials, have increased significantly, especially within mixed-use developments along Bridgeport Way, 27th Street, and Mildred Street. Through careful planning and community involvement, changes and innovation in housing styles and development have been embraced by the community. Residents enjoy a feeling of connection to their neighborhoods and to the community as a whole.

University Place has acted to create and maintain a strong economy and a diverse employment base.

University Place is the home to many small, medium-size and locally owned businesses and services. Businesses are proud to be partners in the community. The City provides a positive business climate that supports innovation and attracts development resulting in long-term benefit to the community, while retaining existing businesses.

In the 2030s, University Place's Regional Growth Center, which includes the Town Center, 27th Street Business, and Northeast Mixed Use Districts, is a thriving center of commercial activity supported by a mix of newly constructed housing.

The center is a destination for many in University Place and the region. Attractive offices, stores, services and residential developments have contributed to a new level of vibrancy in the community, while retaining a comfortable, connected feel that appeals to residents, business and visitors. Redevelopment of these areas has brought retail storefronts closer to the street and improvements to streetscapes to reflect the green character of University Place, making the area more hospitable to transit, pedestrians and bicyclists. These neighborhoods are well-connected to a network of parks and open space areas.

University Place in the 2030s has enhanced and maintained a green character.

Citizens benefit from its livability, which contributes to the general quality of life. An abundance of trees continues to define University Place's physical appearance, including those within the Chambers Creek canyon, along the bluffs above the Puget Sound shoreline, and within smaller parks and open space facilities. A system of interconnected

open spaces provides habitat for a variety of wildlife. University Place maintains an extraordinary park, recreation and open space system that serves all age groups and a wide variety of interests.

The City prides itself for its environmental stewardship, including placing an emphasis on supporting land use and development patterns that: mix commercial and residential land uses; provide safe transportation options including biking, walking and mass transit; preserve open space, natural beauty and critical environmental areas including shorelines; and foster a distinctive, attractive community that stimulates civic pride and offers residents a high quality of life and a strong sense of place.

MAJOR LAND USE ISSUES

The Puget Sound Regional Council's *VISION 2040*, a regional growth strategy, categorizes University Place as a *Large City* -- where significant population and employment growth should be accommodated. The Pierce County Council has assigned population, housing and employment targets to University Place for 2030 consistent with this growth strategy. To accommodate this growth plus subsequent growth occurring prior to the City's 2035 planning horizon, the City intends to direct a large share to its Regional Growth Center, which includes the Town Center, 27th Street Business, and Northeast Mixed Use Districts, and to other areas already designated and zoned for multifamily housing and mixed-use development. A challenge will be to achieve such growth in a manner that adds to the vibrancy of the community without generating unacceptable impacts. A goal of this strategy will be the preservation and enhancement of the most desirable characteristics of the community's existing, lower density, single-family neighborhoods.

The City has invested considerable time and financial resources to support the development of a Town Center, which is becoming a pedestrian-oriented gathering place with housing, shops, entertainment, services, and civic facilities. The Center will increasingly contribute to the community's "sense of place" and economic vitality, and will act as a catalyst for future economic growth in University Place. A challenge will be to achieve an "authentic" center that has long-lasting value and benefit to the community.

The City is continuing to redevelop arterial streets, designed and built prior to incorporation primarily to move motor vehicles quickly, to *complete streets* that support safe and convenient access for all users. Although the City has been successful in securing numerous grants to fund a large portion of costs associated with these transformations, additional funding will be required to achieve *complete street* goals.

The Pierce County-owned Chambers Creek Properties, located in the southwest corner of the City, offers many opportunities and challenges for the community. The Properties include the Chambers Bay Golf Course (site of the 2010 U.S. Amateur Championship and 2015 U.S. Open), public open space that includes shoreline access and a pathway system, and other public amenities. The County's Wastewater Treatment Plant, and Environmental Services Building occupy additional portions of the site. Proposals for private-sector development, possibly including hotel, restaurant and conference facilities and an additional golf course, may be considered in the future. A balanced approach will

be needed to address community preferences and concerns, site constraints and opportunities, and the costs and benefits of the services proposed to be provided.

GOALS AND POLICIES

This Element contains the land use goals and policies for the City of University Place. The following goals establish broad direction for land use, while the policies provide more detail about the steps needed to meet the intent of each goal. Goals are preceded by an initial background statement that provides an intent or purpose for each goal.

GENERAL LAND USE

Growth Management

The goals that are the foundation of Washington's Growth Management Act are consistent with the hopes for the community expressed by people who live or work in University Place. These goals include encouraging efficient development in urban areas to retain open space, providing a variety of housing types and sustainable economic growth, focusing population and employment growth in cities, ensuring that public facilities and services are adequate, and investing in transportation to support planned land use and to provide travel choices.

VISION 2040 calls for compact communities and centers with densities that support transit service and walking. It also calls for each city to identify one or more central places for compact, mixed-use development that will reinforce effective use of urban land.

GOAL LU1

Provide sufficient land area and densities to meet University Place's projected needs for housing, employment and public facilities while focusing growth in appropriate locations.

Policy LU1A

Ensure that development regulations, including the allowed density, uses and site requirements, provide for achievement of University Place's preferred land use pattern.

Policy LU1B

Manage growth so that delivery of public facilities and services will occur in a fiscally responsible manner to support development and redevelopment. Allow new development only where adequate public facilities and services can be provided.

Policy LU1C

Encourage development of both public and private lands in University Place that provides long-term benefit to the community through the use of techniques, such as green building and green infrastructure.

Policy LU1D

Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and

the need for predictability in decision making. Achieve this through measures such as clustering that preserve open space and administrative variances for minor variations.

Policy LU1E

Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.

Policy LU1F

Provide opportunities for shops, services, recreation and access to healthy food sources within walking or bicycling distance of homes, work places and other gathering places.

Policy LU1G

Design developments to encourage access by modes of travel other than driving alone, such as walking, bicycling and transit, and to provide connections to the nonmotorized system.

Land Use Compatibility

Retaining and enhancing University Place's high quality of life and special character are very important to University Place citizens. A variety of mechanisms is used to protect and enhance the City's quality of life and character as the community continues to grow. For example, height and bulk regulations are used to ensure that buildings within various areas of the City fit those locations and are compatible with adjacent structures. Intensity or density regulations control the amount of a particular use that is allowed and are used to achieve compatibility between uses, protect environmentally sensitive areas, and ensure that public facilities are not overloaded. Performance standards limit and often prohibit pollution discharges to the environment, stormwater drainage and sanitary sewers to ensure that uses are compatible and safe and that University Place's commercial and light industrial business park areas remain desirable places for business.

University Place's preferred land use pattern recognizes that many uses can be good neighbors if designed and developed well. Some activities such as noise or fumes may create impacts that adversely affect other uses. University Place's overall policy is to minimize adverse impacts on sensitive, lower-intensity uses, such as residences.

GOAL LU2

Ensure that future growth and development protect and enhance the City's quality of life and character, and are compatible with existing community fabric.

Policy LU2A

Refine and maintain development regulations to promote compatibility between uses; retain and enhance desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts

on public facilities and services. Through these regulations address features, including but not limited to:

- Impervious surface area and lot coverage;
- Building height, bulk, placement and separation;
- Development intensity;
- Access and connections for walking and bicycling; and
- Landscaping.

Policy LU2B

Use design standards and guidelines for residential development to:

- Provide variety in building and site design and visually appealing streetscapes in residential developments of several dwellings or more;
- Minimize significant impacts, such as loss of light or privacy, from large residential infill buildings on adjacent residents;
- Promote better air quality and the movement of air through residential areas;
- Promote compatibility with University Place's residential neighborhoods and avoid an appearance of overcrowding when rezones will increase residential development capacity or when density bonuses or flexibility in site standards are utilized; and
- Emphasize features typical of detached single family dwellings, such as pitched roofs, single points of entry and substantial window trim, as part of residential structures containing two or more dwelling units.

Policy LU2C

Promote compatibility between land uses and minimize land use conflicts when there is potential for adverse impacts on lower-intensity or more sensitive uses by:

- Ensuring that uses or structures meet performance standards that limit adverse impacts, such as noise, vibration, smoke and fumes; and
- Creating an effective transition between land uses through building and site design, use of buffers and landscaping, or other techniques.

Community Facilities and Human Services

A well-functioning community depends on the availability of and equitable access to a variety of community facilities and human services. Schools, libraries and facilities for enjoying recreation and art are essential to the social and cultural vibrancy of the community. Human services can include childcare, food assistance, medical and dental care, counseling and transitional shelter.

The health of the community also depends on the availability of safe drinking water, adequate wastewater collection, sustainable stormwater management, a coordinated public safety system, access to healthy food and opportunities for active living.

GOAL LU3

Ensure the provision of community facilities and human services that are commensurate with the needs of the community.

Policy LU3A

Encourage the provision of needed facilities that serve the general public, such as facilities for education, libraries, parks, culture and recreation, police and fire, transportation and utilities. Ensure that these facilities are located in a manner that is compatible with the City's preferred land use pattern.

Policy LU3B

Support equitable delivery of and access to human services by allowing these uses in suitable locations and encouraging their creation through incentives or bonuses and other innovative measures.

Policy LU3C

Incorporate consideration of physical health and well-being into local decision making by locating, designing and operating public facilities and services in a manner that:

- Uses building and development practices that provide long-term benefit to the community;
- Encourages walking and bicycling access to public facilities;
- Supports creation of community gardens on public open space in accessible locations throughout University Place; and
- Provides tools such as educational and demonstration programs that help foster a healthy environment, physical activity and well-being, and public safety.

Green Infrastructure

Green infrastructure refers to services that natural systems provide University Place, including:

- Cleaning the water in streams, wetlands and ponds;
- Reducing flooding;
- Improving air quality; and
- Providing wildlife habitat.

In addition, green infrastructure provides benefits to University Place, such as:

- Making the City more beautiful;
- Providing peaceful, restful places;
- Increasing recreational opportunities; and
- Improving the health of members of the community.

Many elements of green infrastructure are natural places within University Place -- places such as urban forests, parks, protected open spaces, streams, wetlands and shorelines. University Place should, when possible, build or support the building of facilities that mimic natural systems to improve the capacity of, and complement the services provided by, the City's natural systems.

These facilities can also be considered green infrastructure and include such structures as constructed wetlands, rain gardens and green roofs. The City and the community are dedicated to supporting, and in some cases requiring, green infrastructure through a combination of green development techniques and preserving environmental assets into the future as land use becomes more intense to accommodate growth.

GOAL LU4

Support development of green infrastructure in order to improve the capacity of, and complement the services provided by, the City's natural systems as future land use becomes more intense to accommodate growth.

Policy LU4A

Recognize green infrastructure as a capital/public asset. Monitor and regularly report on the City's progress in preserving, enhancing and expanding upon its inventory of green infrastructure, including but not limited to:

- Natural areas, such as shorelines, critical areas and portions of public lands that are monitored and maintained by citizen stewards;
- Community gardens;
- Rain gardens and other natural stormwater management facilities; and
- Native habitat areas.

Open Space and Resource Protection

University Place is framed within a beautiful natural setting, including the Puget Sound shoreline west of the City and the Chambers Creek Canyon to the south. Within the community, undeveloped green spaces, streams and their associated buffers, and an abundance of trees have continued to be an important part of defining University Place's commitment to preserving and protecting the City's natural beauty and functionality. University Place's Comprehensive Plan is designed to protect the quality of the natural environment and retain open natural areas while accommodating growth.

GOAL LU5

Ensure protection of the natural environment and retention of open natural areas while accommodating growth.

Policy LU5A

Promote use of techniques, such as current use taxation programs, stormwater utility funds, conservation easements, sensitive site planning, best land management practices and flexible regulations, to help retain and protect open space, environmentally sensitive areas, and unique natural features.

Policy LU5B

Maintain University Place as a place distinct from adjacent communities by maintaining where practical, green buffers, habitat corridors, preserved natural areas and distinctive gateways with features, such as native landscaping, art and markers -- in other locations.

Plan Map Land Use Designations

The Comprehensive Plan Map (**Figure 3-2**) graphically displays the City's preferred land use pattern. The different areas on the Plan Map are referred to as designations. These designations provide a framework for guiding development consistent with the City's vision, goals, objectives and policies. The Plan Map divides the City into areas where different types and intensities of land uses are allowed. The designations serve to protect areas from incompatible development, maintain property values and support development consistent with each designation. The purpose and intent of each designation, and the general types of uses allowed in each designation, are provided in the Background Information section of the Land Use Element.

GOAL LU6

Ensure that decisions on land use designations and zoning are consistent with the City's vision, goals, objectives and policies as articulated in the Comprehensive Plan and take into account GMA goals regarding urban growth, sprawl, property rights, permits, economic development, and open space and recreation.

Policy LU6A

Consider the following when making decisions on land use designations and zoning:

- Land use and community character objectives;
- Whether development will be directed away from environmentally critical areas and other important natural resources and in a way that minimizes impacts on natural resources;
- The adequacy of the existing and planned transportation system and other public facilities and services;
- Projected need and demand for housing types and commercial space;
- The balance between the amount and type of employment in University Place and the amount and type of housing in University Place;
- Suitability of an area for the proposed designation or zone; and
- Opportunities to separate potentially incompatible uses by topography, buffers, zoning transitions or other techniques.

Policy LU6B

Protect the property rights of landowners from arbitrary, capricious, and/or discriminatory actions. Do not take private property for public use without just compensation, nor allow illegal encroachments on public land or rights-of-way without compensation or consideration of the public interest.

Policy LU6C

Coordinate with neighboring cities and Pierce County, to ensure adjacent land uses are compatible and impacts of future development are appropriately addressed.

Policy LU6D

Adopt vesting regulations in accordance with the recommendations of the Washington Cities Insurance Authority. In Washington State, the vested rights doctrine refers

generally to the notion that a land use application, under the proper conditions, will be considered only under the land use statutes and ordinances in effect at the time of the application's submission. The City's zoning code should identify those regulations considered to be land use regulations subject to vesting laws. Application forms and supporting documentation should identify those rights that vest and those rights that do not vest when an application for a project permit is made.

Policy LU6E

Apply zone classifications and overlays consistent with the Comprehensive Plan Map land use designations, as follows:

**Table 3-1
Designations, Classifications and Overlays**

Plan Map Land Use Designation	Consistent Zone Classifications and Overlays
Low Density Residential	Residential 1; Residential 2; Sunset Beach Overlay; Day Island Overlay; Day Island South Spit Overlay; Chambers Creek Properties Overlay; Public Facility Overlay
Moderate Density Residential	Multifamily Residential-Low; Multifamily Residential-High; Public Facility Overlay
Mixed Use	Mixed Use; Transition Overlay; Public Facility Overlay
Mixed Use Office	Mixed Use Office; Transition Overlay; Public Facility Overlay
Mixed Use-Maritime	Mixed Use Maritime; Public Facility Overlay
Neighborhood Commercial	Neighborhood Commercial; Public Facility Overlay
Community Commercial	Community Commercial; Public Facility Overlay
Town Center	Town Center; Public Facility Overlay
Light Industrial-Business Park	Light Industrial-Business Park; Public Facility Overlay
Parks and Open Space	Parks and Open Space; Public Facility Overlay

RESIDENTIAL LAND USE

University Place residents treasure their neighborhoods. Each neighborhood has characteristics that are unique and make it special. There are also qualities that many residents throughout University Place frequently cite as ones they value about their neighborhoods. These qualities include safety, quiet, friendliness, attractiveness and a feeling of connection to their neighborhoods and to the community as a whole.

Residents also value being near to open space, parks, trees and other greenery, and having good transportation connections that enable easy access to stores and services. They emphasize the importance of having a diverse range of housing choices in University Place. There is recognition of the value of having a community in which people of a wide range of incomes, ages and needs can live and being able to remain in University Place through changes in age or household size. Examples of housing types that can help meet this desire or preference include additional small and starter homes, cottages, accessory dwelling units, live-work units, attached homes, senior housing, and housing for families. In thinking about the future, citizens also emphasize that new development needs to be well designed and fit well with the surrounding area.

The following residential policies in the Land Use Element provide general guidance for development in residential areas, including density, allowed uses and development standards. This Element is complementary to the Housing and Community Character Elements. The Housing Element addresses a range of housing topics, including choice, affordability, special needs and neighborhood preservation. The Community Character Element addresses residential neighborhood compatibility issues and concerns.

GOAL LU7

Achieve a mix of housing types in which people of a wide range of incomes, ages and needs can live, and guide new housing into appropriate areas while maintaining and enhancing the special qualities and character of existing residential neighborhoods.

Policy LU7A

Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the City, including low- and moderate-density single family neighborhoods and moderately high-density residential neighborhoods.

Policy LU7B

Designate allowed residential densities and housing types to provide for a housing stock that includes a range of choices to meet all economic segments and household types, including those with special needs related to age, health or disability -- while taking into account existing development patterns, community values, proximity to facilities and services, and protection of the natural environment.

Policy LU7C

Allow some compatible nonresidential uses in residential neighborhoods, such as appropriately scaled schools, religious facilities, home-based small businesses, parks, open spaces, senior centers and day care centers. Maintain zoning standards for locating and designing these uses in a manner that respects the character and scale of the neighborhood.

Policy LU7D

Promote compatibility of innovative housing with the character of surrounding single-family residences. Pay particular attention when such housing is located in the R1 Residential zone. Achieve this through techniques, such as:

- Requiring that innovative housing maintains the character and quality of single family homes;
- Ensuring that new residences do not appear oversized for their lot size;
- Ensuring that the height, bulk and design of new residences do not overwhelm existing adjacent residences through the application of floor area ratio standards and other bulk regulations; and
- Maintaining adequate separation between new residential structures to avoid overcrowding.

Policy LU7E

Preserve and enhance the unique character of existing single family neighborhoods.

Policy LU7F

Preserve and enhance the residential character of the Bridgeport Way corridor between 19th Street West and the 27th Street Business District. As *complete street* improvements are made in this section of Bridgeport Way, special attention should be given to landscaping and lighting that complements the residential environment.

Policy LU7G

Emphasize the low- to moderate-intensity residential character of the Bridgeport Way corridor between the commercial nodes centered on Bridgeport Way and Cirque Drive, and Bridgeport Way and 67th Avenue West, by preserving trees, providing enhanced landscaping, and implementing *complete street* improvements.

Policy LU7H

Support greater residential density and building height in the Regional Growth Center (Town Center, 27th Street Business, and Northeast Mixed Use districts) to accommodate growth consistent with Puget Sound Regional Council’s *VISION 2040* and Pierce County population and housing allocations. Accommodate this growth without significantly impacting the character of existing single-family neighborhoods.

Policy LU7I

Ensure that multifamily residential development is designed and scaled in a manner that is compatible with nearby single-family neighborhoods. New multifamily development and redevelopment should comply with the City’s adopted multifamily design standards and guidelines.

COMMERCIAL LAND USE

Commercial areas provide for the development and operation of retail and service businesses in support of community needs. The design and location of commercial areas are important to residents and businesses. Well-designed and -located commercial developments enable people to walk to a nearby restaurant or to park once and shop at several businesses. Good design and location are also important to providing transit service, avoiding conflicts with nearby uses, reducing traffic problems, and providing for easy delivery and pickup of goods. Allowing small-scale commercial areas near homes

can reduce the distance people have to travel for frequently purchased goods and services. Neighborhood commercial areas also help provide for small-scale gathering places that are accessible from neighborhoods, help promote walkability and bike-ability, and support many aspects of University Place's long-term vision and goals, including economic vitality.

GOAL LU8

Achieve a mix of commercial land uses that serves the needs of the City's residents, businesses and visitors.

Policy LU8A

Maintain and enhance a well-distributed system of commercial uses that serve the needs of residential neighborhoods, workplaces and the greater University Place community. Encourage commercial land uses that support or provide services to adjacent land uses to encourage nonmotorized travel.

Policy LU8B

Maintain the Regional Growth Center (Town Center, 27th Street Business, and Northeast Mixed Use districts) as the major retail, service, entertainment and cultural center for the City. Ensure that other commercial areas in the City help meet the community's demand for commercial goods and services without diminishing the vitality of the Regional Growth Center.

Policy LU8C

Ensure that commercial areas of all types are located, designed and developed to:

- Maintain high visual quality, especially for commercial areas located within the Regional Growth Center and at entryways to the City;
- Have buildings rather than parking lots abutting the street;
- Encourage compact commercial development and walking between businesses;
- Avoid the creation or expansion of long, narrow strip development;
- Be easily accessible to an arterial, and be served or be capable of being served by transit and other public services; and
- Avoid impacts on adjacent residential and other noncommercial uses, including impacts that could result in pressure to convert these adjacent uses to commercial uses.

Policy LU8D

Allow and encourage mixed-use development in all commercial designations. Design these developments to achieve compatibility among the uses and with adjacent uses

Policy LU8E

Encourage infill development and redevelopment of vacant and underutilized commercial sites. Encourage the consolidation of properties zoned for commercial or mixed-use development containing single-family dwellings in order to facilitate long-term, viable commercial redevelopment.

Policy LU8F

Encourage development of new businesses and expansion of existing businesses. The City should work with the private sector, Chamber of Commerce and others to identify issues and opportunities for providing a supportive environment for small business.

Policy LU8G

Recruit new businesses to the City to expand and diversify the City's employment base including living wage jobs. Plan ahead to support changes in employment opportunities as the economy changes.

Policy LU8H

Provide a hospitable development atmosphere and support increased diversity in the range of goods and services being made available to the community.

Policy LU8I

Support the City's Economic Development Strategic Action Plan, which provides a framework of actions designed to stimulate economic development over seven year periods.

Policy LU8J

Encourage, attract and maintain grocery stores within walking distance of major residential areas or mixed-use areas.

Policy LU8K

Allow small-scale "home-based" businesses (home occupations) in residential areas provided they do not detract from the residential character of the area.

Policy LU8L

Encourage nonprofit and not-for-profit organizations, which may provide valuable services to the community, to locate in the City.

Policy LU8M

Regulate adult entertainment facilities, which are retail and entertainment uses that have special zoning protection under the U.S. Constitution (as interpreted in judicial decisions), in a manner that protects residential areas and public gathering places such as parks, schools, churches and community business areas from the negative impacts associated with such establishments.

LIGHT MANUFACTURING/INDUSTRIAL AND BUSINESS PARK USE

Business parks and other light industrial areas provide locations for a variety of businesses that supply employment opportunities and services for the greater University Place community and region. For larger companies, business parks enable firms to integrate their research and development, office, small warehouse and light manufacturing uses in one location.

On a smaller scale, opportunities exist within University Place to support the *maker movement*, an umbrella term for independent inventors, designers and tinkerers. Typical

interests enjoyed by individuals who consider themselves to be part of the maker culture include engineering-oriented pursuits such as electronics, robotics, 3-D printing, and the use of computer numerical control (CNC) tools, as well as more traditional activities such as metalworking, woodworking, and traditional arts and crafts. The movement stresses new and unique applications of technologies, and encourages invention and prototyping. Some of these examples, which may not be highly visible to or have any measurable impact on surrounding land uses, may be integrated into the community in live-work units and other appropriate locations. Small-scale production, where individuals are making items in limited quantities for retail or wholesale markets, can be a key to a stronger local economy.

GOAL LU9

Provide for light manufacturing/industrial and “business park” land uses within the City.

Policy LU9A

Concentrate light manufacturing/industrial and business park uses in the northeast area of the City, which is already characterized by industrial use and has convenient access to major transportation corridors.

Policy LU9B

Support water-oriented industrial uses within areas designated Mixed Use -- Maritime (MU-M) located on the mainland side of the Day Island waterway. Support mixed-use development and redevelopment in the MU-M area that includes water-oriented light industrial, commercial, transportation, and moderate density residential uses, plus marinas, yacht clubs with boat moorage, and other boating facilities.

Policy LU9C

Support incubator and small-scale light industrial uses in appropriate locations within the City’s Regional Growth Center. Support activities pursued by individuals that fit under the *maker movement* umbrella in appropriate locations while ensuring that sensitive land uses located in close proximity to such businesses are protected from potential impacts.

Policy LU9D

Prohibit heavy manufacturing uses, which generally require large parcels of land and separation from sensitive land uses such as parks, schools and housing.

Policy LU9E

Separate manufacturing uses that create impacts from incompatible uses through techniques, such as creation of buffers or zoning that enables transitions from more intensive to less intensive uses. Take into account during site plan review potential adverse impacts on manufacturing operations due to other proposed uses, as well as potential adverse impacts on nearby uses due to manufacturing operations.

Policy LU9F

Address potential health impacts associated with industrial uses under the SEPA process or when environmental impact assessment is required.

PARK AND OPEN SPACE LAND USE

An important community goal is to retain and enhance University Place's distinctive character and high quality of life, including an abundance of parks and open space. Parks and open space help to maintain a high quality of life in University Place and to meet recreational, social and cultural needs. They encourage physical activity and promote social and mental wellness. The Park and Open Space designation on the Comprehensive Land Use Plan Map helps to describe the system of parks and open space that is in place and its connection with the rest of the existing and future land use pattern.

GOAL LU10

Create a connected system of parks, open space and recreational land with convenient access for people living in different neighborhoods across the City.

Policy LU10A

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.

Policy LU10B

Manage City-owned parks and open space areas through implementation of a Park and Open Space zoning classification that supports the preservation and enhancement of these areas for active and passive recreation, protection of critical areas, development of trails, and preservation of historic sites.

Policy LU10C

Develop a system of distinctively designed pedestrian, jogging, and bicycle trails throughout the City that will connect to regional trail systems. Support additional recreational trails and pedestrian linkages between existing parks and other areas of the City to enhance public enjoyment of natural features and benefit transportation mobility and circulation.

Policy LU10D

Work with Pierce County and other land owners to acquire trail right-of-way and construct a trail along Leach Creek, through Chambers Creek Canyon to Chambers Bay. Work to connect the trail to public access pathways within the Chambers Creek Properties and to neighboring trail systems in Tacoma, Lakewood, Fircrest and Steilacoom. Seek regional assistance in raising funds for trail corridor acquisition and development of the trail itself.

Policy LU10E

Identify and preserve wildlife habitat, historical, unique geological and archeological resources as open space and natural areas. Ensure that environmental safeguards are in place and enforced. Provide educational materials to the community that foster respect for and encourage preservation of open space and natural areas that possess inherent value to the community.

ESSENTIAL PUBLIC FACILITIES

GOAL LU11

Provide for the appropriate siting of essential public facilities in the community.

Policy LU11A

Administer a process to site essential public facilities that: (1) requires consistency of the proposed facility with University Place's Comprehensive Plan; (2) emphasizes public involvement; (3) identifies and minimizes adverse impacts; and (4) promotes equitable location of these facilities throughout the city, county and state. Essential public facilities may include, but are not limited to, regional utility lines, drinking water reservoirs, power substations, fire stations, hospitals, schools, jails, solid waste transfer stations, highways, and stormwater and wastewater treatment plants.

Policy LU11B

Implement adopted siting criteria to protect surrounding uses and mitigate impacts of any specific facility on neighborhoods and the City. Justify the need to site facilities that have service areas extending substantially beyond the City and evaluate the potential for alternative locations. Ensure that public facilities include improvements and mitigation if necessary to achieve compatibility with surrounding uses and to compensate for impacts of the facility on a neighborhood or the City.

Policy LU11C

Allow essential public facilities in those zones in which they would be compatible. Classify the type of land use review, such as whether the use is permitted or conditionally allowed, based on the purpose of the zone and the facility's potential for adverse impacts on uses and the environment. Consider allowing all essential public facilities in the Light Industrial Business Park zone if such uses are not compatible elsewhere.

Policy LU11D

Work with Pierce County to facilitate expansion and continued operation of the Chambers Creek Wastewater Treatment Facility, which provides for existing and long-term projected needs of Pierce County citizens. Minimize impact from the facility by avoiding early over-capacity or future lack of capacity. Support Pierce County's ongoing efforts to provide mitigation through the development of regional-scale open space facilities, including shoreline access, within Chambers Creek Properties. Require additional mitigation for impacts associated with plant expansion and its continuing operations, if warranted.

Policy LU11E

Encourage co-location of essential public/community facilities, such as schools, medical offices/hospitals, recreation centers and libraries, in close proximity to homes or major residential areas, to promote active transportation and support transit.

SPECIAL PLANNING AREAS

Regional Growth Center

University Place's Regional Growth Center is a major activity and employment center. The Comprehensive Plan directs the majority of the City's employment and housing growth to this area. In recognition and support of this continued growth, the Center is designated as a Regional Growth Center by the Puget Sound Regional Council under *VISION 2040 and pursuant to* the Pierce County Countywide Planning Policies. **Figure 3-3** identifies the boundaries of the City's Center.

Center designations are a strategy employed in Pierce County and in the central Puget Sound region for purposes of growth management and transportation planning and for programming of regional transportation funds to areas of concentrated growth. Regional Growth Centers are envisioned as higher-density focal points within communities, attracting people and businesses to an excellent multimodal transportation system and diverse economic opportunities, a variety of well-designed and distinctive places to live, and proximity to shopping, recreation and other amenities. Regional Growth Centers are also intended to accommodate growth in urban locations and reduce sprawl -- to the long-term benefit of a community and region.

Goal LU12

Designate the core of University Place, which includes existing commercial, mixed-use, and multifamily zones along Mildred Street, between 19th and 27th Streets, along 27th Street between Mildred Street and Grandview Drive, and along Bridgeport Way between Olympus Drive and the 5200 block of Bridgeport Way, as a Regional Growth Center under *VISION 2040*.

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, 27th 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, and 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.

Centers of Local Importance

Centers of Local Importance (CoLIs) are designated for the purpose of identifying local centers and activity nodes that are consistent with the Puget Sound Regional Council's VISION 2040's Multicounty Planning Policies. Such areas promote compact, pedestrian-oriented development with a mix of uses, proximity of diverse services, and a variety of appropriate housing options. University Place has designated two CoLI pursuant to Pierce County Countywide Planning Policies UGA-48 through UGA-55. This formal recognition may be used in future countywide project evaluations.

Chambers Creek Properties CoLI. The Chambers Creek Properties CoLI (**Figure 3-3**) encompasses the entire 930 acres of the Properties, including approximately 700 acres in University Place, and 200 acres in Lakewood and unincorporated Pierce County. The Chambers Creek Properties is divided into several areas including the Chambers Creek Regional Park, the Chambers Creek Canyon, the Environmental Services Campus, and

the Chambers Creek Regional Waste Water Treatment Plant. The Chambers Creek Regional Park consists of two open space areas -- North Meadows and Central Meadows, the Chambers Bay public golf course, Play Ground by the Sound, and the Grandview and Soundview Trails. The Chambers Creek Properties meets community and regional goals, by providing a wide variety of recreational opportunities, civic services in the Environmental Services Building, and a centralized waste water treatment facility that serves most of the County.

GOAL LU13

Designate the Chambers Creek Properties as a Center of Local Importance under *VISION 2040* and the Pierce County Countywide Planning Policies. Collaborate as a strategic economic development partner with Pierce County in planning for Chambers Creek Properties.

Policy LU13A

Maintain the Chambers Creek Properties Overlay, which allows existing and planned uses subject to development review processes and compliance with design standards that promote the development of the Chambers Creek Properties Master Site Plan, mitigate impacts and maintain consistency with the City's goals and objectives.

Policy LU13B

Work with Pierce County to periodically review, and when necessary, revise the Master Site Plan to ensure that planned projects will be developed at a level of quality commensurate with community standards.

Policy LU13C

Collaborate with Pierce County in the evaluation of potential revenue generators including lodging, golf course and restaurant development.

Policy LU13D

Coordinate with Pierce County to ensure that any potential negative impacts resulting from the continued development and operation of Chambers Creek Properties be mitigated as necessary to protect community interests.

Policy LU13E

Work with Pierce County and other public agencies and the private sector to achieve redevelopment of Chambers Creek Properties through a variety of funding sources. Achieve enhanced public use of the site through cooperation and the combining of resources from various levels of government and the community.

Policy LU13F

Encourage the timely development of park and recreation facilities at the Chambers Creek Properties to help meet local and regional recreation needs.

Cirque and Orchard CoLI. The Cirque and Orchard CoLI (**Figure 3-3**) includes high density multifamily housing, the City's 15-acre Cirque Bridgeport Park, and a mix of commercial uses including convenience stores, restaurants, gas stations, a medical office

building and a day care. A small shopping center serves as a gathering place for the residents and workers in this CoLI. Although not a formal part of the CoLI, a second small shopping center and high density multifamily housing on the east side of Orchard Street in the City of Tacoma contributes to the mix of uses and sense of place. The Cirque and Orchard CoLI is centered on the intersection of South Orchard Street and Cirque Drive/56th Street West and serves as a primary gateway into University Place from the east via Interstate 5 and South 56th Street in Tacoma.

GOAL LU14

Designate the Cirque and Orchard area as a Center of Local Importance under VISION 2040 and the Pierce County Countywide Planning Policies.

Policy LU14A

Ensure that development standards, design guidelines, level of service standards, public facility plans and funding strategies support focused development within the Cirque and Orchard CoLI.

Policy LU14B

Recognize the Cirque and Orchard CoLI in all relevant local, regional policy, planning and programming forums.

Policy LU14C

Leverage local, regional, state and federal agency funding for needed public facilities and services within the Cirque and Orchard CoLI. Give priority to this center for transit service and improvements, as well as for other multimodal transportation projects that will increase mobility to, from and within this center.

Shorelines of the State

The City guides future development of “shorelines of the state” through the adoption and implementation of a Shoreline Master Program (SMP). The SMP consists of the Shoreline Management Element of this Comprehensive Plan and UPMC Title 18 Shoreline Management Use. SMP goals, policies and regulations apply to shorelines adjoining Chambers Creek, Chambers Bay and Puget Sound.

GOAL LU15

Administer the City’s Shoreline Master Program in a manner consistent with the Washington State Shoreline Management Act (SMA) and Shoreline Master Program Guidelines.

Policy LU15A

Guide the future development of shorelines in University Place in a positive, effective, and equitable manner consistent with the SMA and SMP Guidelines. Ensure, at minimum, no net loss of shoreline ecological functions and processes. Plan for restoring shorelines that have been impaired or degraded by adopting and fostering the policy contained in RCW 90.58.020.

Day Island/Sunset Beach

GOAL LU16

Preserve the unique residential character of Day Island and Sunset Beach.

Policy LU16A

Maintain special overlay districts to allow flexibility in building setbacks and other requirements to accommodate future development on Day Island and Sunset Beach that is generally consistent with their unique existing development patterns.

Policy LU16B

Address private encroachments on Day Island public street rights-of-way in a consistent manner that protects the public interest while being sensitive to investments previously made by individual property owners.

Policy LU16C

Involve Day Island's residents, the Department of Ecology and other stakeholders in future public access planning for the area. Recognize the limited circulation and parking capacity of Day Island streets and private property rights of residents when considering the creation of additional public access to the shoreline. Support efforts to improve the walking environment in conjunction with improved public access.

GOAL LU17

Encourage maintenance of existing marinas, yacht clubs and other boating facilities and support redevelopment for mixed use development where appropriate to further economic development goals.

Policy LU17A

Apply a Mixed Use -- Maritime zoning district that is consistent with shoreline policies and regulations applicable to the Day Island Medium Intensity Shoreline Environment Designation to properties currently developed with non-residential uses on the mainland side of the Day Island waterway.

Policy LU17B

Recognize that the Day Island waterway shoreline is characterized by a variety of urban uses and activities, including commercial, light industrial, marina, yacht club, residential, and recreational uses. Support the potential of these uses and activities to create a vibrant shoreline that is consistent with and supportive of University Place's character and quality of life. Allow these types of uses within the Mixed Use – Maritime District, with preference given to water-oriented uses. Do not allow non-water oriented uses except as part of mixed-use development that is predominantly water-oriented in terms of use.

Policy LU17C

Encourage the redevelopment and renewal of substandard and degraded shoreline areas. Include restoration and/or enhancement of degraded shorelines and the provision of public access to the shoreline when future development of these areas occurs. Implement aesthetic objectives by means such as sign control regulations,

appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers. Take into account sea level rise when designing improvements.

Policy LU17D

Design and locate all development and use on navigable waters and submerged lands to minimize interference with navigation, reduce impacts to public views, and to allow for the passage of fish and wildlife, particularly those species dependent on migration. Prohibit new over-water structures except for water-dependent uses, public access, or ecological restoration.

Leach Creek Area

GOAL LU18

Establish a plan for future integrated development of the Leach Creek area bounded by Orchard Street to the east, Alameda Avenue to the west, 44th Street to the north and Cirque Drive to the south. Ensure public facilities and services including sewers and public roads adequately serve the area. Determine uses and densities that are appropriate considering surrounding densities, land uses, steep slopes, Leach Creek, and wetland areas.

Policy LU18A

Work with landowners in the Leach Creek area to develop and implement a plan to provide an expanded sanitary sewer system that will adequately serve the area and reduce water quality impacts through a reduced reliance on on-site sewage disposal systems (septic drainfields) that are in close proximity to Leach Creek and its associated wetlands. Support privately-funded construction of new Pierce County sewer mains in conjunction with future land development in the area to support the extension of sewer service to the larger area. Work with the property owners and the sewer service providers to ensure the entire area is adequately served for a reasonable cost and the system is developed with attention to the sensitive nature of Leach Creek and the associated wetlands.

Policy LU18B

Work with landowners in the Leach Creek area to develop a coordinated transportation and circulation plan to provide adequate transportation facilities and circulation. Avoid the development of a series of dead end streets by individual property owners, each providing access to Orchard Street or Cirque Drive but no means of circulation or connection between new developments. Require, if warranted, project designs that will result in improved emergency vehicle access, increased safety, and better vehicle circulation.

Policy LU18C

Determine appropriate land uses for the Leach Creek area considering the presence of low-density residential development to the west and south, higher density residential development to the north, and commercial and industrial uses to the east. Consideration shall be given to Leach Creek, and its associated steep slopes and

wetlands. Encourage clustering and low impact development techniques to mitigate impacts.

BACKGROUND INFORMATION

The Land Use Element is a guide to the types, location, and intensity of land uses in the City. It is also a plan for accommodating allocated population, housing and economic growth while protecting the environment, and providing efficient pedestrian and vehicular circulation. The Element serves to fulfill the community vision and comply with state law.

This section provides background information on existing conditions and estimates future population and employment. Based on existing conditions and growth estimates, a residential land capacity analysis and employment capacity analysis examine the ability of the City to accommodate growth. Consistency with other Plan elements and protection of ground and surface water is a requirement of the Land Use Element. This section demonstrates consistency with Pierce County growth allocations for population, housing and employment. It includes the Plan Map and descriptions of Plan Map designations.

THE CITY OF UNIVERSITY PLACE

The City of University Place is approximately 8.4 square miles in area or 5,379 acres. Surrounding cities and towns include the City of Tacoma to the north and southeast, the City of Lakewood to the south, the City of Fircrest to the northeast, and the Town of Steilacoom to the southwest.

EXISTING CONDITIONS

The first step in determining how the City will implement the Community Vision and comply with growth management regulations is to inventory existing conditions. In 2015, the City updated its land use inventory to identify uses of each parcel. The inventory map is shown in **Figure 3-1**, and the inventory is summarized in **Table 3-2**.

According to the inventory, approximately 43% of the City’s land area is in low density residential use, 5% is in multifamily, 11% is in commercial and industrial uses, 11% is in parks and open space, 6% is in schools and religious assemblies, and 5% is in public facilities and utilities. Eleven percent of land area is devoted to streets and railroad rights-of-way and 9% of the land area is vacant.

**Table 3-2
2015 Land Use Inventory**

Land Use	Number of Units, Lots or Businesses	Acres	Percent of Area
Low Density Residential	8,923	2,305.31	42.85
Multifamily Residential	4,650	287.18	5.34
Commercial and Industrial	347	598.53	11.13
Parks & Open Space	107	590.84	10.98
Schools & Religious	48	310.68	5.78
Utilities and Public Facilities	16	245.09	4.56
Vacant	446	462.08	8.59
Roads & Railroad	1,455	579.29	10.77
Total		5,379.00	100.00

Single-Family

University Place is primarily a residential community with 2,305 acres of single-family and duplex residential zoning. The area north of 40th Street West developed first and has little vacant property. The historic downtown lies in this area along 27th Street west of Bridgeport Way. Some of the first residential lots were developed in 1889, just south of 27th Street West in an area known as Menlo Park. From there, residential development proceeded south. Sunset Beach was subdivided in 1933 and Soundview Drive in 1939.

The City began rapidly developing in the mid-1950s and has continued to experience growth. Except for two areas of moderate density residential (**Figure 3-2**) the area west of Sunset Drive is developed for low density single family homes. Other predominately single-family residential areas were constructed in the south-central and southwestern areas of the City in the 1950s through early 1980s. Numerous planned developments were constructed during the 1990s and 2000s in southeastern University Place along Cirque Drive, 67th Avenue West, and Alameda Avenue, and along Chambers Creek Road in the southern end of the City. Additional planned developments are being constructed in the 2010s, generally in these same areas.

Multifamily

Multifamily developments are concentrated in six distinct areas of the City (**Figure 3-2**). These include:

- The Northeast Mixed Use district, on 70th Avenue West;
- Morrison Road, between 29th Street West and 35th Street West;
- The west side of Bridgeport Way, between 35th Street West and Cirque Drive;
- Grandview Drive, south of Beckonridge Drive;
- Chambers Creek Road and Bridgeport Way, south of 54th Street West; and
- South Orchard Street, between Cirque Drive and 70th Street West.

Commercial

Commercial development occurs mainly in three districts that are located within the City's Regional Growth Center. The City's original commercial area, the 27th Street West business district, developed west of Bridgeport Way along 27th Street West and has extended east along 27th to 67th Avenue West. This area now contains a mix of small businesses (retail, office and service uses) and residential uses. Many of the businesses in the area west of Bridgeport Way are located in buildings converted from detached single-family dwellings.

A second Regional Growth Center district, the Northeast Mixed Use District, is located in the northeast corner of the City between 67th Avenue West to the east, 70th Avenue to the west, 19th Street to the north and 27th Street West to the south. This area contains amusement and recreation uses such as a bowling alley and gyms. It also contains numerous small businesses including retail, office, service, and restaurants.

The third, and most prominent, Regional Growth Center district, Town Center, is located along Bridgeport Way between 27th Street West and 52nd Street West. Within this area, there are three primary commercial centers. The Green Firs retail center anchored by Safeway and the University Village retail center are located at the intersection of Bridgeport Way and 40th Street West. The Village at Chambers Bay, formerly known as the University Place Town Center, is undergoing development between 35th Street West and Homestead Park and includes properties fronting on both sides of Bridgeport Way. This collaborative project between the City of University Place and the private sector includes a mix of uses including retail, multifamily residential, civic functions and a publicly accessible plaza. Other smaller retail and office centers and individual commercial properties are located throughout the Town Center district. In addition, compact neighborhood commercial areas are located at the intersections of Cirque Drive and Bridgeport Way, and Cirque Drive and Orchard Street. These business areas typically include service stations, convenience stores, and other smaller-scale businesses. A Fred Meyer store stands alone at a third neighborhood commercial area located at the intersection of Bridgeport Way and 67th Avenue West.

Industrial/Manufacturing

The primary light industrial manufacturing area in University Place is located south of 27th Street between Morrison Road and 67th Avenue West. Uses in this area include University Place Refuse, a wrecking yard, towing facility, small-scale warehousing,

contractor yards, vehicle repair shops, small-scale manufacturing enterprises and other industrial and commercial businesses. Additional light industrial uses are located to the south and west of Narrows Plaza generally adjacent to 70th Avenue West. All industrial and manufacturing areas fall within the City's Regional Growth Center.

Public Facilities

Public facilities include a University Place school district high school, junior high school, two intermediate schools and four primary schools. In addition, there are numerous city-owned parks and open space areas, Pierce County police and library facilities, West Pierce Fire and Rescue facilities, and city government offices. The Pierce County Chambers Creek Properties (Properties), located in the southwest corner of the City is comprised of approximately 928 acres, of which 700 acres are located within University Place. The Properties is owned and managed by the Pierce County Department of Public Works and Utilities and the Department of Parks and Recreation Services. The Properties includes Chambers Bay Golf Course, Chambers Creek Canyon (an undeveloped open space area located within University Place, Lakewood and unincorporated Pierce County), maintenance facilities, Pierce County Environmental Services administrative offices, the Chambers Creek Wastewater Treatment Plant and related facilities. The Chambers Creek Properties Master Site Plan, and a Joint Planning Agreement among Pierce County, University Place and Lakewood, guide redevelopment of the Properties for public use and benefit.

POPULATION AND EMPLOYMENT

Forecasts of future population and employment are the starting point for growth management planning. The Growth Management Act requires that counties and cities plan for population growth based on State forecasts and regional planning goals. The Washington State Office of Financial Management (OFM) provides counties with projections of population growth based on the census, birth and mortality rates, migration, and economic indicators. The OFM has estimated that the population of Pierce County in 2030 will be between 903,819 and 1,213,326 with a midrange of 1,050,953. The County has chosen a mid-range figure to allocate growth among cities, towns, and the unincorporated area based on recommendations by the Pierce County Regional Council (PCRC).

Regionally, the Puget Sound Regional Council (PSRC) and the PCRC establish regional planning policies including population, housing and employment allocations in their respective planning policy documents. On April 24, 2008 the PSRC adopted VISION 2040, which allocates population and employment growth by Regional Geographies. According to VISION 2040 the City of University Place is a "Large City". Other Regional Geography categories include small cities, core cities and metropolitan cities. According to VISION 2040, the City should accommodate a population of approximately 52,000 and employment of 11,450 jobs by 2040.

CAPACITY FOR POPULATION GROWTH

On July 19, 2011, the Pierce County Council adopted population and housing allocations for 2030. These allocations are based on regional geographies established in VISION 2040, OFM projections, actual growth trends and regional, county and city planning

policies. Based on this allocation, University Place should accommodate 8,100 additional people and 5,250 new housing units between 2008 and 2030 for a total 2030 population of 39,540 in 18,698 housing units. Because the current planning period is 2015 – 2035, the population and housing targets need to be updated from 2008, and the 2030 targets must be extended to 2035. According to the OFM, population did not increase between 2008 and 2014 despite an increase of 194 housing units. A reasonable extension of the adopted targets may assume that the city maintains its proportionate share of the additional population and housing growth in the county, which results in 2035 population and housing growth targets of 41,400 and 20,500 respectively.

To determine the City's ability to accommodate population growth and housing, the City has identified the number of persons that occupy different types of housing, the amount of land available for growth, and the existing and allowed residential densities. The capacity analysis conducted by the City uses persons per household data from the Pierce County Buildable Lands Report. Because the capacity analysis demonstrated the City did not have enough capacity to meet the 2030 housing target, much less the extended 2035 housing target, the city rezoned a large Commercial zoned area (where housing was not allowed) to Mixed Use, which permits residential development in conjunction with mixed use development. The City also significantly increased maximum allowable densities in the Mixed Use, Community Commercial, Town Center and Multifamily-Low and Multifamily-High zones.

There were no rezones or density increases in the R1 and R2 residential zones. In these zones there is an existing capacity for 2,180 additional single family dwelling lots. At 1.5 persons per household, these lots can accommodate a population of 3,270 people. After the rezone and density increases, capacity increased on vacant and underdeveloped land to 2,040 and 3,087 respectively. The City can now reasonably expect to accommodate an additional 7,690 people in 5,127 multifamily units in the multifamily, mixed-use zones and commercial zones.

The total residential growth capacity is 7,307 housing units, which can accommodate 10,960 people. This capacity enables the City to exceed its 2035 housing unit target of 20,500 by 607 units and its 2035 population growth target of 41,400 by 960.

CAPACITY FOR EMPLOYMENT GROWTH

Estimates of employment growth help determine the amount of commercial and industrial land needed to accommodate economic development envisioned by the community and are required by the Growth Management Act and the Countywide Planning Policies. Further, State *buildable lands* legislation requires an evaluation of commercial and industrial land needs for the 20-year planning period, implying the need to develop local employment targets.

Multicounty planning policies in VISION 2040 call for each of the four counties within the central Puget Sound region to adopt employment targets to be used in local land use planning. The 20-year employment targets are required to be consistent with the Regional Growth Strategy in VISION 2040. PSRC forecasts the region will grow by 1,218,000 jobs by 2040. The Regional Growth Strategy in VISION 2040 calls for Pierce County to plan to

accommodate 17% of the region’s employment growth. Larger Cities, including University Place, are expected to accommodate 12% of that increase.

Using a process similar to developing population allocations, the PCRC develops and adopts employment targets for Pierce County and its cities and towns. On April 21, 2011 the PCRC adopted 2030 employment targets. The University Place 2030 employment target of 9,593 jobs represents an increase of 3,000 jobs from 6,593 jobs in 2008.

Because the current planning period is 2015 – 2035, the number of new jobs required to meet targets within this time period needs to be updated from 2008 and the 2030 employment target must be extended to 2035. According to employment data, employment in the City increased between 2008 and 2014 from 6,593 to 6,940. A reasonable extension of the adopted employment target would assume that the city maintains its proportional share of the additional jobs in the county, which results in a 2035 employment growth target of 10,400.

Table 3-10 shows employment in University Place and provides an employment forecast based on employment growth targets adopted by Pierce County and Regional Geographies adopted in VISION 2040 by PSRC extended to 2035.

Existing employment numbers are derived from and made available through agreements with the PSRC and Pierce County. Existing employment and employment forecasts are provided by North American Industry Classification System (NAICS) categories and include both covered and non-covered jobs.

Covered employment refers to positions covered by the Washington Unemployment Insurance Act. The Act exempts the self-employed, proprietors and corporate officers, military personnel, and railroad workers. Covered employment accounts for approximately 85-90% of all employment. The unit of measurement is jobs, rather than working persons or proportional full-time employment (FTE) equivalents; part-time and temporary positions are included.

**Table 3-10
Employment Forecast**

Type	2008	2014	2030	2035
Construction & Resource	221	283	322	424
Manufacturing	87	67	126	100
Transportation and Utilities	120	143	174	214
Finance, Insurance & Real Estate	443	363	644	543
Retail	803	782	1,172	1,172
Service	2,814	3,033	4,094	4,546
Government & Education	1,035	1,199	1,505	1,797
Other	1,070	1,070	1,556	1,604
Total	6,593	6,940	9,593	10,400

Sources: Puget Sound Regional Council & Pierce County Planning and Land Services

Historically the City developed largely as a suburban residential area with commercial and industrial uses along major arterials. The community vision, goals, and policies in the Comprehensive Plan promote University Place supporting a vibrant regional retail and office center while preserving existing single-family residential areas.

Commercial and mixed-use areas have scattered vacant parcels, many under-used sites, and vacant commercial spaces in existing buildings. Zoning additional areas for commercial use would continue extending a strip pattern along major arterials and affect the economic vitality of core business areas. It would also conflict with regional and county land use and transportation policies that favor directing growth into concentrated urban centers to help reduce automobile trips and miles traveled. Therefore, this Plan does not support adding new acreage for commercial use. Instead, the emphasis is on intensification of use in existing commercial and mixed-use zones.

The City’s primary industrial area is constrained by a large wetland, Morrison Pond, and there are few vacant parcels for commercial or industrial development. There is no significant opportunity to expand industrial zones without negatively affecting adjoining residential areas.

The City has capacity to accommodate the extended employment targets. Most of this capacity lies within the Regional Growth Center where growth of existing businesses and redevelopment of underutilized sites is anticipated. In accordance with Policy LU12B the City will develop and implement a Regional Growth Subarea Plan to encourage employment gains in the Village at Chambers Bay project, the redevelopment of the 27th Street Business District and the Northeast Mixed Use Business District. Significant employment gains are also anticipated as the result of the expansion of the Chambers Creek Wastewater Treatment Plant and buildout of the Chambers Creek Properties Master Plan.

THE PLAN MAP

Figure 3-2, the Land Use Plan Map, serves to implement the goals and policies of the Plan. The Plan Map divides the City into 10 plan designations, which are described below. These general descriptions will guide development in a direction to achieve the community vision and comply with state and local requirements. The descriptions provide a representative sample of land uses allowed in each designation and are not intended to be all-inclusive. For a complete listing of allowed uses, please consult UPMC Title 19 Zoning. **Table 3-12** provides the number of parcels and size of each zone or overlay.

Table 3-12
Plan Map Designations

Plan Map Designations	Parcels*	Acres*
Town Center (TC)	33	30
Community Commercial (CC)	45	47
Neighborhood Commercial (NC)	84	52
Light Industrial Business Park (LI-BP)	50	53

Mixed Use (MU)	134	88
Mixed Use Office (MU-O)	72	30
Mixed Use Maritime (MU-M)	11	14
Parks and Open Space (POS)	40	127
Moderate Density Residential (MDR)	89	211
Low Density Residential (LDR)	8,923	4,025

*Approximate. Excludes roads and rail road right-of-way

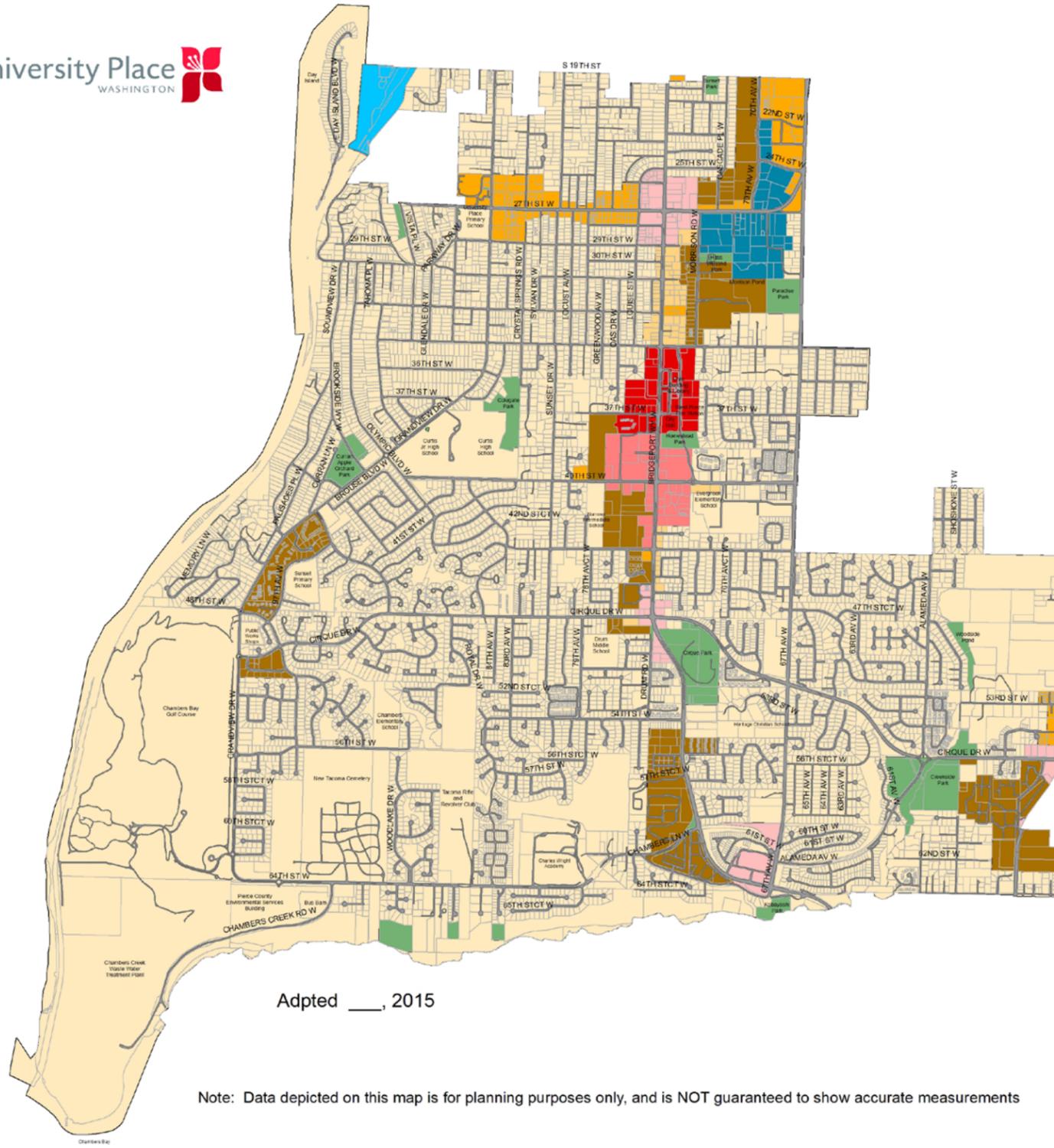
PLAN DESIGNATIONS

Low Density Residential (LDR):

Single-family residential neighborhoods comprise a large percentage of the City's land area. To protect and enhance the character of these neighborhoods, these areas are designated LDR. Zones in the LDR designation allow base densities ranging from 4 to 6 dwelling units per acre. Higher densities are allowed in small lot developments (6 to 9 dwelling units per acre) and cottage housing (8 to 12 dwelling units per acre) that meet specific design standards applying to architectural form, amenities, open space and landscaping. Uses allowed are restricted to single-family attached and detached dwellings, duplexes, accessory dwelling units, adult family homes, schools, home-based day care, assisted living and nursing homes, religious assembly, public parks, community and cultural services, home occupations, and minor utility distribution facilities. The character of LDR areas shall be protected and enhanced by eliminating and disallowing inappropriate uses; limiting traffic impacts; requiring compliance with design standards for adjacent high density residential, commercial, mixed use and industrial development; preserving and protecting the physical environment; and providing interconnecting pedestrian and bicycle facilities, including sidewalks and trails to schools, shopping, services, and recreational facilities.

Moderate Density Residential (MDR):

Higher density residential development shall be located in the MDR designation along major arterials and transit routes, close to shopping, public facilities and services, and in areas of existing higher density residential development. Base densities of 35 to 55 dwelling units per acre are allowed depending on the zoning classification, with up to 40 to 60 units per acre permitted subject to compliance with multifamily design standards and the inclusion of affordable units qualifying for low income housing tax credits. Uses allowed in the MDR designation include multifamily housing, single-family attached and detached housing, adult family homes, nursing homes and assisted living facilities, schools, public and private parks, community and cultural services, home-based day care, religious assembly, home occupations, and minor utility distribution facilities. Compliance with design standards is required and buffers, open space, landscaping and other design elements shall be incorporated into all development to mitigate adverse impacts that may be associated with the transition between different densities and land uses. Pedestrian sidewalks, trails and bicycle facilities shall be provided for access to schools, shopping, services, and recreational facilities.



Adpted ____, 2015

Note: Data depicted on this map is for planning purposes only, and is NOT guaranteed to show accurate measurements

Figure 3-2
City of University Place
Plan Map

- Plan Designations**
- Low Density Residential
 - Moderate Density Residential
 - Parks & Open Space
 - Mixed Use
 - Mixed Use - Office
 - Mixed Use - Maritime
 - Neighborhood Commercial
 - Community Commercial
 - Town Center
 - Light Industrial - Business Park



1 in = .5 miles

Mixed Use-Office (MU-O):

It is the City's intent to create a well-balanced, well-organized combination of land uses that recognizes historic development patterns, protects adjoining residential neighborhoods from incompatible uses, and discourages a continuous retail strip along Bridgeport Way. The MU-O designation serves as a transition zone providing separation between more intense commercial activities and residential areas, and between the Neighborhood Commercial area at 27th Street West and Bridgeport Way, and the Village at Chambers Bay beginning at 35th Street West and Bridgeport Way. A base density of 60 dwelling units per acre is allowed, with up to 65 dwelling units per acre permitted subject to the inclusion of affordable units qualifying for low income housing tax credits. Uses allowed include redevelopment of multifamily housing, single-family attached housing, nursing homes and assisted living facilities, day care, religious assembly, professional offices, limited retail uses, public parks, community and cultural services, administrative government services, and minor utility distribution facilities. New multifamily will be allowed only when specific design standards are met and in conjunction with other permitted commercial uses. Buffers, landscaping, and other design elements shall be incorporated into all development to mitigate adverse impacts that may be associated with the transition between different densities and land uses. Sidewalks and public open spaces shall be provided to encourage a pedestrian-friendly atmosphere and connections with transit stops, schools, shopping, services, and recreational facilities.

Mixed Use (MU):

The MU designation is an area of compatible residential and commercial uses along arterial streets and a transition between the more intense Town Center (TC) zone and the Residential 1 (R1) zone. The historic commercial center of University Place along 27th Street West, west of Bridgeport Way, is the primary MU area. Base densities of 45 to 60 dwelling units to the acre are allowed, with up to 65 units per acre permitted subject to the inclusion of affordable units qualifying for low income housing tax credits. Uses allowed include redevelopment of multifamily housing, attached single-family dwellings, nursing homes and assisted living facilities, day care, religious assembly, professional offices, general retail, personal services, restaurants, small food stores, lodging, family entertainment businesses, public and private parks, community and cultural services, administrative government and safety services, and minor utility distribution facilities. Developments that include a mix of retail, personal services, offices, and residential uses are encouraged. New multifamily will be allowed only when specific design standards are met and in conjunction with other permitted commercial uses. Buffers, landscaping, and other design elements shall be incorporated into all developments to mitigate adverse impacts that may be associated with the transition between different densities and land uses. Sidewalks, bicycle facilities, and public open spaces shall be provided to encourage a pedestrian-friendly atmosphere and connections with transit stops, schools, shopping, services, and recreational facilities.

Mixed Use – Maritime (MU-M):

The Mixed Use - Maritime designation supports the operation of marinas, yacht clubs with boat moorage and related facilities and activities, and other boating facilities. The MU-M designation also accommodates mixed-use development that may include a variety of water-oriented commercial, transportation and light industrial uses, and moderate density

residential uses, located on the mainland side of the Day Island waterway. A base density of 30 dwelling units per acre is allowed, with up to 35 units per acre permitted subject to the inclusion of affordable units qualifying for low income housing tax credits. Additional purposes are to provide public access to the shoreline and recreational uses oriented toward the waterfront, and to accommodate non-water-oriented uses on a limited basis where appropriate. Under the MU-M designation, existing ecological functions are to be protected and ecological functions restored, where restoration is reasonably feasible, in areas that have been previously degraded, consistent with the intent of the Day Island Medium Intensity Shoreline Environment and other Shoreline Master Program requirements in UPMC Title 18, when applicable.

Neighborhood Commercial (NC):

To help achieve a mix of commercial uses that primarily serves the needs of local residents and businesses, NC designations are located at the intersections of 27th Street West and Bridgeport Way, at Cirque Drive and Bridgeport Way, and at Cirque Drive and Orchard Street. NC areas are compact centers that provide a mix of neighborhood scale retail shopping, personal services, banks, professional offices, public parks, community and cultural services, administrative government and safety services, and service stations that serve the daily needs of the portion of the City where they are located. Residential development is limited to adult family homes, bed and breakfasts, and attached single-family dwellings. Buffers, landscaping, and other design elements shall be incorporated into all development to mitigate adverse impacts that may be associated with the transition between the NC zones and adjoining residential zones. Landscaping, sidewalks, and public open spaces shall be provided to encourage a pedestrian friendly atmosphere.

Town Center (TC):

The Town Center serves as a focal point for the City and provides a sense of community and civic pride. The TC designation area is located between 35th Street West and the 3800 block of Bridgeport Way. The Town Center is a pedestrian-oriented area where new drive-through establishments are limited. Wide sidewalks, pedestrian connections to adjacent residential areas, landscaping, public open spaces, and public art are an integral part of the Town Center. Public facilities in the Town Center include the Civic Building, which houses the University Place branch library, police headquarters and other city offices, City Hall at Windmill Village, West Pierce Fire and Rescue facilities, and Homestead Park. Public facilities and services, retail stores, personal services, professional offices, restaurants, and some entertainment uses are encouraged to locate in the Village at Chambers Bay, which comprises a significant portion of the Town Center area. The TC zone requires a minimum density of 20 dwelling units per acre and does not specify a maximum density. An overall maximum floor area ratio of 2.0 accommodates a relatively high intensity of use and development. New multifamily development will be allowed only when specific design standards are met, when additional amenities are provided, and when built in conjunction with a permitted commercial use. Design standards for new development and public/private development partnerships help promote a dynamic economy and healthy community.

Community Commercial (CC):

Meeting the goal of concentrating commercial development in locations that best serve the community and protect existing residential areas, the historic commercial corridor south of Town Center along Bridgeport Way and north of 44th Street West is designated CC. Uses in this area include general retail, restaurants, personal services, professional offices, and multifamily dwellings. New multifamily will be allowed only in conjunction with other permitted commercial uses. A base density of 60 dwelling units per acre is allowed with up to 65 units per acre permitted subject to the inclusion of affordable units qualifying for low income housing tax credits. The CC zone is primarily pedestrian-oriented with customers drawn from beyond adjacent neighborhoods. Complete streets that include sidewalks, bicycle facilities, and landscaping provide a safe and friendly pedestrian environment with easy pedestrian access between uses in the zone and to adjacent neighborhoods. Design standards for new development and public/private development partnerships help promote a vibrant economy.

Light Industrial-Business Park (LI-BP):

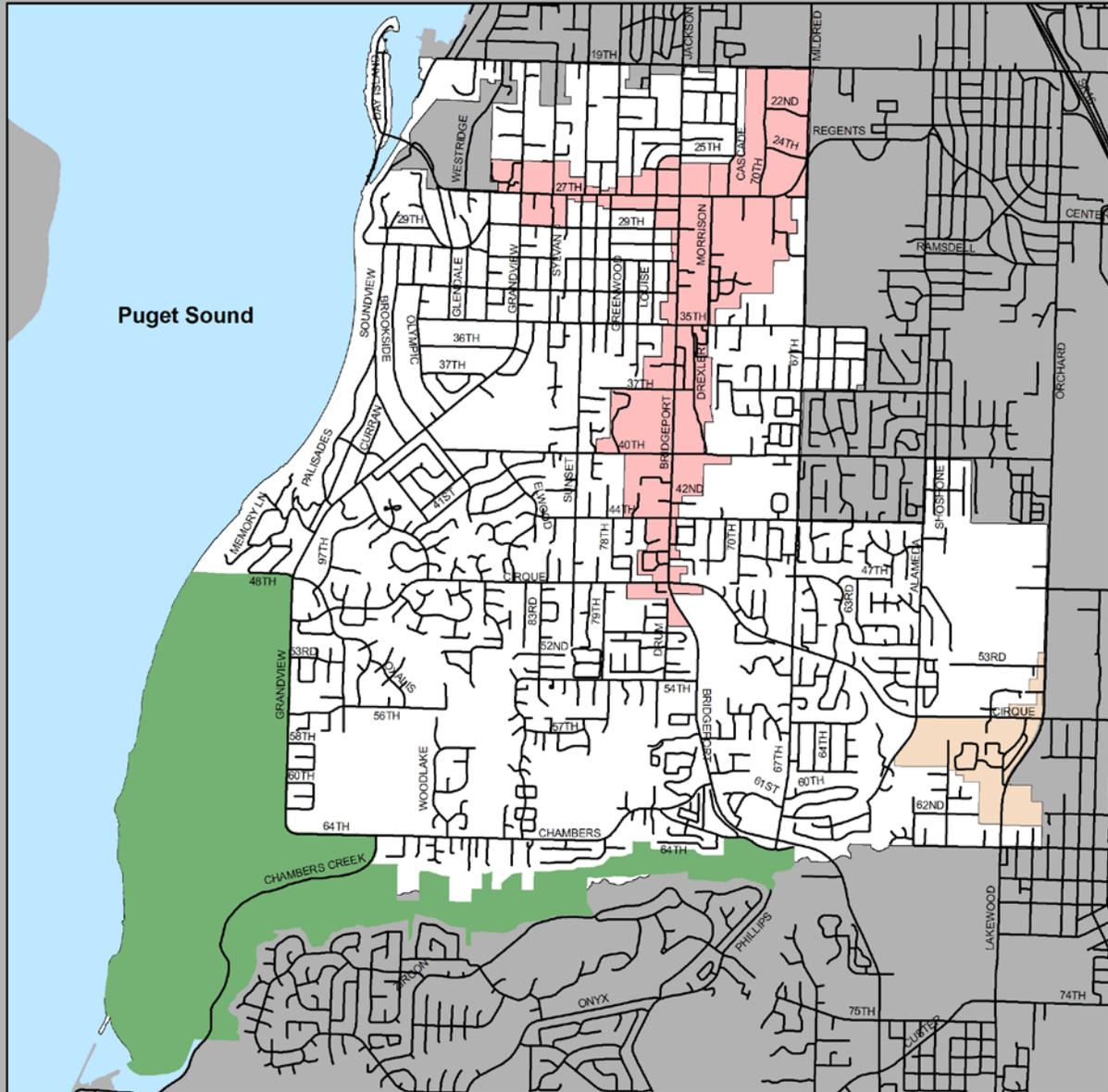
The primary LI-BP area, which has historically been used for light manufacturing and light industrial uses, is located south of 27th Street West between Morrison Road on the west, 67th Avenue on the east, and Morrison Pond on the south. Additional light industrial and business park uses are located along the east side of 70th Avenue West north of 27th Avenue West. The LI-BP designation recognizes many of the existing uses in these areas as appropriate, while maintaining a separation of these uses from adjoining residential uses. Uses allowed in the IB designation include light and clean industries, storage and warehousing, automotive repair, contractor yards, limited retail, restaurants, offices and entertainment uses, public and private parks, community and cultural services, administrative government and safety services, utility and public maintenance facilities, and public transportation services. Inappropriate uses that have a high potential to impact nearby residential and mixed-use areas will be disallowed or eliminated over time. Development and redevelopment in the LI-BP zone shall include features such as sidewalks, bicycle facilities, open space, landscaping, functional and attractive signage, traffic control and privately coordinated management and maintenance. Buffers and design elements shall be incorporated into all new developments and substantial redevelopments to mitigate adverse impacts that may be associated with the transition to adjacent zones and land uses.

REGIONAL CENTER AND CENTERS OF LOCAL IMPORTANCE

The University Place Regional Growth Center, and the Chambers Creek Properties and Cirque and Orchard Centers of Local Importance are shown in **Figure 3-3**.

Figure 3-3

Centers of Local Importance



- Regional Growth Center
- Cirque-Orchard Center of Local Importance
- Chambers Creek Properties Center of Local Importance



Scale
1:40,000

University Place
Planning and Development Services