

Northeast Business District Plan

University Place

Advisory Group Meeting #3

January 18, 2023



Agenda

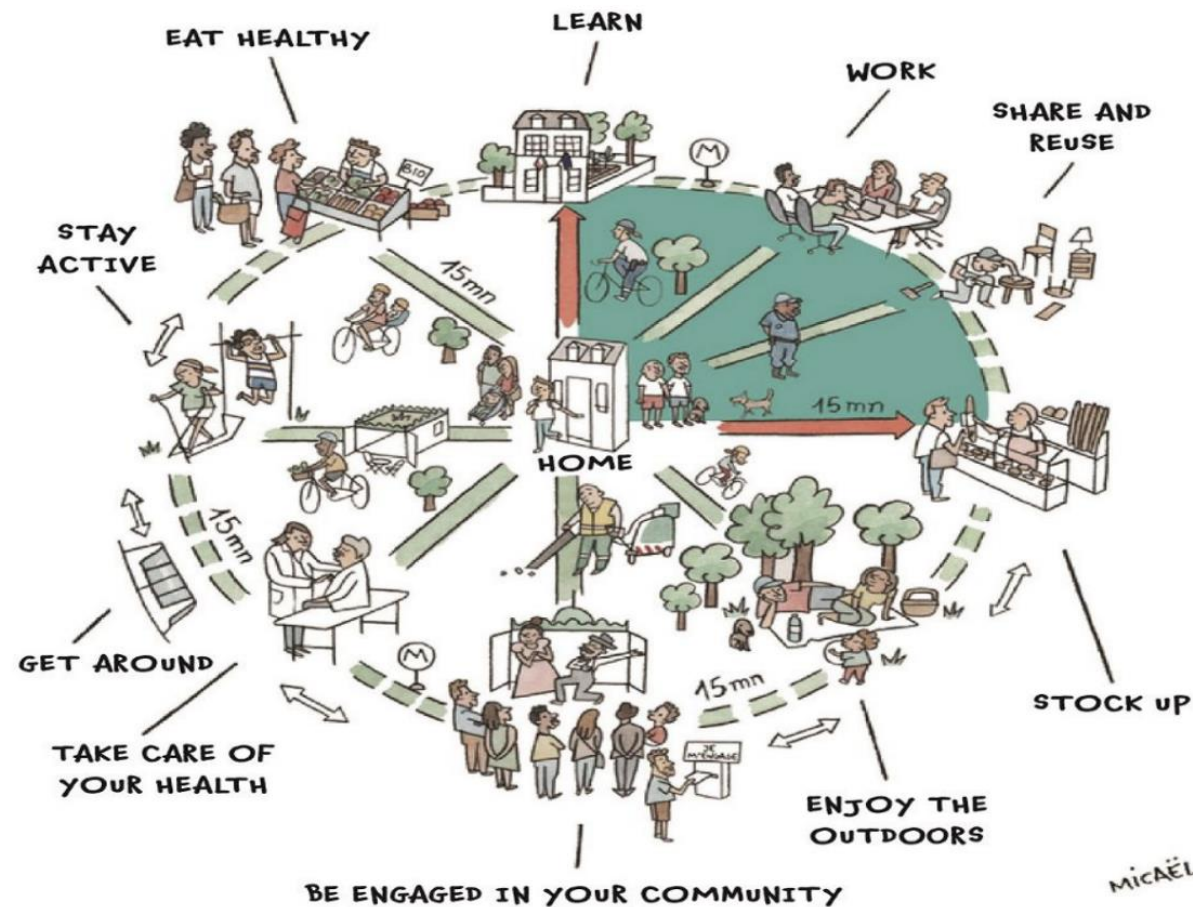
1. Summary of public engagement responses
2. Final review of vision statement and guiding principles
3. Review and discuss land use and zoning recommendations, planning concepts, economic development, and placemaking opportunities
4. Gather input on needed improvements, investments, and actions to support implementing the plan
5. Discuss framing out a recommendation to Planning Commission and City Council from this group

Public Engagement Summary & Confirm Vision



1. What do you think the biggest opportunity for the University Place Northeast Business District will be in the next 20 years?

- Ten-minute neighborhood amenities
- Small business opportunity
- Transit Oriented Development Opportunity



2. What do you think the biggest challenge for the University Place Northeast Business District will be in the next 20 years?

- Traffic/Congestion
- Safety
- Affordability
- Sustainability
- **Implementation**



3. What do you want University Place and the Northeast Business District to be known for in the next 20 years?



Feedback on the Vision Statement

Respondents were asked “**What do you like about this vision statement?**” And “**What could be changed or added to this Vision Statement?**”

Trends:

- Responses were very similar to responses to Questions 1 and 2
- Respondents thought the statement vague or generic
- Concerns about implementation
- Appreciated the emphasis on business
- Suggested adding language about increasing green space/walkability

Vision Statement

As part of the City's regional growth center, the **vibrant Northeast Business District** will **provide a variety of housing options** for residents. New housing options will include multi-family, mixed use development, as well as live/work housing, studios, lofts, and other types of residences as influenced by market forces.

The district is **easily accessed** by major arterials and served by local transit as well as future light rail. The district may also serve as **a hub for arts and community events**. An active place, the Northeast Business District will **feature amenities such as parks, open space, and paths**, while drawing in University Place residents **with shopping and retail opportunities**, restaurants, small businesses, community services, and other commercial and office uses that will **provide new employment opportunities**.

The Northeast Business District will be a **welcoming place for everyone as a great place to live and work**.

Guiding Principles

- ❖ **Provide diverse housing choices** to meet the demand for a variety of household sizes and incomes.
- ❖ **Foster economic development and employment opportunities** through additional commercial and office uses in proximity to where people are living in the community.
- ❖ **Provide connectivity to existing parks, greens, open spaces, and paths** in the community while also creating new opportunities for people living and working in the Northeast Business District.
- ❖ **Create a network of safe streets** in the Northeast Business District to support increased walking, bicycling, and access to transit.
- ❖ **Align the land uses with the City's adopted form based code provisions**, and make recommendations for any additional design and development provisions to ensure that new development enhances the pedestrian street level experience.
- ❖ **Enhance the sense of community** by providing spaces for public arts, gathering places, special events, outdoor markets, and other festivities.

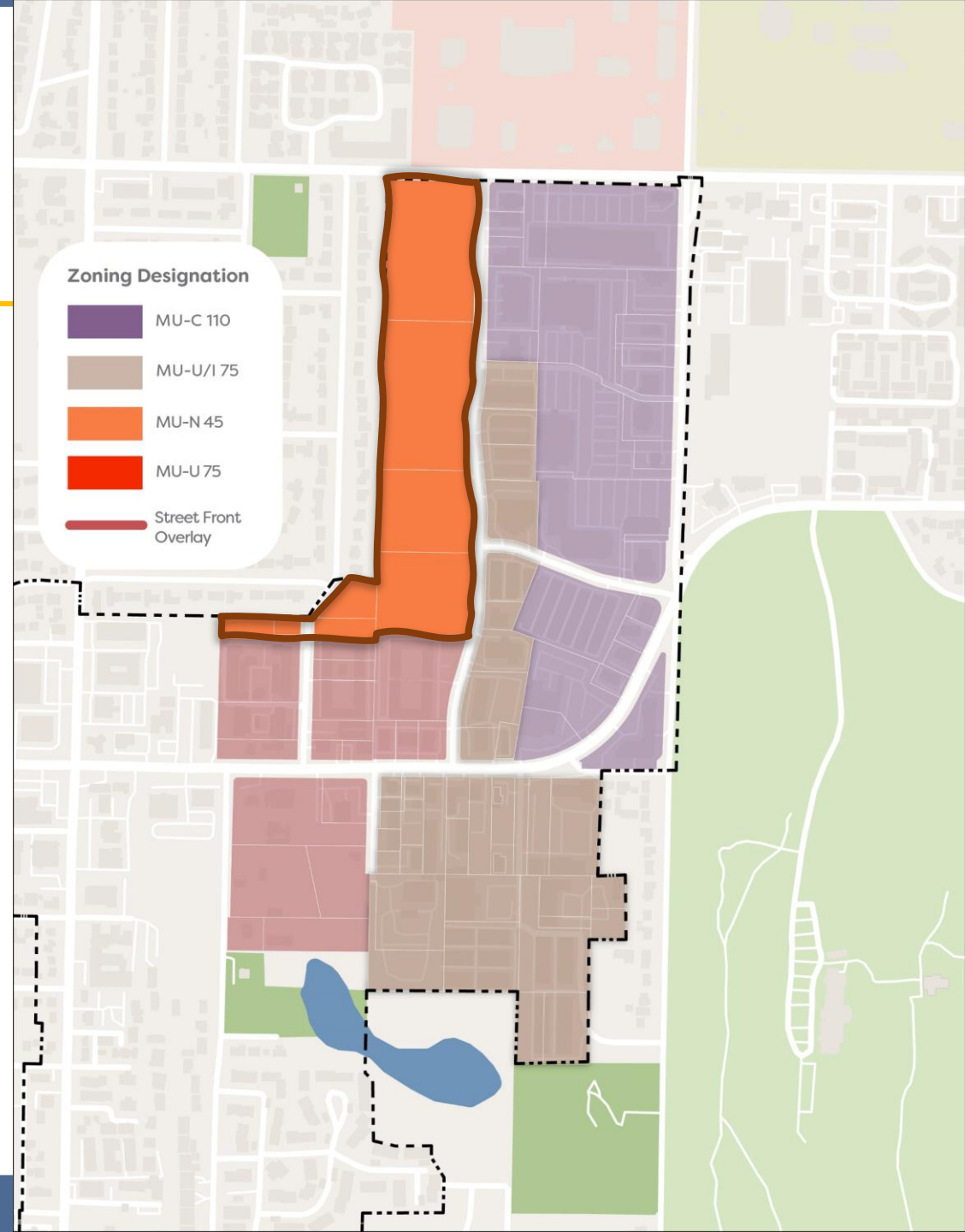
Form- Based Code Overview



Form-Based Code

Mixed Use – Neighborhood (MU-N45)

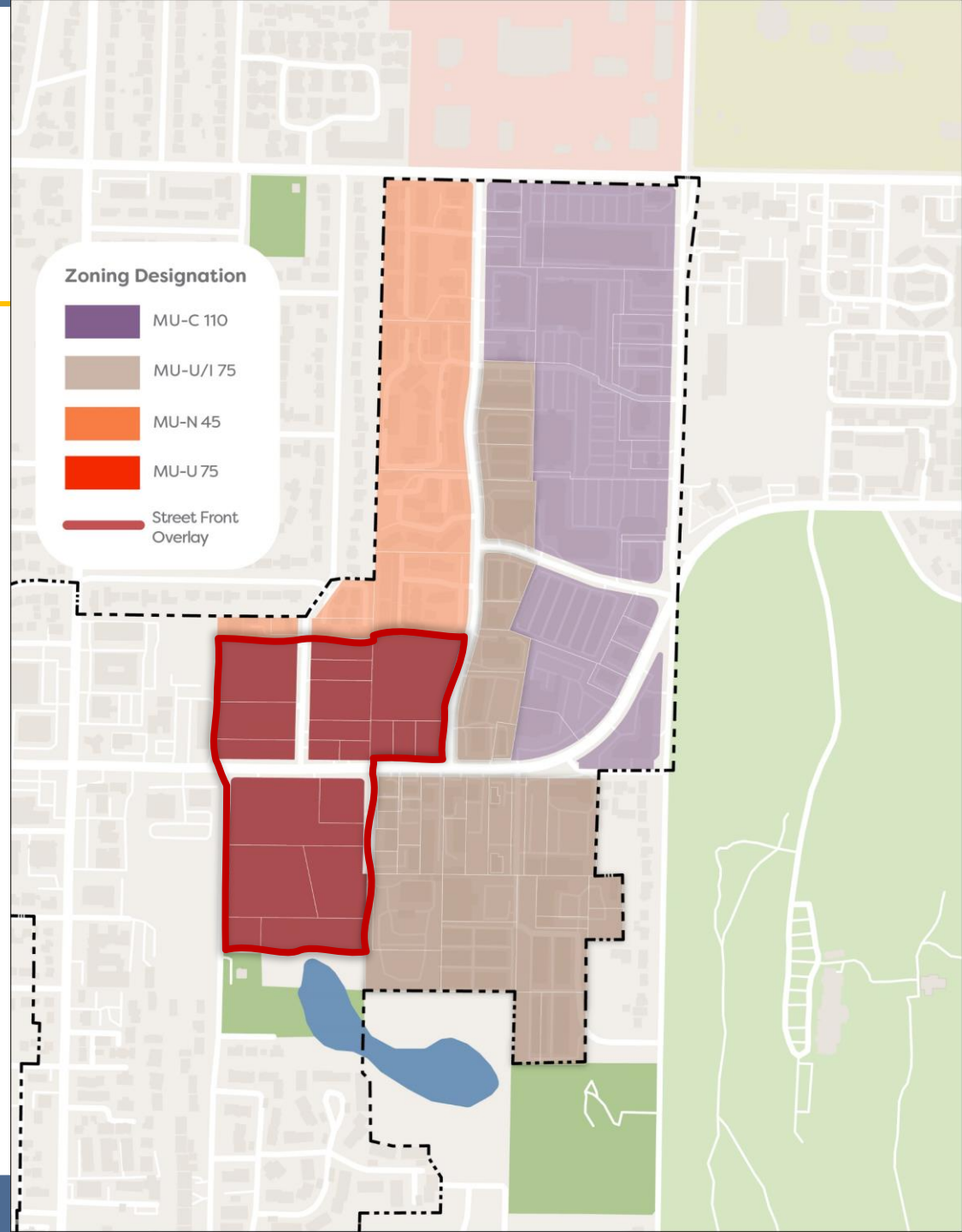
- **Max height:** 45ft
- **Purpose:** A transition zone providing separation between more intense commercial activities and residential areas.
- **Building types:** multiplex, townhouse, courts, live-work units, commercial and mixed-use building types of up to four levels of wood frame construction.



Form-Based Code

Mixed Use – Urban (MU-U75)

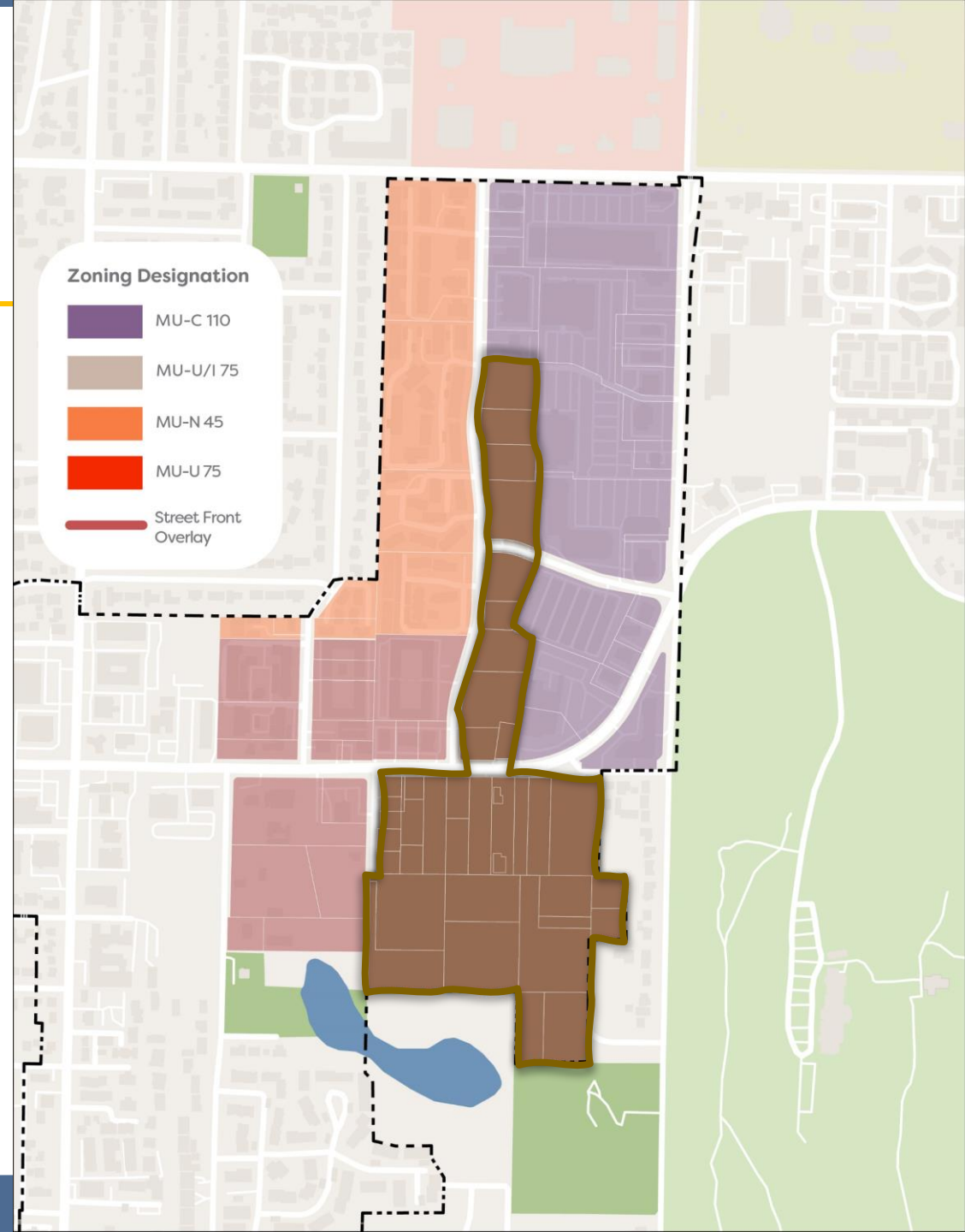
- **Max height:** 75 ft
- **Purpose:** to allow for mixed use development with a focus on residential upper floors and active uses at the ground floor level. Developments that include a mix of retail, personal services, offices, and residential uses are encouraged.
- **Building Types:** multiplexes, townhomes, courts, live-work units, commercial, liner and mixed use building types. The building height would allow five wood frame stories over a one- or two-level concrete podium



Form-Based Code

Mixed Use – Urban/Industrial (MU-U/I75)

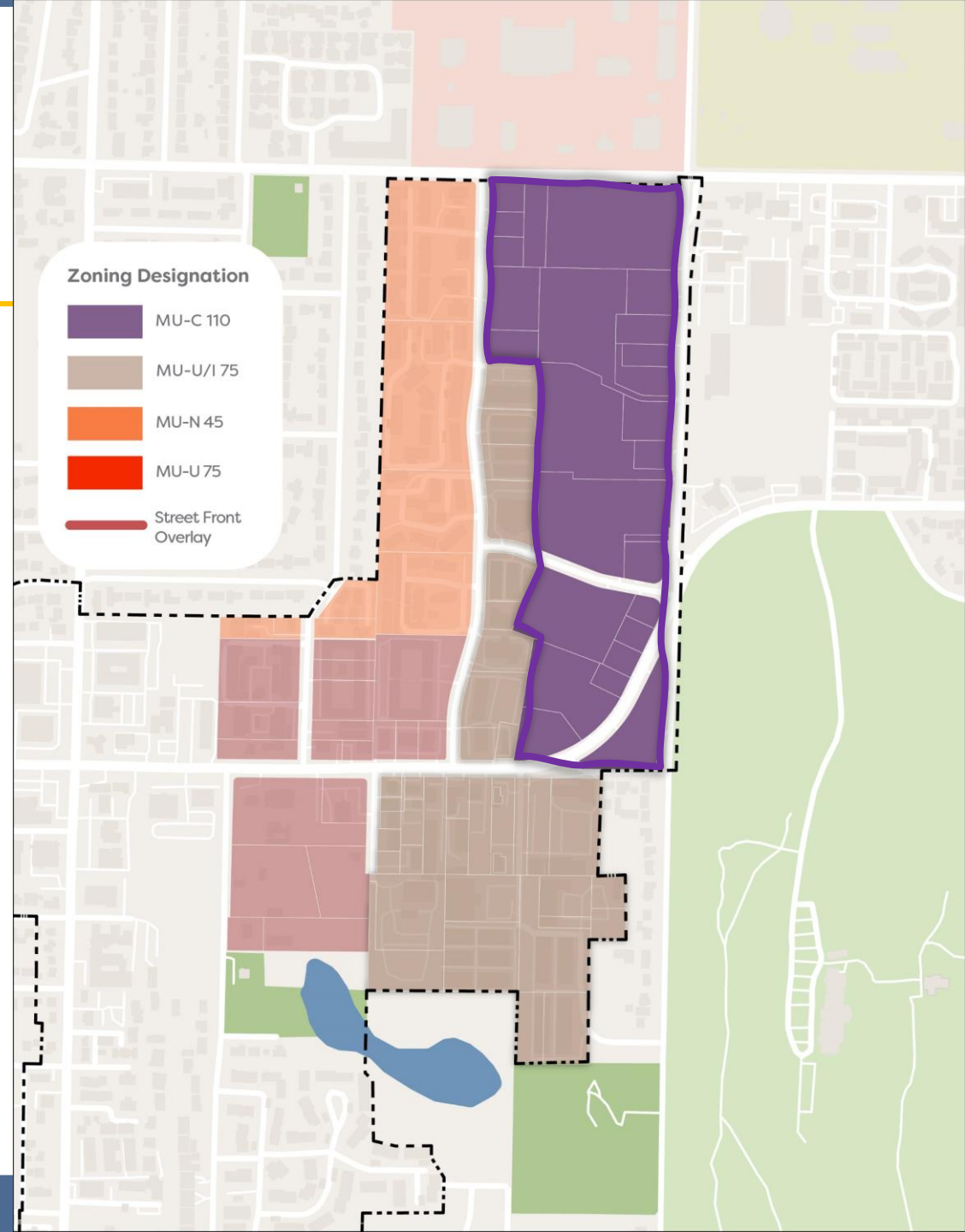
- **Max height:** 75 ft (max 45 ft adjacent to single-family residential zones)
- **Purpose:** to provide space for light manufacturing and light industrial while maintaining a separation of these uses from adjoining residential uses.
- **Building Types:** Multiplexes, townhouses, live-work units, courts, commercial, liner and mixed use building types. The building height would allow five wood frame stories over a one- or two-level concrete podium.



Form-Based Code

Mixed Use – Center (MU-C110)

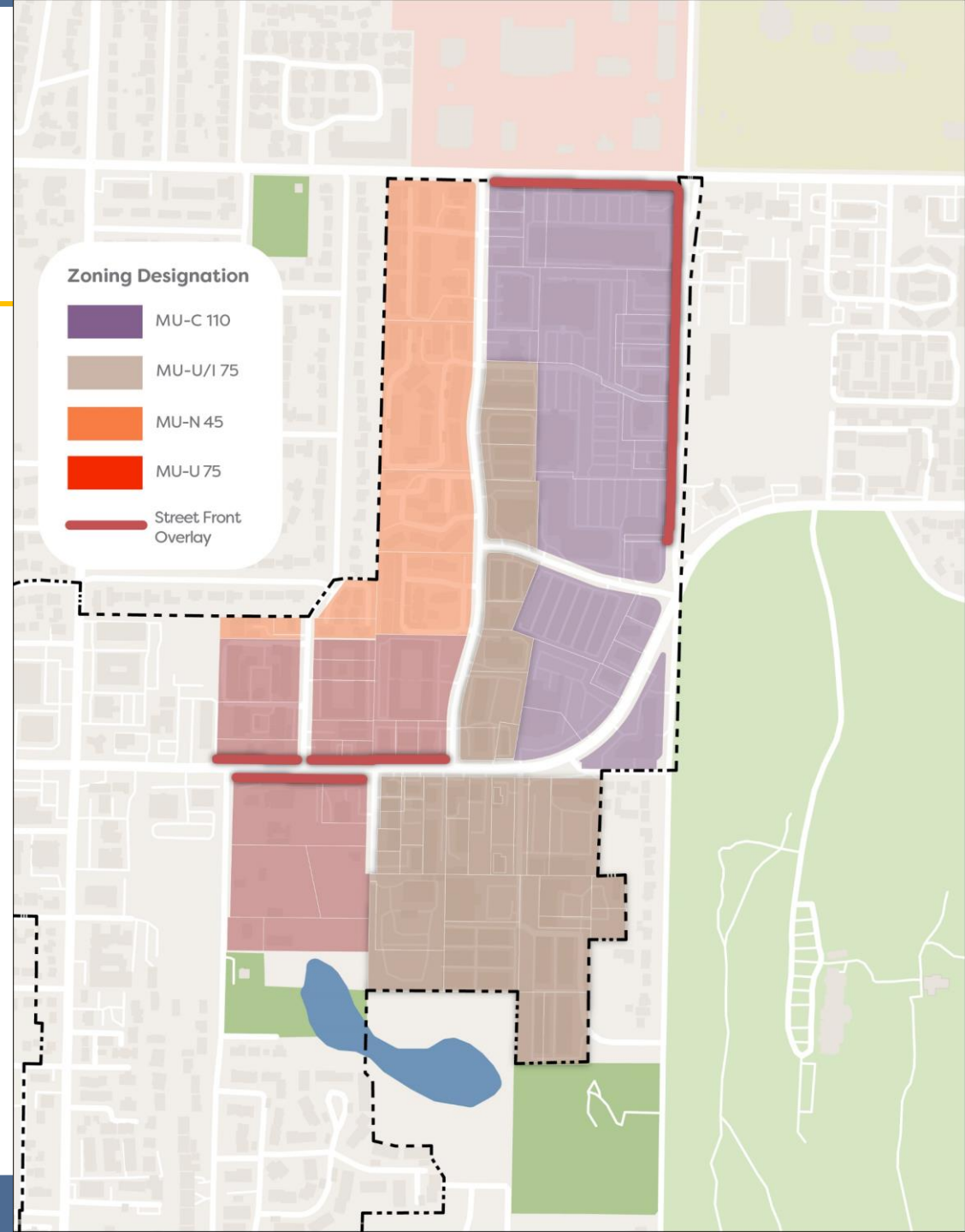
- **Max height:** 110 ft
- **Purpose:** The form of development in this zone would generally be mixed use with a focus on residential upper floors with active uses at the ground floor level.
- **Building Types:** Building types and construction include, court, commercial, mixed use and liner building types.



Form-Based Code

Storefront overlay

- Buildings along this overlay are required to:
 - Provide storefront retail or active space
 - Minimum floor-to-ceiling height
- **Purpose:** to accommodate ground floor live-work, commercial, retail or other such nonresidential activity on streets where the vision expects active, pedestrian-oriented streetscapes.



Building Types

		Description
Live-Work		A live-work is a small- to medium-sized attached or detached structure that consists of a single dwelling unit above and/or behind a flexible ground floor space that can be used for home-office.
Commercial Building		A building type designed exclusively for commercial uses for retail, restaurants, services and/or offices. Commercial buildings may be single story or have multiple stories. Ground floor pedestrian access is provided from the primary street in mid-block locations and from primary and secondary streets in corner locations.

Building Types

	Description
Mixed-Use Building 	A vertical building typically of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Upper floors are accessed through a street level lobby.
Liner 	A liner building has a thin footprint that conceals a parking garage or other large-scale faceless building, such as a movie theater or “big box” store, to create a pedestrian-friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.

Building Types

not allowed on Storefront overlay

	Description
Multiplex 	A medium-sized structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. The multiplex should have the appearance of a medium-sized family home and is appropriately scaled to provide a transition from single-family neighborhoods into higher density areas.
Townhouse 	A small- to medium-sized building comprised of three or more attached dwelling units arrayed side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard. Each dwelling unit is directly accessed from the front yard/street.

Building Types

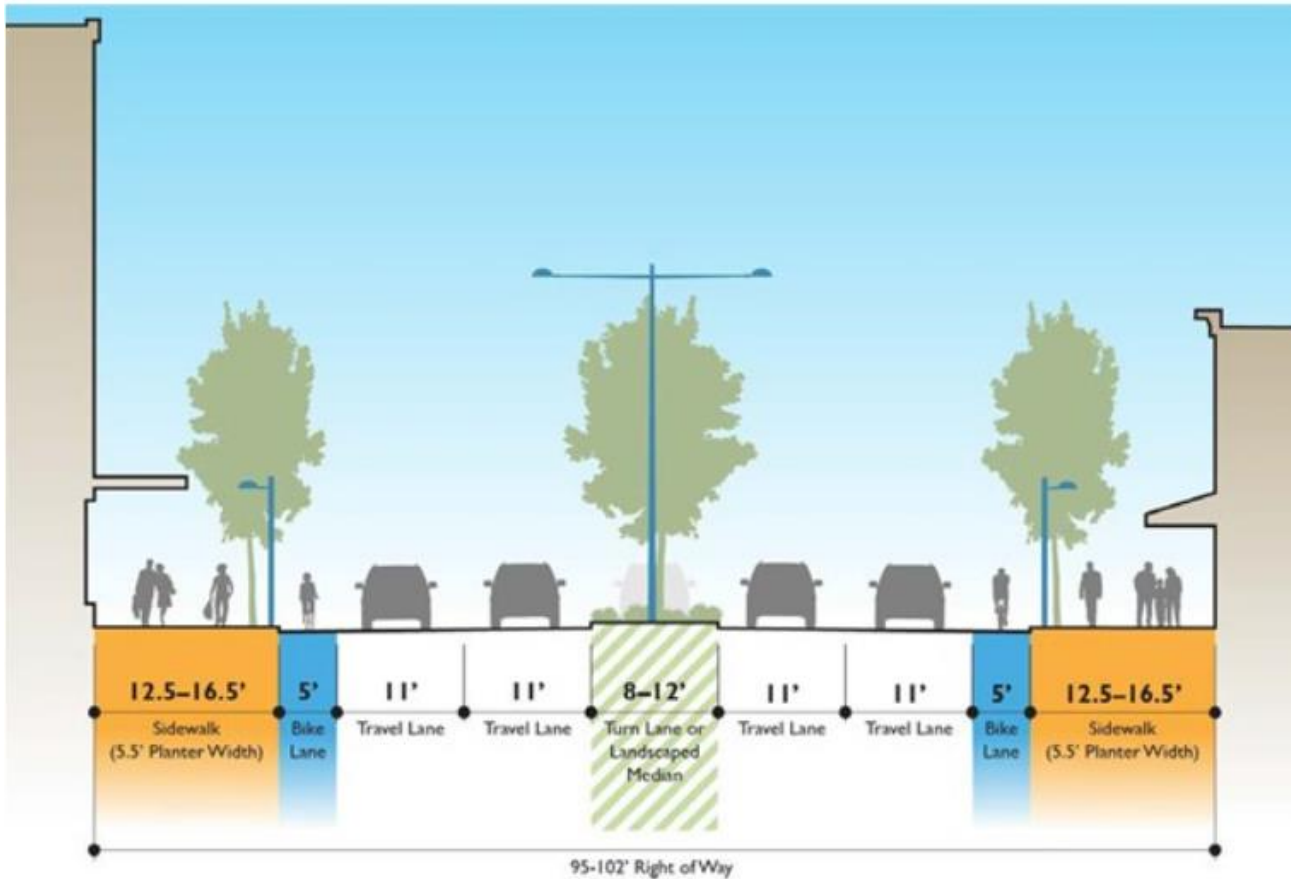
not allowed on Storefront overlay

		Description
Courtyard		A court building accommodates five or more dwelling units vertically and horizontally integrated arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm.
Apartment		An apartment building accommodates five or more dwelling units vertically and horizontally integrated arranged to share common amenities and open space. <i>(Must include shopfront first floor architecture in storefront overlay which may be in the form of live-work.)</i>

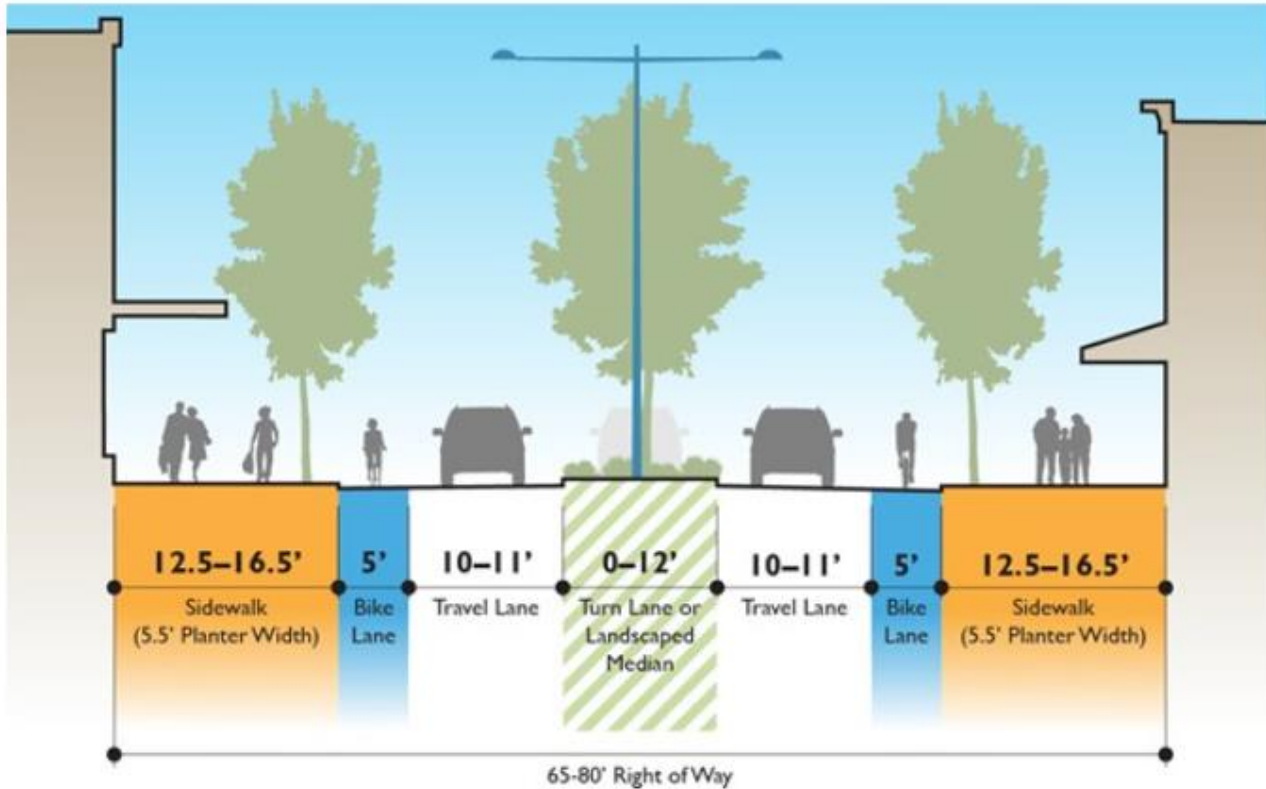
Streetscapes



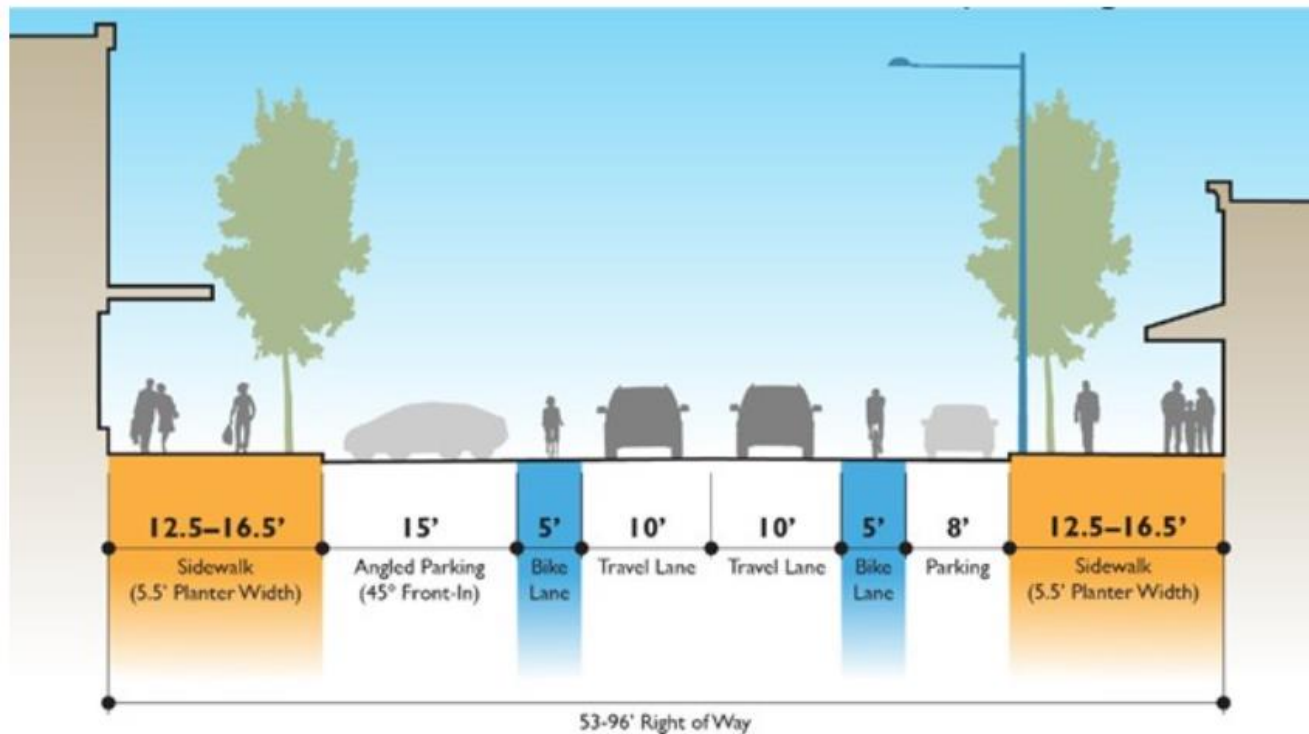
Principal Arterial w/o Parking



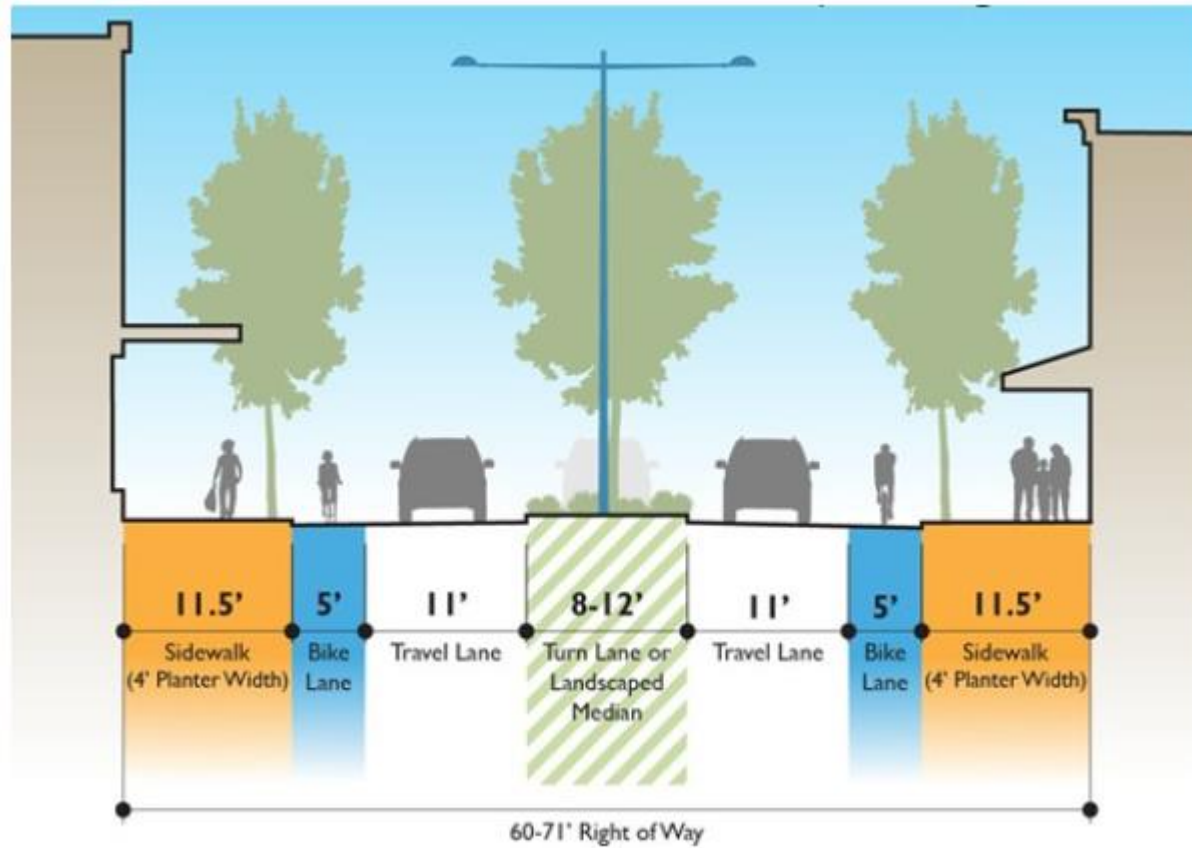
Storefront Minor Arterials w/o Parking



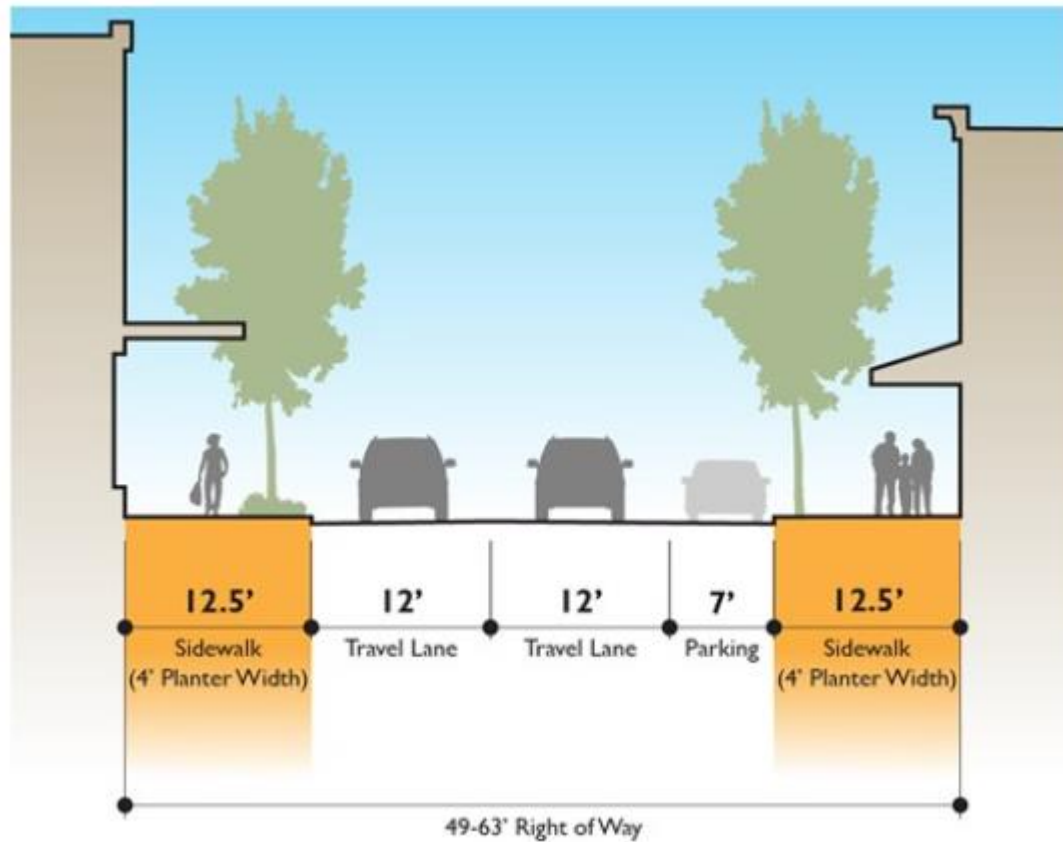
Minor Collector W/Parking



Collector Arterial w/o Parking

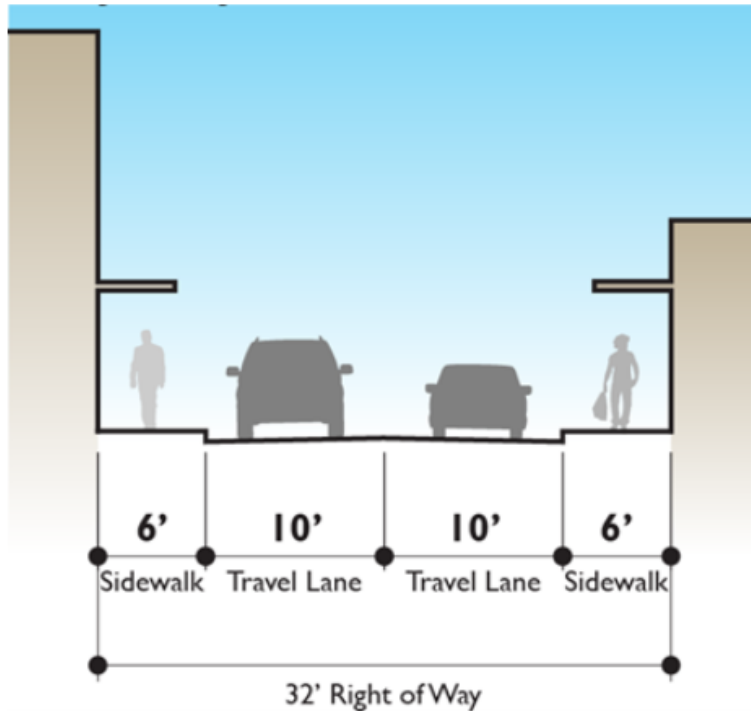


Commercial Street



Alternative Streetscapes

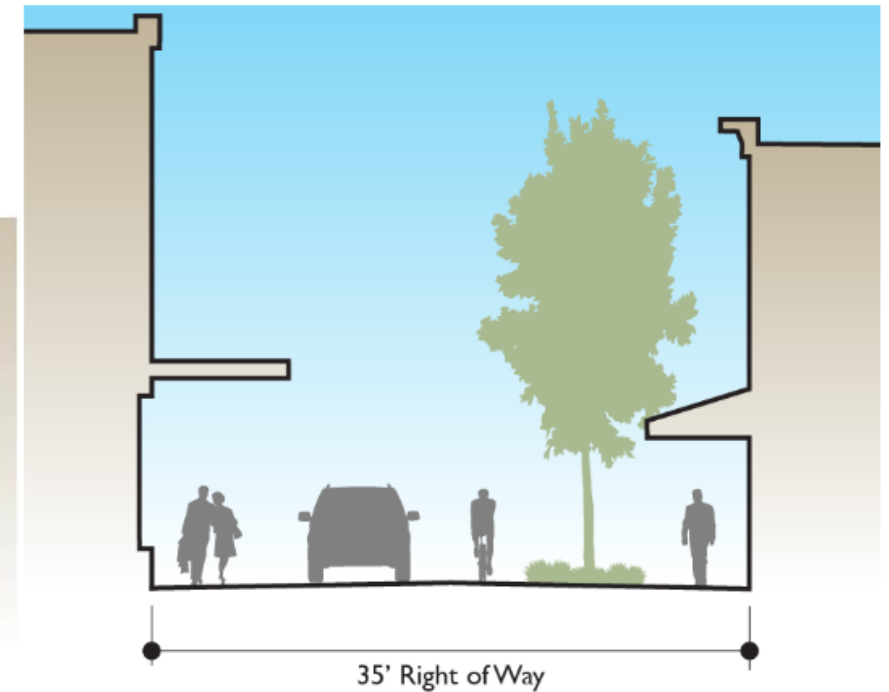
Alley Way/Paseo



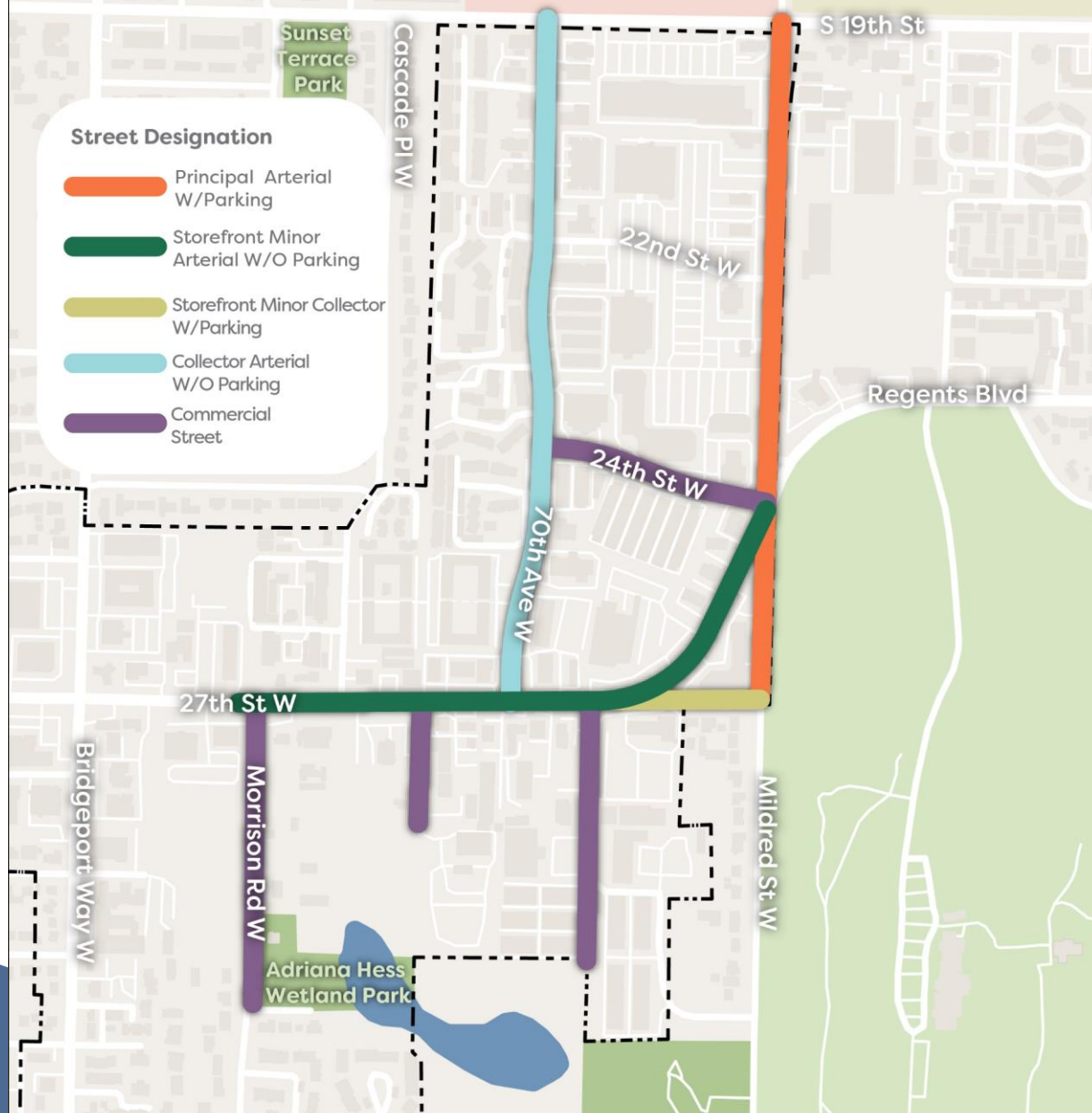
Parklet



Woonerf



Existing

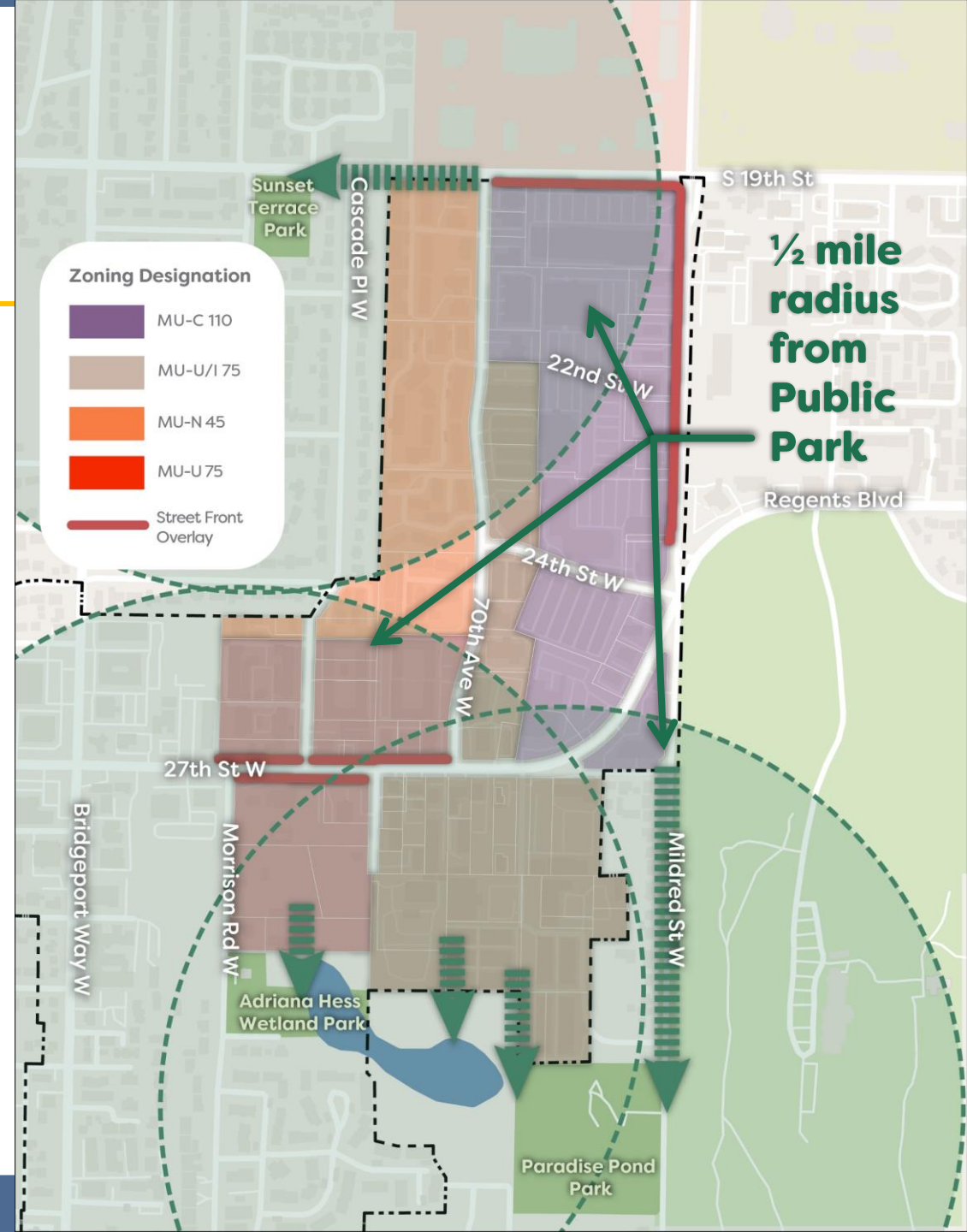


Proposed



Parks & Open Space

- **Current code requirements:**
Developments over 3,000 square feet are required to provide a pedestrian plaza. Plaza must be at least 10 percent of the building footprint of the development



Questions?

**Thank
you!**

