

**ORDINANCE NO. 568**

**AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING TITLE 16 OF THE UNIVERSITY PLACE MUNICIPAL CODE, COMPREHENSIVE PLAN, DESIGNATING A REGIONAL GROWTH CENTER AREA THAT INCLUDES EXISTING COMMERCIAL AND MULTI-FAMILY ZONES ALONG MILDRED STREET, BETWEEN 19<sup>TH</sup> AND 27<sup>TH</sup> STREETS, ALONG 27<sup>TH</sup> STREET BETWEEN MILDRED STREET AND GRANDVIEW DRIVE AND ALONG BRIDGEPORT WAY BETWEEN OLYMPUS DRIVE WEST AND THE 5200 BLOCK OF BRIGEPORT WAY WEST, AND ADDING TWO GOALS AND TWO POLICIES IN SUPPORT OF THE DESIGNATED REGIONAL GROWTH CENTER**

WHEREAS, on July 6, 1998 the City of University Place adopted its Comprehensive Plan, in compliance with Chapter 36.70A RCW the State of Washington Growth Management Act, with numerous and varied opportunities for public involvement; and

WHEREAS, the City of University Place amended its Comprehensive Plan on May 1, 2000; August 4, 2003, and December 6, 2004 in compliance with Chapter 36.70A RCW the State of Washington Growth Management Act, with numerous and varied opportunities for public involvement; and

WHEREAS, the Puget Sound Regional Council adopted Vision 2040 the Regional Growth Strategy in April 2008 that aims to distribute future population and employment growth into urban areas within urban areas into designated Regional Growth Centers; and

WHEREAS, on August 3, 2009, the City Council adopted Resolution No. 619 appointing nine citizens to the Regional Growth Center Ad-Hoc Advisory Committee to formulate recommendations regarding a Regional Growth Center designation; and

WHEREAS, on October 6, 2009 the Pierce County Council amended the Pierce County-County Wide Planning Policies establishing a process to designate Regional Growth Centers that requires a proposed Regional Growth Center area and policies to support it are included in the Comprehensive Plan of the jurisdiction seeking a Regional Growth Center designation; and

WHEREAS, the Regional Growth Center Ad-Hoc Advisory Committee conducted five public meetings between August and November 2009 before making a recommendation to the City's Planning Commission to designate a 465 acre area as a Regional Growth Center and to amend the Comprehensive Plan to add a goal and two policies to support the Regional Growth Center's implementation; and

WHEREAS, on December 21, 2009 they City published notice in the Tacoma News Tribune announcing a public hearing before the City's Planning Commission regarding amendments to the Comprehensive Plan to designate a Regional Growth Center; and

WHEREAS, on January 6, 2010 the Planning Commission held a public hearing regarding the Regional Center Ad-Hoc Advisory Committee's recommendation and after duly considering the matter unanimously recommended the Ad-Hoc Committee's recommendation to the City Council; and

WHEREAS, on January 14, 2010 the proposed Comprehensive Plan amendments were sent to all affected local governments in Pierce County and the Puget Sound Regional Council, for review and comment; and

WHEREAS, on February 22, 2010, March 15, 2010; and April 19, 2010 the City Council held study sessions to review the proposed Comprehensive Plan amendments to designate a Regional Growth Center; and

WHEREAS, on April 6, 2010 the City Council held a public open house to solicit public comment regarding the proposed Comprehensive Plan Amendments; and

WHEREAS, the proposed Comprehensive Plan amendments are consistent with the County Wide Planning Policies and Vision 2040 the Regional Growth Strategy; and

WHEREAS, a SEPA Determination of Non-Significance (DNS) and adoption of existing environmental documents was issued on April 14, 2010 with the comment period ending on April 28, 2010; and

WHEREAS, the City Council has determined that amending the City of University Place Comprehensive Plan protect the public health, safety and welfare and complies with the Growth Management Act; NOW THEREFORE,

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

Section 1. University Place Comprehensive Plan Amendments June 1, 2010. The City of University Place Comprehensive Plan UPMC Title 16, is hereby amended as indicated in Exhibit "A" attached.

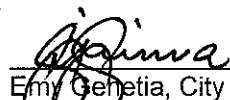
Section 2. Severability. If any section, sentence, clause or phrase of this Title shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Title.

Section 3. Publication and Effective Date. A summary of this ordinance, consisting of its title, shall be published in the official newspaper of the City. This ordinance shall be effective June 1, 2010.

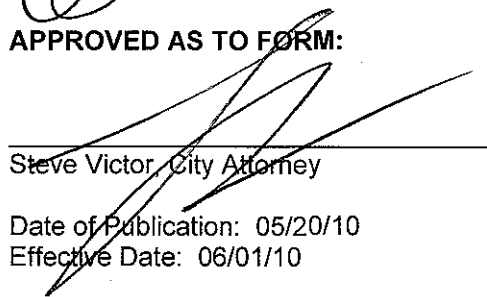
**PASSED BY THE CITY COUNCIL ON MAY 17, 2010.**

  
Debbie Klosowski, Mayor

**ATTEST:**

  
Emily Genetia, City Clerk

**APPROVED AS TO FORM:**

  
Steve Victor, City Attorney

Date of Publication: 05/20/10  
Effective Date: 06/01/10

## EXHIBIT A

Add the following goals, policies and map to the City's Comprehensive Plan in support of the designated Regional Growth Center:

### **In Land Use Element**

#### **Goal LU8A**

Designate an area that includes existing commercial and multi-family zones along Mildred Street, between 19<sup>th</sup> and 27<sup>th</sup> Streets, along 27<sup>th</sup> Street between Mildred Street and Grandview Drive and along Bridgeport Way between Olympus Drive W and 5200 Block of Bridgeport Way West as a Regional Growth Center in University Place (see Map).

#### **Goal LU8B**

Seek a Candidate Regional Growth Center Designation from the Pierce County Regional Council, and if successful seek a Regional Growth Center Designation from the Puget Sound Regional Council that includes existing commercial and multi-family zones along Mildred Street, between 19<sup>th</sup> and 27<sup>th</sup> Streets, along 27<sup>th</sup> Street between Mildred Street and Grandview Drive and along Bridgeport Way between Olympus Drive W and the 5200 block of Bridgeport Way West.

#### **Policy LU8A**

Apply and implement applicable comprehensive plan goals and policies on growth and development in the City's Regional Growth Center Area including but not limited to those that address population, and employment growth, mixed uses and housing, transportation and utility infrastructure and creating a pedestrian friendly urban form.

**Discussion:** Existing goals and policies in various elements of the City's comprehensive plan are consistent with and embrace the same values and purposes as goals and policies for Regional Growth Centers contained in the Countywide Planning Policies and the Multi-County Planning Policies (VISION 2040). For example, comprehensive plan goals and policies encourage a mix of higher density residential, office, and retail uses in appropriate areas, subject to development and design standards; delivery of public facilities and services in a timely and fiscally responsible manner; a transportation network that supports high capacity transit, pedestrians and bicycles and design standards and incentives that serve to create vibrant, pedestrian friendly streetscapes that offer visual interest and helps create a sense of place.

### **In Transportation Element**

#### **Policy TR4F**

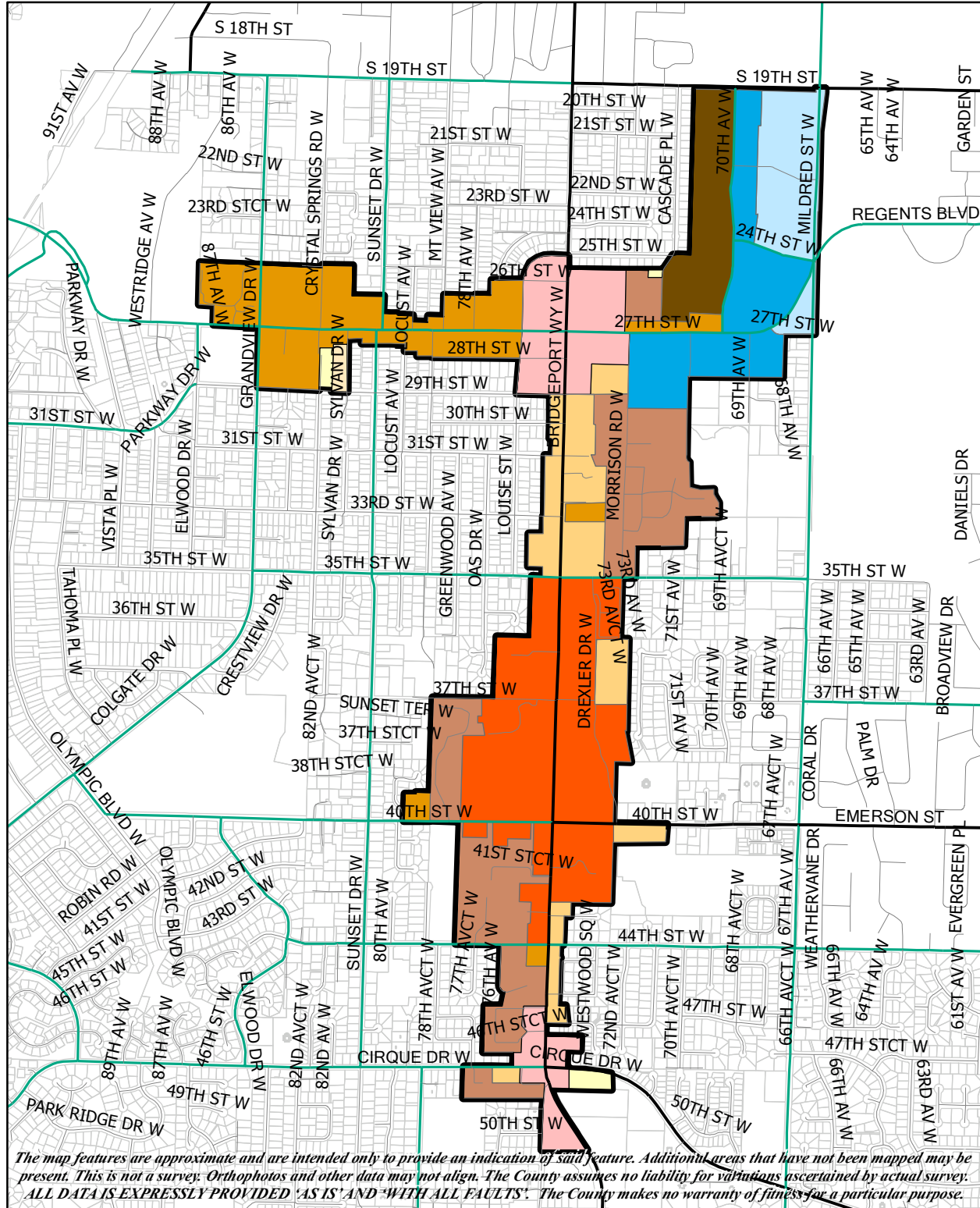
Within the Regional Growth Center, provide infrastructure and programs in support of high occupancy vehicle use, local transit, and regional high capacity transit and support non-motorized transportation.

**Discussion:** Within the Regional Growth Center, mechanisms that can be used to limit the use of single occupancy vehicles and encourage transit use include limiting off-street parking spaces, establishing minimum and maximum parking requirements, offering commute trip reduction programs and other transportation demand management measures. Locating higher densities and intensities of use close to transit stops can create a core area to support transit and high occupancy vehicle use. Pursuing the development of several types of transit facilities (transit centers, bus pullouts, etc.) and establishing incentives for developers to provide transit and transportation demand management supportive amenities can further serve to encourage transit use.

In keeping with the design of Regional Growth Centers, the City should develop non-motorized transportation facilities and services including bicycle-friendly roadway design; wider outside lane or shared parking/bike lanes; bike-activated signals; covered, secure bicycle parking, bicycle racks; and pedestrian pathways. Allowing on-street parking within centers with narrow streetscapes will provide a buffer between moving traffic and pedestrians and provides common parking areas.











# Exhibit A

## Proposed Regional Growth Center Boundary



January 14, 2010

### ZONES

- |   |                         |   |                  |
|---|-------------------------|---|------------------|
|  | Town Center             |  | Light Industrial |
|  | Commercial              |  | Multifamily High |
|  | Mixed Use               |  | Multifamily      |
|  | Mixed Use - Office      |  | Residential 1    |
|  | Neighborhood Commercial |  | Residential 2    |

