

RESOLUTION NO. 513

**A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON,  
AUTHORIZING COMMUNITY ECONOMIC REVITALIZATION BOARD JOINT  
DEVELOPMENT FUND GRANT APPLICATION**

**WHEREAS**, In 1998, the City adopted a Comprehensive Plan and Land Use Map that called for the creation of a town center.

**WHEREAS**, In 1999, following a series of public meetings, design workshops and public processes, the City adopted a Town Center Plan that establishes a vision for redevelopment of the City's central business area, including core goals and principles.

**WHEREAS**, In 2002, the City Council adopted an Economic Development Strategic Action Plan for 2002-2007, and established an Economic Development Task Force to promote business growth and development within the City's business districts to ensure an economically sustainable future.

**WHEREAS**, The Economic Development Task Force identified as one of their goals the creation of University Place Town Center, with a mix of residential, commercial, cultural, community, public and open spaces.

**WHEREAS**, In 2003, the City purchased 10 acres of land in the Town Center Zone for purposes of facilitating the development of a road network to support the more intensive uses of properties within the Zone.

**WHEREAS**, The City is pursuing the redevelopment of surplus properties that it owns in the Town Center Zone as a mixed-use neighborhood that creates an integrated retail and residential urban center consistent with the City's Comprehensive Plan vision and Town Center design guidelines (the "Project").

**WHEREAS**, The City anticipates that the Project will include between approximately 150,000 to 350,000 square feet of retail and commercial uses, approximately 250 to 500 residential living units (including condominiums, townhouses, lofts and live/work units), open space and plazas, with parking for visitors and residents along internal and adjacent streets and in structured parking garages located below or behind the buildings.

**WHEREAS**, The public elements within and near to the proposed development would include City Hall, a public library, a public park and the public safety building.

**WHEREAS**, The City has contracted for various market and architectural studies to determine the feasibility of redeveloping the Project Site.


**WHEREAS**, The City is competing in a highly competitive arena for the attention of developers and national retailers who might otherwise choose to invest in states with tax-increment financing and lower costs.

**WHEREAS**, The City has obtained over \$6 million in Federal grants to help in the design and construction of public improvements necessary to enable development of the Project.

**WHEREAS**, The City has dedicated substantial resources toward design and development of infrastructure improvements related to the Project and the JDF grant will allow the City to complete important planning, design, construction and infrastructure improvements that could not be completed otherwise. **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, does hereby authorize the City Manager to apply for a grant under the Joint Development Fund.

ADOPTED BY THE CITY COUNCIL ON DECEMBER 21, 2005

  
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Ken Grassi, Mayor

ATTEST:

  
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Sarah Ortiz, City Clerk

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