

RESOLUTION NO. 1022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, ADOPTING THE UNIVERSITY PLACE NORTHEAST BUSINESS DISTRICT PLAN

WHEREAS, the City Council passed Ordinance 698 on November 20, 2017, adopting the University Place Regional Growth Center Subarea Plan in order to designate a 481-acres commercial, multifamily, and mixed-use area within University Place as a Regional Growth Center; and

WHEREAS, the Regional Growth Center Subarea Plan establishes a clear vision and framework for how the City's center can continue to grow and transform over time while also retaining the important qualities and assets that make the community a great place to live, work, and play. The Subarea Plan outlines a vision and guiding principles that are instrumental in the development of three distinct districts found in the Regional Growth Center; and

WHEREAS, the Northeast Business District Plan is the first of the three district plans and establishes a cohesive vision and implementation strategy for the Northeast Business District. The plan will help to ensure that future redevelopment aligns with the vision and guiding principles for the Northeast Business District; and

WHEREAS, the City Council adopted Resolution 939 on December 7, 2020, adopting the Annual Planning Commission Work Plan for 2021 directing the Planning Commission to begin development of the Northeast Business District Plan to further implement the Regional Growth Center Subarea Plan; and

WHEREAS, the Planning Commission met on June 2, 2021, August 18, 2021, and November 3, 2021, to begin studying the sequence of steps, outreach process, and vision for development of the Northeast Business District Plan, and to discuss bringing on a consultant group to help with the district plan; and

WHEREAS, the City Council adopted Resolution 965 on December 6, 2021, adopting the Annual Planning Commission Work Plan for 2022 directing the Planning Commission to continue developing a Northeast Business District Plan with the help of a consultant; and

WHEREAS, on July 5, 2022, the City enter into a Public Service Agreement (contract) with OTAK, Inc. to assist the City with developing the Northeast Business District Plan (NEBD); and

WHEREAS, an Advisory Group consisting of community members and business owners within the Northeast Business District, as well as City Advisory Commission members was formed and met four times at key milestone of the planning process to help develop the vision and guiding principles and plan recommendations for the NEBD Plan; and

WHEREAS, a public engagement survey was conducted to collect feedback from the community on the vision for the Northeast Business District. The survey was posted online on the City's website, and a QR code was included on an informational poster at City Hall linking citizens to the online survey. A total of 144 responses were collected from community members regarding the biggest opportunities and challenges for the Northeast Business District. Additionally, OTAK partnered with Leland Consulting Group to prepare a market analysis of the NEBD; and

WHEREAS, the City Council adopted Resolution 1001 on January 17, 2023, adopting the Annual Planning Commission Work Plan for 2023 directing the Planning Commission to continue the work of developing the NEBD Plan and hear presentations and recommendations from OTAK and the Northeast Business District Advisory Group; and

WHEREAS, staff provided the Planning Commission with updates on the progress of the NEBD Plan at various meetings. On April 5, 2023, OTAK presented highlights of the draft NEBD Plan, the vision

statement, and guiding principles developed with feedback from the Advisory Group and received questions and comments from the Commission. OTAK also shared the results of the public engagement survey; and

WHEREAS, on April 13, 2023, the Planning Commission received the full draft Northeast Business District Plan and was given a 30-day comment and question review period; and

WHEREAS, the City Planning Commission held a public hearing on June 7, 2023, to consider written and oral public comments on the proposed Northeast Business District Plan, and unanimously voted by Planning Commission Resolution No. 2023-01, to recommend the City Council adopt the District Plan; and

WHEREAS, the City Council held a study session on July 17, 2023, to consider the proposed a draft of the Northeast Business District Plan. The City Council was presented with a summary and highlights of the proposed draft plan by OTAK, Inc. The Council provided feedback on the draft plan and requested a second study session to allow absent councilmembers the opportunity to review materials and provide input; and

WHEREAS, the City Council convened on September 18, 2023, at its regular meeting to hold a second study session on the Northeast Business District Plan. The Council was presented with a summary and highlights of the proposed Northeast Business District Plan for council members that were absent at the July 17, 2023 meeting, and see a vote to consider adoption at a future City Council meeting; and

WHEREAS, on October 9, 2023, the City issued a *SEPA Determination of Non-significance, Incorporation by Reference* of environmental documents, and *Adoption* of existing environmental documents. The 14-day comment period ended on October 23, 2023, with no comments received; and

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

Section 1. Adoption of the University Place Northeast Business District Plan. The University Place Northeast Business District Plan attached hereto as Exhibit A is hereby adopted.

Section 2. Effective Date. This Resolution shall take effect immediately upon its adoption.

ADOPTED BY THE CITY COUNCIL ON NOVEMBER 6, 2023.

Steve Worthington, Mayor

ATTEST:

Emelita J. Genetia, City Clerk

APPROVED AS TO FORM:

Matthew S. Kaser, City Attorney