

Chapter 2

COMMUNITY CHARACTER ELEMENT

Introduction	2-1
Local Planning Context	2-2
Community and Character Aspirations	2-3
Goals and Policies	2-3
People and Public Places.....	2-4
Events and Community Building.....	2-5
View Corridors, Entrances and Landmarks.....	2-6
Buildings and Site Design.....	2-7
Street and Pathway Linkages	2-9
Urban Forest Management.....	2-11
Streetscape Landscaping	2-12
Residential Character	2-13
Historic Resources	2-13

INTRODUCTION

University Place is located on the eastern shoreline of the south Puget Sound. The City's stunning hillside setting overlooking Puget Sound provides great views of islands and other coastal shorelines, plus the Olympic Mountains beyond. Other natural features that lend form to the land and have influenced its development over the past century include the Chambers Creek Canyon, Chambers Bay, Morrison Pond wetlands, the Leach Creek and Peach Creek drainages, and moderately hilly terrain that is mostly forested in large Douglas fir, Hemlock and Western Red Cedar trees -- where it remains undeveloped. Views of Mt. Rainier add greatly to the character of the community.

The visual landscape has changed significantly over the past two hundred years as development has occurred, but hints of University Place's past remain. In the early 1800s Pierce County was home to the Nisqually, Steilacoom, Squaxin, Puyallup, and Muckleshoot Indians. By the middle of the 19th century, the land that is being redeveloped as Chambers Creek Properties, including the Chambers Bay Golf Course, was being used for industry. Over the years it was used by the lumber industry, as a railroad center, and as a gravel mine before being reinvented as the site of a world-class golf course today.

In the early 1890s, the area that is now University Place was chosen as a location for the University of Puget Sound, at the time named Puget Sound University. The school purchased 420 acres for the campus, but financial difficulties in 1893 forced them to forfeit the land prior

to establishing a campus and the university never made the move. However, the area continued to be known as University Place.

In the early 1990s, approximately one hundred years after the community received its name, community members began pushing for local government and more local control and initiated an incorporation drive. In 1994, proponents succeeded in passing a ballot measure that established almost eight square miles of unincorporated Pierce County as the City of University Place. Since incorporation in 1995, the City Council, City staff, appointed officials and numerous other community members have poured untold hours into making University Place what it is today -- a great place to live, work, and play.

Today, University Place is planning for additional growth in the future that will continue to shape the character of the community. As growth occurs, there are characteristics that residents would like to retain, such as University Place's green character; a safe, friendly and sustainable community; and some physical remnants of the past as reminders of its early history.

LOCAL PLANNING CONTEXT

The Community Character Element provides a design framework for new development and redevelopment and addresses natural features and historic character preservation. The Element is meant to address the goals of retaining University Place's distinct character and creating gathering places and cultural opportunities for people of diverse backgrounds. It addresses University Place's desire to maintain and enhance a successful business climate and to foster innovative thinking. It addresses the vision of respect for the natural environment. It is also intended to help carry out the vision of keeping University Place a safe, healthy, friendly and attractive city in the future.

This Element is complementary to other elements of the Comprehensive Plan. Specific aspects of community character are addressed in other elements. For example, University Place's locations for various uses are addressed primarily in the Land Use Element. The Community Character Element focuses more closely on design goals and historic resource opportunities and challenges for the City over a 20-year planning horizon. It considers the following aspects of Community Character:

- People and Public Places
- Events and Community Building
- View Corridors, Entrances and Landmarks
- Buildings and Site Design
- Street and Pathway Linkages
- Urban Forest Management
- Streetscape Landscaping
- Residential Character
- Historic Resources

Community And Character Aspirations

Looking ahead 20 years...

University Place has maintained its distinctive character.

The quality design of new development is a reflection of the value University Place's community members place on the community's appearance. The design also reflects the diversity of the community. University Place honors the heritage of its diverse cultures by creating a sense of place that respects its past and the diverse faces of the community. Care has been taken to create distinctive streets and pathways and to enhance the comfort, safety and usability of public places. Public view corridors and entryways have been preserved and enhanced. The City's historic roots are still apparent through preservation of special sites, structures and buildings. Interpretive signage has also been used to enhance the community's sense of its heritage.

Community gathering places are found throughout the City.

Spaces for parks have been acquired and improved by the City, and plazas have been incorporated into new developments. Both public and private investment into place-making creates and maintains spaces where informal social gatherings and community building occur. The City and private partners continue to sponsor a wide variety of community events in an array of public places. The Curran Apple Orchard Park provides an especially unique venue for such events and is recognized for its historical significance to the community. Community members also enjoy community gardens, parks and plazas, and walkable and bike-able neighborhoods that support healthy lifestyles and a sustainable future.

Care has been given to preserve elements of the natural environment.

Landscaping regulations have ensured preservation of special natural areas and significant trees that help define the character of the City. New landscaping has, when appropriate, incorporated native plants and low-impact development design elements. Areas of open space and forested groves within Chambers Creek Canyon, Adrianna Hess Wetland Park, Paradise Pond Park, Colegate Park, Homestead Park, the Leach Creek drainage, and in other locations have been preserved where possible through public/ private collaboration. Through creative design, such as in combination with neighborhood entryways, public and private projects have incorporated natural features and enhanced natural systems. University Place continues to promote the value of the natural environment by inventorying and monitoring the elements that define the City's green character, including forested parks and open space.

GOALS AND POLICIES

This Element contains the community character goals and policies for the City of University Place. The following goals represent the general direction of the City related to community character, while the policies provide more detail about the strategies and other steps needed to meet the intent of each goal.

People And Public Places

Community cohesiveness develops in many ways. It can come from a shared vision for the community. It can be developed through the use of public places for interaction.

Successful public places have the following qualities: accessibility, comfort or image, activity, a welcoming feeling and sociability. Accessibility means having good links from surrounding areas, by foot, bike, transit or other means. It also means visual accessibility. And, accessibility can mean the absence of cultural barriers. The comfort and image come from several characteristics, including a perception of safety, cleanliness and availability of seating, both formal and informal. Identifying features, such as a fountain, artwork or a unique building, may also enhance image. Activity may be a natural outcome from a collection of uses or may be programmed through music presentations or performing arts. People typically feel welcome at public places that provide basic features, such as lighting, shelter and play areas for children, along with spaces for meetings or other gatherings. Sociability is when a space becomes a place sensitive to diverse cultural context for people to go or to meet, usually because it has elements of the first four qualities.

GOAL CC1

Facilitate the success of public places that foster community cohesiveness by ensuring well-designed spaces that support activity and community interaction.

Policy CC1A

Provide community gathering places in recreation facilities, parks and public plazas throughout the City and encourage development of new culturally sensitive community gathering places, especially in underserved areas of the community.

Policy CC1B

Preserve, develop and enhance informal community gathering places, such as plazas, in mixed-use centers that include local cafes and coffee shops with comfortable outdoor seating, and spaces within parks. Regional Growth Center subarea planning should explore opportunities for establishing new informal gathering places. Adoption of development standards and incentives in support of such gathering places should be considered. This can be accomplished by:

- Providing seating opportunities with multi-seasonal amenities, such as canopies or other cover from the elements and heating during periods of cooler temperatures;
- Encouraging art or water features;
- Installing outdoor plantings and other landscape features;
- Providing visual access to sites;
- Providing for active uses in the space; and
- Promoting partnerships and implementing incentives where appropriate to create public places, such as plazas in combination with outdoor cafes.

Policy CC1C

Ensure that public places are designed and managed to encourage high levels of activity by including:

- Multiple entrances;
- Flexible spaces;
- Linear urban parks;
- Focal points that create activity throughout the space;
- A signature attraction that provides a compelling identity;
- Multi-seasonal attractions; and
- Active management of space and activities.

Policy CC1D

Design and build University Place's public buildings and indoor/outdoor facilities to enhance their function as community gathering places.

Policy CC1E

Incorporate and provide opportunities for art in and around public buildings and facilities. Encourage additional opportunities throughout the City for art as design elements or features of new development, as well as placement of significant art. Support creative designs for lighting, railings, walls, benches and other public and private improvements that can be made more visually interesting through the participation of artists. Support opportunities for filmmaking in the community.

Events And Community Building

Community cohesiveness can also be nurtured by community events. Community events provide an opportunity to help foster people's interest in getting to know the diverse cultures of the community and their neighbors and form friendships and collaborative networks. These events can also enhance awareness of diversity, cultural traditions, and University Place's heritage throughout the community. By providing or supporting community events, such as Duck Daze, Curran Orchard Cider Squeeze, Concerts in the Park, , Movie in the Park and the UP for Arts Fall Arts and Concerts Series, as well as a wide variety of other public activities, the City serves as a conduit supporting these interactions and possible community-building outcomes that can support a myriad of other objectives from disaster preparedness to economic vitality.

GOAL CC2

Promote activities and events that enliven public spaces, build community, and enrich the lives of University Place citizens.

Policy CC2A

Provide links to public places to encourage their use through such means as:

- Redeveloping arterials into complete streets;
- Providing safe and convenient pedestrian walkways;

- Providing bikeways;
- Developing nearby transit stops and other transit-supportive facilities; and
- Designing for visual access to and from the site.

Policy CC2B

Encourage and support a wide variety of community festivals or events, such as Duck Daze, Christmas Tree Lighting, and Concerts in the Park, reflecting the diversity, heritage and cultural traditions of the University Place community.

Policy CC2C

Facilitate the continued development and support of a diverse set of inter-generational recreational and cultural programs and organizations that celebrate University Place's heritage and cultural diversity, such as:

- Visual, literary and performing arts;
- An active parks and recreation program; and
- The University Place Historical Society.

Policy CC2D

Facilitate the development of farmers' markets, community gardens and school gardens that increase residents' access to fresh produce and other healthy food, support local and regional agriculture, and increase community interaction.

View Corridors, Entrances And Landmarks

People orient themselves by remembering certain features that include unique public views, defined entries and landmarks. These features also can set apart one community from another and are part of what defines the unique character of a place. Preserving key features and creating new ones can help define University Place and its neighborhoods.

GOAL CC3

Preserve and enhance key features and create new ones that can help define University Place and its neighborhoods.

Policy CC3A

Identify and establish distinctive gateways or entryways into the City, support neighborhood efforts to identify and maintain unique neighborhood entryways, and emphasize these locations with design elements, such as landscaping, signage, art or monuments. Continue development and enhancement of gateway features at key locations to help define the sense of arrival for those entering University Place. Develop design standards and guidelines for gateway areas to ensure that gateway and entryway features are consistent with planning goals and objectives, and adopted site-specific plans, where applicable. Gateway locations include, but may not be limited to, the intersections of 19th Street and Bridgeport Way, 19th Street and Mildred Street, Regents Boulevard West and 67th Avenue West, Orchard Street and Cirque Drive, and Bridgeport Way and 67th Avenue West.

Policy CC3B

Design and maintain streets, trails, parks and structures to preserve and enhance views that help define University Place, such as those of Mount Rainier, Puget Sound and the Olympic Mountains, through such means as:

- View-sensitive site, building and landscape design;
- Plan review to encourage view-sensitive design;
- Identifying, preserving and enhancing public viewpoints, either panoramic or focused;
- Aligning paths to create focal points;
- Removal of invasive plants; and
- Proper pruning of trees and shrubs while including them as a part of the vista.

Policy CC3C

Encourage schools, religious facilities and other public or semi-public buildings to locate and design unique facilities to serve as community landmarks and to foster a sense of place.

Policy CC3D

Prohibit new billboards and other large signs, and use design review for new signage, to protect views of significant land forms and community features, ensure more focused views of buildings, landscaping and open space areas, and avoid visual clutter. Ensure development of appropriate design standards that address compatibility of signage to community character.

Policy CC3E

Encourage and require, when practicable, underground installation of utility distribution lines to reduce visual clutter that detracts from territorial views of Puget Sound, Mt. Rainer, and the Olympic Mountains, and more focused views of buildings, landscaping and open space areas. The City may work with utility providers, citizens and developers to find ways of funding the undergrounding of existing utilities.

Buildings And Site Design

There is a high expectation for quality design in University Place, and adopted design standards and guidelines provide local guidance. Commercial, multifamily, mixed-use, civic, and small lot development projects receive a higher level of scrutiny than detached single-family homes. Generally, these projects are reviewed at an administrative level using the City's adopted design standards and guidelines, which may apply to specific locations or to types of uses.

GOAL CC4

Adopt and implement a Form-Based Code and design standards and guidelines that will achieve design excellence, desired urban form, and community character goals consistent with citizens' preferred design parameters.

Policy CC4A

Adopt a Form-Based Code for the City's Regional Growth Center to achieve the Vision of a center that will continue to transform into a vibrant, walkable regional destination with a dense mixed use and transit oriented development in neighborhoods that offer a variety of housing and employment opportunities, shopping, services, culture, art, entertainment and parks. Design standards for new development and redevelopment will help achieve unique, high-quality built environments within each of the City's mixed-use zones. Modify existing design standards and guidelines that apply to Mixed Use, Mixed Use Office, Commercial and Town Center zones to achieve Regional Growth Center subarea planning goals and objectives. Consider the introduction of form-based zoning within mixed-use and other commercial areas.

Policy CC4B

Apply design standards through an administrative design review process to help achieve or accomplish the following:

- A human-scale character that creates a pleasant walking environment for all ages and abilities. Design buildings to provide "eyes-on-the-street";
- Elements of design, proportion, rhythm and massing that are desirable and appropriate for proposed structures and the site;
- Places and structures in the City that reflect the uniqueness of the community and provide meanings to its diverse residents;
- Building scale and orientation that are appropriate to the site;
- The use of high-quality and durable materials, as well as innovative building techniques and designs;
- Minimization of negative impacts, such as glare or unsightly views of parking;
- The use of environmentally friendly design and building techniques such as LEED for the construction or rehabilitation of structures;
- Incorporation of historic features whenever possible; and
- A design that fits with the context of the site, reflecting its character, historic and natural features.

Policy CC4C

Design and build University Place's civic buildings in a superior way and with high-quality materials to serve as innovative and sustainable models to the community.

Policy CC4D

Ensure safe environments by strongly encouraging the use of building and site design techniques, consistent with the National Crime Prevention Institute's *Crime Prevention through Environmental Design* (CPTED) guidelines, to:

- Distinguish between publicly accessible open space and private open space;
- Provide vandal-resistant construction;
- Provide opportunities for residents, workers, parents, caregivers and others to view spaces and observe activities nearby, especially those that should not be occurring; and

- Encourage or enforce the maintenance or improvement of “unclaimed” areas, such as unmaintained easements between fence lines and street or trail right-of-way that can offer areas for unwanted activities.

Policy CC4E

Foster the natural environment and maintain and enhance the green character of the City, while integrating healthy built environments through techniques such as:

- Encouraging design that minimizes impact on natural systems;
- Using innovations in public projects that improve natural systems;
- Preserving areas of open space; and
- Requiring the preservation, maintenance and installation of street trees and other vegetation in accordance with the City’s Streetscape Design Standards and Guidelines.

Policy CC4F

Encourage design and installation of landscaping that:

- Creates character and a sense of place;
- Retains and enhances existing green character;
- Preserves and utilizes native trees and plants;
- Enhances water and air quality;
- Minimizes water consumption;
- Provides aesthetic value;
- Creates spaces for recreation;
- Unifies site design;
- Softens or disguises less aesthetically pleasing features of a site; and
- Provides buffers for transitions between uses or helps protect natural features.

Street And Pathway Linkages

Streets can be more than just a means of getting from one point to another. They can define how the City is viewed as one passes through it and create a sense of unique character. Elements of street design, such as width, provisions for transit or bikes, pavement treatments, street-side vegetation, and provisions for stormwater and utility facilities affect the quality of a traveler’s trip and the sense of place. Those design elements also can affect the behavior of motorists, such as their speed, their decisions to yield or take the right-of-way, and the degree of attention that is paid to pedestrians, bikes and other vehicles.

Linear urban parks that incorporate pathways and complement the street system can create a park-like setting for the community.

GOAL CC5

Pay special attention to street design in order to create a sense of unique character that distinguishes University Place from neighboring communities.

Policy CC5A

Promote the conversion of arterial streets originally designed primarily to move motor vehicles quickly to *complete streets* that support safe and convenient access for all users within uniquely designed corridors that are visually differentiated from arterial streets in adjacent cities. *Complete streets* may include a mix of design elements including sidewalks, bike lanes, special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, landscaped median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, and roundabouts.

Policy CC5B

Ensure that *complete street* designs result in active urban streets, vibrant and accessible public spaces, a unique community character, and safe and convenient linkages for all users, especially within and between the Regional Growth Center's Town Center District, 27th Street Business District, and Northeast Mixed Use District.

Policy CC5C

Integrate utilities and Low Impact Development stormwater components, where feasible, into *complete street* project designs in a manner that will not significantly impair the functionality of these streets for providing convenient access for all users.

Policy CC5D

Identify and create destination streets within the City's Regional Growth Center districts by utilizing neighborhood-specific treatments, such as:

- Specially designed landscape;
- Unique crosswalk treatments and frequent crosswalks;
- Sidewalk design that allows and encourages activities such as outdoor café service;
- Art elements;
- Pedestrian-scale lighting; and
- Character-defining materials and accessories, such as seating and wayfinding elements.

Policy CC5E

Design and create trails, urban linear parks, sidewalks, bikeways and paths to increase physical activity and connectivity for people by providing safe, direct or convenient links between the following:

- Residential neighborhoods;
- Schools;
- Parks, open spaces, greenbelts and recreation facilities;
- Employment centers;
- Shopping and service destinations;
- Civic buildings and spaces; and
- The Chambers Creek Properties, including the Chambers Bay Golf Course, Chambers Creek Canyon, and the Puget Sound shoreline.

Urban Forest Management

An urban forest refers to the natural and planted vegetation in an urban area -- both public and private. A community's urban forest is comprised not just of trees and other vegetation in parks but also trees and other landscaping that line the roadways and vegetation on private property. A well-managed, healthy urban forest:

- Provides opportunities to develop neighborhood and community partnerships that benefit the participants physically, sociologically and psychologically;
- Can lessen the impacts of drought, tree diseases, insect pests, construction, storm damage and stormwater runoff;
- Benefits the entire community economically, aesthetically, and ecologically;
- Supports the conservation, protection and enhancement of University Place's watershed and the Puget Sound, and promotes the health of fish habitat; and
- Has a positive effect on surrounding businesses and residences and people's sense of well-being.

Trees and other vegetation within the urban forest provide a unique green infrastructure that, if maintained and cared for, will continue to give back to the community. Trees also have great potential to shape the character of a community. A worthwhile challenge is to find ways to increase the tree canopy and enhance its health, and to properly maintain and diversify the urban forest while achieving, over time, the community character desired by University Place citizens.

GOAL CC6

Promote the planning, management and preservation of a safe and healthy urban forest that reflects community character goals by establishing effective programs, practices, landscaping standards, and guidelines.

Policy CC6A

Encourage the use of native, drought-tolerant plants to provide for an attractive urban setting; support the urban citywide tree canopy and wildlife; buffer the visual impacts of development; help reduce storm water runoff; and, contribute to the planting, maintenance, and preservation of a stable and sustainable urban forest. Require landscaping with a drought-tolerant native plant component (trees, shrubs and groundcovers) to be installed when development activities, including new construction and substantial alterations of existing structures, parking areas, streets and sidewalks, take place.

Policy CC6B

Ensure that City landscaping standards and guidelines promote plant retention, selection, installation and maintenance. These standards are intended to maintain existing trees when practicable, more effectively ensure that plants survive and thrive, minimize conflicts with infrastructure, and in some cases provide a substantial visual screen or buffer. The City should periodically review the effectiveness of its landscaping

and tree retention requirements and amend them as necessary to ensure they will achieve desired urban forest goals and objectives.

Streetscape Landscaping

Street trees and other landscaping treatments are essential for creating beauty and improving the quality of life within urban mixed-use centers, residential neighborhood settings and other areas of a community. Benefits include: providing shade and cooling effects; providing a sense of enclosure; providing definition and scale to the street; protection from wind; separation from vehicular traffic; and reducing airborne dust and pollutants.

Many opportunities exist for street tree planting and other landscaping treatments in existing and developing neighborhoods of University Place. The most favorable locations in terms of making a positive visual and functional impact are within sidewalks and planting strips to enhance the streetscape environment -- and within traffic medians to reinforce traffic calming measures.

GOAL CC7

Achieve community character and urban design goals through the preservation, installation and maintenance of street trees and other landscaping in accordance with Regional Growth Center subarea plans, the City's Approved Street Tree Palette, and other applicable design standards and guidelines.

Policy CC7A

Prepare streetscape landscape guidelines for the Regional Growth Center's Town Center District, 27th Street Business District, and Northeast Mixed Use District in order to achieve unique streetscapes that support each district's unique character and sense of place.

Policy CC7B

Periodically review and update, as needed, the City's Approved Street Tree Palette and associated design standards and guidelines to ensure that they reflect current science as to tree selection, installation and maintenance. Ensure proper management of the urban forest by paying attention to diversity of plantings, the arrival of insect pests and disease that may affect existing trees and future selections, and the long-term performance of trees previously identified as being suitable for specific applications. As new selections are identified as being good candidates for street tree plantings in University Place, or as other trees on the current list are identified as being ones to avoid in the future, the list of approved street trees should be updated to reflect this new information. Use the Approved Street Tree Palette as a public outreach tool to disseminate information to the community regarding beneficial tree selection, installation and maintenance.

Residential Character

Much of the City's projected housing unit and population growth over the next couple of decades will be accommodated through construction of higher-density housing in the University Place Regional Growth Center, including mixed-use development within the Town Center District, 27th Street Business District, and Northeast Mixed Use District. Additional growth will occur in the form of infill development in established single-family and multifamily residential neighborhoods.

Today, factors such as an aging population, changes in family size and composition, and shifting generational preferences for different housing types and neighborhood designs and functions are contributing to changes in the social and economic factors relating to housing choices. These factors have the potential to influence greatly the character of the community. As such, it is important that the City guide future residential development in a manner that will be compatible with surrounding areas and build upon the positive aspects and character of the neighborhood.

GOAL CC8

Support residential infill development and redevelopment that responds to local preference and demand for innovative, high quality housing, that is sensitive to surrounding residential areas, and that supports community character goals and objectives.

Policy CC8A

Periodically review and update the Form-Based Code and design standards and other zoning provisions that apply to residential mixed-use development and infill housing to assess their effectiveness in accomplishing design objectives and community character goals, and to assess the extent to which they successfully respond to neighborhood compatibility issues and concerns.

Historic Resources

Historic resources offer a way to connect with the City's past and provide a sense of continuity and permanence. Those resources represent development patterns and places associated with University Place's notable persons and community events. The historic fabric together with unique qualities of new development patterns define the character of a community. It is essential to preserve some historic resources to maintain the character of University Place and to continue to honor its past. Adaptive reuse of historic structures also helps reduce the need to obtain additional resources for new building construction.

University Place has a rich history but very few "surviving" historic structures and identified cultural and archaeological sites. Nonetheless, the community prides itself in providing a variety of cultural and historic opportunities. The University Place Historical Society, incorporated in 2000, connects with the community at scheduled meetings and special events. Public projects help foster this connection and build community awareness by incorporating elements of University Place's history into design features. The Society was recently successful in obtaining federal landmark status for the Curran House, a mid-century

home designed by nationally recognized architect, Robert Price. The home is now listed on the National Register of Historic Places.

GOAL CC9

Support the preservation and active use of cultural and historic resources to enhance University Place’s quality of life, environmental stewardship, and economic vibrancy.

Policy CC9A

Encourage preservation, restoration, and appropriate adaptive reuse of historic properties to serve as tangible reminders of the area’s history and cultural roots.

Policy CC9B

Coordinate the development of parks and trails and the acquisition of open space with the preservation, restoration and use of historic properties.

Policy CC9C

Support the acquisition of historic properties when feasible. Consider cost sharing for acquisition, lease or maintenance with other public or private agencies, organizations or governments.

Policy CC9D

Incorporate features such as interpretive signage, historic street names and other elements reflecting original historic designs into park projects, transportation projects and buildings on historic sites, when feasible, as a means of commemorating past events, persons of note and City history.

Policy CC9E

Partner with the University Place Historical Society to establish an ongoing process of identification, documentation, and evaluation of historic properties. Coordinate with Historical Society efforts to maintain and update the historic property inventory as new information arises to guide planning and decision making, as well as to provide reference and research material for use by the community. Make use of property evaluation forms, deed documents, news articles and other information to help evaluate a property. Use knowledge of the history and significance of properties to foster stewardship by owners and the public.

Policy CC9F

Encourage nomination of historic resources that appear to meet Historic Landmark criteria by individuals, community groups and public officials. Support designation of properties at appropriate levels: local, county, state or national. Pierce County, the State of Washington and the United States -- through the United States National Park Service (Secretary of the Interior) -- all maintain registers of Historic Landmarks. Consider establishing a local University Place historic landmark register.

Policy CC9G

Emphasize the preservation of historic properties through methods such as adaptive reuse for promoting economic development and/or public use. Consider applying special code provisions for historic or cultural sites to ensure that adaptive reuse (placing new uses in a building once intended for another use) or modification of a building to make it more functional or economically competitive will not trigger a requirement to bring the structure up to existing codes.

Policy CC9H

Encourage restoration and maintenance of historic properties through code flexibility, fee reductions, and other regulatory and financial incentives. Recognize that historic resources reflect a use of certain materials, an architectural style, or an attention to detail -- and discourage improper alterations or additions that may eliminate the very reason that a structure gives character to an area. Consider providing incentives to actively encourage both preservation of existing structures and restoration of structures to more closely resemble the original style and setting.

Policy CC9I

Protect Historic Landmarks from demolition or inappropriate modification.

Policy CC9J

Protect Historic Landmarks and significant archaeological resources from the adverse impacts of development. Encourage sensitive design of new development to allow new growth, while retaining community character.

Policy CC9K

In instances where alteration or demolition of a Historic Landmark is reasonable or necessary, mitigate adverse impacts to the following by methods such as documentation of the original site or structure, interpretive signage, or other appropriate techniques:

- Landmark or archaeological sites; and
- Properties proposed to be demolished or significantly altered that are eligible for landmark designation, or are of sufficient age and meet a portion of the other criteria for landmark designation.

Policy CC9L

Share survey and inventory information with Pierce County, the State Department of Archaeology and Historic Preservation, federal agencies, the public, historical societies, museums and other appropriate entities. Use technical assistance from other agencies as appropriate.

Policy CC9M

Support efforts by residents, property owners, cultural organizations such as the University Place Historical Society, public agencies and school districts to support the development of a more active historic preservation program, including:

- Brochures and plaques;
- Online information; and
- Educational efforts to foster public awareness of University Place’s history.

Policy CC9N

Explore grant opportunities to foster preservation. Maintain resources with technical knowledge of preservation to assist with the preservation and sharing of knowledge in order to help preserve the history, and historic character, of University Place.