

# REGIONAL DESIGNATION RECOMMENDATION REPORT

## REVIEW OF REGIONAL GROWTH CENTER APPLICATION



### CITY OF UNIVERSITY PLACE

SEPTEMBER 18, 2014

#### OVERVIEW

In June 2014, PSRC staff received an application from the City of University Place for designation of a 465-acre commercial and multi-family zoned area of the city as a regional growth center, pursuant to the designation criteria adopted by the PSRC Executive Board in September 2011. PSRC staff has reviewed this request, along with additional information provided by the city. The PSRC staff recommendation for Executive Board action is as follows:

***The Executive Board should approve the designation of the proposed University Place Regional Growth Center.***

#### BACKGROUND

Regional centers are a core component of VISION 2040's regional growth strategy for accommodating and managing urban growth in the central Puget Sound region. VISION 2040 emphasizes a regional structure composed of central places characterized by a compact, pedestrian-oriented form, quality urban design, and connected by frequent transit. Cities with regional growth centers are expected to accommodate a significant portion of the region's residential growth (53 percent) and employment growth (71 percent). Because these centers are targeted to accommodate significant growth, they are priority locations for local and regional infrastructure investments. The region currently has 27 designated regional growth centers in 19 cities (with one center located in unincorporated Kitsap County).

Focusing growth into centers has been a key strategy in the central Puget Sound region since the 1990 version of VISION 2020. The 1990 VISION called for the establishment of a hierarchy of centers and provided a center typology. Center planning became more refined in the 1995 update of VISION 2020; it included suggested criteria for identifying different types of regional and local centers and Manufacturing Industrial Centers.

In 2002, designated regional centers and the corridors that connect them became the policy focus in the regional Policy Framework for PSRC's Federal Funds, and part of the primary criteria in the Economic Development District's Public Works Program. Based on the heightened importance of centers and the lack of consistent designation procedures across the region, the Growth Management Policy Board developed and the Executive Board adopted the Designation Procedures in June 2003. The [Designation Procedures were revised in 2011](#) to address updated policy

guidance adopted in VISION 2040. Other than the minimum thresholds, the criteria, including the VISION 2040 and centers planning expectations, are intended to be met generally, with each application evaluated using the information and responses to the criteria provided by the applicant.

The City of University Place has submitted an application for the designation of its candidate center as a regional growth center under these procedures. PSRC staff evaluated the application and an initial draft of this report was submitted to the city for its review and comments. The following summarizes PSRC's evaluation of the application.

## **EVALUATION**

### **A. Eligibility and Designation**

To be considered for designation as a regional growth center, applicants must meet four basic eligibility requirements: 1) The proposed center must be within an urban growth area, 2) it must be designated as a regional growth center within the local jurisdiction's comprehensive plan, 3) it must be designated as a regional growth center in the countywide planning policies, and 4) the jurisdiction must have adopted an ordinance or resolution requesting PSRC to designate it as a regional growth center and authorizing the jurisdiction's staff to submit an application.

#### **1. Location of the proposed center within an urban growth area:**

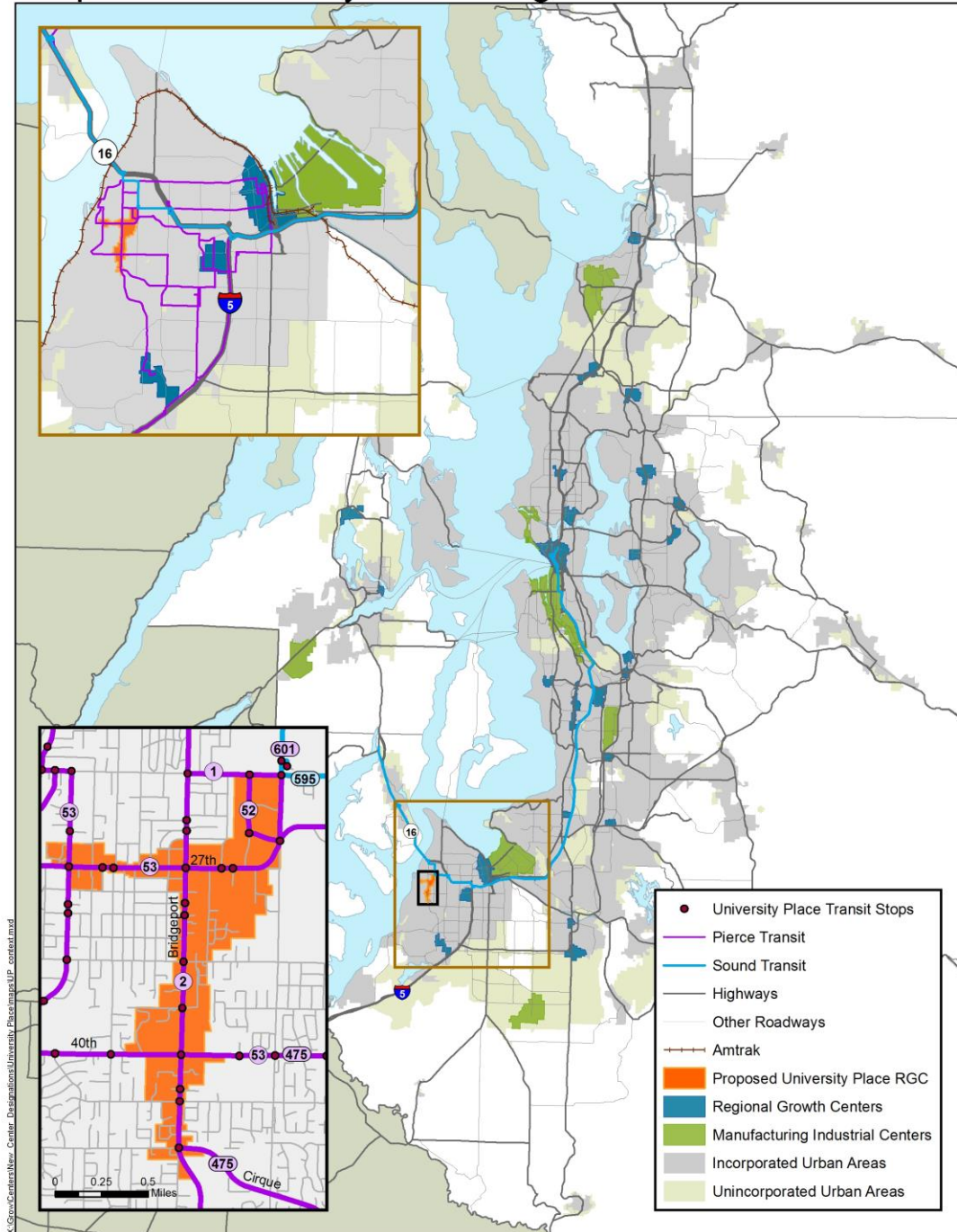
The proposed center is located within the City of University Place, well within the urban growth area (see *Figure 1*).

#### **2. Designation in the local jurisdiction's comprehensive plan:**

The City of University Place comprehensive plan, as amended on May 17, 2010, identifies the proposed regional growth center in goal LU8 (see Attachment A). Land use and transportation policies were also added to support the proposed regional growth center. Policy LU8A calls for the city to apply and implement applicable comprehensive plan goals and policies on growth and development in the city's regional growth center area including but not limited to those that address population and employment growth, mixed uses and housing, transportation and utility infrastructure, and creating a pedestrian friendly urban form. Policy TR4A calls for the city to provide infrastructure and programs in support of high occupancy vehicle use, local transit, regional high capacity transit, and support non-motorized transportation.

**Figure 1.**

### Proposed University Place Regional Growth Center



### 3. Designation through a countywide planning policy process:

Through a ratification process of Pierce County and its cities initiated in August 2011, University Place was formally designated as a Candidate Regional Growth Center appropriate for regional designation (see Attachment B). It is now the sixth regional center officially designated in the Pierce County Countywide Planning Policies.

### 4. Request for Regional Growth Center Designation:

On September 17, 2012, the University Place City Council adopted Resolution No. 701 requesting PSRC to designate the proposed center as a regional growth center (see Attachment C). The resolution also authorizes University Place staff to submit a designation application and provide other necessary documentation.

## B. Designation Criteria

In addition to fulfilling the eligibility requirements listed above, applicants for regional growth center designation must demonstrate conformity with the criteria addressing three main issues: 1) compatibility with VISION 2040, 2) minimum required existing and planned activity levels and sufficient zoned development capacity, and 3) a commitment to center planning expectations.

### 1. Compatibility with VISION 2040

University Place's proposed regional growth center is consistent with and supportive of VISION 2040 policies for centers and compact communities. The proposed center is relatively densely developed and walkable, and is less than 2 miles from the regional highway system. The city envisions most future residential and employment growth to occur in the proposed center.

The plan for University Place's Town Center includes goals and policies that support the type of compact community envisioned by the multicounty planning policies. The existing mix of uses, which includes residential, retail, professional services, parks and open space, and other uses, is supported and fostered by the plan goals and policies. The development envisioned by the plan will be guided by a strategy that will strengthen the existing neighborhoods and communities. The city continues to develop a multimodal transportation system to support current and future residents.

### **VISION 2040 REGIONAL GROWTH CENTERS POLICIES**

**MPP-DP-5:** *Focus a significant share of population and employment growth in designated regional growth centers.*

**MPP-DP-6:** *Provide a regional framework for designating and evaluating regional growth centers.*

**MPP-DP-7:** *Give funding priority - both for transportation infrastructure and for economic development - to support designated regional growth centers consistent with the regional vision. Regional funds are prioritized to regional growth centers. County-level and local funding are also appropriate to prioritize to regional growth centers.*

*For a complete summary, see [VISION 2040 & Centers Topic Summary](#)*



## 2. Required Activity Levels

### i. Existing Levels of Activities

The designation criteria for new regional growth centers require a minimum existing activity level of 18 activity units (population + employment) per gross acre. The proposed University Place center has approximately 5,539 residents and 2,927 jobs in its 465 acres. This translates to an existing density of 18.21 activity units per gross acre.

Compared to the designated regional growth centers in 2012, University Place's proposed center would have a higher overall existing activity unit density than six other designated centers. The University Place Town Center Plan anticipates substantial growth, which would result in a higher future activity unit density.

### ii. Target Levels of Activities

The designation criteria for new regional growth centers require a minimum targeted activity level of 45 activity units per gross acre. The city plans to direct the majority of the city's future growth to the proposed center, but specific growth targets have not yet been adopted for the center. Adopted growth targets citywide anticipate another 9,593 jobs and 39,540 residents by 2030.

	Designation Criteria	University Place
<u>Existing</u> activity level ( <i>population + jobs per gross acre</i> )	<b>&gt;18</b>	<b>18.21</b>
<u>Target</u> activity level ( <i>population + jobs per gross acre</i> )	<b>&gt;45</b>	<b>To be adopted</b>
Zoned development capacity	<b>&gt;target</b>	<b>66.36</b>

### iii. Zoned Development Capacity

The designation criteria for new regional growth centers require zoned capacity that can adequately accommodate targeted levels of growth. The current zoned development capacity density is 66.36 activity units per acre, well over the target threshold for minimum planned activity unit density.

PSRC's designation criteria require a description of tools and strategies that a city will employ to support its longer-term vision for growth and development in the center. These tools and strategies should also be designed to help avoid near-term development types and densities that might preclude longer-term objectives. The city has several such tools and strategies that support the longer-term vision of the center. For example, the zoning code includes density minimums and prohibits new single family and two family dwelling units in most of the center. In addition, the zoning code includes parking maximums and the design standards include provisions to encourage structured parking. Other parking strategies may be considered as well.

### **3. Commitment to Center Planning Expectations**

The regional growth center designation criteria includes a commitment to expectations for center planning with regional guidance provided in the *Growth Center Plan Checklist* in PSRC's *Plan Review Manual*. Topics in the checklist include center planning/vision, environment, land use, housing, economy, public services, and transportation. Jurisdictions with regional growth centers are required to adopt a center subarea plan as part of their comprehensive plan no later than two years after designation.

#### **i. Center Plan Concept (or Vision)**

Consistent with VISION 2040, University Place's vision for the center is "...a compact pedestrian-oriented area characterized by a dense mixed-use transit oriented development where a variety of housing types, employment, shopping and other activities are in close proximity, creating a vibrant destination for regional shopping, arts, entertainment, and special community events."

The proposed regional growth center has three districts: Town Center, 27<sup>th</sup> Street Business District, and Narrows Plaza. The vision for the Town Center district is: "A vibrant and a sustainable economy that encourages business growth, meets residents' needs and supports existing quality services, parks, schools and community amenities." University Place staff is currently working on plans and visions for the 27<sup>th</sup> Street Business District and Narrows Plaza districts. The city will complete these plans, update the Town Center plan, and combine all three district plans into one regional growth center subarea plan.

The city's comprehensive plan identifies the proposed regional growth center. While the city will work on a subarea plan for the center over the next two years, planning to date, as described in the application packet, is consistent with VISION 2040 and countywide planning policies.

The city provides two market analyses completed for residential development in the town center. The analyses focus on the market for condominium developments in the area, and indicate that the center has potential for high density residential development.

#### **ii. Environment**

The city has conducted environmental impact statements for its comprehensive plan and has updated its critical area regulations in accordance with applicable state regulations and requirements.

Many parks and gathering places are located within and near the proposed regional growth center. The plans for the 27<sup>th</sup> Street Business District and Narrows Plaza will examine new open spaces and public facilities for those districts. Existing design standards require private open spaces for development and redevelopment.

In addition to adopting a stormwater management plan and requiring compliance with the adopted stormwater design manual, the city is designing a low impact stormwater project.

The city is partnering with the Puget Sound Clean Air Agency to meet air quality goals. Particularly notable is the city's Green UP initiative to encourage sustainability efforts throughout the city.

### **iii. Land Use**

The regional growth center designation criteria recommend an ideal center as being compact and easily walkable from a central point in approximately 15-20 minutes. This compactness allows most locations within the center to be pedestrian-accessible from a central transit hub. While a roughly round or square shaped center is considered ideal for walkability and access, other centers in the region deviate from this ideal shape.

The proposed center is 465 acres, slightly smaller than the average Regional Growth Center size. The center has three corridor-based districts, reflecting the historical growth patterns of the area. While the center as a whole is longer than a half-mile circle, each of the three districts in the proposed center fall within a half-mile circle (Figure 2). There is substantial overlap between the half-mile circles of the Narrows and 27<sup>th</sup> Street districts.

University Place has established citywide residential and employment growth targets to accommodate a share of the region's population and employment growth, as adopted in Pierce County's countywide planning policies. The Pierce County 2014 Buildable Lands Report indicates both a housing and employment capacity shortfall in the city. The city is working on reasonable measures to accommodate growth targets in its 2015 comprehensive plan update, and expects to accommodate a majority of future growth in the proposed center.

When a newly designated regional growth center is in a jurisdiction other than a Metropolitan City or Core City, this triggers a reclassification of that city from its former regional geography category. Pending center designation by the Executive Board, PSRC will re-estimate the 40-year population and employment growth allocations in the VISION 2040 regional growth strategy to reflect the city reclassification as part of a periodic technical amendment to the regional growth strategy. The city reclassification under the regional growth strategy will be implemented through the next countywide processes to develop local growth targets, and then through subsequent updates to the city's comprehensive plans. For purposes of subarea planning, the city may continue to use its existing adopted growth target until new targets are established through the next countywide target update process. Once new targets are established, capacity in the center must be sufficient to accommodate the target.

The proposed center has a complementary mix of commercial, high-density residential and mixed use zones where office, commercial, civic, entertainment, recreational, and residential uses are allowed (see Figure 3). University Place currently has more residents than jobs. In 2012, the regional growth centers as a

whole had 2.67 jobs for every resident. University Place had .53 jobs for every resident.

The city has adopted design standards for pedestrian-friendly, transit-oriented development and other transit-supportive planning. Most of the standards include site planning, architecture, parking landscape, and streetscape standards aimed at creating pedestrian-friendly and safe environments.

#### **iv. Housing**

The proposed center currently has 3,558 existing housing units and capacity for 10,713 housing units. A variety of housing types, including single-family residential, multi-family residential, low-income housing, assisted living, and nursing homes, are located and being planned for in the proposed center. The city has pursued several strategies to provide incentives for housing that is affordable to a variety of income levels, including providing a low-income density incentive and being a member of Pierce County Community Connections, a resource for helping developers of moderate and low-income housing. The city will update its housing inventory and needs during the next comprehensive plan update.

#### **v. Economy**

The majority of commercial and civic uses in University Place are located in the proposed center. While the city has not targeted particular industry clusters for the proposed centers, many dental labs and offices and specialty grocery stores are located in the center. The comprehensive plan and economic development strategic plan target the proposed center for future economic development initiatives.

#### **vi. Public Services**

Substantial growth has already occurred in the proposed center, and public facilities, services, and infrastructure are already in place and have capacity to accommodate additional growth. The proposed center is served by transit and other multimodal facilities (see below). Funding for additional infrastructure and public services to support growth is provided in part by transportation, park, and stormwater impact fees.

#### **vii. Transportation**

Since incorporation in 1995, the city has rapidly built sidewalks and bike lanes to create a multimodal transportation network. Additional sidewalks and bike lanes are under construction in the proposed center and the city, and design guidelines require new development of sidewalks and streetscape amenities.

The three districts that make up the proposed center are primarily linked by multimodal transportation facilities on Bridgeport Way West and 27<sup>th</sup> Street West. Pierce Transit routes 2 and 53 connect the proposed center to downtown Tacoma, Tacoma Mall, and Lakewood. The proposed center has no transit stations; however, there are many bus stops and a park-and-ride in the center. In addition, the Tacoma Community College Transit Center is adjacent to the northeast corner of the proposed center. The draft 2014 Sound Transit Long Range Transit Plan Update shows a potential future light rail line through the city

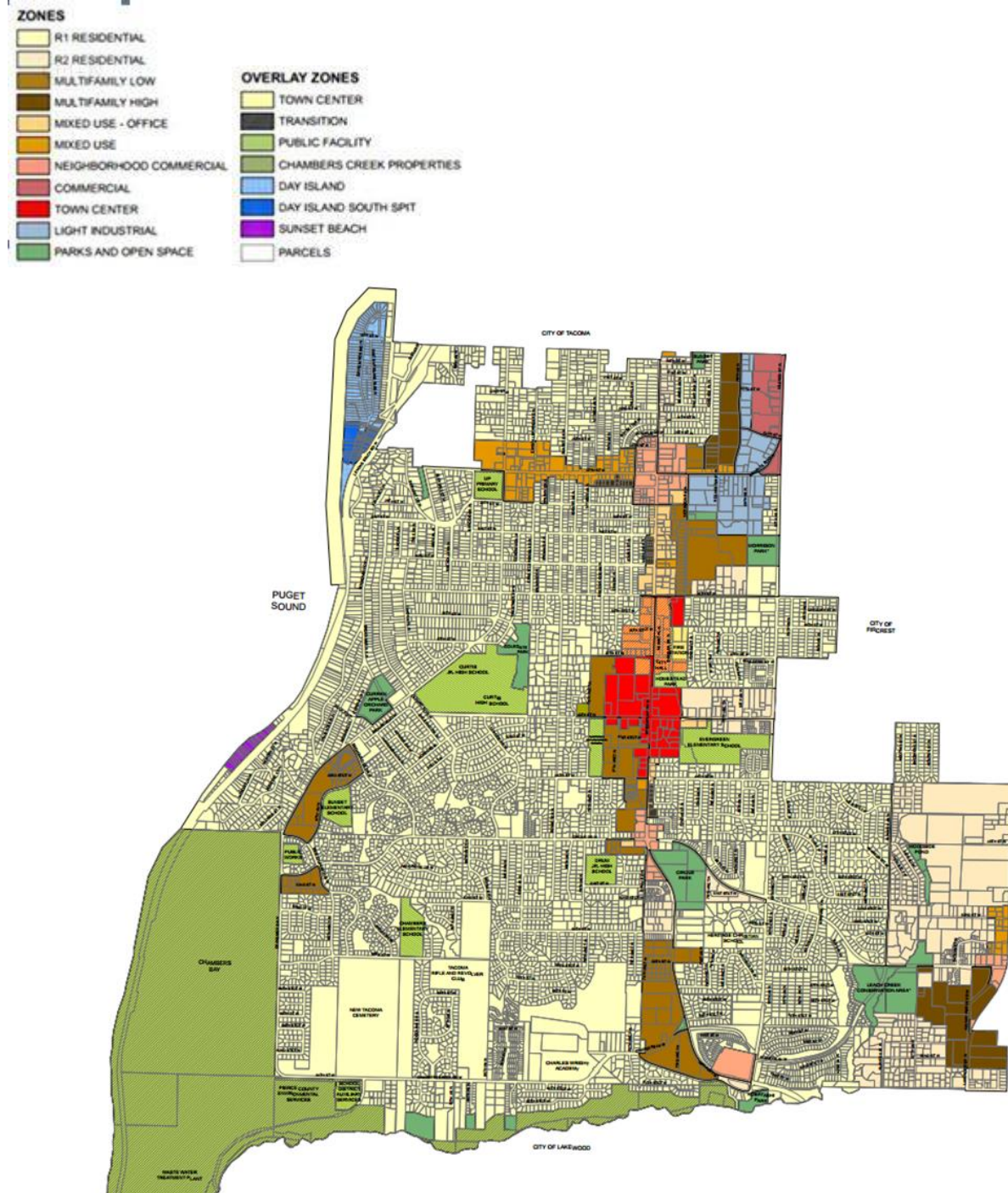
## Proposed University Place Regional Growth Center Zoning & Center Districts with Half-Mile Circles





**Figure 3.**

## Proposed University Place Regional Growth Center Zoning



that could serve the center. Regional Express bus service could be a possible alternative to high capacity transit service. The city intends to work with Sound Transit to plan for regional transit access.

University Place has provisions in its comprehensive plan and design standards to promote complete streets, and pedestrian- and transit-oriented development in particular is encouraged. Context-sensitive design, which places emphasis on preserving the visual, aesthetic, historic, cultural, and environmental resources of the community while maintaining safety, accessibility, and mobility, is used by the city in designing transportation projects to minimize environmental and aesthetic impacts. This includes incorporating green features into street improvements when possible. The city does not yet have a parking management strategy or mode-split goals.

The transportation level-of-service standard throughout the city is D. A few intersections in the proposed center operate at less than this standard, thus are included on the list for improvement. The city will consider tailoring a level-of-service standard for the proposed center during the upcoming comprehensive plan update.

### **SUBAREA PLAN REVIEW**

Jurisdictions with regional growth and manufacturing/industrial centers are expected to include a subarea plan for their centers with (or as part of) their comprehensive plan. PSRC developed a regional center plan [checklist](#) to clarify VISION 2040 subarea planning expectations and to assist jurisdictions in developing, updating, or amending their center plans. If designated by PSRC's Executive Board, the center will receive "provisional" status. This status will exist until the jurisdiction adopts a center subarea plan into their comprehensive plan and it is certified by PSRC's Executive Board.

The subarea plan for the center should include growth targets, cover the center as a whole, and have the same boundaries as the regional growth center boundaries. In addition, the capacity shortfalls reflected in the Pierce County 2014 Buildable Lands Report must be addressed. The city may want to consider conducting a new market study for the center that includes all types of development envisioned for the center. Lastly, as required by the regional center plan checklist, the city will be expected to include both a parking management strategy and mode-split goals.

After two years, if the center subarea plan has not been adopted and submitted for review and certification, a "provisional" center will lose its status as a regional center. At the discretion of the Growth Management Policy Board, however, the jurisdiction may be given additional time to work with PSRC staff to address outstanding issues and meet the planning expectations. If expectations cannot be met, the center will lose its regional designation.

### **CONCLUSION**

The proposed center meets all minimum eligibility requirements for center designation and satisfies the designation criteria adopted by the PSRC Executive Board. The proposed center is compatible with VISION 2040's centers concept and multicounty planning policies. The proposed center meets minimum standards for

current and planned employment and housing concentration, and the city has demonstrated a commitment to center planning expectations. Development and redevelopment within the proposed center has the opportunity to accommodate growth within a centrally located area that is well served by transportation and other public facilities, and its designation as the region's 28<sup>th</sup> regional growth center would give further support to the city's efforts to shape a vibrant and successful urban community. PSRC staff recommends that the proposed University Place Regional Growth Center be approved as a provisionally designated Regional Growth Center.

## **Attachment A. Designation in the City of University Place Comprehensive Plan**

**Puget Sound Regional Council**

University Place Regional Designation Recommendation Report  
9/18/14

**ORDINANCE NO. 568**

**AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING TITLE 16 OF THE UNIVERSITY PLACE MUNICIPAL CODE, COMPREHENSIVE PLAN, DESIGNATING A REGIONAL GROWTH CENTER AREA THAT INCLUDES EXISTING COMMERCIAL AND MULTI-FAMILY ZONES ALONG MILDRED STREET, BETWEEN 19<sup>TH</sup> AND 27<sup>TH</sup> STREETS, ALONG 27<sup>TH</sup> STREET BETWEEN MILDRED STREET AND GRANDVIEW DRIVE AND ALONG BRIDGEPORT WAY BETWEEN OLYMPUS DRIVE WEST AND THE 5200 BLOCK OF BRIDGEPORT WAY WEST, AND ADDING TWO GOALS AND TWO POLICIES IN SUPPORT OF THE DESIGNATED REGIONAL GROWTH CENTER**

WHEREAS, on July 6, 1998 the City of University Place adopted its Comprehensive Plan, in compliance with Chapter 36.70A RCW the State of Washington Growth Management Act, with numerous and varied opportunities for public involvement; and

WHEREAS, the City of University Place amended its Comprehensive Plan on May 1, 2000; August 4, 2003, and December 6, 2004 in compliance with Chapter 36.70A RCW the State of Washington Growth Management Act, with numerous and varied opportunities for public involvement; and

WHEREAS, the Puget Sound Regional Council adopted Vision 2040 the Regional Growth Strategy in April 2008 that aims to distribute future population and employment growth into urban areas within urban areas into designated Regional Growth Centers; and

WHEREAS, on August 3, 2009, the City Council adopted Resolution No. 619 appointing nine citizens to the Regional Growth Center Ad-Hoc Advisory Committee to formulate recommendations regarding a Regional Growth Center designation; and

WHEREAS, on October 6, 2009 the Pierce County Council amended the Pierce County-County Wide Planning Policies establishing a process to designate Regional Growth Centers that requires a proposed Regional Growth Center area and policies to support it are included in the Comprehensive Plan of the jurisdiction seeking a Regional Growth Center designation; and

WHEREAS, the Regional Growth Center Ad-Hoc Advisory Committee conducted five public meetings between August and November 2009 before making a recommendation to the City's Planning Commission to designate a 465 acre area as a Regional Growth Center and to amend the Comprehensive Plan to add a goal and two policies to support the Regional Growth Center's implementation; and

WHEREAS, on December 21, 2009 they City published notice in the Tacoma News Tribune announcing a public hearing before the City's Planning Commission regarding amendments to the Comprehensive Plan to designate a Regional Growth Center; and

WHEREAS, on January 6, 2010 the Planning Commission held a public hearing regarding the Regional Center Ad-Hoc Advisory Committee's recommendation and after duly considering the matter unanimously recommended the Ad-Hoc Committee's recommendation to the City Council; and

WHEREAS, on January 14, 2010 the proposed Comprehensive Plan amendments were sent to all affected local governments in Pierce County and the Puget Sound Regional Council, for review and comment; and



WHEREAS, on February 22, 2010, March 15, 2010; and April 19, 2010 the City Council held study sessions to review the proposed Comprehensive Plan amendments to designate a Regional Growth Center; and

WHEREAS, on April 6, 2010 the City Council held a public open house to solicit public comment regarding the proposed Comprehensive Plan Amendments; and

WHEREAS, the proposed Comprehensive Plan amendments are consistent with the County Wide Planning Policies and Vision 2040 the Regional Growth Strategy; and

WHEREAS, a SEPA Determination of Non-Significance (DNS) and adoption of existing environmental documents was issued on April 14, 2010 with the comment period ending on April 28, 2010; and

WHEREAS, the City Council has determined that amending the City of University Place Comprehensive Plan protect the public health, safety and welfare and complies with the Growth Management Act; NOW THEREFORE,


**THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES ORDAIN AS FOLLOWS:**

Section 1. University Place Comprehensive Plan Amendments June 1, 2010. The City of University Place Comprehensive Plan UPMC Title 16, is hereby amended as indicated in Exhibit "A" attached.

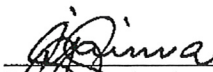
Section 2. Severability. If any section, sentence, clause or phrase of this Title shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Title.

Section 3. Publication and Effective Date. A summary of this ordinance, consisting of its title, shall be published in the official newspaper of the City. This ordinance shall be effective June 1, 2010.

**PASSED BY THE CITY COUNCIL ON MAY 17, 2010.**

  
Debbie Klosowski, Mayor

**ATTEST:**

  
Emily Genetia, City Clerk

**APPROVED AS TO FORM:**

  
Steve Victor, City Attorney

Date of Publication: 05/20/10  
Effective Date: 06/01/10

## **EXHIBIT A**

Add the following goals, policies and map to the City's Comprehensive Plan in support of the designated Regional Growth Center:

### **In Land Use Element**

#### **Goal LU8A**

Designate an area that includes existing commercial and multi-family zones along Mildred Street, between 19<sup>th</sup> and 27<sup>th</sup> Streets, along 27<sup>th</sup> Street between Mildred Street and Grandview Drive and along Bridgeport Way between Olympus Drive W and 5200 Block of Bridgeport Way West as a Regional Growth Center in University Place (see Map).

#### **Goal LU8B**

Seek a Candidate Regional Growth Center Designation from the Pierce County Regional Council, and if successful seek a Regional Growth Center Designation from the Puget Sound Regional Council that includes existing commercial and multi-family zones along Mildred Street, between 19<sup>th</sup> and 27<sup>th</sup> Streets, along 27<sup>th</sup> Street between Mildred Street and Grandview Drive and along Bridgeport Way between Olympus Drive W and the 5200 block of Bridgeport Way West.

#### **Policy LU8A**

Apply and implement applicable comprehensive plan goals and policies on growth and development in the City's Regional Growth Center Area including but not limited to those that address population, and employment growth, mixed uses and housing, transportation and utility infrastructure and creating a pedestrian friendly urban form.

**Discussion:** Existing goals and policies in various elements of the City's comprehensive plan are consistent with and embrace the same values and purposes as goals and policies for Regional Growth Centers contained in the Countywide Planning Policies and the Multi-County Planning Policies (VISION 2040). For example, comprehensive plan goals and policies encourage a mix of higher density residential, office, and retail uses in appropriate areas, subject to development and design standards; delivery of public facilities and services in a timely and fiscally responsible manner; a transportation network that supports high capacity transit, pedestrians and bicycles and design standards and incentives that serve to create vibrant, pedestrian friendly streetscapes that offer visual interest and helps create a sense of place.

### **In Transportation Element**

#### **Policy TR4F**

Within the Regional Growth Center, provide infrastructure and programs in support of high occupancy vehicle use, local transit, and regional high capacity transit and support non-motorized transportation.

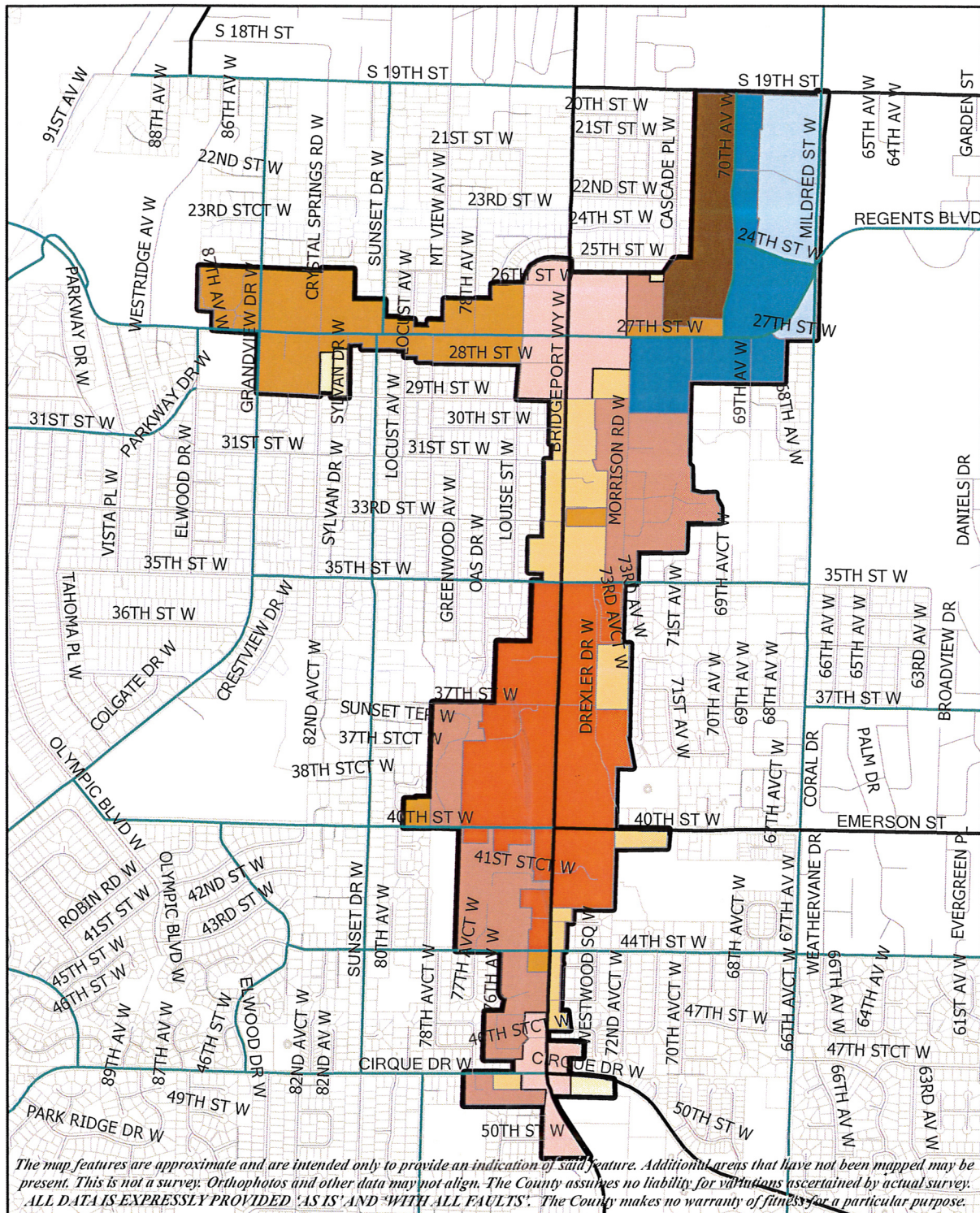
**Discussion:** Within the Regional Growth Center, mechanisms that can be used to limit the use of single occupancy vehicles and encourage transit use include limiting off-street parking spaces, establishing minimum and maximum parking requirements, offering commute trip reduction programs and other transportation demand management measures. Locating higher densities and intensities of use close to transit stops can create a core area to support transit and high occupancy vehicle use. Pursuing the development of several types of transit facilities (transit centers, bus pullouts, etc.) and establishing incentives for developers to provide transit and transportation demand management supportive amenities can further serve to encourage transit use.

In keeping with the design of Regional Growth Centers, the City should develop non-motorized transportation facilities and services including bicycle-friendly roadway design; wider outside lane or shared parking/bike lanes; bike-activated signals; covered, secure bicycle parking, bicycle racks; and pedestrian pathways. Allowing on-street parking within centers with narrow streetscapes will provide a buffer between moving traffic and pedestrians and provides common parking areas.



# Exhibit A

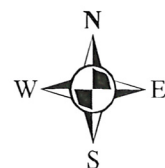
## Proposed Regional Growth Center Boundary



January 14, 2010

### ZONES

	Town Center		Light Industrial
	Commercial		Multifamily High
	Mixed Use		Multifamily
	Mixed Use - Office		Residential 1
	Neighborhood Commercial		Residential 2



## **Attachment B. Ratification in the Pierce County Countywide Planning Policies**

**Puget Sound Regional Council**

University Place Regional Designation Recommendation Report  
9/18/14



1 Sponsored by: Councilmember Rick Talbert  
2 Requested by: Executive/Planning and Land Services  
3  
4  
5  
6  
7

## 8 **ORDINANCE NO. 2011-35s**

9  
10  
11 **An Ordinance of the Pierce County Council Acknowledging its Approval of**  
12 **a Proposed Amendment to Designate Three New Candidate**  
13 **Regional Centers in the Pierce County Countywide Planning**  
14 **Policies as Recommended by the Pierce County Regional**  
15 **Council; Authorizing the Pierce County Executive to Execute**  
16 **Interlocal Agreements with the Cities and Towns of Pierce**  
17 **County to Ratify the Proposed Amendments; Amending**  
18 **Chapter 19D.240 of the Pierce County Code, "Pierce County**  
19 **Countywide Planning Policies," upon Ratification; and**  
20 **Adopting Findings of Fact.**  
21

22 **Whereas**, the Pierce County Regional Council (PCRC) was created in 1992 by  
23 interlocal agreement among the cities and towns of Pierce County and Pierce County  
24 Government (the County), and charged with responsibilities, including: serving as a  
25 local link to the Puget Sound Regional Council, promoting intergovernmental  
26 cooperation, facilitating compliance with the coordination and consistency requirements  
27 of the Growth Management Act (Chapter 36.70A. RCW) and the Regional  
28 Transportation Planning Organization (Chapter 47.80 RCW), and developing a  
29 consensus among jurisdictions regarding the development and modification of the  
30 Pierce County Countywide Planning Policies; and  
31

32 **Whereas**, the Pierce County Countywide Planning Policies (CPPs) are written  
33 policy statements which are to be used solely for establishing a countywide framework  
34 from which the County and municipal comprehensive plans are developed and adopted;  
35 and  
36

37 **Whereas**, the framework is intended to ensure that the County and municipal  
38 comprehensive plans are consistent; and  
39

40 **Whereas**, the County adopted its initial CPPs on June 30, 1992; and  
41

42 **Whereas**, six Regional Growth Centers were identified in the initial Pierce  
43 County CPPs; and  
44  
45



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Toni Fairbanks, Planning and Land Services X  
Pierce County Regional Council X  
Pierce County Growth Management Coordinating Committee X  
Ian Munce, City of Tacoma X  
Ryan Windish, City of Sumner X  
David Swindale, City of University Place X  
Al Rose, Executive Office X  
Keri Rooney, Executive Office X

9/8/2011 jms  
Date/initials

1       **Whereas**, the Pierce County CPPs were amended in 2009 to allow for a process  
2 to designate new Candidate Regional Centers; and

3  
4       **Whereas**, a local jurisdiction may submit a Candidate Center, as designated in  
5 the Pierce County CPPs, to the Puget Sound Regional Council for consideration to  
6 receive designation as a Regional Center through VISION 2040; and

7  
8       **Whereas**, the Cities of Sumner and Pacific submitted an application to the PCRC  
9 for designation of a Candidate Regional Industrial/Manufacturing Center; and

10  
11       **Whereas**, the City of Tacoma submitted an application to the PCRC for  
12 designation of a Candidate Regional Industrial/Manufacturing Center; and

13  
14       **Whereas**, the City of University Place submitted an application to the PCRC for  
15 designation of a Candidate Regional Growth Center; and

16  
17       **Whereas**, the Pierce County Growth Management Coordinating Committee  
18 (GMCC) is a technical subcommittee to the Pierce County Regional Council (PCRC),  
19 and the GMCC includes staff representatives from the County and the cities and towns  
20 within Pierce County; and

21  
22       **Whereas**, the GMCC reviewed the submitted applications for completeness and  
23 consistency with Pierce County Countywide Planning Policies; and

24  
25       **Whereas**, the GMCC recommended approval of the submitted applications to the  
26 PCRC at its January 27, 2011 meeting; and

27  
28       **Whereas**, the PCRC thought it was appropriate to allow jurisdictions to consider  
29 approval of the proposed Regional Centers independently; and

30  
31       **Whereas**, the PCRC, based upon the recommendation from the GMCC and its  
32 own discussions, recommended approval of the proposals in three separate motions at  
33 its March 17, 2011 meeting; and

34  
35       **Whereas**, amendments to the Pierce County Countywide Planning Policies must  
36 be adopted through amendment of the original interlocal agreement or by a new  
37 interlocal agreement ratified by 60 percent of member jurisdictions in Pierce County  
38 representing 75 percent of the total population; and

39  
40       **Whereas**, an Interlocal Agreement entitled "Amendments to the Pierce County  
41 Countywide Planning Policies" was developed for this purpose, and included the  
42 recommended amendments to the Pierce County Countywide Planning Policies as an  
43 attachment; and



1       **Whereas**, the Pierce County Planning Commission, at its May 24, 2011, regular  
2 public hearing, reviewed the proposed amendments to the Pierce County Countywide  
3 Planning Policies and recommended approval; and  
4

5       **Whereas**, an environmental review of the proposed amendments to the Pierce  
6 County Countywide Planning Policies was conducted pursuant to Chapter 43.21C and  
7 an Determination of Nonsignificance was issued on June 21, 2011; and  
8

9       **Whereas**, after a properly noticed public hearing, the Community Development  
10 Committee of the Pierce County Council considered oral and written testimony and  
11 forwarded its recommendation to the full County Council; and  
12

13       **Whereas**, the County Council held a public hearing on July 19, 2011, where oral  
14 and written testimony was considered; and  
15

16       **Whereas**, the County Council finds that it is in the public interest to authorize the  
17 Pierce County Executive to execute the interlocal agreement; **Now Therefore**,  
18

19       **BE IT ORDAINED by the Council of Pierce County:**  
20

21       Section 1. The Pierce County Council acknowledges its approval of the  
22 amendments to the Pierce County Countywide Planning Policies recommended by the  
23 Pierce County Regional Council, which are attached as Exhibit A and incorporated  
24 herein by reference.  
25

26       Section 2. The Pierce County Council authorizes the Pierce County Executive to  
27 execute the three Interlocal Agreements, attached as Exhibit B, Exhibit C and Exhibit D  
28 and incorporated herein by reference, thereby ratifying the attached amendments to the  
29 Pierce County Countywide Planning Policies and amending Chapter 19D.240 of the  
30 Pierce County Code as recommended by the Pierce County Regional Council.  
31  
32



1 Section 3. The Pierce County Council adopts Findings of Fact as shown in  
2 Exhibit E, which is attached and incorporated herein by reference.

3  
4 PASSED this 9<sup>th</sup> day of August, 2011.

5  
6 ATTEST:

PIERCE COUNTY COUNCIL

Pierce County, Washington

7  
8  
9  
10 Denise D. Johnson

11 Denise D. Johnson

12 Clerk of the Council

Roger Bush

Roger Bush

Council Chair

13  
14  
15  
16 Pat McCarthy

Pat McCarthy

Pierce County Executive

17  
18 Approved ☒ Vetoed ☐, this

19 16 day of August,  
20 2011.

21  
22 Date of Publication of

23 Notice of Public Hearing: June 22, 2011

24  
25 Effective Date of Ordinance: August 26, 2011





## **Attachment C. City Council Request for Regional Growth Center Designation**

**Puget Sound Regional Council**

University Place Regional Designation Recommendation Report  
9/18/14

## RESOLUTION NO. 701

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, REQUESTING THAT THE PUGET SOUND REGIONAL COUNCIL EXECUTIVE BOARD DESIGNATE A 465-ACRE AREA OF EXISTING COMMERCIAL AND MULTI-FAMILY ZONES ALONG MILDRED STREET, BETWEEN 19<sup>TH</sup> AND 27<sup>TH</sup> STREETS, ALONG 27<sup>TH</sup> STREET BETWEEN MILDRED STREET AND GRANDVIEW DRIVE AND ALONG BRIDGEPORT WAY WEST BETWEEN OLYMPUS DRIVE WEST AND THE 5200 BLOCK OF BRIDGEPORT WAY WEST AS THE UNIVERSITY PLACE REGIONAL GROWTH CENTER AND AUTHORIZE THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE PUGET SOUND REGIONAL COUNCIL AND EXECUTE ALL OTHER NECESSARY DOCUMENTS FOR SUCH PURPOSE.**

WHEREAS, the Pierce County Regional Council was created in 1992 by interlocal agreement among the cities and towns of Pierce County and Pierce County, and charged with responsibilities, including: serving as a local link to the Puget Sound Regional Council, promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act (Chapter 36.70A RCW) and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and developing a consensus among jurisdictions regarding the development and modification of the Countywide Planning Policies; and

WHEREAS, the Pierce County County-Wide Planning Policies (CPPs) are written policy statements which are to be used solely for establishing a countywide framework from which the County and municipal comprehensive plans are developed and adopted; and

WHEREAS, the framework is intended to ensure that the County and municipal comprehensive plans are consistent as required by the Growth Management Act; and

WHEREAS, on June 30, 1992, the Pierce County Council adopted the initial CPPs; and

WHEREAS, six Regional Growth Centers were identified in the initial CPPs; and

WHEREAS, the Puget Sound Regional Council adopted VISION 2040 the Regional Growth Strategy in April 2008 that aims to distribute future population and employment growth into urban areas and within urban areas into designated Regional Growth Centers; and

WHEREAS, the Pierce County CPPs were amended in October 2009 to include a process to designate new Candidate Regional Centers; and

WHEREAS, in anticipation of a process for center designation on August 3, 2009, the City Council adopted Resolution 619 appointing nine citizens to the Regional Growth Center Ad-Hoc Advisory Committee to formulate recommendations regarding a Regional Growth Center designation; and

WHEREAS, the Regional Growth Center Ad-Hoc Advisory Committee conducted five public meetings between August and November 2009 before making a recommendation to the City's Planning Commission to designate a 465-acre area as a Regional Growth Center and to amend the Comprehensive Plan to add a goal and two policies to support the Regional Growth Center's implementation; and

WHEREAS, on December 21, 2009 the City published notice in the Tacoma News Tribune announcing a public hearing before the City's Planning Commission regarding amendments to the Comprehensive Plan to designate a Regional Growth Center; and

WHEREAS, on January 6, 2010 the Planning Commission held a public hearing regarding the Regional Growth Center Ad-Hoc Advisory Committee's recommendation, and after duly considering the matter, unanimously recommended the Ad-Hoc Committee's recommendation to the City Council; and

WHEREAS, on February 22, 2010; March 15, 2010; and April 19, 2010 the City Council held study sessions to review the proposed Comprehensive Plan amendments to designate a Regional Growth Center; and

WHEREAS, on April 6, 2010 the City Council held a public open house to solicit public comment regarding the proposed Comprehensive Plan Amendments; and

WHEREAS, on May 17, 2010 the City Council adopted amendments to the Comprehensive Plan establishing a Regional Growth Center Area and policies for its development including directing the City to seek designation as a Regional Growth Center; and

WHEREAS, in accordance with the process to designate new Candidate Regional Growth Centers, the City of University Place submitted an application for candidate regional growth center designation in June 2010; and

WHEREAS, the Pierce County Growth Management Coordinating Committee (GMCC) reviewed and recommended approval of the University Place Candidate Regional Growth Center to the Pierce County Regional Council (PCRC); and

WHEREAS, the Pierce County Transportation Coordinating Committee (TCC) reviewed and recommended approval of the University Place Candidate Regional Growth Center to the Pierce County Regional Council (PCRC); and

WHEREAS, the PCRC, based upon the recommendations of the GMCC, TCC and its own discussions, recommended approval of the proposed University Place Candidate Regional Growth Center on March 17, 2011; and

WHEREAS, on August 9, 2011 the Pierce County Council adopted Ordinance No 2011-35s acknowledging its approval of the proposed Countywide Planning Policy amendments to designate the University Place Candidate Regional Growth Center and authorized the County Executive to execute interlocal agreements with the cities and towns of Pierce County in order to ratify the proposed amendments; and

WHEREAS, amendments to the Pierce County Countywide Planning Policies must be adopted through amendment of the original interlocal agreement ratified by sixty percent of the jurisdictions in Pierce County representing seventy-five percent of the total population; and

WHEREAS, an Interlocal Agreement entitled Amendments to the Pierce County Countywide Planning Policies was developed for this purpose, and includes the recommended amendments to the Pierce County Countywide Planning Policies; and

WHEREAS, the Interlocal entitled Amendments to the Pierce County Countywide Planning Policies has been ratified by sixty percent of the jurisdictions in Pierce County representing seventy-five percent of the total population; and

WHEREAS, the City Council of University Place finds that, having completed the necessary steps for designation of a candidate regional growth center, it is in the public interest to request that the Puget Sound Regional Council Executive Board designate the University Place Regional Growth Center and authorize the City Manager to submit an application to the Puget Sound Regional Council and to execute all other necessary documentation for that purpose.

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

Section 1. University Place Regional Growth Center: The City of University Place does hereby request that the Puget Sound Regional Council Executive Board designate a 465-acre area of existing commercial and multi-family zones along Mildred Street, between 19<sup>th</sup> and 27<sup>th</sup> streets, along 27<sup>th</sup> Street between Mildred Street and Grandview Drive and along Bridgeport Way between Olympus Drive West and the 5200 block of Bridgeport Way West as the University Place Regional Growth Center.

Section 2. Authorization: The City Manager is hereby authorized to submit an application to the Puget Sound Regional Council for designation of the University place Regional Growth Center and to execute all other necessary documentation in accordance with the appropriate procedures.

Section 3. Effective Date. This Resolution shall be effective immediately upon signing.

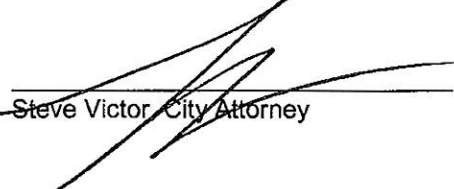
**ADOPTED BY THE CITY COUNCIL ON SEPTEMBER 17, 2012.**

  
\_\_\_\_\_  
Ken Grassi, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Emelita Genetia, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Steve Victor, City Attorney