



# City of University Place Annual Report

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## Community Matters...

In building our community's quality of life, 2008 has been a challenging yet productive year for the City. With the assistance and collaboration of my fellow City Council members, and an excellent City staff, I believe we continue to take significant steps forward. This is our report to you, our citizen taxpayers, about the progress we have made during the past year.

Our primary responsibility as your City Council has been to provide you with a safe, attractive community with efficient, cost effective government services. Our goals for 2008 were to: 1) Enhance the economic stability of the City, 2) Create vibrant community spaces and events, 3) Have a more open and accessible city government, and, 4) Develop a capital improvement strategy that focuses on regional partnerships and maximizes grant funding opportunities for streets, sidewalks, parks and transit service.

Like every local/state government, we have seen a significant decrease in sales and construction related taxes this past year. As we watched the economic downturn last summer and fall, we began making immediate adjustments in our anticipated spending. As a result we adjusted our spending down another \$1.27 million from the original General Fund budget.

Our adopted 2009 budget of \$14,283,320 anticipates an additional \$2.27 million less in expenditures than the 2008 budget. We are monitoring trends in our revenue sources closely and, if necessary, are prepared to lower expenditures even further. This will result in some reduction in the "levels of service" we can provide, but still far above what the County provided prior to incorporation. We are working hard to keep cuts from affecting our essential public safety programs and will not be seeking a property tax increase.

### It is extremely important for the long-term economic stability of the City to grow our retail tax base.

Implementation of the Town Center Project had a significant setback at the end of 2007 but, despite the current economy, it is now back on track and moving forward. To accomplish this, we did the following:

- We completed a Performance Audit of the project to date and implemented all of the recommendations into our selection process for a new development partner.
- We hired a private sector development consultant to be part of our Contract Negotiation Team.

- With the help of a Selection Advisory Committee made up of local citizens with experience in real estate development, banking and planning, we identified and have signed an "Exclusive Negotiations Rights Agreement" with F+F Development Group. This firm has extensive development experience with projects like University Place Town Center.

- We completed all architectural and engineering drawings to construct the public portions of the Civic Center/Library. The library portion of the project will be ready for occupancy in fall of 2010. Market Square construction is underway with completion set for this summer.

### We have worked very hard this year to create vibrant community spaces and events.

Our Parks and Recreation Department offered approximately 1,000 different recreation programs last year. Over 18,000 participants played sports, danced, created art, or traveled to interesting places as a result. City staff spent over 3,500 hours supporting events for the entire city such as the Community Festival, Concerts at the Park, Duck Daze, Holiday Festival and Christmas Tree Lighting, National Night Out, Homestead Park Flower Show and the Curran Cider Squeeze.

As a result of a City/Pierce County partnership, additional parking, walking trails, restrooms and grassy meadows were built and opened for public use at the Chambers Creek Properties site. We worked closely with the County in support of State funding for a railroad overpass to the beach area. As Mayor I have helped form a volunteer committee to organize construction of a "Community Built" playground at the Chambers Creek Properties as well.

In March of 2008 we received word that the Chambers Bay Golf Course had been selected as the site of the 2010 U.S. Amateur and the 2015 U.S. Open Golf Tournaments. We are working closely with both County government and the golf association as we prepare to host these events.



Linda Bird, Mayor

### A major Council Goal of 2008 has been to create a more open and accessible City government.

In February we began broadcasting all of our regular City Council Meetings on UPTV. This allows citizens who are not able to attend to tune in during the week to UPTV and watch at their convenience. I am frankly amazed at how many people are watching the program. Many of you stop me in the grocery store or on the sidewalk to tell me you watched the meeting on TV and want to give me your opinion about the actions the Council is considering taking. The community response and critique has been very helpful. Please continue the feedback.

### Summary/outlook for the coming year.

My goal for the coming year is to focus on activities and programs that will build an even stronger more "connected" community, and to look for ways to make our community work better for all of us. I am very proud of our accomplishments as a city during this year, but fully aware of the challenges ahead. The City is in good health, but the challenges of rebuilding the economy and improving our local tax base have never been more critical. For 2009 we will hold at essential service levels until we can again start to move forward. Working together, we will keep University Place **THE BEST Place to live** in Pierce County.

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# City Councilmember Reports Leadership and Vision

## Debbie Klosowski, Mayor Pro-Tem



Parks and recreation are among the key factors people cite when describing a community's quality of life. Despite decreasing resources, we can be proud of our accomplishments thanks to our staff, countless volunteers and community partnerships.

Partnerships with Pierce County have helped open up additional public spaces at the Chambers Creek Properties such as the Central Meadow as well as assisting the City with obtaining ballfield lights at the Cirque Bridgeport Park.

Acquisition of additional park land and open space was accomplished through hard work, partnerships and grant opportunities. With a small amount of capital improvement dollars the City secured:

- A 2.6 acre wooded parcel across from the Curran Orchard;
- 9.5 acres near 67th and 33rd to further enhance the Morrison Pond wetland;

- A future playground site by U.P. Primary near 27th and Elwood;

More than 18,000 people participated in over 1,200 rec programs ranging from cooking classes and baseball camps to Zumba for Seniors and Shakespeare in the Park. Special thanks to the U.P. Youth Council, U.P. Parks & Recreation Commission, U.P. School District, coaches and other volunteers who helped make these programs possible.

Considerable time and effort were also spent on initiating projects such as a Master Site Plan for the Kobayashi Park, a proposed Big Toy at the Chambers Creek Properties, and supporting the SUNDogs volunteer group in their efforts to establish an off leash dogpark on the Chambers Creek Properties.

Like many communities, we are facing significant budget cuts. Although some cutbacks are inevitable, we will continue to offer quality programs with your help. In 2009, it's important to leverage our partnerships, volunteers and committees to continue building healthy parks and programs.

## Gerald Gehring, Councilmember



The City of University Place fared much better than many of our neighboring cities during the severe weather conditions and flooding that we have seen this winter.

Public Works staff and crews were on duty around the clock during the 11 days of snow and cold in December. That storm alone cost us \$250,000 or an amount equal to our annual street chip seal program alone! Hopefully we'll get some of that back from State and Federal assistance. 1,500 hours were logged, keeping our roads some of the safest in the region. It was a challenge to keep the arterial streets and bus routes safe during this time, and then to clear side streets as our limited resources would allow.

Catch basins and drains in our City are cleaned regularly so that storm lines will not clog. This has paid off as the City experienced little or no flood damage during the recent wet weather.

The 46th Street storm drain project was a modification to a system installed in the 1970's. This system was inadequate and had caused flood damage both before and after incorporation. The original estimate for design and construction was \$45,000 – Public Works staff took the lead to design and construct the new system for \$17,990, a savings of \$27,000 to the City. Other savings have come from our crews learning to perform a multitude of tasks instead of bidding them out. Anything from tree pruning to asphalt crack sealing is now done in-house, the crack sealing alone saved the City \$43,000 last year.

Our crews are also working to repair damage to our streets as quickly as possible, doing both asphalt hot patching and crack sealing. Besides repair work, they continue to maintain close to 100,90 feet of sidewalk and 209 line miles of street.

Well done Public Works Crews!

## Stan Flemming, Councilmember



This past year, our city celebrated its 14th year since incorporation. While the City and its citizens have witnessed and experienced change at all levels, one thing that has remained a constant is our public safety program – the

quality of its leadership and the officers who serve us in it. Despite the challenges we face, the safety and security of our citizens remain paramount and have been validated in statistics recently reported for our city.

Consistently, the City of University Place ranks at the top for being the safest place to live in this county and region when compared with like cities. While surrounding communities report a violent rate averaging between 2.7 to 10.4, University Place was below the minimum at 2.4 based on a population base of 31,300. Likewise, although amongst the lowest in the state, violent crimes in the City continued a downward trend with aggra-

vated assaults down 7.89 percent and rape down 46.15 percent when compared to data from 2007. When compared to 2006 data, these numbers demonstrate a 4.65 percent and 58.82 percent decline respectively.

Overall crime is down, but don't get too comfortable thinking it won't happen to you. Citizens need to continue to practice situational awareness when out and about. Do your part by reporting anything suspicious in your neighborhood by dialing 911 or 798-4722 – 24 hours a day, 7 days a week.

Other significant declines were observed in arson, down 65 percent; burglary, down 10.21 percent; auto theft, down 27.7 percent; and theft, down 9.48 percent. These numbers underscore the vigilance and professionalism that is found in our public safety staff.

In closing, I would like to thank each of you for your support. We are fortunate to have the experience and leadership of our Chief of Police, Jim Andrews, and his officers and staff. My challenge to each of you is to get involved and join us in continuing to ensure we have a safe neighborhood for all of us.

## Jean Brooks, Councilmember



This year, more than ever before, we all realize and have witnessed the importance of a solid and vital economic base. While the City began experiencing the slowdown in the economy with the collapse of the market and

the catastrophic decline of credit and investment, we still saw modest growth in sales tax and commercial activity.

Overall, the City's sales tax base increased by 10.3 percent from the year before. While this was less than 13 percent of projected revenues, it does give us hope that we would continue to experience similarly modest growth for 2009. This is one reason why completion of Town Center and the expansion of our overall retail base continues to be the most significant and critical strategy for our long-term economic viability. While top sales tax revenue continue to come from the grocery and pharmacy sectors, the City is

home to 801 businesses representing 17 major industry segments. Medical, optical, and dental services continue to be the City's largest sector. Overall, these businesses provide a total of over 6,000 jobs for our residents.

However, while there has been a significant decline in REET due to slow real estate sales, the City did experience a marked increase in commercial valuation during 2008. Historically, the annual commercial construction valuation averaged approximately 19 percent. This past year, commercial construction was 79 percent of the total construction valuation compared to 37 percent in 2007. A total of close to \$33 million was invested in new and redeveloped commercial spaces.

With the help of our Economic Development Commission, and partnerships with the County, the U.P./Fircrest Chamber of Commerce and the Economic Development Board, to name a few, the City will be embarking on a more strategic path toward leveraging the great benefits and potential positive impacts of Chambers Bay through tourism and marketing.

## Ken Grassi, Councilmember



Despite a weakened economy, our Town Center IS moving ahead! You may have noticed the steel framework forming the new Library/Civic building. More parking is also under construction.

March will see the beginning of our "Market Square," a new gathering place for City events such as a Farmer's Market, concerts, and our Christmas Tree Lighting, to mention a few.

We still have challenging days ahead as we work to finalize the terms with our current developer. We have been very successful in receiving both Federal and State grants which have helped fund a good portion of our transit parking garage and Market Square. This project has been a long time coming with both successes and setbacks that will ensure that our Town

Center is everything we have hoped for and more!

When this project is completed as currently envisioned, it will quickly become a regional shopping and dining destination, creating a long awaited sense of place for University Place. In addition it will create a tax base in future years to increase our level of service for our community.

Good things take time, and we appreciate your over extended patience, support, and encouragement as we work through very complex issues that come with a \$385 million project.

Look forward to future progress reports, as we remain hopeful to have a completed development agreement by June and can announce our anchor tenants and phased opening dates.

## Lorna Smith, Councilmember



University Place has always been a community that cares, and we show our caring through our volunteerism and donations. That is what makes this city a very special place to live.

Our community, citizens and workers alike have shared countless hours of service to benefit University Place. Because you care, you have made a difference.

Whether it is donating and planting Rhododendrons in Homestead Park, pruning apple trees in Curran Park, creating a bird sanctuary at Adriana Hess Park, working on our Duck Daze Parade, planning or participating in City events, volunteering at the Senior Center, City Hall or the police station, fulfilling a Scout or classroom requirement, or working on a

city commission, you have shown you care about your city.

You have shown that you care by your contributions to worthwhile projects in the community. Each year donations large and small help to beautify our city in ways such as "Baskets on Bridgeport," providing dollars for the purchase of amenities in our parks, public art, and making our community festival possible.

Many of you care and want to share your time but just don't know where to begin or who to contact. Fortunately, another group of volunteers has formed the University Place Volunteer Center which coordinates volunteer interests with opportunities. You may visit their website at [www.upvolunteers.org](http://www.upvolunteers.org) to find the right choice for you.

Thank you to all that have shown you care for University Place and have helped to make it a wonderful place to live!

# City Manager Report



Bob Jean, City Manager

## University Place City Services Only \$24.99/month!

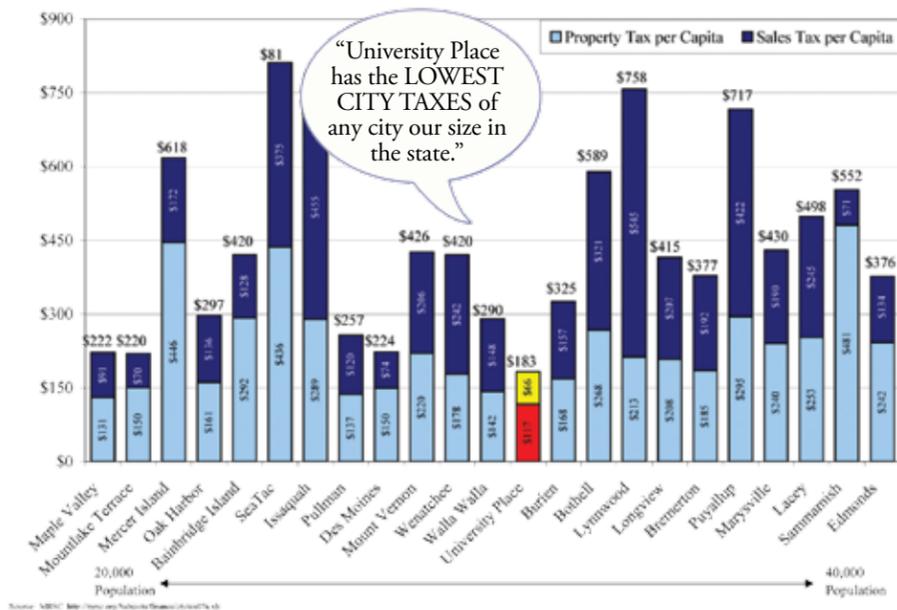
What if City services were sold like cell phones, cable TV, health club memberships, home security services or even an oil change? Would you pay \$24.99 a month? What is it worth to you and your family for 9-1-1 emergency calls, community festivals and events, parks and recreation programs, police patrol and crime prevention, or safe, clean streets and sidewalks?

A typical \$280,000 assessed value home pays about \$24.99 a month in City property tax – about \$300 a year – and that is still LESS than that same home paid in the local share of county tax 14 years ago! The City of University Place provides MORE service for LESS tax and all for only \$24.99 a month!

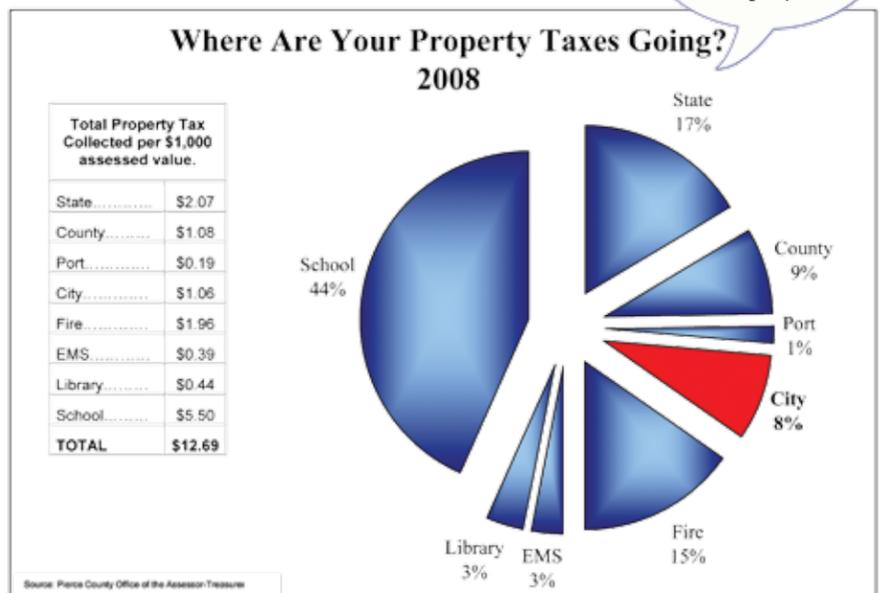
Bob Jean's experience includes: 34 years City Management Experience; 30 years as a City Manager; Master's of Public Administration, University of Puget Sound; Bachelor of Arts, University of California; ICMA credentialed manager; International City-County Management Association Board Member 2004-2007; Past President, Washington City-County Management Association and past Board Member Association of Washington Cities. He has been the University Place City Manager since May 1995.

| 2008 ACCOMPLISHMENTS  | 2009 PROJECTS   |
|---|---|
| Library/Civic Building Construction Started                         | Library/Civic Building (Opening 2010)                       |
| Town Center Public Improvements Underway                            | Market Square & Bridgeport Streetscape Completion           |
| Town Center Private Developer Partner Negotiations                  | Town Center Private Developer Improvements Started          |
| 19 Engineering Projects (Town Center, Citywide Sidewalks & Streets) | 11 Engineering Projects (Sidewalks, Streets & Storm Drains) |
| 14 Public Works/Parks Projects                                      | Court Contract  |
| Traffic Mitigation/Traffic Impact Fees & Park Impact Fees           | Housing Choices Zoning Code Amendments                      |
| School District Construction Permits                                | 2010 Census Preparations                                    |

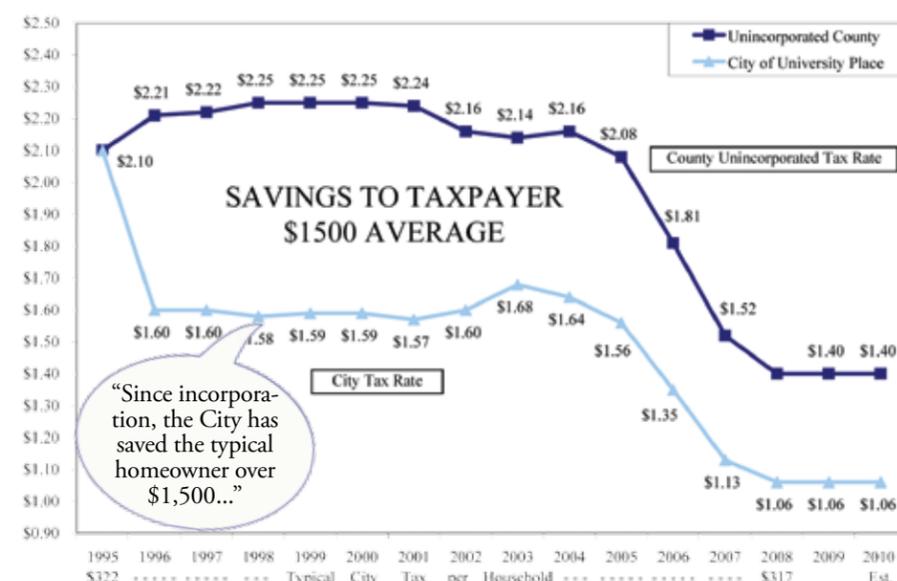
## Sales & Property Tax Per Capita



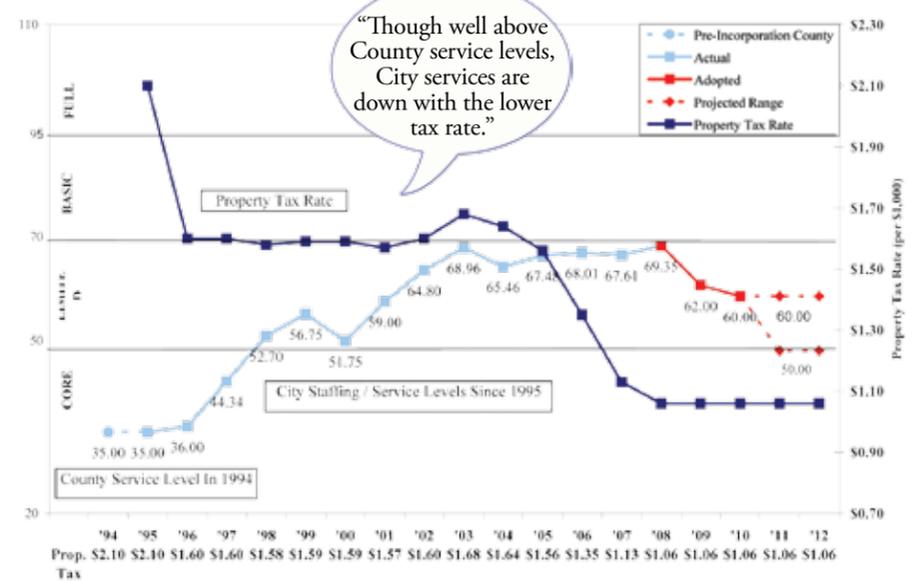
## Property Tax Pie Chart



## City Property Taxes Down



## Staffing, Service Level & Tax Rates



Although City Tax Rates have gone down, voter approved levies for schools, fire and library districts have increased their portions of the total property taxes collected.

Prior to incorporation, U.P. residents paid a County Property Tax Rate of \$2.10 per thousand of assessed value. Since incorporation, the City Property Tax Rate has dropped consistently and is \$1.06 per thousand for 2009.

# Economic Development



Mariza Craig  
Deputy City Manager  
Economic Development Director

Economic Development infuses a community with vitality! During difficult economic times, economic development is even more critical as we focus on supporting our existing local businesses. 2008 saw significant progress in some exciting projects:

- The Alicia, the first mixed-use residential and commercial project north of 35th
- The new Hogan's building, another mixed-use retail and office of the corner of 40th & Bridgeport expected to open this summer
- The commercial office project on the 3100 block of Bridgeport

These, along with the anticipated completion of the Green Firs improvements, continue to fuel our commercial growth despite the slowdown in the general economy. The Economic Development Office, comprised of an Economic Development Director and a Project Assistant, structures its workplan, projects and programming to achieve the goals set out in our Strategic Action Plan for 2007-2011. These goals are:

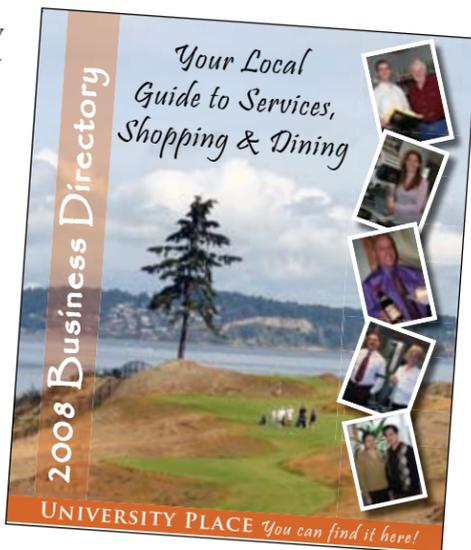
1. Encourage a robust and diverse mix of businesses through proactive business retention, expansion and attraction efforts.
2. Promote a business climate that is supportive of economic growth.
3. Facilitate commercial vitality in Business Districts and other commercial areas.
4. Develop the City's potential as a shopping and tourism destination.
5. Enhance the City's brand, image and identity through the creation of dynamic public spaces and effective promotion of the City and individual districts.
6. Be a strong and effective partner and a regional leader.

Mariza Craig holds a Bachelor of Arts in Psychology and a Master's in Public Administration. She has over 23 years of experience in the area of economic and community development. Mariza is a board member for Tacoma/Narrows Rotary and the U.P./Fircrest Chamber, and a member of the Association of Washington Cities, the Washington City-County Managers Association and the International Economic Development Council. As Deputy City Manager – Operations and Economic Development, she is responsible for maintaining day to day functions of the city government processes in order to ensure successful delivery of services to U.P. citizens. Mariza is also the Economic Development Director for the City. In this capacity she is charged with implementing the City's Economic Development Strategic Action Plan.

## Business Retention and Development Commercial Development

### Business Directory 2008

Our fourth annual print directory of businesses located within the City of University Place was published and delivered to every residence and business in University Place. As a benefit of business licensing, U.P. businesses receive a free listing in this directory and have the opportunity to purchase advertising as well, at very reasonable rates. The 2008 directory was published in full color throughout the entire piece. This very successful public-private project continues to provide attention and visibility to local options for goods and services, encouraging our community to shop local.



### Home-Based Business Initiative

Businesses operated out of private residences continue to make up a significant portion of total businesses located in University Place. As a result, the Economic Development Office provides monthly forums aimed specifically at the home-based business owner. The forums provide a networking opportunity and time is also spent discussing a topic of interest applied specifically to home-based businesses. Topics discussed in 2008 included "Creating a Perfect Customer Profile for your Business;" "Public Speaking;" "Before You Sign – Contracts and You;" and "Riding Out the Economy."

### UP Business Solutions

The City of University Place is very supportive of our local business community, understanding that the livability of the City is related in large part to the success of its local businesses. Part of this support is reflected in the Business Solutions program. City staff meets with business owners, determines areas where assistance would be helpful, and matches the business with a consultant who will work with them to meet their goals, whether those goals are increased customer retention, marketing, or internal business issues such as business plan development or site selection. This assistance is available at no cost to the individual business owner. In 2008, 12 businesses were assisted through this program.

### "Food for Thought" Lunch Workshops

In 2008, the City offered a very informative lunch workshop for University Place businesses covering the details of the new sales tax law that became effective July 1, 2008. The workshop was led by staff from the State's Department of Revenue, and was well attended.



(Above) The Alicia, 33rd & Bridgeport Wy.  
(Below) Curtis Jr. High, 38th & Grandview Dr.

University Place commercial development activity has been very evident in 2008. The University Place School District undertook several significant projects, a new mixed-use building began to take shape on the corner of 40th Street West and Bridgeport Way West, and a brand new condominium building began leasing residential as well as commercial space on Bridgeport Way West. In all, over \$26 million was invested in new and redeveloped commercial space.



## Business Profile

In 2008, University Place was home to 801 businesses and over one-third of them operated out of their homes. The largest sector of U.P. businesses are those in the Medical/Dental/Optical field, following by financial services. The top three private employers in University Place are Cascade Eye and Skin Care, Fred Meyer Stores, and U.P. Care Center.

## Sales Tax Revenue

In 2008, the City of University Place saw a 10.3 percent increase in sales tax revenue over 2007. Local businesses continue to provide goods and services, and many are looking to take advantage of opportunities to purchase close to home.

# Communications

Charged with keeping the citizens of University Place informed and educated about what's happening in the city, the Communications Division accomplishes this through its regular newsletter, "Headlines," on the internet at [www.CityofUP.com](http://www.CityofUP.com) and with a television channel, UPTV, available within the City on cable channels 12 (Click!) or 21 (Comcast).

In preparation for redevelopment of the City's website in 2009, during the latter half of 2008 the division contracted with Rusty George Creative to develop a new "brand" or "look" for the City. As a result of this process, in January 2009 the City Council adopted a new logo (seen above right), while at the same time establishing the previous logo as the City's historic seal (seen left).



The new logo was inspired by U.P.'s historic collection of rhododendrons. The rhododendron symbolizes the welcoming, natural ambiance of the city. The simplicity of the form makes use of a subtle discovery element: The iconic flower forms the letters "U" and "P," a common abbreviation used by residents and others familiar with the city.

Keep an eye out for the new logo and join us as we look forward in 2009 to a contemporary, updated website.



Linda Seesz  
Communications Manager

A member of the U.P. staff since 1997, Linda Seesz is responsible for oversight and management of the City's website, newsletter and television channel. With an education in stenography from Green River Community College, she spent many years as a small business owner before moving into local government employment. Linda is the Region 5 representative for Washington Telecommunications Officers & Advisors (WATOA) and a member of the Public Relations Society of America (PRSA).

# Town Center Project



Steve Sugg  
Deputy City Manager

The Town Center Project is a public/private partnership to redevelop 17 acres of land along Bridgeport Way between 35th Street and Homestead Park with a mix of public uses including a new Library/Civic Building, public streets, public parking, public square and multiple privately built buildings containing uses such as retail shops, restaurants, hotel, offices, and residential units. To-date, a significant amount of infrastructure has been installed by the City including utilities, curb, gutter and sidewalk, and streetlights along Drexler Drive; a three-level transit parking structure funded in part by the Federal Highway Administration; and an adjoining 176-stall public parking structure.

In January 2009 work commenced on the Library/Civic Building, a three-story structure which will contain a new library, City offices, the Town Hall meeting room and retail shops. Construction of that building will be complete by late 2010. In Spring 2009, construction will begin on Market Square, a state funded 22,000 square foot public square extending from the Library/Civic Building to Bridgeport Way. With an anticipated completion in Summer 2009 Market Square will provide a public gathering space for concerts, art fairs, holiday festivities and other public events. In late Spring 2009, work will commence on the Federally funded Bridgeport Streetscape project to install on-street parking, sidewalk, crosswalk and signalization improvements between 35th and 37th Streets. Traffic control on Bridgeport Way will be provided throughout construction which is anticipated to be complete by December 2009.

In April 2008, the City entered into an exclusive negotiations agreement with F+F Development, a Washington, D.C. and Irvine, California based mixed-use developer to develop the private buildings in the Town Center Project. The City selected F+F because of their track record in developing high quality mixed use developments such as Bethesda Row in Bethesda, Maryland and Santana Row in San Jose, California.

Deputy City Manager, Steve Sugg, has been with the City for the past 13 years. During this time he has been responsible for the planning, design and construction of public works infrastructure, including the Bridgeport Way Project which received the Puget Sound Regional Council's "Vision 2020 Award" in March 2000. For the past six years, Mr. Sugg has spent the majority of his time spearheading a major Downtown Revitalization Project in University Place to design and build a mixed-use Town Center along Bridgeport Way.

Prior to his employment with University Place, Mr. Sugg was a Senior Engineer with Burns & McDonnell, a national consulting engineering firm based in Kansas City, Missouri. His education includes a Bachelor's Degree in Civil Engineering from Villanova University in 1977 and a Master's Degree in Engineering Management from the University of Kansas in 2000.



Pat O'Neill, Assistant City Manager  
Capital Projects Director

A Registered Professional Engineer in the State of Washington since 1976, Pat O'Neill has been with the City for the past 11 years. Mr. O'Neill holds a Bachelor of Science Degree in Civil Engineering from Saint Martin's University.

Having over 35 years of public and private experience in the area of civil engineering, Mr. O'Neill has worked as the Assistant Public Works Director for Clark County, Washington, as a project engineer with the Washington State Department of Transportation, and has been a member of the State City/County Roadway Design Standards Committee.

Mr. O'Neill has been instrumental in obtaining over \$22 million in State and Federal grants on behalf of the City.



Gary Wheeler  
Project Manager

Gary Wheeler is the Town Center Project Director for the City of University Place. He has been with the City for the past seven years, during which time he has been responsible for the planning, design and coordination of the University Place Town Center Mixed Use Development.

Prior to his employment with University Place, Mr. Wheeler managed the Tacoma engineering offices for INCA Engineers and was the Engineering Manager for the City of Tacoma, and has worked on projects such as the Tacoma Dome, the Ruston Way Waterfront improvements, plus renovations of the Tacoma Municipal Building and Public Utility Building.

Mr. Wheeler's education includes a Bachelor's Degree in Civil Engineering from the University of Washington in 1969.

## Public-Private Partnership Town Center Responsibilities

| City of University Place<br>Public Portion  | Private Partner<br>Private Portion   |
|---|--|
| <ul style="list-style-type: none"> <li>City Hall</li> <li>Public Library</li> <li>Transit Garage (federally funded)</li> <li>Public Parking Garage</li> <li>Public utilities (water, sewer, gas, electricity, storm drainage)</li> <li>Street improvements (Drexler Drive, Bridgeport, Larson Lane)</li> <li>Street lights</li> <li>Market Square (state funded)</li> </ul> | <ul style="list-style-type: none"> <li>Construction of buildings (retail, residential, office, hotel, theater)</li> <li>Retail leasing</li> <li>Condo sales</li> <li>Office leasing</li> <li>Parking garage</li> </ul> |

The Town Center Project is a complex, \$385 million project based on a partnership between the City and a private sector developer. As the chart above illustrates, the City is responsible for traditional government responsibilities in constructing and managing the public components of the project. Approximately \$40 million of Federal, State, City and bond funds are being invested in building the public improvements including a public square, streets, sidewalks, on-street parking, streetlights, utilities, transit park and ride facilities, and several public parking garages. The private developer is responsible for the private portions of the project including funding and building \$345 million of buildings and parking garages and finding tenants for the project.



Concept Plan overlaid on aerial view of the Town Center Project area.



Rendering of future University Place Library/Civic Building.



Library/Civic Building construction (Jan. 2009).

# Public Works, Parks



Gary Cooper  
Parks & Public Works Director

With the current economical climate, everyone is under pressure to do with less resources. It does not matter if it is a private business or a City Operations & Maintenance Department, we all feel the pinch. The real challenge comes for those who have already been doing a good job with the resources provided, those who have already been finding ways to get the job done with limited resources.

In 1995, our very first year, the Maintenance Crew was given a set of plans and asked to complete a storm drainage repair. They modified the plan and completed the repair, saving \$16,000 from the original cost estimate. Every year since, the Maintenance Department has found ways to complete projects for less and use every dollar as if it were their own.

In 2008 the crew received the "Penny Pincher" award for saving over \$70,000 on a storm drainage project and an asphalt maintenance project. In addition they constructed a new picnic shelter at Cirque Park, saving 40 percent over what the cost estimate was to hire an outside contractor to complete the work.

For those who have already been practicing good stewardship of resources provided, doing with less is nothing new, just an on-going challenge and one of the reasons I am so proud of the staff we have here at the City of University Place.

Gary Cooper is the Parks & Public Works Director for the City of University Place, Washington. He has led the City's Public Works Operation Division since shortly after its incorporation in 1995. His education includes a degree in Public Works Administration and over 25 years in the construction and maintenance fields.

## Staff responds to snow event



City Maintenance staff rose to the challenge of keeping the City arterial streets and bus routes safe during the 2008 major snow event. Working 24 hours a day for 11 straight days, logging 1,500 hours, the crew was successful in keeping University Place roads some of the safest in the region.

Our staff used 750 tons of sand and over 36,000 gallons of de-icer to combat the effects of the snow and ice.

## Cirque wall receives replacement

After years of trying to keep the retaining wall along Cirque Drive West and 67th Street West pieced together, safety issues finally required its replacement. This year the Public Works Department contracted with S & W Utility Contractors to remove the existing failing wall and replace it with a concrete block wall. This project was finished on time and under budget.



Before



After

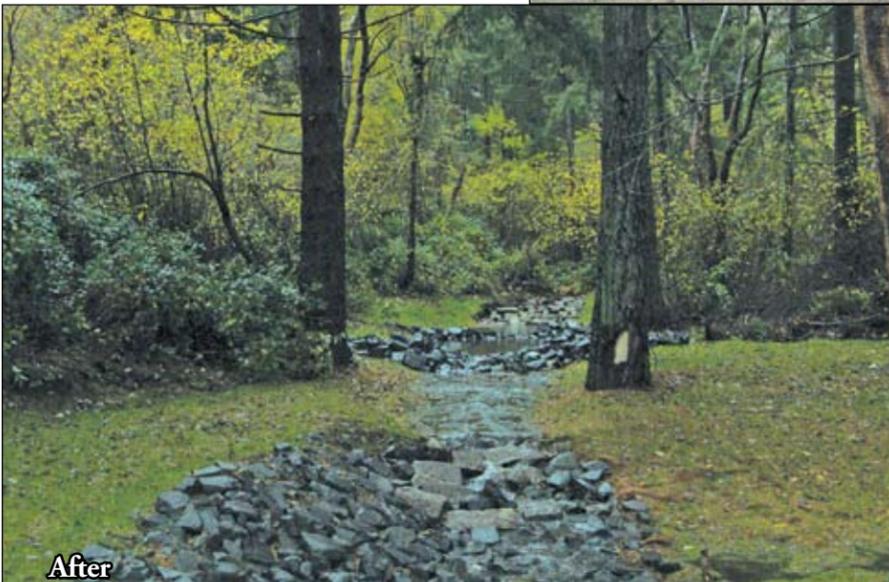
## Storm drainage improvements

### 46th Street West

This summer the Operations crew worked on two problematic areas, the area on 46th Street West and the upper part of Olympic. The 46th Street area in the past had caused water damage and resulted in the crew continuously checking this system for blockages. The design and implementation done entirely by City crew not only eliminated the problems but saved the City over \$27,000 from the estimated project costs.



Before



After

### Olympic Drive West

The Olympic project completed the drainage improvements started there in 2005. The challenge faced here was the great elevation difference, which was over 22 feet from the top to the bottom of the block.



Before



After

Large diameter man-hole structures using offsetting pipes to slow the flow of the water downhill were installed in addition to curb, gutter and sidewalk in this school walk route.

## New park signage welcome visitors

City parks received new signage that welcomes the community to each of our wonderful parks. The new signs were created through continued work and research by the Parks & Recreation Commission and staff, who decided that the signs should have the same overall look but each park should have its own distinct identity.

Every major park entrance is now marked with a sign, each featuring a special symbol that contributes to the character and individuality of each park. For example, Homestead Park welcomes visitors with pink rhododendrons while the Curran Apple Orchard Park sign boasts an array of apples.



## Park acreage growing

This year three new and exciting park properties were added in the City. Through hard work, partnerships, grant opportunities and a little luck, the addition of these sites helps bring the City's parks and open space acreage closer to national levels. These new acquisitions are: a) Brookside Property, located across from the Curran Apple Orchard, b) Morrison Park Property, located on the 3300 block of 67th Avenue West, and c) UPP Play area, located on the corner of 27th Street West and Elwood. The first two properties are slated for a more passive use with improvements including walking trails, overlooks and nature and environmental education, while the third site will be the future home of a children's playground.

# & Recreation Department



Gretchen Hayes  
Assistant Director for Parks & Recreation

Recreation Services offers innovative, creative classes and events for the community. In 2008, recreation programs grew to over 1,050 classes with more than 16,000 participants, along with 7,000 participants in free drop-in senior activities. Some of the new programs in 2008 included: cooking for kids, musician camp, lacrosse and diamond baseball camp, ballet, Tai Chi, Zumba and Shakespeare in the Park. First annual events such as the Mother/Son Sports Ball and Senior Tea Party were a big hit with all who attended. Senior services expanded free drop-in programs – Bunco and the Lazy Lunch Bunch enjoyed a movie and snacks.

The goal of Recreation Services is to enhance the quality of life for the citizens of University Place by providing affordable, high quality classes, programs and events. We strive to create healthy recreation experiences that meet the needs of the community. The recreation staff – Brason Alexander, Brittany Bibby, Gretchen Hayes, Marie Hopkins, Jennifer Robinson and Chris Wells – work together to create opportunities for you and your family to get out and play!

We would like to thank our volunteer coaches, University Place Youth Council, University Place Parks and Recreation Commission, and the University Place School District for their support and dedication for making **University Place – the Place to Play!**

Gretchen Hayes, the Parks & Recreation Assistant Director, has 20 years of city Parks & Recreation experience. She holds a Bachelor's Degree in Leisure Studies and Services: Parks & Recreation Administration from the University of Oregon. Ms. Hayes has served on the Washington Recreation & Parks Association Board and belongs to the National Parks & Recreation Association.

"It's about making a difference to yourself and your community. Through Parks & Recreation you will use your skills to enrich a program or learn new skills to enrich your life."

## 2008 Recreation Highlights

Starting in the winter of 2008, one of the first programs offered by Recreation Services was the snowboarding and skiing lessons and transportation. Through this program 34 participants were able to enjoy a great snow season at the Summit in Snoqualmie.

By the next month, the community was in full swing and ready for the **5<sup>th</sup> Annual Daddy Daughter Dance**. This magical event took place on Friday, February 8 as dads escorted their princess daughters to the Curtis Cafeteria, where they danced the night away. Over 650 dads and daughters enjoyed a night of cake, punch and music. The dance also included uncles and nieces, grandfathers and their granddaughters, and in some cases moms who took the place of a father who was overseas fighting for our country. Created by the University Place Youth Council (UPYC), the **1<sup>st</sup> Annual Mother/Son Sports Ball** was a great complement to the popular Daddy Daughter Dance. The Ball, held on the first Friday in May, was a perfect opportunity for moms and sons to spend some quality time playing soccer, dodge ball, guitar hero, and many other activities. Over 180 moms and sons showed up at Curtis High School for a night of games, prizes and pizza!

For the summer two new camps/workshops were scheduled: **Musicians' Camp** was a five-day music camp designed for students to explore both classical and contemporary composers through listening to music and studying composer biographies. **Shakespeare in the Parking Lot** was a six-day workshop where youth learned comedic acting techniques, elements of comedic stage combat, and a little Shakespeare. The workshop culminated with a performance at the Curran Apple Orchard as a part of the Orchard Concert Series.

**Camp UPlay** had another great summer with an average of 70 kids participating each week. Campers swam twice a week, attended movies, played various games, and attended weekly field trips. This year Camp UPlay went the extra mile by providing campers with even more experiences, which included a week-long theater camp, participation in a Toy Drive with U.P. Fire District, a visit by the Tacoma Tide (U.P.'s minor league soccer team) and their "Surf Dude," plus an outing to the Public Works shop where campers were able to explore all the dumptrucks, loaders, gators, etc. (the young campers really enjoyed this experience).

Summer concluded in August with over 170 youth treated to a day of music, prizes, food, and fun at Cirque Skate Park for the **2<sup>nd</sup> Annual Cirque Slam**. Youth at the park put on an excellent display of athleticism and artistry. Facilitated by the U.P. Youth Council, the Slam was very well-attended and has become an extremely popular addition.

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## U.P. Youth Council

The University Place Youth Council (UPYC), a volunteer group of youth in grades 8 through 12, had an extremely successful year. The UPYC volunteered over 1,000 hours over the course of the year, donating their time and resources to Camp UPlay, Cirque Slam, the Daddy Daughter Dance, and several other programs and events. They were also responsible for the creation of the new and popular Mother/Son Sports Ball. UPYC efforts were recognized by the University Place City Council as the City of University Place awarded the UPYC as "Youth Organization of the Year" and the UPYC president Ashley Knutsen as "Youth Volunteer of the Year."

## UPfest 2008 – Free Family Fun Entertainment

On August 1 & 2 University Place celebrated its 13<sup>th</sup> annual festival with fresh faces and a new location. This year's festival was held at

Cirque Park, which proved to be the perfect place for the entire family to enjoy a sunny summer afternoon or a warm starlit night.



Pre-festival highlights included the traditional Hogs vs. Hosers Softball Game – the charity kick-off was held on the evening of July 31 where spectators of all ages watched beneath their umbrellas and proudly wore commemorative t-shirts to benefit the U.P. Children's Fund.

Friday evening's festivities began with some great musical entertainment by girl band "Starstruck," rap group "DIV," and Friday night's headliners "Second Time Around." The Kidz Zone featured not only the most popular inflatables and bouncers but – new this year – the infamous Climbing Rock. A great selection of vendors and dining options were available for diners' choosing.

## Youth Sports

The Parks & Recreation Department was busy, busy, busy in 2008 with youth sports programs, providing over 2,500 opportunities for the youth of University Place and surrounding areas to participate. Some of the most popular offerings were flag football, indoor soccer, basketball, and baseball. Our partnerships with neighboring cities – Fircrest, Lakewood and Steilacoom – have become very strong and have added another 300 participants to our sport leagues.

Summer sport programs in U.P. were an enormous success! Skyhawks Lacrosse and Flag Football camps were two of the most popular camps, bringing in over 30 participants in each program. British Soccer and Kidz Love Soccer programs were successful as well with over 150 participants. Youth Tennis also continues to be a prevalent part of summer in U.P.

The past year we offered three new **free** national programs for the youth of University Place: NFL Punt, Pass, & Kick; Basketball "Hot Shot" competition; and Major League Baseball Pitch, Hit, & Run programs. All who turned out and participated in these programs had a blast! These **free** events will continue to be offered in 2009 – and hopefully will grow!

U.P. Parks & Recreation is proud to be a part of this great community! We appreciate the support and dedication that we receive from our parents, team parents and volunteer coaches – your enthusiasm continues to make a positive difference for your community.



## Senior Programs

Our Zumba Gold program took off this past year! Interested in fun and creative ways to stay fit, seniors have found this class offers a variety of low impact dance moves, exciting music, and a wonderful, encouraging instructor. Seniors exercise from a seated position or dance around the room – each move has variations to match the individual's ability.

**BUNCO** is the latest craze and the Senior Center is no exception! The second Wednesday of each month in 2008 brought in 12-20 seniors (so far ladies only) to play Bunco. The group laughed, teased, and overall had a fabulous time! On the third Wednesday of each month things would slow down a bit with the **Lazy Lunch Bunch**, a group who prefer a little quiet time. Seniors brought their own sack lunch and enjoyed the company of others while escaping the weather and the normal routine of life by watching a movie shown on the new flat screen TV.

The **Overnight Travel Program** in 2008 continued to be popular with each trip bringing its own unique memories and adventures. A total of 29 seniors participated in the four overnight trips offered: Rainforest Adventure, Camp Wrinkle Ranch, the Wild Women's Getaway, and –

new this year – the Spectacular Summer Escape Mystery Trip. Though the mystery trip destination was Hood River, participants had no idea where they were going or what they would be doing. Throughout the two-day trip the seniors enjoyed Multnomah Falls, the Bonneville Dam Guided Tour, a narrated boat ride on the Sternwheeler, and a visit to the Columbia River Gorge Interpretive Center. The interesting and beautiful destination along with the continuous element of surprise created a lively and memorable experience.



Saturday morning welcomed the return of the Pancake Breakfast and Silent Auction sponsored by the Optimists' Club of West Tacoma. Meanwhile, a day of excitement was brewing up the street at Cirque Park with balloons flying and the Uptown Cruisin' Association's Classic Car Show well underway. The lively Kids Zone area was in full swing and the ever popular Trout Pond was busy with anxious young people eager to catch the biggest fish.

Family and friends gathered together with their lawn chairs in hand, locating that perfect spot on the grass, where they could enjoy **free** all-day entertainment. From Zumba to Reptile Island and the Islanders Steel Drum Band, the stage was filled with non-stop fun.



# Engineering Services



Jack Ecklund, P.E.  
City Engineer

The Engineering department manages the City's capital improvement and surface water management programs. This includes planning, designing, and building the City's transportation and storm drainage infrastructure, applying for and administering grants to augment available capital development dollars, and performing field engineering support.

Engineering also collects and analyzes traffic data, monitors the performance and adjusts the timing of the City's traffic signal system, and responds to citizen concerns related to the transportation network and surface water management. The primary goal of the Engineering department is to develop a safer, more mobile, and user-friendly transportation system network that meets the needs of residents, businesses, and emergency services.

The City Engineer, Jack Ecklund, has over 15 years civil engineering and construction management experience; 10 years in city government; 5 years in the private sector. He is a licensed Professional Engineer in the State of Washington and holds a Bachelor of Science degree in Civil Engineering from the University of Washington.

## Capital Project Grants Awarded to the City by Project

| Project                                  | Grant                  |
|--|------------------------|
| Bridgeport – 40th to 27th                | \$ 2,205,746.00        |
| Chambers Creek Road Slide                | \$ 883,203.00          |
| Day Island Bridge                        | \$ 203,045.00          |
| Bridgeport – Cirque to 40th              | \$ 1,250,000.00        |
| Chambers Creek Road Slide                | \$ 2,109,211.00        |
| Leach Creek                              | \$ 818,000.00          |
| Peach Creek Bridge                       | \$ 497,000.00          |
| Bridgeport – South City Limits to Cirque | \$ 1,263,272.50        |
| Bridgeport – 54th to Cirque              | \$ 1,757,000.00        |
| Bridgeport/35th Streetscapes             | \$ 2,395,322.00        |
| Intermodal Transit Facility              | \$ 2,780,285.00        |
| Intermodal Transit Phase 2               | \$ 730,000.00          |
| 40th Street Pedestrian/Bikes             | \$ 745,000.00          |
| Alameda Avenue Pedestrian/Bikes          | \$ 798,000.00          |
| Market Square                            | \$ 1,000,000.00        |
| NPDES Implementation Grant               | \$ 75,000.00           |
| Drexler Drive South                      | \$ 750,000.00          |
| Hannah Pierce Road                       | \$ 76,000.00           |
| <b>Total Capital Project Grants</b>      | <b>\$20,336,084.50</b> |

## Capital Improvement Projects

### Market Place

Market Place will be a new street paralleling Bridgeport Way serving the development of the town center. Last year most of the grading, utility, and preliminary paving was completed on this street. Final paving and sidewalk work is scheduled to begin later this year and be completed in the spring of 2010.

### Intermodal Transit Facility

The City's Intermodal Transit Facility is currently under construction. This is a 550 stall parking garage with approximately a third of the stalls dedicated as park and ride. Over \$3.5 million in Federal grants have been obtained for the construction of this facility. This garage will serve as the foundation for the future University Place Civic Building.



Intermodal Transit Facility construction in April 2008.

### Market Square

In 2007, the City obtained a \$1,000,000 grant for the construction of a new public plaza adjacent to Bridgeport Way at the Town Center construction site. The design work for this plaza was completed in 2008 and the construction contract was awarded in January 2009. This 20,000 square foot plaza will be the stage for many great community events and gatherings in the years to come. This plaza is anticipated to be opened to the public in early 2010.

### Civic Building

Construction has begun on the University Place Civic Building. This building is located in the heart of the town center site and will house the new University Place Library and City Hall. Construction is anticipated to continue through 2010.

### Bridgeport/35th Streetscapes

The City was awarded a \$2.4 million Federal grant for intersection and streetscape improvements to Bridgeport Way and 35th Street surrounding the Town Center de-

velopment site. This project will add on-street parking, widened sidewalks, signalization revisions, and improved pedestrian amenities along Bridgeport between 35th and 37th Streets and will add sidewalks, and street lighting along 35th Street between Bridgeport and Drexler Drive. This work is scheduled to begin this spring and continue into early 2010.

### Drexler Drive

Construction on Drexler Drive will continue in 2009. This road will be a major access way for the Town Center project. Once completed this road will have sidewalks and street lights on both sides of the street, new utilities, and new pavement. Work on this street is anticipated to be completed in late 2010.

### Bridgeport 3A project (Cirque Drive to 54th Street)

The City has secured a \$1.7 million Federal grant for the construction of sidewalk, curb and gutter, bike lanes, median, street lighting, signalized pedestrian crosswalk, and landscaping along both sides of Bridgeport Way from Cirque Drive to 54th Street. This project will be a continuation of the improvements constructed on Bridgeport from 27th Street to Cirque Drive. This work is scheduled to begin this spring and continue into early 2010.

### 40th Street Pedestrian and Bicycle Safety Project

The City was awarded a \$745,000 State grant for the construction of sidewalk, bike lane, curb and gutter, parking bays, streetlights, and landscaping along the south side of 40th Street between Sunset Drive and Olympic Boulevard. Design of this project is complete and construction is scheduled to begin later this year.



Alameda Avenue Project construction in December 2008.

### Alameda Avenue Pedestrian and Bicycle Safety Project

The City was awarded a \$798,000 State grant for the construction of sidewalk, bike lane, curb and gutter, streetlights, and landscaping along the east side of Alameda Avenue between 52nd Street Ct. W. and 44th Street W. Construction of this project began in the fall of 2008 and is anticipated to be completed this spring.

## Surface Water Management

### NPDES Phase 2 Permit

The City of University Place is required by Federal law to obtain and comply with the NPDES (National Pollution Detection and Elimination System) Phase 2 permit. This permit imposes several new requirements on the City including increased tracking, documenting, and reporting of surface water management activities in the City. Under this permit, the City is also required to perform extensive public education on surface water management and its impacts. The City has obtained a \$75,000 State grant to assist in the implementation of this permit. The permit requires the City to be fully compliant with the program by February 2015.

As part of the educational component of this permit, the City will be partnering up with the Tacoma-Pierce County Health Department in hosting a series of Natural Yard Care workshops. These workshops are scheduled to be held at City Hall on April 28, May 5 and May 12.

Please contact Janna Lindsey at (253) 460-5435 for more information on these workshops or if you have any questions regarding the City's Stormwater Program.



Library/Civic Building construction in January 2009.

# Development Services



David Swindale, AICP  
Development Services Director

The Development Services Department is made up of the Planning, Building, Development Engineering and Permits Divisions. The Planning Division is responsible for long range and current planning. The Building Division reviews and approves building permits and conducts building inspections.

Development Engineering is responsible for overseeing private site development activities including clearing and grading, storm drainage, and roads on and in front of private property. The Permits Division processes and issues land use, building, right-of-way, and site development permits.

## Development Services Mission Statement

"To ensure a safe, viable and high quality, natural and built environment"

Mr. Swindale has 19 years of professional planning experience and advanced degrees in Geography and Resource Management, and he is a member of the American Institute of Certified Planners. Previously with Pierce County, Mr. Swindale managed land development activities in unincorporated Lakewood and University Place. Mr. Swindale has served two terms as the Chair of the Pierce County's Growth Management Coordinating Committee. Mr. Swindale has also worked in the construction industry and developed land in the private sector.

## Development Services Staff

**Front** (l-r): Bobbie King (Assistant Development Services Director), Justine Schock (Permit Specialist), Sharon Alexander (Building Official)

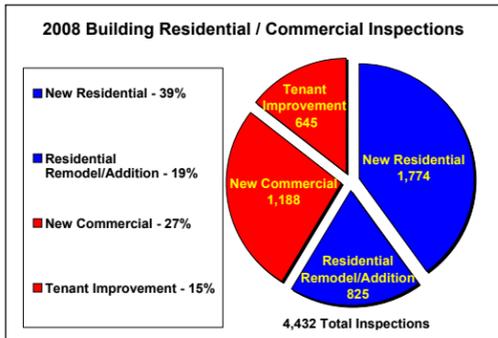
**Middle** (l-r): David Swindale (Development Services Director), Tyler Symbol (Sr. Project Engineer), Tony Richards (Engineering Technician), Teresa Portmann (Permit Technician), Paul White (Associate Planner), Shawn Powell (Administrative Assistant)

**Back** (l-r): Dean Bentley (Sr. Building Inspector), Kevin Briske (Sr. Planner), Jeff Boers (Sr. Planner), Rob Brunk, (Senior Plans Examiner/ Building Inspector)



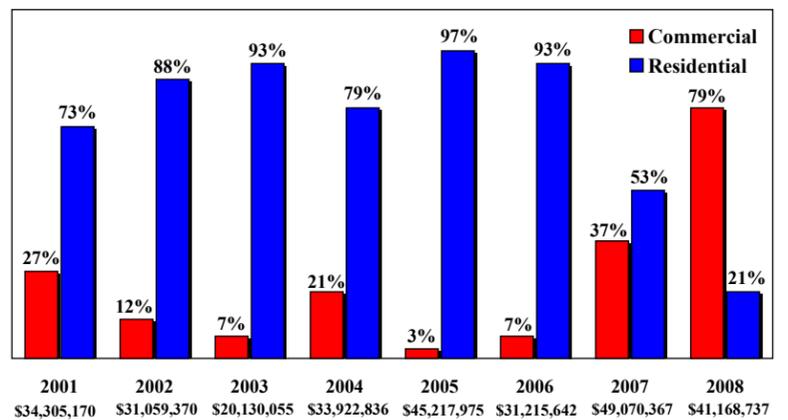
## Commercial construction growth up

The City of University Place experienced a marked increase in commercial construction valuation during 2008. Historically, annual commercial construction valuation averaged approximately 19 percent of the total construction valuation; in 2008, commercial construction was 79 percent of the total valuation. Consequently, the number of commercial inspections increased significantly. Development Services averages approximately 4,000 residential and commercial building inspections annually.



Major commercial projects under construction include: The Alicia, 3318 Bridgeport Way West, the first mixed use residential multi-family and office building constructed since incorporation; The Hogan Building, 3929 Bridgeport Way West, an office and retail building; The 3106 Bridgeport Office Building; The Civic Building and Transit Garage; and a remodel of Safeway.

## Residential vs. Commercial Construction Valuation 2001 - 2008



## Quality schools flourish in our community

The newest in school technology enhances both the safety and cutting edge tools for the teaching and learning of our children. 2008 saw new school construction including: Charles Wright Academy (new Performing Arts Center, along with a remodel of the Upper and Middle School and Gymnasium); the new Curtis Jr. High School; and the completion of U. P. Primary School. U.P. School features for safety include indoor and outdoor cameras for security viewing to protect the buildings and occupants. Classrooms have the latest in high-tech equipment for our children to excel. Exterior architectural design features help the new school buildings to blend within our neighborhoods. Thank you, residents, for helping to create such beautiful and meaningful buildings!



## Despite economic downturn, residential activity continues

Despite the downturn in the economy in the fourth quarter of 2008, Development Services had a very busy year. We remain busy with projects currently under construction along with new projects that continue to come in, although at a slower pace. In 2008, Development Services worked with developers to complete site development work at several new subdivisions including *Chateaus at Park Place*, a 36-lot subdivision across from Cirque Park on Bridgeport Way; *The Boulders*, a 42-lot subdivision on 67th Avenue at 37th Street; *The Estates at Chambers Bay*, a 19-lot subdivision located south of Chambers Creek Road and 83rd Street West; and *56th Street Heights*, an 11-lot subdivision on the south side of Cirque Drive just west of Orchard Street. Still in the review phase of development in 2008 and yet to be scheduled for Public Hearing are several preliminary subdivisions including but not limited to *Woodside Creek* and *Orchard Ridge* with 123 and 44 lots respectively, located side by side in the 5100 block of Orchard Street; *Summer Lane* and *Johnson Estates*, with 18 and 16 lots respectively, both located on the north side of 35th Street between Morrison Road and 67th Avenue West; *Sunset South*, a 21-lot subdivision on 44th Street West near Narrows Intermediate School; *Cole Canyon*, a 49-lot subdivision located north of the Gun Club; and *Kelso*, an 8-lot subdivision located east of the Burlington Northern – Santa Fe Rail Line and south of 19th Street.

## Planning Commission examines small lot / cottage housing



In 2008, the Planning Commission (a seven-member commission of University Place residents), with support from Development Services, focused on finding ways for the City to accommodate a wider range of housing types in the community to reflect changing demographics and preferences for housing. The Commission is reviewing proposed design standards and guidelines intended to ensure that future small lot and multi-family developments are designed and built to high standards.

The Commission is also developing regulations to allow the construction of small, high quality cottages. These units can help meet the market demand for seniors, singles, small families and others looking for smaller-scale homes clustered in charming neighborhoods with people-friendly amenities. Low impact design elements would need to be incorporated into cottage, small lot and multi-family developments to preserve natural areas and drainage patterns.

## City ramps up Sign Compliance Program

Since incorporation in 1995, the City Council has conducted numerous surveys, public meetings, and workshops to determine what people want their community to look like in the future. Citizens and business owners alike have a strong desire to create a more attractive community. Many feel that reducing sign clutter is an important step in reaching that goal. In 1996, the City adopted a sign code that required new signs to be smaller and shorter than were previously permitted in the County. Older signs that did not meet the new standards would be allowed to remain until December 31, 2001.

On May 12, 2003, the City Council relaxed sign setback standards and extended the date older signs need to meet new standards to March 4, 2009. By extending the date, the City Council gave business owners more time to recoup the expense associated with replacing their signs.

As the deadline to replace or modify non-conforming signs approaches, the City has been sending out notices and contacting property and sign owners reminding them of the pending deadline. Recently, Development Services staff have been calling non-conforming sign owners and offering their assistance in obtaining permits and with design questions. Thanks to the businesses who have already complied with new signs.



# Police / Public Safety



Jim Andrews, Police Chief

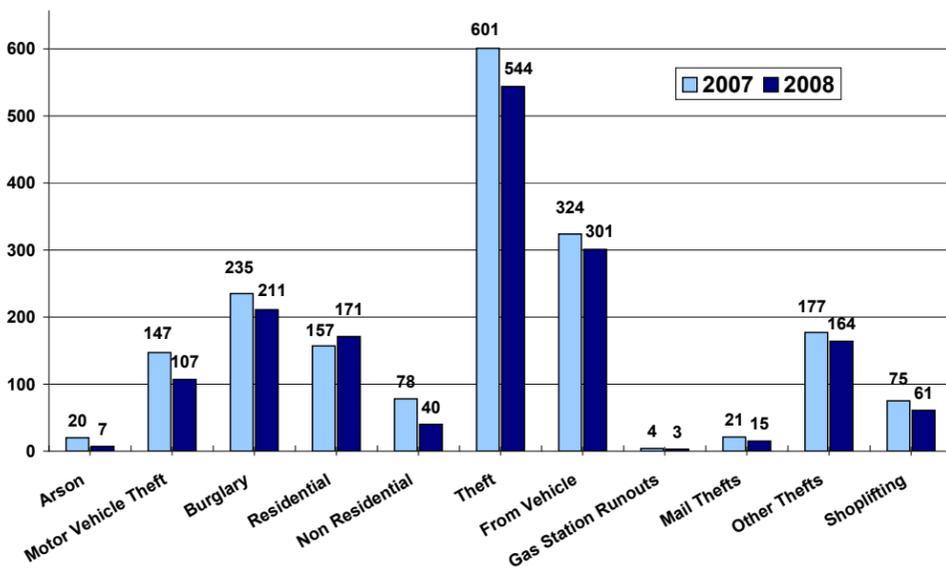
It continues to be an honor and a privilege to serve as police chief in University Place. 2008 marks 13 years since the City has incorporated. Our crime rates continue to be one of the lowest in the region and that is because we have a superb team of dedicated community police officers who partner with neighbors to solve crime. There is no magic formula to solving crime, we rely on you and you continue to impress us by identifying and reporting suspicious circumstances as they occur in your neighborhoods. Thanks for recognizing that it is this partnership that makes our community one of the most desirable places to live and work in the County. Thank you for your support.

The City's Police Chief, Jim Andrews, has 28 years of police experience, the last 11 years in police administration. He holds a Bachelor of Science in Business Management and a Law Enforcement Executive certification through the Washington State Criminal Justice Training Commission. Chief Andrews is a graduate of the FBI Law Enforcement Executive Development Training, and a member of both the LEEDA Association and the Washington State Association of Sheriffs and Police Chiefs.

## Property crimes decrease in 2008

2008 marked a significant decrease in property crimes. Most property crimes are crimes of opportunity and can be avoided. We consider this to be our biggest challenge in University Place and we are thrilled to see these numbers decline in 2008. This can be attributed to many factors but we feel that two of the main contributions are:

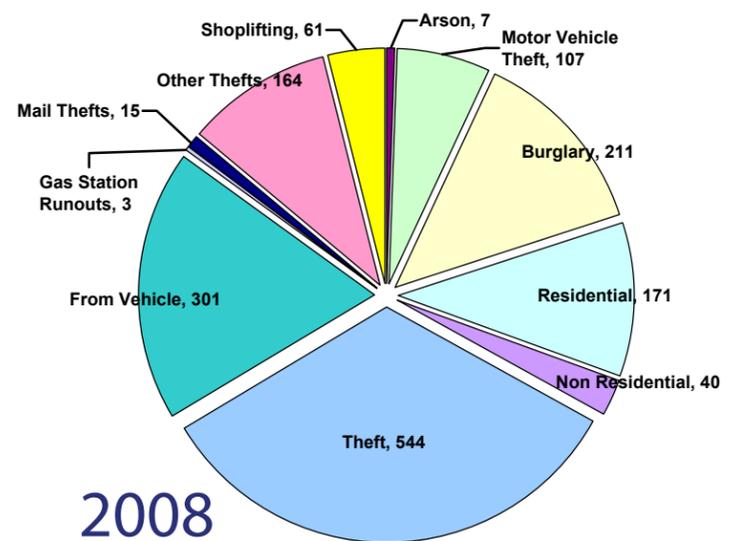
- Neighbors are becoming vigilant in removing valuables from their vehicles and keeping them locked.
- Concerned neighbors continue to report suspicious activity. This sends a message to "would be" thieves that neighbors are watching out for one another in that neighborhood. Frequently they do not return to commit more crime in that neighborhood.



### No call too small...

When you have an uneasy feeling about something occurring in your neighborhood and you choose NOT to report that information by dialing 911 or non-emergency (798-4722), you refuse to give us the opportunity to investigate and, as a consequence, you or your neighbor may be victimized. If it turns out to be nothing, we continue about our business responding to other such calls around University Place.

You are our eyes and ears – report ALL suspicious activity immediately.



The Property Crimes chart at the left reflects the decrease in crime rates from 2007 to 2008, while the 2008 data in the chart above shows theft continues to be the most prevalent offense.

## Emergency 911

To report an immediate threat to life or property, or a crime in progress.

**Non-Emergency 798-4722 (24 hours)**  
To report anything else.

**Animal Control 798-3133 or 798-3135**

To report strays, found or injured animals Monday – Saturday 8 a.m.-5 p.m.

## Animal Licensing (888) 798-4251

To report a lost license or concerns regarding your pet(s) license(s)

## Department of Fish & Wildlife (877) 933-9847

Wild animals, i.e. deer, raccoons, skunks, opossums and coyotes

## Tacoma/ Pierce County Humane Society 383-2733

To locate lost animals / turning in strays

## Pierce County Health Department 798-6500

To report deceased birds

## Animal Control / Code Enforcement

### Animal Control

University Place has officially been in the business of Animal Control for three years. Over the course of these three years we have seen our calls for service increase and an increase in our service levels. We are proud to be able to provide the citizens of University Place with better service at a lower cost.

The average response time in 2005, before the City took over, was nearly 13 hours from the time the call was received to arrival on scene. In 2007 we were able to respond on an average of 8 minutes from the time the call was received to arrival on scene. Calls for service increased in 2008 (see table below) by 28 percent and our response times increased in 2008 as a result, but only slightly, keeping the average well below 8.5 minutes.

| Animal Control Data                   | 2007  | 2008  |
|---------------------------------------|-------|-------|
| Total pets licensed                   | 4,665 | 4,835 |
| Animals picked up                     | 493   | 602   |
| Deceased animals picked up            | 113   | 178   |
| Police assists                        | 35    | 27    |
| Investigations for cruelty or neglect | 43    | 69    |
| Other                                 | 8     | 12    |

The improvement in the service levels for animal control issues for our citizens is a tangible improvement in the quality of life for our citizens. In this economy we are thrilled to be able to offer this level of service at a cost savings to our citizens.

### Code Enforcement

In addition to providing animal control services, University Place Community Safety Officers also provide enforcement of City codes including junk vehicles, abandoned cars and nuisance issues.

Neighbors who believe they may have a code enforcement issue should call 798-3133 or 798-3135 to report the concern. Be sure to leave contact information for follow-up. After the Officers have received the information they need, they will visit the site to determine if there are violations of the City codes. If so, the information will be forwarded to the appropriate City staff. If there are violations, the officers will attempt to meet in person with the property owner to gain voluntary compliance. Officers will then follow up to see if compliance has been met. If not, a violation letter will be sent out that provides a detailed description of the violation and a designated period of time for the property owner to meet the requirement. If the property is not in compliance after that period, a Notice of Civil Violation is mailed to the property owner. The notice gives the owner 20 days to comply, along with providing a hearing date to present the case. On the hearing date a Hearing Examiner will listen to all sides and make a determination.

Our code division works very hard to serve as a mediator between interested parties, along with seeking voluntary compliance first and working WITH neighbors to assist them in resolving their issues.



Community Safety Officers respond to animal control concerns as well as working to enforce the City codes.

# Finance Department



David Layden  
Finance Director

The Finance Department is responsible for accounts payable, payroll, grants, accounting, budget preparation, purchasing, risk management, fleet management, debt management and investment of City funds. The department prepares all of the City's financial reports, including the Biennial Budget, Comprehensive Annual Financial Report and quarterly financial reports. Other responsibilities include implementation of the Washington Cities Insurance Agency recommendations, including risk management training and education requirements.

The Information Technology Division, as part of the Finance Department, is responsible for maintaining the computer systems including the City's internal network and the varied equipment and software programs needed to manage City operations. The division is also responsible for telecommunications systems including phone and e-mail systems.

David Layden has 39 years municipal financial management experience, 28 as a Finance Director in the States of Wyoming and Washington. Mr. Layden has been Finance Director at the City for the past three and a half years and has been involved in the City's efforts to develop the Town Center Project. He directs the financial affairs for the City which includes budget preparation, accounting, payroll, accounts payable, investments, purchasing, and financial reporting. He also manages the City's grant programs, including CDBG grants awarded to both the City and outside agencies, as well as multiple grants from Federal and State agencies for infrastructure construction projects.

## Distinguished Budget Award

For its 2007-2008 Biennial Budget, the City received its fifth consecutive Distinguished Budget Presentation Award and its fourth biennial award. The City has submitted its 2009-2010 Biennial Budget document to the Government Finance Officers Association for review.

In order to receive these awards, the City has to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well the City's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories to receive the award.

## Moody's A-1

The City has received a total of \$18 million in lines of credit for its Town Center project from Bank of America. The City received an excellent variable interest rate for the lines of credit. The City expects to go to the bond market this summer to lock in the long term rate. The City continues to maintain its A-1 rating from Moody's which stated in its July, 2007 letter regarding the City's \$16.020 million bond issue that the City has strong financial leadership from the City Council and was deemed able to repay the bonds and interest when due. The City continues to work with its bond counsel and underwriter to achieve the best ratings possible.

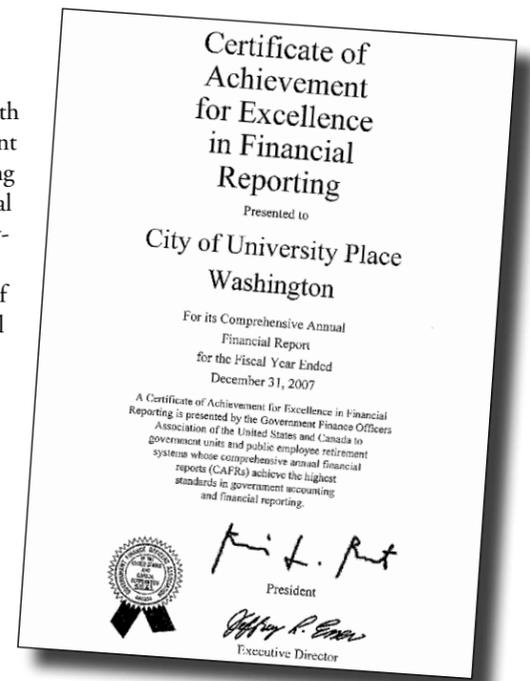
## CAFR Award

The City has received its eleventh consecutive Certificate of Achievement for Excellence in Financial Reporting for its 2007 Comprehensive Annual Financial Report (CAFR) from the Government Finance Officers Association.

The Certificate is the highest form of recognition in the area of governmental accounting and financial reporting.

## Clean Audit

In June, 2008 the State Auditor's Office gave the City a clean opinion for its 2007 Financial Statements. In their report the Auditor indicated the financial statements reflected fairly the financial position of the City as of December 31, 2007. The City has always made a concerted effort to implement any recommendations made by the State Auditor.



# City Attorney's Department

The City Attorney's office is responsible for representing the City in all legal proceedings and advising the City officials and staff in their decisions. The City Attorney's office drafts, reviews and approves ordinances, resolutions, contracts, franchises, and other documents for City operation; serves as liaison between outside legal counsel and City officials on specialized legal issues; performs legal research and prepares advisory opinions on legal issues for decision making purposes; assists City officials and departments in the execution of laws and ordinances and the implementation of City goals.

Janean Parker is a 2000 magna cum laude graduate of Seattle University School of Law and was a member of the Law Review and a Faculty Scholar. She holds an undergraduate degree in Economics from Idaho State University. Following law school, Ms. Parker worked for the State Attorney General's Office representing the Washington Department of Ecology in water quality and water rights appeals before coming to the City of University Place as the Assistant City Attorney in 2002. In 2004 Ms. Parker became the City Attorney. She has been a member of the Tacoma-Pierce County Bar Association since 2001 and a member of the Washington State Association of Municipal Attorneys since 2002. As the City Attorney, Ms. Parker serves as a member of the City's Executive Team and provides recommendations for development and implementation of short and long term goals.



Janean Parker, City Attorney

# Management Services

## Human Resources



Lisa Petorak, H.R. Manager /  
Management Analyst

Each day it seems the newspapers are breaking another story about a major corporation cutting jobs and tightening the budget. The City is no exception to what has been occurring nationally and locally on an economic level. To cope with these changes the City will be concentrating on providing services at a core level. The public may not notice an immediate difference, as staff will continue to provide quality services with available resources.

To ensure that we continue to provide efficient services to citizens, HR will be concentrating on training staff in a variety of areas. Staff with professional certifications will be provided opportunities for maintaining those credentials. Other staff seeking to develop themselves

professionally will be encouraged and supported to do so. By developing staff on a professional level, the City is able to grow its knowledge, skills, and abilities at a much cheaper rate than hiring out or contracting for work which requires these specialized talents.

Lisa Petorak has been with the City for three years. She holds an undergraduate degree from Pacific Lutheran University and has also earned a paralegal certificate from the University of Washington. She is currently enrolled in the Master's of Public Administration program at Seattle University. Ms. Petorak has been a member of the Society of Human Resource Management since 2006.

## City Clerk's Office

In the last year, the City Clerk's office has implemented procedures to streamline its day-to-day functions. This includes the conversion of essential records and agenda packets to electronic format and improving the communication and filing systems to better track records.

The division has taken an active role in the development and implementation of the Commission application procedure to standardize, streamline and enhance the overall recruitment and selection process.

The Clerk's office continues to find ways to improve its delivery of service to the community, as well as to provide efficient support to the City Council and other City departments. The Clerk's office will continue its efforts to contribute to overall City efficiency in providing services.

Emelita Genetia comes to the City with more than 20 years of experience in the Business Administration field, including 18 years as Executive Assistant to the Vice President of the Bank of America/Bank of Hawaii. She has a secretarial degree from International Business College and is a member of the International Institute of Municipal Clerks, the Washington Municipal Clerks Association, and the Pierce County Clerks & Finance Officers Association.



Emelita Genetia  
City Clerk

# 1995 - 2008 Accomplishments

- 1995**
- May City Council sworn in and begins work. Interim City staff hired.
- August City officially incorporates. First year Budget adopted with higher services and lower City tax rate. Police services doubled, traffic enforcement tripled. Community celebrates at first U.P. Festival!
- 1996**
- March COPS Committee established.
- July Grandview Drive improvements started. First modern roundabout in Washington constructed.
- October Park Board and City join forces. Parks and Recreation services increase \$700,000!
- 1997**
- August City buys Homestead Park and Cirque Park lands for \$5 million without tax increase.
- 1998**
- August Comprehensive Plan adopted. Bridgeport construction starts.
- 1999**
- July Town Hall room at City Hall completed.
- November Voters approve I-695. City loses more than \$3 million per year in State funds.
- 2000**
- February Parks Bond narrowly fails with 58 percent support. Improvements continue on a pay-as-we-go basis.
- August City celebrates 5th year as a city.
- 2001**
- April Public Safety Building construction begins with Fire District and City partnership.
- May City wins national award as one of America's "Most Walkable Communities."
- 2002**
- March Roundabout design selected for Cirque/Alameda intersection as safer than traditional signal.
- May City wins State's Law Enforcement Program of the Year award for Early Out and Youth Intervention.
- 2003**
- January City adopts reduced Budget and initiates Economic Development program to grow local tax base.
- August City buys Town Center lands with low interest loan. Begins pre-development work.
- October UP For Art dedicates City's first artwork, the bronze statue "Sharing."
- 2004**
- September 10th Annual Curran Orchard Cider Squeeze held. Orchard Concerts in the Park conclude with biggest year ever!
- December 10th Annual Holiday Tree Lighting held, community donations benefit seniors in care centers.
- 2005**
- Summer City secures \$6 million in Federal funding for a transit center in the City's UPtown district.
- December The south end of Drexler Drive nears completion, providing circulation in the developing UPtown grid.
- 2006**
- May Cirque Park opens – 27-acre park with ballfields, skate park, tot lot and walking trails.
- December Alameda North opens, providing additional circulation for residents and emergency vehicles.
- 2007**
- Spring City receives \$1.75 million State Grant for Town Center.
- Summer Construction begins on Federally funded Town Center Transit Garage.
- July City and U.P. School District agree to transfer of Colgate Park.
- 2008**
- February USGA awards 2015 U.S. Open & 2010 U.S. Amateur to Chambers Bay.
- City receives \$735,000 grant for Transit Garage improvements.
- July Phase 1 of Transit Garage completed.
- October Phase 2 of Transit Garage completed.



## Public Hearing re Zoning Code Amendment

April 20, 2009, 7 – 9 p.m., City Hall

The U.P. School District and U.P. Fire District have requested approval of a zoning code amendment to allow gateway signs and electronic changing message signs at their facilities. The Fire District wishes to install a changing message sign at its facility on 40th Street West to transmit emergency announcements and provide timely information to the community. The School District proposes to install changing message signs at four locations – Curtis High School, Curtis Junior High, University Place Primary and Sunset Primary. The signs would transmit information regarding community and school events, and emergency announcements, when necessary.

The City Council will conduct a public hearing to consider public comment and the recommendations of the Planning Commission on the proposed amendment at its April 20, 2009 meeting. For more information, contact Senior Planner Jeff Boers at (253) 460-5410.

## Upcoming Calendar of Events



Spring 2009 –

August 23-29, 2010 –

Fall 2010 –

June 18-21, 2015 –

Town Center Phase I Construction Begins

U.S. Amateur Golf Tournament at Chambers Bay

New Library Opens

U.S. Open Golf Tournament at Chambers Bay

