

RESOLUTION NO. 555

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE TO DECLARE REAL PROPERTY OF THE CITY TO BE SURPLUS PROPERTY, AND AUTHORIZE DISPOSAL OF THIS ASSET BY THE CITY MANAGER.

WHEREAS, RCW 35A.79.010 authorizes the City of University Place to dispose of surplus property; and

WHEREAS, the City owns property that it has determined is surplus to the City's need; and

WHEREAS, the City desires to sell the surplus property for purposes of constructing a mixed use town center redevelopment project in coordination with City properties which will be used for the purposes of constructing public roads, frontage improvements, a public plaza, public utilities, public parking, and open space; and

WHEREAS, the City of University Place Policy & Procedures, Section 03.01.002 directs that disposal of surplus property shall be in accordance with State law and in a manner that provides protection and proper accounting of City assets; and

WHEREAS, the City has published notice and provided a news release of its intent to dispose of the surplus real property in accordance with State law; and

WHEREAS, the University Place City Council held a public hearing on February 12, 2007 to consider testimony on the proposed declaration of surplus property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AS FOLLOWS:

Section 1. Findings Adopted. The City Council hereby adopts the following Findings of Fact:

a. The City has been engaged in a planning process for many years to develop a visually attractive and pedestrian oriented mixed-use town center that will serve as the civic and retail focal point of the community and include a mix of civic, entertainment, commercial, retail and residential uses which will, among other things, create a vibrant and sustainable economy that meets the needs of City residents for goods, services and public amenities, provide for relocation, upgrade and improvement to public utilities, streets and sidewalks within the town center area, create jobs, provide important public spaces including a new library branch, improve the economic vitality of the City, and establish a diversified tax base that will achieve multiple City objectives thereby maintaining quality of life and essential community services for City residents; and

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

c. In 2002, the City Council adopted an Economic Development Strategic Action Plan for 2002-2007, which 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. The development concept for University Place Town Center is a mixed-use neighborhood that creates an integrated retail and residential urban village atmosphere; and

d. The City Council adopted amendments to the Comprehensive Plan and adopted amendments to the Zoning Code providing for a Town Center overlay zone to accommodate a substantial planned residential civic and retail center in the City; and

e. To accomplish the City's Comprehensive Plan Goals and its vision for the Town Center Zone, the City acquired several parcels of real property adjacent to City-owned land for the purpose of constructing public improvements to support development within the town center. Such improvements include public parking, a road grid system and associated sidewalks and frontage improvements, and utility improvements, as well as a public plaza and open space and other public amenities.

f. The City has established a preliminary site plan and design for the road system, frontage improvements, utility improvements, public plaza, open space and other associated public improvements. The plan has been refined over several years with public and stakeholder input at several planning and design workshops.

g. Pursuant to that design work, the City approved on January 31, 2007 a binding site plan that established the boundaries of these public improvements, and which also creates a public road grid system to support redevelopment and alleviate traffic congestion with resulting lots to develop as a mixed use town center development project.

h. The City has determined, upon completion of the preliminary design work and binding site plan, that portions of City-owned properties are surplus to its needs.

i. The City desires to sell the surplus property for the purpose of constructing a mixed-use town center development project with retail, residential, office, civic, and public parking uses.

j. The City has had the property appraised and will sell the property for not less than fair market value.

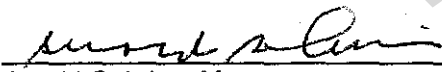
k. The City began negotiating with developers to develop the surplus property after the City acquired the property and completed its initial, preliminary site plan work for the improvements and after issuing a Request for Qualifications from qualified developers. After two unsuccessful negotiations, the City has chosen Aaron Lichtman of Cambridge Development Group (later UPTown Center Development LLC) and is negotiating the final Disposition and Development Agreement with the developer.

Section 2. Declare Portions of Real Property to be Surplus. The real property as described as Lots 1 through 8, Lots 10, 11, and 13, and the air rights above Lot 9, and as set forth in Exhibit A attached hereto and incorporated herein by reference is hereby declared surplus.

Section 3. Authorize the City Manager to Dispose of the Surplus Real Property. The City Manager is authorized to dispose of the surplus real property in a business-like manner.

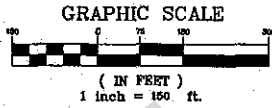
Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE CITY COUNCIL ON FEBRUARY 20, 2007.


Gerald Gehring, Mayor

ATTEST:

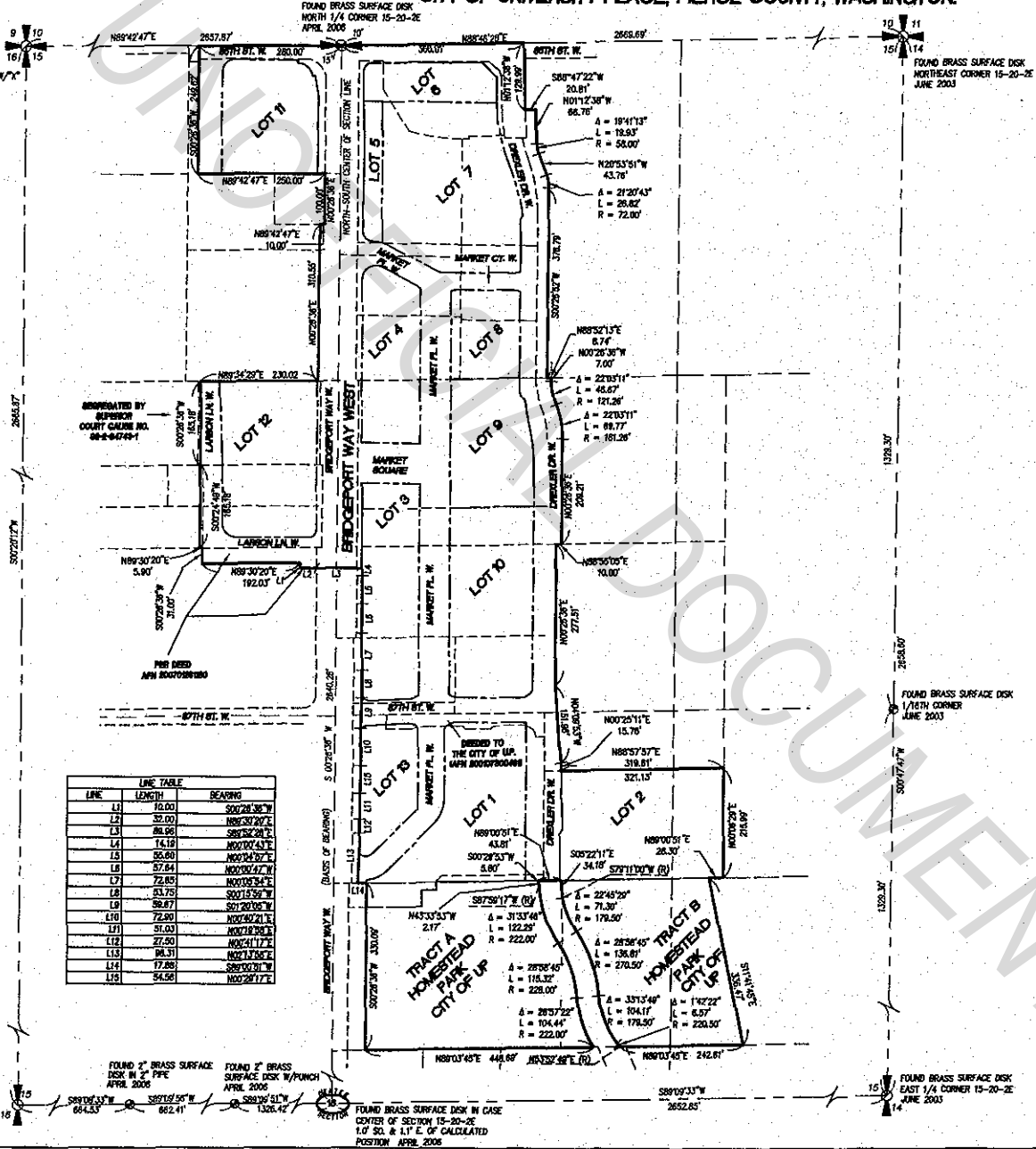

Sarah Ortiz, CMC, City Clerk



UNIVERSITY PLACE TOWNCENTER

A PORTION OF THE N.W. 1/4 AND THE N.E. 1/4 OF SECTION 15,
TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF UNIVERSITY PLACE, PIERCE COUNTY, WASHINGTON.

FOUND 3" BRASS SURFACE DISK IN 1/4 NORTH-EAST QUARTER CORNER 15-20-2E APRIL 2006



LINE	LENGTH	BEARING
L1	10.00	S00°28'38"W
L2	30.00	N89°30'20"E
L3	88.89	S89°32'38"E
L4	14.18	N00°04'43"E
L5	56.89	N02°04'32"E
L6	57.84	N00°05'47"W
L7	72.83	N00°05'34"E
L8	53.75	S01°15'59"W
L9	58.87	S01°20'06"W
L10	72.90	N00°00'21"E
L11	51.03	N00°21'38"E
L12	27.50	N00°11'17"E
L13	98.31	N00°17'58"E
L14	17.88	S89°00'31"W
L15	54.58	N00°28'17"E

BASIS OF BEARING

HELD N 00°23'38" E BETWEEN FOUND MONUMENTS AT 35TH ST. AND 37TH ST. ALONG BRIDGEPORT WAY

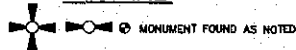
METHODS AND EQUIPMENT

SURVEY PERFORMED WITH A 1" TOTAL STATION, USING TRAVERSE AND RADIAL SURVEY METHODS. SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN WAC 352-130-090.

NOTE

SOME EXISTING EASEMENTS NOT SHOWN PER REQUEST OF THE CITY OF UNIVERSITY PLACE.

LEGEND



LOT AREAS	LOT ADDRESSES
LOT 1	65,299 sq.ft. 3715 MARKET SQUARE
LOT 2	68,748 sq.ft. 3725 DREXLER DRIVE
LOT 3	17,689 sq.ft. 3626 MARKET SQUARE
LOT 4	38,469 sq.ft. 3656 MARKET SQUARE
LOT 5	10,096 sq.ft. 3725 BRIDGEPORT WAY
LOT 6	19,514 sq.ft. 3505 BRIDGEPORT WAY
LOT 7	82,938 sq.ft. 7420 MARKET SQUARE
LOT 8	23,821 sq.ft. 3555 MARKET SQUARE
LOT 9	39,854 sq.ft. 3609 MARKET SQUARE
LOT 10	61,516 sq.ft. 3633 MARKET SQUARE
LOT 11	41,061 sq.ft. 3512 BRIDGEPORT WAY
LOT 12	57,883 sq.ft. 3610 BRIDGEPORT WAY
LOT 13	24,991 sq.ft. 3628 MARKET SQUARE
TRACT A	123,475 sq.ft.
TRACT B	88,520 sq.ft.
RIGHT OF WAY	341,017 sq.ft.

SITE DATA

1,136,042 sq. ft.
26.08 acres

CITY OF UNIVERSITY PLACE NOTES:

1. THE PURPOSE OF THIS BINDING SITE PLAN IS TO SEGREGATE FOR TAX, SALE OR LEASE PURPOSES THE LOTS SHOWN.
2. SEPARATE APPROVALS WILL BE REQUIRED BY THE CITY OF UNIVERSITY PLACE FOR:
 - A - BUILDING PERMITS
 - B - CRITICAL AREAS SUCH AS WETLANDS, AND FISH AND WILDLIFE
 - C - SITE DEVELOPMENT PERMITS
3. THIS BINDING SITE PLAN MAY BE MODIFIED FROM TIME TO TIME TO REFLECT REVISED SEGREGATION LINES AS LOT DEVELOPMENT TAKES PLACE. SUCH BOUNDARY MODIFICATIONS SHALL BE ONLY FOR THE PURPOSE OF SEGREGATION FOR TAX, SALE, OR LEASE PURPOSES. SUCH MODIFICATIONS WILL BE SUBJECT TO CITY OF UNIVERSITY PLACE REGULATIONS THAT ARE IN EFFECT AT THE TIME OF APPLICATION.
4. APPROVAL OF THE BINDING SITE PLAN DOES NOT GUARANTEE THE ISSUANCE OF FUTURE BUILDING PERMITS. NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT UNTIL ADEQUATE INGRESS AND EGRESS HAS BEEN PROVIDED IN ACCORDANCE WITH CITY OF UNIVERSITY PLACE REGULATIONS IN PLACE AT THE TIME OF BUILDING PERMIT APPLICATION.
5. ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

FOUND 1 1/2" BRASS SURFACE DISK IN 1/4 PUNCH IN 4" PIPE WEST 1/4 CORNER 15-20-2E APRIL 2006

FOUND 2" BRASS SURFACE DISK IN 2" PIPE APRIL 2006
FOUND 2" BRASS SURFACE DISK W/PUNCH APRIL 2006

FOUND BRASS SURFACE DISK IN CASE CENTER OF SECTION 15-20-2E 1.0' S.D. & 1.1' E. OF CALCULATED POSITION APRIL 2006

FOUND BRASS SURFACE DISK EAST 1/4 CORNER 15-20-2E JUNE 2003



29947-1
SHEET 3 OF 9

Apex

Engineering

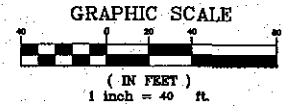
2801 South 35th, Suite 200
Tacoma, Washington 98409-7479
(253) 475-4484 FAX: (253) 475-0969

200702015003

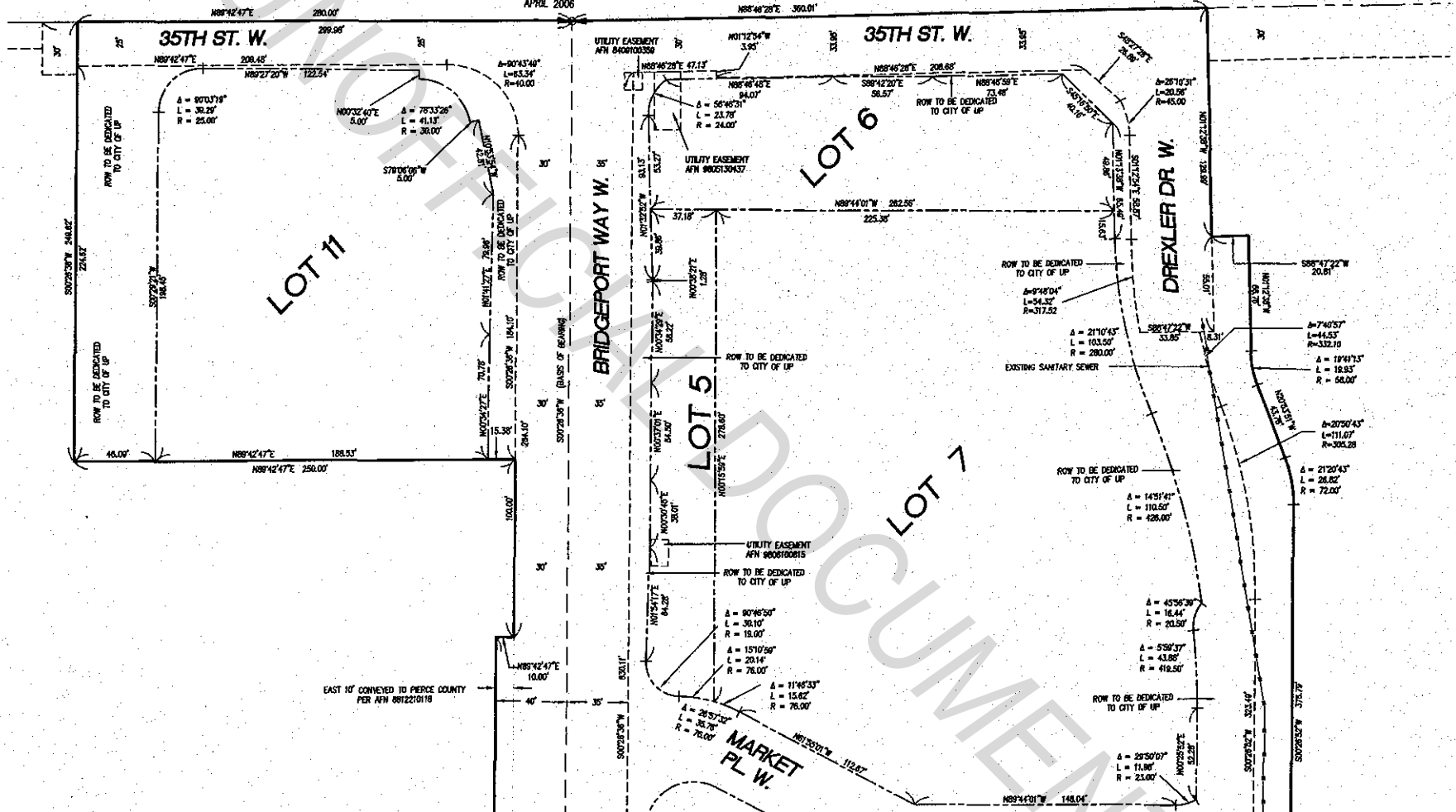


UNIVERSITY PLACE TOWNCENTER

A PORTION OF THE N.W. 1/4 AND THE N.E. 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UNIVERSITY PLACE, WASHINGTON.



FOUND BRASS SURFACE DISK
NORTH 1/4 CORNER 15-20-2E
APRIL 2006



SEE SHEET 5 OF 9 FOR CONTINUATION

LEGEND

MONUMENT FOUND, AS NOTED



29947-1
SHEET 4 OF 9

Apex
Engineering

2801 South 39th, Suite 200
Tacoma, Washington 98408-7170
(253) 475-4484 FAX: (253) 473-0590

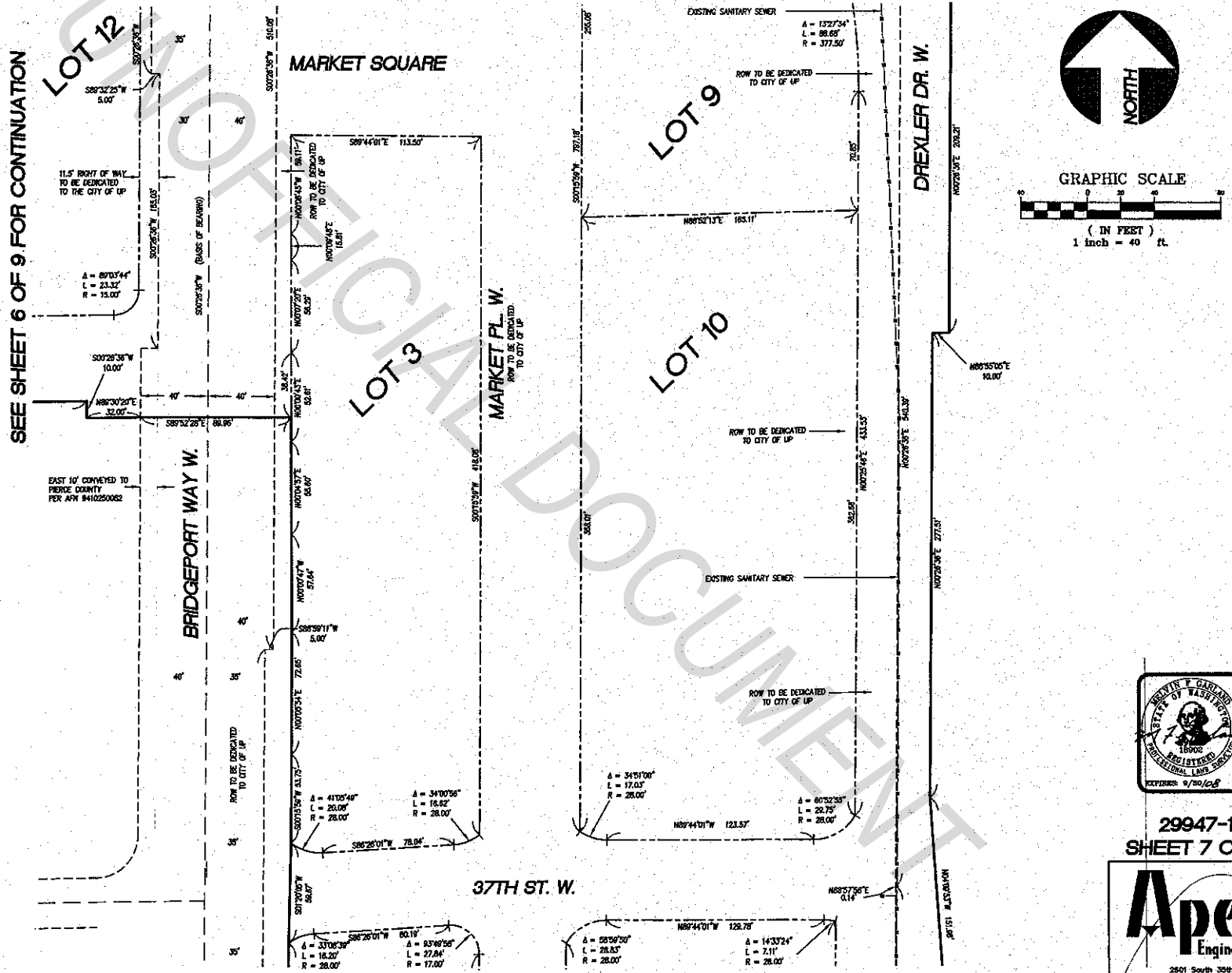
200702015003

ORIG. INT'L

UNIVERSITY PLACE TOWNCENTER

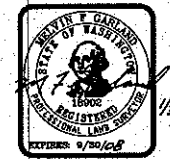
A PORTION OF THE N.W. 1/4 AND THE N.E. 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UNIVERSITY PLACE, WASHINGTON.

SEE SHEET 5 OF 9 FOR CONTINUATION



SEE SHEET 6 OF 9 FOR CONTINUATION

SEE SHEET 8 OF 9 FOR CONTINUATION



29947-1
SHEET 7 OF 9

Apex
Engineering

2801 South 35th, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4404 FAX: (253) 473-0500

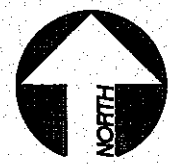
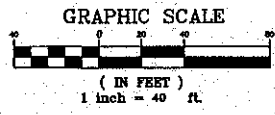
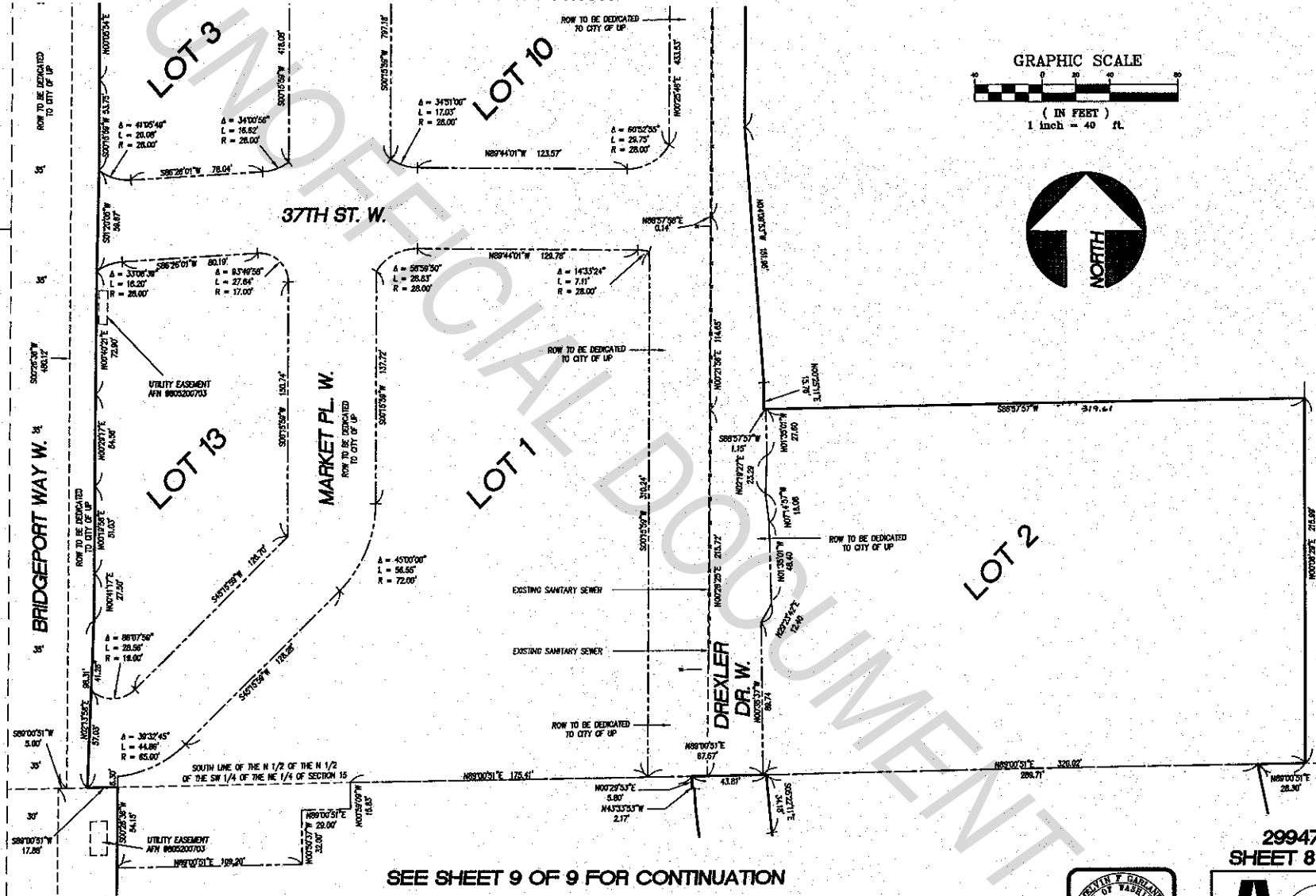
200702015885

DRG-NPL

UNIVERSITY PLACE TOWNCENTER

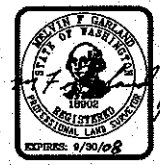
A PORTION OF THE N.W. 1/4 AND THE NE 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UNIVERSITY PLACE, WASHINGTON.

SEE SHEET 7 OF 9 FOR CONTINUATION



SEE SHEET 9 OF 9 FOR CONTINUATION

29947-1
SHEET 8 OF 9

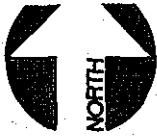


Apex
Engineering

2801 South 35th, Suite 200
Tacoma, Washington 98409-7478
(253) 473-4484 FAX (253) 473-0589

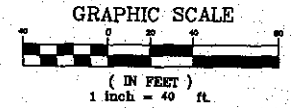
200702015003

ORIGINAL

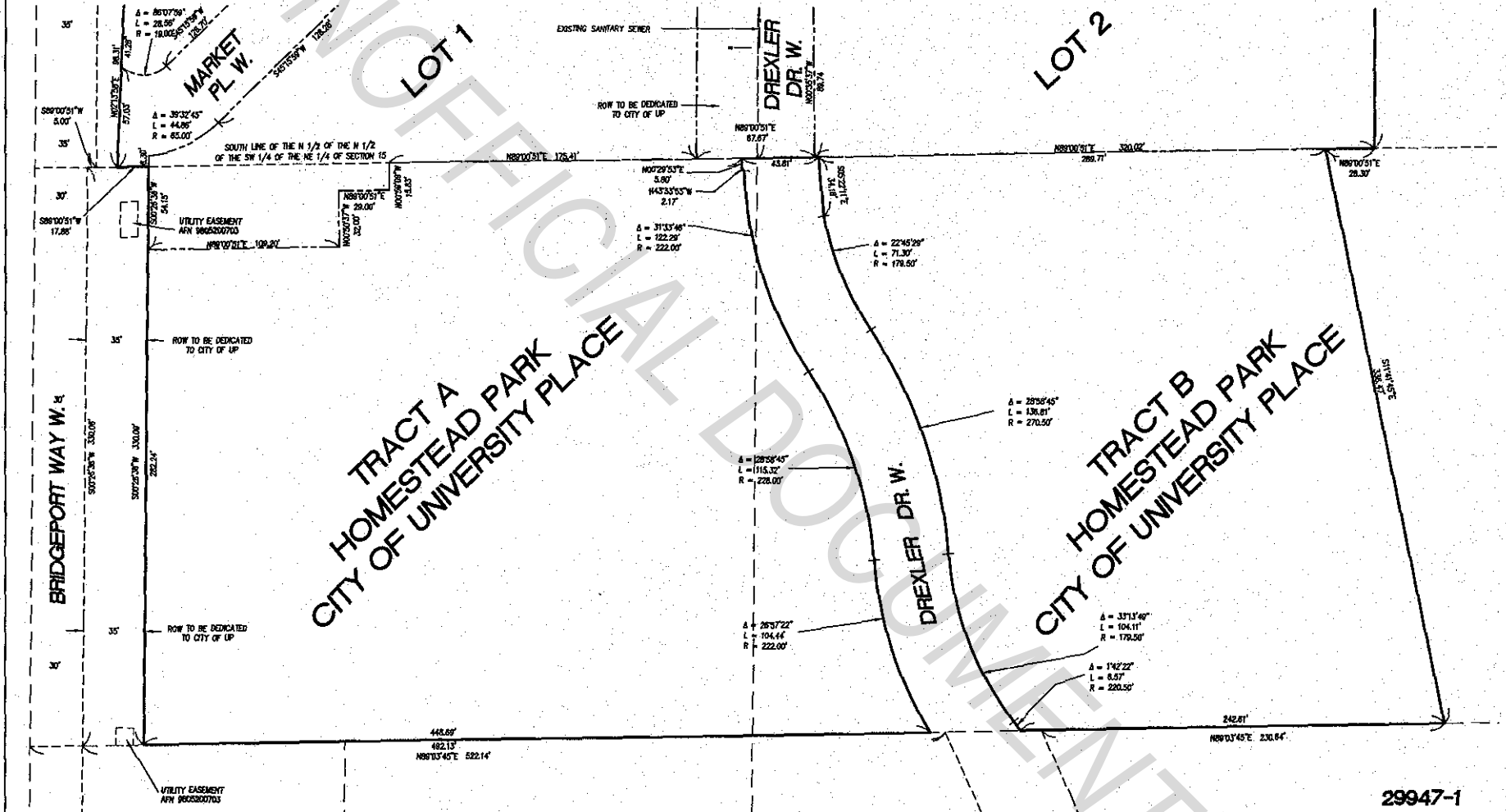


UNIVERSITY PLACE TOWNCENTER

A PORTION OF THE N.W. 1/4 AND THE N.E. 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UNIVERSITY PLACE, WASHINGTON.



SEE SHEET 8 OF 9 FOR CONTINUATION



29947-1
SHEET 9 OF 9



Apex

Engineering

2801 South 35th, Suite 200
Tacoma, Washington 98409-7478
(253) 473-4484 FAX: (253) 473-0586