

Northeast Business District Plan

University Place

Advisory Group Meeting #1

August 17th, 2022



Agenda

1. Introductions
2. Review project timeline and elements to be studied
3. Advisory Group meeting agreements and topics for future meetings
4. Review planning area context/geography and history of previous planning efforts
 - a. Share development projects under construction and other potential opportunities
 - b. Review how will the District Plan differ from the previous Regional Growth Center Plan and the City's Comprehensive Plan
5. Brainstorm on the vision and guiding principles for the District

Introductions



Planning Team

City Staff:

- Becky Metcalf, Business Outreach Liaison
- David Swindale, Deputy Director, Community and Economic Development
- Kevin Briske, Director, Community and Economic Development
- Emily Tedder, Planning Assistant
- Kennith George, Senior Planner

Consultant Support:

Otak, Inc.

- Mandi Roberts
- Sierra Carson
- Nathen Lamb

Leland Consulting Group

- Brian Vanneman
- Andrew Oliver

Advisory Group

- Michael Gruener – UP Refuse, Economic Development Commissioner
- Brandon Brockway – Kanway Demolition and Abatement
- Peter Glein – The Ale House
- Shon Peterson – Revolushon Fitness
- Dave Knight – Wood Partners
- Chris Dobler – Ridgedale Apartments, Abbey Lane
- Bill Peters – Planning Commissioner
- Ruthann Reim – Public Safety Commissioner
- Alecia Cunningham – Parks Commissioner

Introductions – Advisory Group Members

Please tell us a little bit about yourself:

- Your name
- If applicable, the specific organization you are involved with and may be representing
- What do you love about University Place?

Review Project Timeline/ Study Elements



Planning Process

- Begin Public Engagement
- Begin Advisory Group Meetings
- Branding & Identity
- Review Existing Plans and Information
- Prepare Market Assessment
- Draft Vision and Goals

1. LAUNCH AND ENVISION

- Develop and Analyze Land Use Growth Scenarios and Alternatives
- Develop Placemaking and Urban Design Concepts
- Ongoing Engagement and Advisory Group Sessions
- Draft Policies and Recommendations

2. ANALYZE AND REVIEW

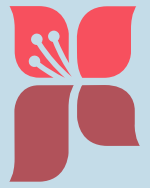
- Draft Full District Plan
- Finalize and Adopt District Plan

3. ADOPT AND IMPLEMENT

2022

2023

Ongoing Community and Advisory Group Engagement



Northeast Business District Plan
University Place

Advisory Group Roles and Future Meeting Topics



Advisory Group Roles

- The Advisory Group will function as a sounding board and **provide guidance and feedback** on existing conditions, aspirations for the future, goals and policies, and specific actions identified in the plan.
- The members will also **serve as liaisons** to the community and community interests or groups they represent.
- The Advisory Group will **help shape the plan** as it develops and make recommendations to the Planning Commission and City Council (advisory = not a voting body, but a recommending body).

Best Practices for Meetings

- Respect others' opinions
- Speak honestly
- Acknowledge interests
- “Yield the floor” to others
- Strive for equitable process
- Amplify the voices of marginalized groups
- Ask questions for clarification
- Focus on forward movement
- Aim for positive recommendations
- Avoid acronyms and jargon
- Track commitments and next steps
- Accept hands-on facilitation

Future Meeting Topics

MEETING 2

- Review results of existing conditions analysis, market assessment, and key opportunities analysis
- Review and gather input on preliminary draft vision and goals for district
- Discuss potential land use scenarios and placemaking opportunities
- Coordinate on community engagement activities

Future Meeting Topics

MEETING 3

- Review final vision, goals, and policies
- Review land use scenarios and placemaking opportunities analysis; discuss potential preferred direction for district plan
- Discuss needed actions/improvements to support implementing the plan
- Discuss framing out recommendations to Planning Commission and City Council from this group

Future Meeting Topics

MEETING 4

- Present and discuss draft land use plan and placemaking opportunities
- Discuss and gather further input on needed actions and improvements to support implementing the plan
- Discuss next steps and review recommendations to Planning Commission and City Council

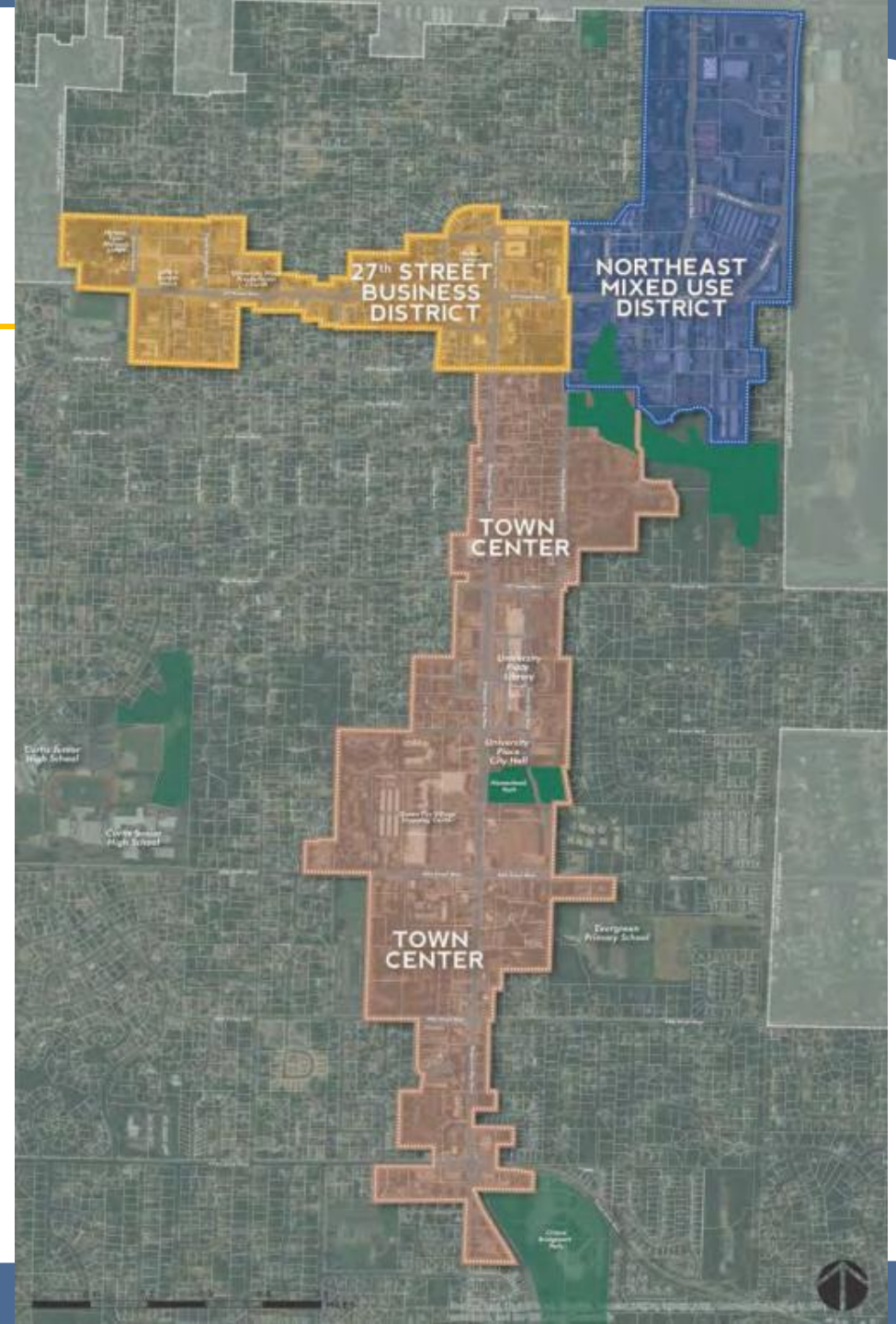
Study Area Context, History, and Changes





Previous Planning Efforts

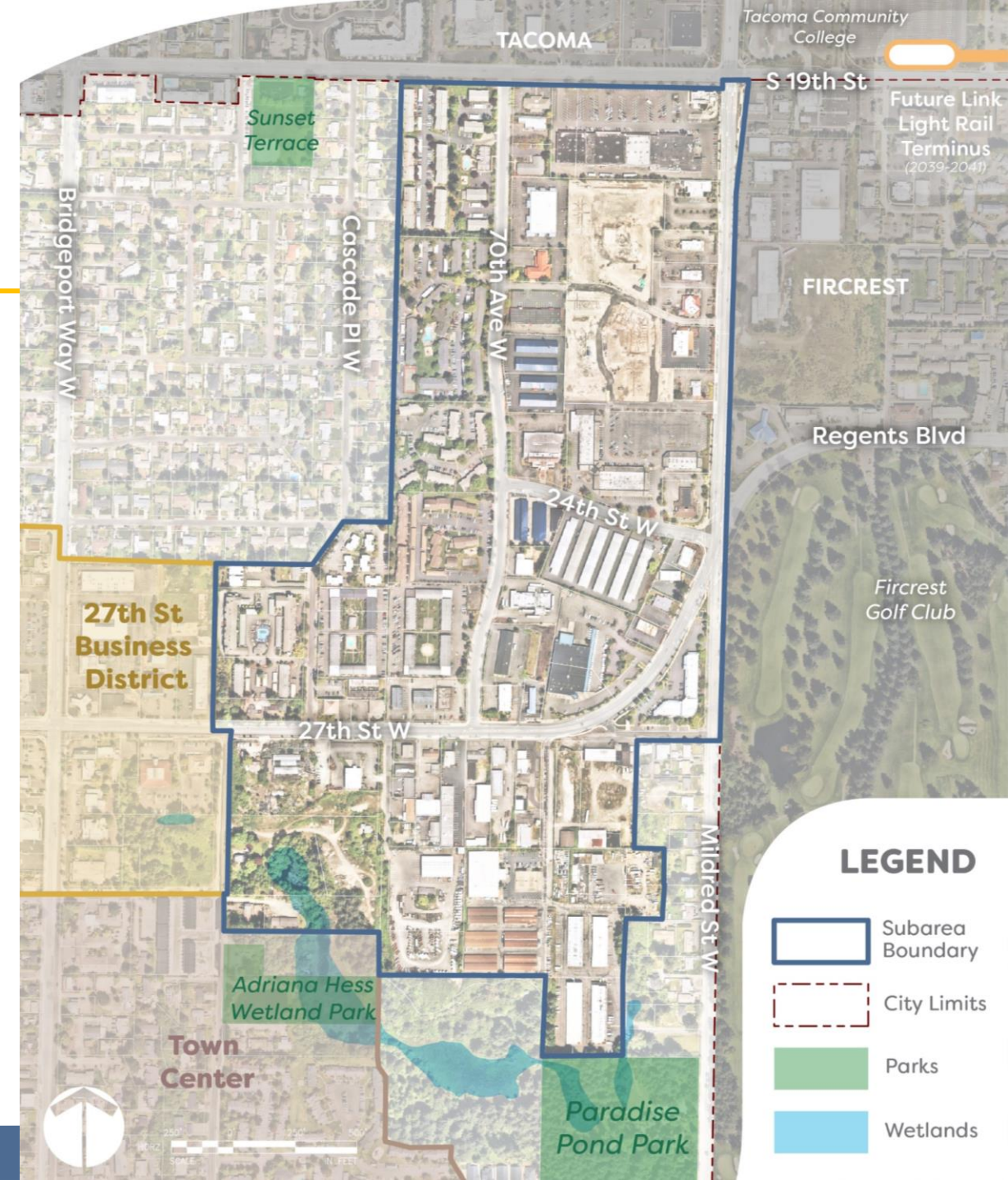
- University Place Regional Growth Center adopted in 2017



District Boundary

Purpose Statement from Regional Growth Center Plan:

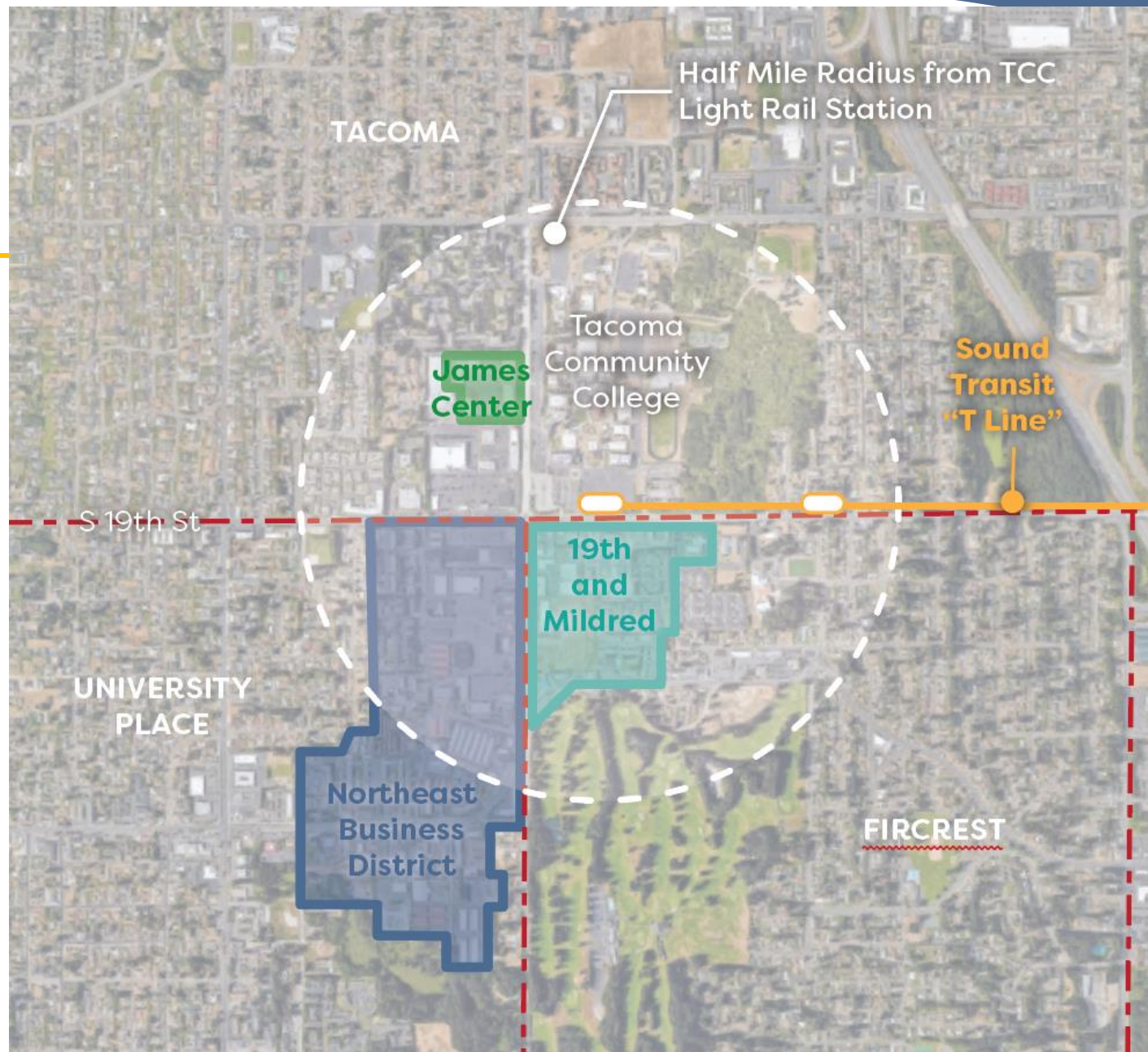
“Northeast Mixed-Use District will continue to focus on building new employment opportunities in the community, as well as providing entertainment uses, personal services, and businesses that serve surrounding neighborhoods as well as the broader region. There could be an opportunity to integrate forms of live/work housing, studios, lofts, and other types of residences as influenced by market forces.”





Regional Partners

- Four Corners Planning Area
 - Countywide Growth Center
 - Coordinated effort between the Cities of University Place, Fircrest, and Tacoma to plan the area around the “T-Line” Light Rail Extension



Regional Growth Center Guiding Principles

1. Enhance pedestrian connectivity and walkability.
2. Create 5-to-10-minute walkable neighborhoods and districts and increase transit access.
3. Work with Pierce Transit to obtain BRT through the subarea.
4. Work with utility and public service providers as partners to proactively serve growth and redevelopment in the subarea.
5. Improve bicycling mobility and safety.
6. Provide diverse housing opportunities and choices, affordable to residents of varying incomes.
7. Maintain a sense of human scale with redevelopment through attention to architectural character and strong urban design.
8. Create a distinctive sense of place through attention to aesthetic and architectural detail.
9. Strengthen businesses; increase living wage employment opportunities.

10. Enhance the economic stability of the City and increase the desirability of the community as a place to live and work.
11. Provide additional neighborhood parks and recreational opportunities.
12. Strengthen community health through access to fresh foods, as well as safe walking and bicycling routes and trails.
13. Promote a strong sense of livability and community through City and community-supported policies and programs.
14. Protect and enhance surrounding single family and residential neighborhoods.
15. Preserve green (landscape, open space, trees, etc.)
16. Amend comprehensive plan and zoning designations to be consistent with the adopted subarea plan for the regional growth center.
17. Continue to foster strong partnerships and cooperation with supporting agencies including surrounding communities and entities such as the Cities of Fircrest and Tacoma and Tacoma Community College.

Current Development



Alta Narrows: 272 apartments units in 9 separate buildings. Currently Under Construction

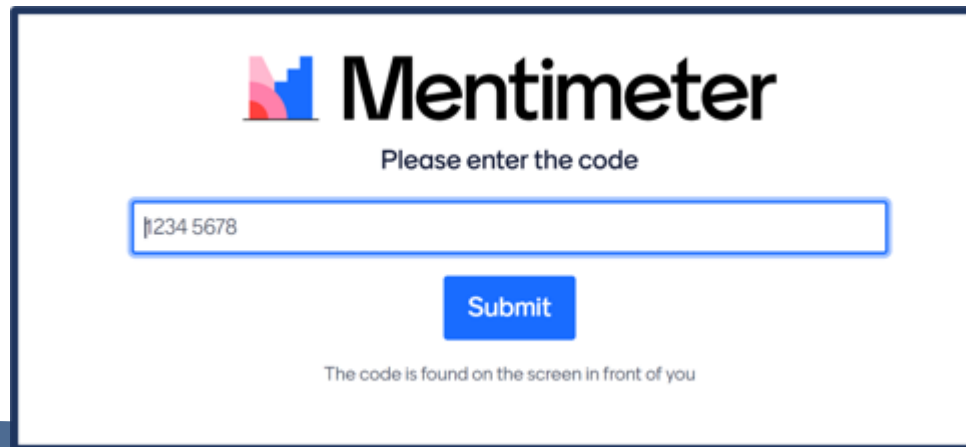
Future Mixed Use Development Opportunity

Visioning Questions



Mentimeter Instructions

1. Open a browser window on your phone, tablet, or computer.
***If you don't have 2 screens for your computer, we recommend using a phone or tablet
2. Go to www.menti.com
3. Enter the code on the screen during the Joint Board and Commission meeting (do not enter spaces)

A screenshot of the Mentimeter website's code entry interface. At the top is the Mentimeter logo, which consists of a stylized bar chart with three bars of increasing height in red, blue, and green, followed by the word "Mentimeter" in a bold, black, sans-serif font. Below the logo is the text "Please enter the code" in a smaller, black, sans-serif font. Underneath this text is a long, thin, light blue rectangular input field with a thin blue border. Inside the input field, the code "1234 5678" is displayed in a small, grey, monospaced font. Below the input field is a solid blue rectangular button with the word "Submit" in white, sans-serif font. At the bottom of the interface, the text "The code is found on the screen in front of you" is written in a small, grey, sans-serif font.

 **Mentimeter**

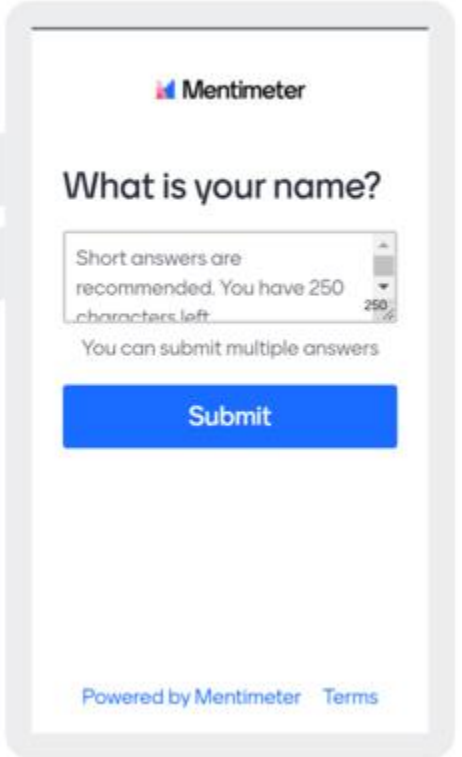
Please enter the code

[Submit](#)

The code is found on the screen in front of you

Mentimeter Instructions

Audience screen



Mentimeter

What is your name?

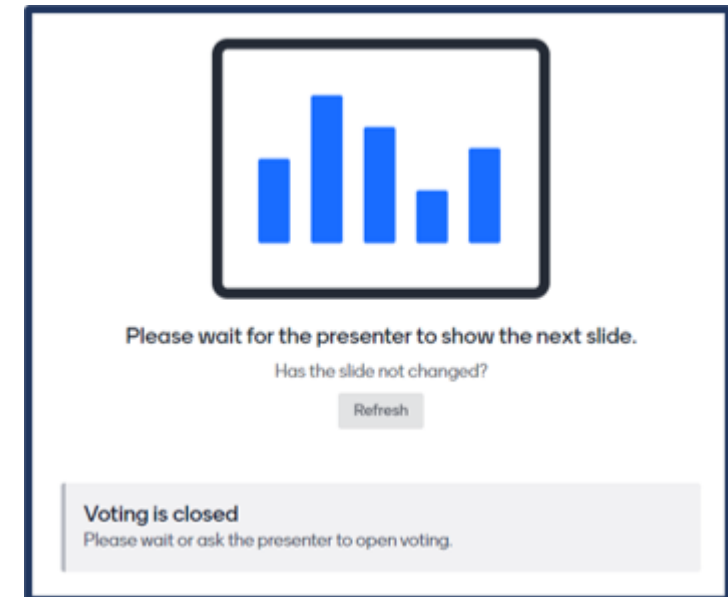
Short answers are recommended. You have 250 characters left

You can submit multiple answers

Submit

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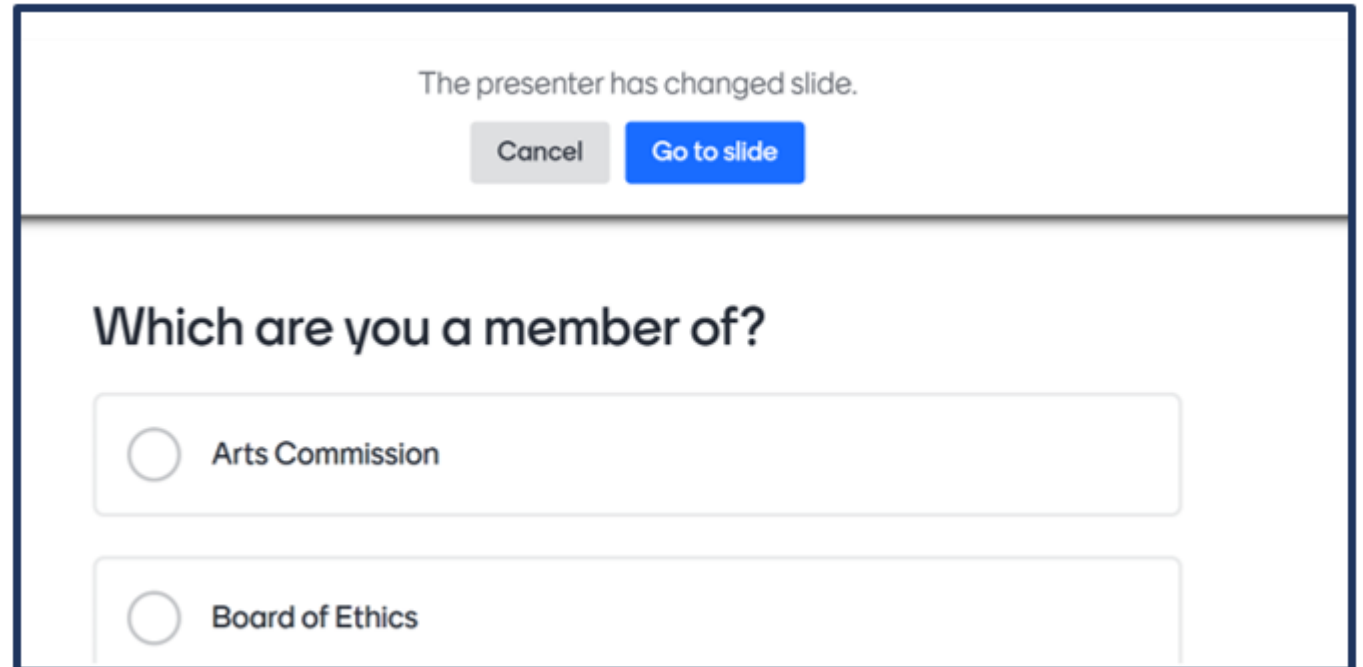
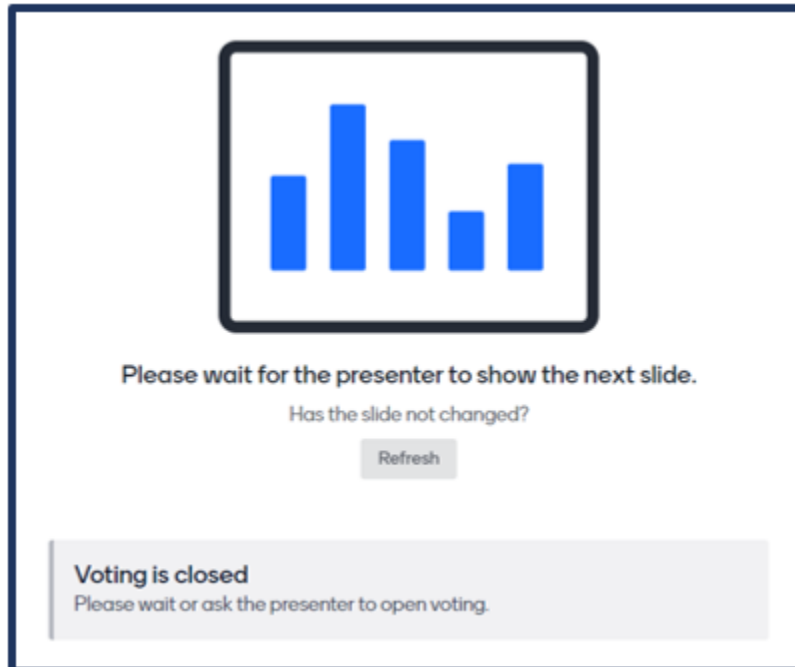
4. Answer the question and click “Submit”
5. LEAVE MENTI.COM OPEN
6. Click over to your Zoom screen to view results and wait for the next question.



Mentimeter Instructions

7. Go back to Menti.com to answer the next question

Please note: It can take a moment for each Mentimeter slide to update. However, let us know if you can't see the correct questions.



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