

**UNIVERSITY PLACE CITY COUNCIL
Regular Council Meeting
Monday, September 15, 2025, 6:30 p.m.**



Note: Times are approximate and subject to change.

PUBLIC NOTICE

The University Place City Council will hold its scheduled meetings to ensure essential city functions continue. Members of the public can attend and participate in a Council meeting in the following manners:

- In-person at the City Council Chambers at 3609 Market Place West, Third Floor;
- Watch live broadcast on University Place Television, Lightcurve (formerly Rainier Connect) Channel 12 or Comcast Channel 21 (SD) or 321 (HD);
- Watch live broadcast on the City's YouTube channel www.YouTube.com/UniversityPlaceTV;
- Watch live broadcast on the City's website www.cityofup.com/398/City-Council-Meetings;
- Listen by telephone by dialing 1 509-342-7253 United States, Spokane (Toll), Conference ID: 642 821 626#; or
- Attend virtually by clicking this hyper-link: [Click here to join the meeting](#).

How to participate in Public Comment and public testimony on Public Hearings:

- In-person at the City Council Chambers.
- Written comments are accepted via email. Comments should be sent to the City Clerk at Egenetia@cityofup.com. Comments received up to one hour (i.e., 5:30 p.m.) before the meeting will be provided to the City Council electronically.
- Participation by telephone. Call the telephone number listed above and enter the Conference ID number. Once the Mayor calls for public comment, use the "Raise Hand" feature by pressing *5 on your phone. Your name or the last four digits of your phone number will be called out when it is your turn to speak. Press *6 to un-mute yourself to speak.
- Participation by computer. Join the meeting virtually by clicking on the hyper-link above. Turn off your camera and microphone before you press "Join Now." Once the Mayor calls for public comment, use the "Raise Hand" icon on the Microsoft Teams toolbar located at the top of your screen. Your screen name will be called out when it is your turn to speak. Turn on your camera and microphone (icon located at the top of your screen) to unmute yourself. Once you are done, turn off your camera and microphone.

In the event of technical difficulties, remote public participation may be limited.

AGENDA

- 6:30 pm 1. **CALL REGULAR MEETING TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE – Councilmember Boykin**
4. **APPROVAL OF AGENDA**
- 6:35 pm 5. **PUBLIC COMMENTS**
- 6:40 pm 6A. – **CONSENT AGENDA**
- 6E. **Motion: Approve or Amend the Consent Agenda as Proposed**

The Consent Agenda consists of items considered routine or have been previously studied and discussed by Council and for which staff recommendation has been prepared. A Councilmember may request that an item be removed from the Consent Agenda so that the Council may consider the item separately. Items on the Consent Agenda are voted upon as one block and approved with one vote.

- A. Approve the minutes of the September 2, 2025 Council meeting as submitted.
- B. Receive and File: Claims dated 08/18/25, 08/22/25, 08/26/25, and 08/29/25.
- C. Authorize the City Manager to execute an Interlocal Agreement, substantially in the form attached hereto, with the University of Washington pursuant to Chapter 39.34 of the Revised Code of Washington.
- D. Authorize the City Manager to execute an agreement with Avidex Industries, LLC for the City Council Chambers audio-visual system project in the amount of Two Hundred Twenty-Four Thousand One Hundred Ninety-Two Dollars and Twenty-Four Cents (\$224,192.24).

7. **27TH STREET BUSINESS DISTRICT PLAN**

• **Staff Report** • **Public Comment** • **Council Consideration**

8. **CITY MANAGER & COUNCIL COMMENTS/REPORTS** - (Report items/topics of interest from outside designated agencies represented by Council members, e.g., AWC, PRSC, Pierce Transit, RCC, etc., and follow-ups on items of interest to Council and the community.)

STUDY SESSION – (At this time, the Council will have the opportunity to study and discuss business issues with staff prior to its consideration. Citizen comment is not taken at this time; however, citizens will have the opportunity to comment on the following item(s) at future Council meetings.)

9. **UP REFUSE FRANCHISE AGREEMENT AMENDMENT**

10. **PARKS, RECREATION AND OPEN SPACE PLAN AMENDMENT**

11. **ARTS COMMISSION**

12. **ADJOURNMENT**

American Disability Act (ADA) Accommodations Provided Upon Advance Request
Call the City Clerk at 253-566-5656

APPROVAL OF CONSENT AGENDA

**CITY OF UNIVERSITY PLACE
DRAFT MINUTES
Regular Meeting of the City Council
Tuesday, September 2, 2025**

1. CALL REGULAR MEETING TO ORDER

Mayor Figueroa called the Regular Meeting to order at 6:30 p.m.

Mayor Figueroa read Councilmember Steve Worthington's formal resignation letter, announcing his departure from the University Place City Council effective August 30, 2025. He noted that there will be an event to honor him.

2. ROLL CALL

Roll call was taken by the City Clerk as follows:

Councilmember Boykin	Present
Councilmember McCluskey	Excused
Councilmember Flemming	Present
Councilmember Grassi	Present
Mayor Pro Tem Wood	Present
Mayor Figueroa	Present

Staff Present: City Manager Sugg, City Attorney Kaser, Public Works Director Ecklund, Administrative Community and Economic Development Director Briske, Police Chief Burke, Business Outreach Liaison Metcalf, Deputy City Clerk Highlan, and City Clerk Genetia.

3. PLEDGE OF ALLEGIANCE

Councilmember Grassi led the Council in the Pledge of Allegiance.

4. APPROVAL OF AGENDA

MOTION: By Mayor Pro Tem Wood, seconded by Councilmember Flemming, to approve the agenda.

The motion carried.

5. PUBLIC COMMENTS – The following individual provided comments: Jim Stevens, 9723 60th Street Court West.

6. CONSENT AGENDA

MOTION: By Mayor Pro Tem Wood, seconded by Councilmember Flemming, to approve the Consent Agenda as follows:

- A.** Approve the minutes of the 08/04/25 Council meeting as submitted.
- B.** Receive and File: Payroll for period ending 07/31/25 and 08/15/25; and Claims dated 08/07/25, 08/08/25, and 08/15/25.
- C.** Receive and File: Pierce County Proclamation re: University Place 30th Anniversary Day.
- D.** Authorize the City Manager to execute a Sponsorship Agreement with UP for Art substantially in the form attached hereto.
- E.** Authorize the City Manager to execute Amendment No. 2 to the Lease Agreement with Sunak MM, LLC.
- F.** Authorize the City Manager to execute the Participation Agreement and Allocation Agreement for participation by the City of University Place in the Opioid Settlement with Purdue Pharma, Sackler, and eight generic opioid manufacturers reached by the Washington State Attorney General.

- G. Authorize the City Manager to approve a final billing amount of \$56,145.00 to be paid from the Parks CIP budget.

The motion carried.

PUBLIC HEARING AND COUNCIL CONSIDERATION

7. SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN UPDATE

Staff Report - Public Works Director Ecklund presented the annual update to the City's Six-Year Transportation Improvement Plan (TIP), detailing key infrastructure projects scheduled for 2026 to 2031. The primary changes to the TIP include the following:

- The Day Island Spit Road project has been added (Project 4)
- The 35th Street Phase 1 project has been removed
- The 35th Street Phase 2 project has been removed
- The 67th Avenue Phase 2 project has been removed
- The Grandview Intersection (36th St Roundabout) project has been removed
- Funding statuses have been updated to reflect recent grant awards:
 - Project 6 – Chambers Creek Road Roundabout
 - Project 12 – 67th Avenue Phase 3
 - Project 14 – 40th Street Phase 3
- Project schedules and costs have been updated

State law requires the City to adopt and update this Plan annually. Approval of the Six-Year Transportation Plan does not commit the City to any financial expenditure. Rather, each project will be reviewed individually by the City Council in each relevant budget cycle as a component of the Capital Improvement Plan. Approval of the Six-Year Transportation Plan, however, does create eligibility for the City to apply for various grant opportunities. Many grant funding sources require a project to appear in the City's TIP to be eligible. In addition, the TIP provides an indication to other jurisdictions of the City's planning direction for transportation needs.

Public Comment – None.

Council Consideration – **MOTION:** By Mayor Pro Tem Wood, seconded by Councilmember Flemming, to adopt a Resolution amending the Six-Year Transportation Improvement Plan for years 2026 to 2031.

The motion carried. (RESOLUTION NO. 1070)

8. CITY MANAGER AND COUNCIL COMMENTS/REPORTS

City Manager Sugg acknowledged the recent success of a community event, highlighting that it was made possible through the collaborative efforts and hard work of a committed team, Council's support, and the participation of contractors and vendors whose contributions were part of the event.

Councilmember Grassi recognized University Place School District educators for their dedication and community impact. She stressed the importance of school zone safety amid student returns and city construction. Grassi thanked staff for organizing the City's 30th Birthday celebration and highlighted other vibrant summer events. She also announced the Inclusive Playground ribbon-cutting, commending Public Works Director Ecklund, the Parks team, and community members for their contributions.

Councilmember Flemming reported that the Pierce County Regional Council did not meet. He praised the City's 30th Birthday celebration as a major success, likening its impact to incorporation day and suggesting it become an annual tradition. He highlighted the City's growth and affirmed it is "open for business." Though he missed the Inclusive Playground ribbon-cutting, he expressed admiration for the project. Councilmember Flemming also acknowledged Mr. Stevens' concerns and stressed the importance of responsive City leadership.

Mayor Pro Tem Wood attended the Asia Pacific Cultural Center grand opening, praising its celebration of Pacific and Asian communities. He represented the City with Mayor Figueroa at the 16th Combat Aviation Brigade Ball, highlighting the strong City-Brigade partnership. He also joined National Night Out, commending its role in community building and thanking City staff, especially the Police Department. Mayor Pro Tem Wood updated the Council on the Alliance for Sustainable Climate Action and concluded by congratulating the City on its 30th anniversary, expressing pride in being part of the community.

Councilmember Boykin represented the City in statewide coordination for the upcoming World Cup and missed the National Night Out due to attending the Association of Washington Cities' budget workshop. He acknowledged Councilmember Worthington's resignation with appreciation for his service. Boykin also attended the Inclusive Playground ribbon-cutting, highlighting Councilmember Grassi's remarks on inclusivity. He praised the City's commitment to family-friendly events and emphasized positioning University Place as a welcoming and vibrant community.

Mayor Figueroa attended the NATOA Conference, highlighting concerns over declining cable revenue and its effect on city budgets. He attended the 25th anniversary of Bridgeport Place Assisted Living, offering remarks and greeting attendees. Reflecting on the City's 30th Birthday celebration, he emphasized public safety and shared positive community feedback, commending Councilmembers Grassi and Boykin for their hosting. He praised Mayor Pro Tem Wood and the Council's strong presence at the 16th CAB events for enhancing University Place's reputation. During National Night Out, he visited 7–8 neighborhoods, receiving enthusiastic responses and noting strong civic engagement. Lastly, he proposed sending a thank-you letter to West Pierce Fire & Rescue for their ongoing partnership and support.

The Council approved the following proclamation/recognition requests: Indigenous Peoples Day, Native American Heritage Month, Sidney Davis and Bridgeport Place Assisted Living and Memory Care's 25th Anniversary.

STUDY SESSION

9. PARKING METER REPORT

Public Works Director Ecklund presented a detailed update on the Market Place parking meter program. He reported an average occupancy rate of just over 60% and a compliance rate of 33%. The program targets a maximum occupancy of 75% to promote turnover and support local businesses. Data was collected through random observations between 11:30 a.m. and 4:30 p.m. over several months. A financial analysis comparing sales tax data from January to May in 2024 and 2025 revealed an 8% increase in sales tax revenue along Market Place, despite a citywide decline. Since the program's launch, parking meters have generated approximately \$28,000 in total revenue, with net revenue just over \$5,000 after deducting transaction fees from the payment app and credit card processing. Director Ecklund emphasized that the program's primary goal is parking management, not revenue generation. Enforcement has been lenient so far, with around 600 warnings issued—some to repeat offenders. To improve compliance, the City plans to begin issuing fines of \$25 per violation.

Discussion followed with regards to cost recovery plan for the initial installation cost; enforcement and turnover; business and community feedback, parking meter program public communication; and parking meter program review.

10. ECONOMIC DEVELOPMENT REPORT/UPDATE

Community and Economic Development Director Briske and Business Outreach Liaison Metcalf delivered a comprehensive update on the business landscape in University Place. Ms. Metcalf highlighted the city's impressive growth, noting that the number of businesses increased from 706 in 2005 to 1,730 by the first quarter of 2025, representing a 63% growth since 2011. Home-based businesses now make up 56% of all business licenses. The transition to a state-managed licensing system has enhanced both reporting accuracy and compliance. During the COVID-19 pandemic, University Place saw a surge in new business licenses, with over 400 issued between 2020 and 2021, largely driven by home-based startups. A temporary state moratorium on automatic license terminations led to inflated license counts until 2022.

City-issued grants played a vital role in helping businesses weather the pandemic, with most closures affecting businesses that were already struggling beforehand. In terms of sector growth, healthcare and social services now represent the largest segment of the local economy, with miscellaneous health services leading among subcategories. Construction and retail trade have also shown notable expansion. Currently, there are 74 licenses in the accommodation and food services sector, including 43 full-service or limited-service restaurants. This figure excludes specialty shops and grocery store dining areas. The City is exploring the idea of publishing a restaurant directory on its website and distributing it to local medical offices to promote dining options. Business outreach efforts include welcome emails to newly licensed businesses, exit surveys for those terminating licenses, and offers of ribbon-cutting ceremonies and other support services.

Discussion followed with regards to revenue/sales tax derived from businesses; a proposal to conduct more frequent and proactive surveys to gather input from businesses before they close; clarification on licensing rules, including monetary thresholds and exceptions for different types of business activities; licensing for charging stations; regulations for home-based businesses; guidelines for food truck operations; and peddler permit application, enforcement, public safety and education.

11. ADJOURNMENT - The meeting adjourned at 8:46 p.m. No other action was taken.

Submitted by,

Emy Genetia
City Clerk

AGENDA

08-29-25 CHECK RUN WIRES
CITY OF UNIVERSITY PLACE

Check Run Date: 08-29-2025

WIRES: WIRE # 072925

Claims Approval

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of University Place, and that I am authorized to authenticate and certify to said claim.

I also certify that the following list of checks were issued to replace previously issued checks that have not been presented to the bank for payment. The original check was voided and a replacement check issued.

Wire #	Vendor #	Vendor	Invoice	Document	Description	Invoice Net	Due Date
72925	100136	<u>WA STATE TREASURER</u>	072925	<u>37</u>	MINOR WORK PERMIT/RENEWAL	\$5.00	08/28/2025

Auditing Officer:


Stephen Sugg (Sep 2, 2025 15:38:59 PDT)

Sept 02, 2025

Date: _____

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 999-00-000-000000-NO-1001-

FOR: Cleared and Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
47928014	07/25/2025	WIRE	100136 WA STATE TREASURER	5.00			
			1 CHECKS CASH ACCOUNT TOTAL	5.00	.00		

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
1 CHECKS	FINAL TOTAL	5.00	.00

** END OF REPORT - Generated by Jennifer Robinson **

City of University Place - EERP ~WA 532



ACCOUNTS PAYABLE CHECK RUN REPORT

DATE: 08/18/2025
CHECK RUN: 081825P
AMOUNT: 565,870.29

AUDITING OFFICER'S CERTIFICATION

I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered, or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the City of University Place, and that I am authorized to authenticate and certify to said claim.


Stephen Sugg (Sep 2, 2025 15:38:59 PDT)

Authorized Signature

Vendor #	Vendor	Invoice	Document	Voucher	PO	Description	Type	Invoice Net	Due Date
100292	REED TRUCKING & EXCAVATING INC	9	63		218021	JUL25/35TH ST PH2 IMPROV PROJ/#9	INV	\$565,870.29	09/04/2025

City of University Place - EERP ~WA 532



ACCOUNTS PAYABLE CHECK RUN REPORT

DATE: 08/22/2025

CHECK RUN: 082125

AMOUNT: 85,827.88

AUDITING OFFICER'S CERTIFICATION

I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered, or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the City of University Place, and that I am authorized to authenticate and certify to said claim.


Stephen I. Sugg (Sep 2, 2025 15:38:59 PDT)

Authorized Signature

Vendor #	Vendor	Invoice	Document	Voucher	PO	Description	Type	Invoice Net	Due Date
100000	ALARM WORKS NW	30376	231		218194	AUG25/ALARM MONITORING	INV	\$310.48	09/30/2025
100000	ALARM WORKS NW	29957	274		218194	MAY25/ALARM MONITORING	INV	\$310.48	05/31/2025
100327	AMAZON CAPITAL SERVICES	1N1R-DNTC-4GNQ	68			RECHARGEABLE HEADLAMP	INV	\$174.56	09/03/2025
100327	AMAZON CAPITAL SERVICES	1FWK-1QXQ-3D4L	125			CREDIT/INV#1R3P-1QVK-1JGG/SHIPPING CREDIT	CRM	(\$6.33)	08/20/2025
100327	AMAZON CAPITAL SERVICES	1J33-K39V-YX43	126			GLOW STICKS/GIVEAWAYS	INV	\$297.00	09/03/2025
100567	ASTLEY, JOEL	9258	263		218463	ENTERTAINMENT/ORCHARD BAND/JUL31	INV	\$600.00	07/05/2025
100707	BRANK'S BBQ AND CATERING	02	258			FOOD TRUCK REIMBURSEMENT/STAFF MEALS	INV	\$144.23	08/09/2025
100146	CDW.GOVERNMENT, INC.	AF1J67P	235			CANON DOCUMENT SCANNER	INV	\$444.76	08/21/2025
100413	CINTAS	5285116209	287		218070	FIRST AID/AED SUPPLIES/CITY HALL	INV	\$93.77	09/06/2025
100413	CINTAS	5285332102	291		218070	FIRST AID/AED SUPPLIES/PW SHOP	INV	\$122.50	09/07/2025
100094	CONSOLIDATED ELECTR.DIST.CORP.	8541-1089009	280		20250021	ELECTRICAL EQUIPMENT - ELECTRICAL CORDS	INV	\$978.07	09/03/2025
100224	COPIERS NORTHWEST	INV3043816	109		218231	JUL01-JUL31/OVERAGE CHARGE	INV	\$78.36	08/30/2025
100632	CRITICAL INSIGHT, INC.	INV4449	169		218374	IT POLICY AND INCIDENT RESPONSE PLAN DVLPT	INV	\$5,961.23	08/27/2025
100134	DELL MARKETING L.P.	1082895813	233		218547	DELL PRO 24 AIO/DESKTOP COMPUTER	INV	\$17,023.21	09/03/2025
100134	DELL MARKETING L.P.	10828147772	129		218542	DELL PRO 27 PLUS MONITOR	INV	\$2,442.79	08/29/2025
100700	DUFRESNE, MARK	2418	266		218465	MOTS BAND/JUL31	INV	\$800.00	07/05/2025
100027	HOLROYD COMPANY, INC.	444254	236		218456	CRUSHED ROCK	INV	\$1,986.95	07/25/2025
100027	HOLROYD COMPANY, INC.	444170	237		218456	CRUSHED ROCK	INV	\$1,990.32	07/24/2025
100027	HOLROYD COMPANY, INC.	446204	254			BLDG SAND	INV	\$176.71	09/05/2025
100027	HOLROYD COMPANY, INC.	445751	73		218486	SUPPLIES/CIRQUE PARK	INV	\$3,212.21	08/27/2025
100027	HOLROYD COMPANY, INC.	446524	268			BLDG SAND	INV	\$70.68	09/12/2025
100307	JANET LYNN RAYOR	202541	259		218461	PERFORMER/JUL23/JUL30	INV	\$800.00	08/22/2025
100307	JANET LYNN RAYOR	202546	260		218461	PERFORMER/AUG06/AUG13	INV	\$800.00	09/05/2025
100307	JANET LYNN RAYOR	202547	261		218461	PERFORMER/TWISTED CIDER/MOVIE IN THE PARK	INV	\$1,000.00	08/25/2025
100423	KRISTA WHITE SWAIN	JUL25	117		218217	JUL25/PROSECUTORIAL SERVICES	INV	\$9,000.00	08/30/2025
100704	MEDINA ENTERTAINMENT RESOURCES	072325	257		218474	MOTS BAND/JUL 23	INV	\$1,200.00	05/08/2025
100250	MERRY MAKERS INC	38445725	53		218281	EVENT ATTRACTION RENTALS/MOVIE IN THE PARK	INV	\$2,377.92	04/02/2025
100112	NORTHWEST STEEL AND PIPE	1118906	95		218487	STEEL TUBING MATERIALS/ADA RAMP HANDRAIL	INV	\$2,542.12	07/26/2025
100009	PIERCE COUNTY BUDGET & FINANCE	CI-372943	137		218075	2025 PCRC MEMBERSHIP DUES	INV	\$954.65	08/31/2025
100159	PRINT NW LLC	D44056101	165		218502	JUNE 2025/BETWEEN THE LINES	INV	\$4,431.07	08/09/2025
100159	PRINT NW LLC	W44252801	313		218548	HORIZONTAL BANNERS/30TH BDAY BASH	INV	\$1,095.63	09/06/2025
100706	SCIACCA, MATTHEW	12330	267		218488	ORCHARD BAND/AUG14	INV	\$800.00	05/23/2025
100491	SOFTRESOURCES LLC	5452	178		218237	JUL25/ERP PROJECT MANAGEMENT	INV	\$19,687.50	08/31/2025
100523	STARVIN MARVIN LLC	202508071	265			FOOD TRUCK MEAL REIMBURSEMENT/STAFF MEALS	INV	\$30.28	09/06/2025
100633	STREAMLINE IMAGING LLC	42632	179		218220	JUL25/RELATIVITY USERS/DATA STORAGE	INV	\$1,744.00	09/03/2025
100606	TARA ALISHIO	029	98		218154	JUL25/PLANNING/PREPRODUCTION/CITY EVENTS	INV	\$1,905.00	09/02/2025
100054	UNITED RENTALS (NORTH AMERICA), INC.	250718963-001	140			TRIPOD/LIFE LINE RESCUER	INV	\$247.73	08/21/2025

\$85,827.88

City of University Place - EERP ~WA 532

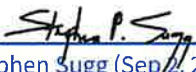


ACCOUNTS PAYABLE CHECK RUN REPORT

DATE: 08/26/2025
CHECK RUN: 082625
AMOUNT: 21,305.38

AUDITING OFFICER'S CERTIFICATION

I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered, or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the City of University Place, and that I am authorized to authenticate and certify to said claim.


Stephen Sugg (Sep 2, 2025 15:38:59 PDT)
Authorized Signature

[illegible]

City of University Place - EERP ~WA 532



ACCOUNTS PAYABLE CHECK RUN REPORT

DATE: 08/29/2025
CHECK RUN: 082925
AMOUNT: 797,854.02

AUDITING OFFICER'S CERTIFICATION

I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered, or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the City of University Place, and that I am authorized to authenticate and certify to said claim.


Stephen Sugg (Sep 2, 2025 15:38:59 PDT)
Authorized Signature

Vendor #	Vendor	Invoice	Document	Voucher	PO	Description	Type	Invoice Net	Due Date
100282	ABM ON SITE SERVICES	10000392464	273			MEETING CLEAN UP/SET UP	INV	\$371.53	09/03/2025
100000	ALARM WORKS NW	30104	275		218194	JUN25/ALARM MONITORING	INV	\$310.48	07/01/2025
100000	ALARM WORKS NW	30232	276		218194	JUL25/ALARM MONITORING	INV	\$310.48	07/31/2025
100327	AMAZON CAPITAL SERVICES	16GV-PWHV-1G9M	278			GATE VALVE	INV	\$337.21	09/17/2025
100327	AMAZON CAPITAL SERVICES	193W-HW7J-3LV1	279			PENS	INV	\$32.17	09/17/2025
100327	AMAZON CAPITAL SERVICES	1WKJ-YDCT-YDPJ	91			OFFICE SUPPLIES	INV	\$69.54	09/03/2025
100226	BUD CLARY FORD/HYUNDAI	3SA248x A248	318		218272	2025 FORD F250 PICKUP TRUCK STREET/SWM MAINT	INV	\$62,646.53	09/05/2025
100113	BUNCE DBA AMERICAN PARTY PLACE	427250-5	282		218291	EVENT RENTALS/MOTS	INV	\$3,257.58	09/17/2025
100113	BUNCE DBA AMERICAN PARTY PLACE	427251-5	252		218291	EVENT RENTALS/MOTS	INV	\$3,257.58	09/13/2025
100023	BUNCE RENTAL, INC.	442404-1	283			CONCRETE MIXING DRUM	INV	\$346.34	09/17/2025
100212	C.C.'S CLASSY CHASSIS INC.	W-2454	357			JUL25/EXTERIOR WASH	INV	\$26.01	08/30/2025
100273	CANON FINANCIAL SERVICES	41616219	269		218187	AUG25/PRINTER LEASE/BAKS04835	INV	\$102.50	09/11/2025
100273	CANON FINANCIAL SERVICES	41616223	271		218192	AUG25/COPIER LEASE/SN: 35V07034	INV	\$220.66	09/11/2025
100446	CARRIE STALDER	148	366		218457	PRETSELS AND CIDER/TWISTED CIDER RUN	INV	\$4,954.50	06/28/2025
100146	CDW.GOVERNMENT, INC.	AF5R89Q	285			ADO ACROBAT PRO	INV	\$94.97	09/17/2025
100002	CITY OF TACOMA	100101783	286			LIGHTS/5520 GRANDVIEW DR W	INV	\$33.42	09/10/2025
100002	CITY OF TACOMA	100109710	288			LIGHTS/8902 40TH ST W	INV	\$15.07	09/02/2025
100002	CITY OF TACOMA	100360178	289			SIGNAL/3900 GRANDVIEW DR W	INV	\$10.57	09/02/2025
100002	CITY OF TACOMA	100360066	290			SIGNAL/3850 GRANDVIEW DR W	INV	\$10.57	09/02/2025
100002	CITY OF TACOMA	100360059	292			SIGNAL/3800 GRANDVIEW DR W	INV	\$10.57	09/02/2025
100002	CITY OF TACOMA	100664580	293			WATER/6000 GRANDVIEW DR W	INV	\$1,702.16	08/28/2025
100002	CITY OF TACOMA	100664578	294			WATER/5300 GRANDVIEW DR W	INV	\$2,249.60	08/28/2025
100002	CITY OF TACOMA	100905391	295			LIGHTS/9313 56TH ST W	INV	\$38.28	08/28/2025
100002	CITY OF TACOMA	100984717	296			LIGHTS/2210 MILDRED ST W	INV	\$49.33	09/02/2025
100002	CITY OF TACOMA	1000057075	297			SIGNAL & LIGHTS/4100 GRANDVIEW DR W	INV	\$22.48	09/10/2025
100002	CITY OF TACOMA	100679491	298			LIGHTS/8002 40TH ST W	INV	\$51.56	08/29/2025
100002	CITY OF TACOMA	100669141	299			WATER/3500 GRANDVIEW DR W	INV	\$582.83	08/29/2025
100002	CITY OF TACOMA	101096891	300			WATER/2140 BP WAY W	INV	\$808.13	08/29/2025
100002	CITY OF TACOMA	100077151	301			SIGNAL/4000 OLYMPIC BLVD W	INV	\$12.61	09/10/2025
100002	CITY OF TACOMA	100808957	238			WATER/7607 27TH ST W	INV	\$89.72	08/27/2025
100002	CITY OF TACOMA	100176036	239			LIGHTS/2695 GRANDVIEW DR W	INV	\$16.11	09/02/2025
100002	CITY OF TACOMA	100401273	240			LIGHTS/8420 20TH ST W	INV	\$15.70	09/02/2025
100002	CITY OF TACOMA	100077129	241			SIGNAL/2701 GRANDVIEW DR W	INV	\$25.94	09/02/2025
100002	CITY OF TACOMA	100820972	242			LIGHTS/2700 SUNSET DR W	INV	\$92.46	08/27/2025
100002	CITY OF TACOMA	100092335	243			LIGHTS/3050 BP WAY W	INV	\$89.46	09/02/2025
100002	CITY OF TACOMA	100808955	244			WATER/8235 27TH ST W	INV	\$257.06	09/02/2025
100002	CITY OF TACOMA	100057089	245			LIGHTS & SIGNAL/2700 BP WAY W	INV	\$175.84	09/02/2025
100002	CITY OF TACOMA	100488528	246			LIGHTS & SIGNAL/6701 REGENTS BLVD W	INV	\$60.77	09/02/2025
100002	CITY OF TACOMA	100668521	247			WATER/3000 BP WAY W	INV	\$388.09	08/27/2025
100002	CITY OF TACOMA	100672520	248			LIGHTS/2208 GRANDVIEW DR W	INV	\$54.05	09/02/2025
100002	CITY OF TACOMA	100125363	249			LIGHTS/6817 27TH ST W	INV	\$20.09	09/02/2025
100002	CITY OF TACOMA	100668524	250			WATER/4999 ALAMEDA AVE W	INV	\$0.01	09/02/2025
100002	CITY OF TACOMA	101031174	251			LIGHTS/6706 24TH ST W	INV	\$57.76	09/02/2025
100002	CITY OF TACOMA	101010515	284			LIGHTS/7106 27TH ST W	INV	\$75.42	09/02/2025
100002	CITY OF TACOMA	100077140	367			SIGNAL/2900 GRANDVIEW DR W	INV	\$10.57	09/12/2025
100002	CITY OF TACOMA	100072286	368			SIGNAL/8501 40TH ST W	INV	\$10.57	09/12/2025
100002	CITY OF TACOMA	1000772268	369			SIGNAL/8901 40TH ST W	INV	\$10.57	09/12/2025
100002	CITY OF TACOMA	100072254	370			SIGNAL/8417 40TH ST W	INV	\$10.57	09/12/2025
100002	CITY OF TACOMA	101006142	371			LIGHTS/2299 BP WAY W	INV	\$83.96	09/11/2025

100002	CITY OF TACOMA	101006141	372	LIGHTS/2698 BP WAY WEST	INV	\$56.35	09/11/2025
100002	CITY OF TACOMA	100344745	373	POWER/6810 CIRQUE DR W	INV	\$36.03	09/12/2025
100002	CITY OF TACOMA	100089583	374	LIGHTS/4016 GRANDVIEW DR W	INV	\$15.07	09/12/2025
100002	CITY OF TACOMA	100089578	375	LIGHTS/4116 GRANDVIEW DR W	INV	\$30.14	09/12/2025
100002	CITY OF TACOMA	100089560	376	LIGHTS/4317 GRANDVIEW DR W	INV	\$40.18	08/29/2025
100002	CITY OF TACOMA	100089555	377	LIGHTS/4526 GRANDVIEW DR W	INV	\$20.09	09/10/2025
100002	CITY OF TACOMA	100089550	378	LIGHTS/4704 GRANDVIEW DR W	INV	\$15.07	09/10/2025
100002	CITY OF TACOMA	100089528	379	LIGHTS/3912 GRANDVIEW DR W	INV	\$25.11	09/10/2025
100002	CITY OF TACOMA	100081728	380	LIGHTS/6701 BP WAY W	INV	\$55.18	09/10/2025
100002	CITY OF TACOMA	100597956	381	LIGHTS/8715 40TH ST W	INV	\$144.46	08/29/2025
100002	CITY OF TACOMA	101121519	382	LIGHTS/6602 BP WAY W	INV	\$75.66	08/29/2025
100002	CITY OF TACOMA	100080586-0825	390	POWER/4951 GRANDVIEW DR W	INV	\$72.25	09/17/2025
100002	CITY OF TACOMA	100083325-0825	391	POWER/4910 BRISTONWOOD DR W	INV	\$314.76	08/21/2025
100002	CITY OF TACOMA	100094683-0825	392	LIGHTS/4758 BRISTONWOOD DR W	INV	\$80.36	08/21/2025
100002	CITY OF TACOMA	100156306-0825	393	LIGHTS/5400 ALAMEDA AVE W	INV	\$65.30	08/18/2025
100002	CITY OF TACOMA	100172057-0825	394	POWER & WATER/3920 GRANDVIEW DR W	INV	\$165.56	08/20/2025
100002	CITY OF TACOMA	100333844-0825	395	WATER/4951 GRANDVIEW DR W	INV	\$845.01	08/21/2025
100002	CITY OF TACOMA	100668517-0825	396	WATER/4300 BRIDGEPORT WAY W	INV	\$941.15	08/18/2025
100002	CITY OF TACOMA	100668519-0825	397	WATER/5600 ALAMEDA AVE W	INV	\$867.92	08/18/2025
100002	CITY OF TACOMA	100696565-0725	398	LIGHTS/4609 ALAMEDA AVE W	INV	\$34.99	07/26/2025
100002	CITY OF TACOMA	100737063-0825	399	LIGHTS/2715 ELWOOD DR W	INV	\$51.69	08/20/2025
100002	CITY OF TACOMA	100895144-0825	400	SIGNAL/8300 CIRQUE DR W	INV	\$91.39	08/16/2025
100002	CITY OF TACOMA	100895151-0825	401	LIGHTS/7901 CIRQUE DR W	INV	\$47.71	08/17/2025
100002	CITY OF TACOMA	101032430-0825	402	WATER/7935 54TH ST W	INV	\$182.94	08/21/2025
100002	CITY OF TACOMA	101065354-0825	403	LIGHTS/8001 54TH ST W	INV	\$42.96	08/21/2025
100002	CITY OF TACOMA	101088118-0825	404	LIGHTS/6100 CIRQUE DR W	INV	\$94.55	08/18/2025
100002	CITY OF TACOMA	101088119-0825	405	LIGHTS/5800 CIRQUE DR W	INV	\$47.23	08/18/2025
100002	CITY OF TACOMA	101115836-0825	406	LIGHTS/2702 ELWOOD DR W	INV	\$20.33	08/21/2025
100002	CITY OF TACOMA	101389710-0825	407	LIGHTS/7310 42ND ST W	INV	\$23.74	08/18/2025
100002	CITY OF TACOMA	100131881-0825	409	LIGHTS/4523 97TH AVE W	INV	\$28.17	08/21/2025
100002	CITY OF TACOMA	100798512-0825	411	LIGHTS/4402 97TH AVE W H1	INV	\$61.79	08/21/2025
100002	CITY OF TACOMA	100263915-0825	412	WATER & POWER/7250 CIRQUE DR W	INV	\$2,154.63	08/15/2025
100002	CITY OF TACOMA	100358203-0825	413	POWER/7150 CIRQUE DR W	INV	\$2,730.04	08/15/2025
100002	CITY OF TACOMA	100569668-0825	414	LIGHTS/2610 SUNSET DR W	INV	\$54.66	08/15/2025
100002	CITY OF TACOMA	100890035-0825	415	WATER/8399 CIRQUE DRIVE W	INV	\$291.12	08/16/2025
100002	CITY OF TACOMA	100961315-0825	416	WATER/4399 ELWOOD DR W	INV	\$74.48	08/16/2025
100002	CITY OF TACOMA	100963867-0825	417	LIGHTS/4411 ELWOOD DR W	INV	\$51.85	08/16/2025
100002	CITY OF TACOMA	101074049-0825	418	LIGHTS/6710 58TH ST CT W, #A	INV	\$18.92	08/15/2025
100002	CITY OF TACOMA	101212757-0825	419	WATER/8400 CIRQUE DR W	INV	\$489.42	08/17/2025
100002	CITY OF TACOMA	101407535-0825	420	WATER/6700 57TH ST W	INV	\$1,001.47	08/16/2025
100002	CITY OF TACOMA	100808956-0825	421	WATER/8005 27TH ST W	INV	\$126.36	08/16/2025
100002	CITY OF TACOMA	101264820	424	WATER/6200 ALAMEDA AVE W	INV	\$1,504.93	09/02/2025
100002	CITY OF TACOMA	101003692	425	LIGHTS/5417 64TH ST W	INV	\$16.17	09/02/2025
100002	CITY OF TACOMA	101060038	426	WATER/5640 CIRQUE DR W	INV	\$615.93	09/12/2025
100002	CITY OF TACOMA	100611293	427	WATER/5200 BRIDGEPORT WAY W	INV	\$940.50	09/02/2025
100002	CITY OF TACOMA	101200948	428	LIGHTS/4802 92ND AVE W	INV	\$59.34	09/02/2025
100002	CITY OF TACOMA	101060039	429	WATER/6312 CIRQUE DR W	INV	\$899.17	09/02/2025
100002	CITY OF TACOMA	100077160	430	LIGHTS & SIGNALS/5202 67TH AVE W	INV	\$278.78	09/10/2025
100002	CITY OF TACOMA	100668537	432	WATER/7150 CIRQUE DR W	INV	\$8,990.96	09/02/2025
100002	CITY OF TACOMA	100775637	433	LIGHTS/7001 CIRQUE DR W	INV	\$116.83	09/02/2025

100002	CITY OF TACOMA	100256491	434	POWER/7250 CIRQUE DR W	INV	\$37.60	09/02/2025
100002	CITY OF TACOMA	100324281	435	LIGHTS/7820 CIRQUE DR W	INV	\$45.23	09/02/2025
100002	CITY OF TACOMA	100185134-0825	436	LIGHTS/4401 67TH AVE W	INV	\$31.66	08/23/2025
100002	CITY OF TACOMA	101040440	437	LIGHTS/7699 54TH ST W	INV	\$25.23	09/02/2025
100002	CITY OF TACOMA	100615001-0825	438	SIGNAL/2247 E DAY ISLAND BLVD	INV	\$3.43	08/24/2025
100002	CITY OF TACOMA	100933758-0825	441	LIGHTS/7203 44TH ST W	INV	\$39.00	08/22/2025
100107	CITY TREASURER	91261349	302	HYDRANT USE PERMIT/JUL25	INV	\$423.25	09/10/2025
100233	COMCAST	247971694	303	AUG25/ACCT 939731393/INTERNET/CITY	INV	\$3,379.19	08/31/2025
100233	COMCAST	8498350101425412	304	AUG04-SEP03/INTERNET/CABLE	INV	\$275.87	08/31/2025
100233	COMCAST	8498350101135649	314	AUG12-SEP11/INTERNET/CIVIC BUILDING	INV	\$267.23	09/06/2025
100224	COPIERS NORTHWEST	INV3043817	110	218231 JUL01-JUL31/OVERAGE CHARGE	INV	\$222.84	08/30/2025
100224	COPIERS NORTHWEST	INV3043818	128	218231 JUL01-JUL31/OVERAGE CHARGE	INV	\$18.75	08/30/2025
100345	DREHER ENTERTAINMENT LLC	38005821	347	20250028 MOVIE IN THE PARK SCREEN/2025	INV	\$1,317.30	02/09/2025
100357	EFAX CORPORATE	5586921	319	AUG25/LOCAL NUMBERS/SECURE STORAGE	INV	\$120.05	08/30/2025
100382	EUROFINS ENVIRONMENT TESTING NORTHWEST, LLC	5800077134	459	JUN25/DECANT TESTING	INV	\$332.78	07/16/2025
100556	FENAGH, INC.	8411-9	308	218030 MATERIALS TESTING SERVICES/35TH ST PH2 PRJ	INV	\$666.00	08/30/2025
100007	FLOHAWKS	0555036413	311	218131 PORTA POTTY RENTAL/CURRAN ORCHARD	INV	\$72.00	09/07/2025
100007	FLOHAWKS	0555045305	312	PORTA POTTY RENTAL/BROOKSIDE	INV	\$33.43	09/12/2025
100207	GENETIA, EMELITA	REIMB	307	REIMB/MILEAGE/BIG JOHNS/PLAQUE PICK UP	INV	\$17.11	09/04/2025
100443	GEORGE, KENNITH	2025WADIRCONF	359	WA PLANNING DIR. CONF/K.GEORGE/PER DIEM/MILEAGE	INV	\$378.20	09/24/2025
100185	GRAINGER	9605220244	309	20250020 POWER DISTRIBUTION BOX	INV	\$777.45	09/11/2025
100185	GRAINGER	9609048666	310	20250020 POWER DISTRIBUTION BOX	INV	\$777.45	09/14/2025
200027	HRA VEBA TRUST	SEP25	457	PARTICIPANT#700479551/L.HANDS	INV	\$2,695.88	09/26/2025
100678	IAN JOHNSON	1	458	218511 30TH BDB BAND #5/PERFORMANCE	INV	\$599.00	08/31/2025
200020	JANE JAMES	REFUND	316	REFUND/PET LICENSE NOT NEEDED	INV	\$12.00	09/10/2025
200016	JB LAW LLC	153	321	20250023 JUL25/LEGAL SERVICES/UP SHARE	INV	\$360.00	09/11/2025
100531	LAW, LYMAN, DANIEL, KAMERRER	23	133	218218 JUL25/LEGAL SRVCS/CLEAN WATER ACT/NO3:23-CV-0565	INV	\$4,680.00	08/30/2025
100076	LOWE'S BUSINESS ACCOUNT/SYNCR	AUG25	389	AUG25/MISC REPAIR SUPPLIES	INV	\$1,388.91	09/16/2025
100006	MCCLATCHY COMPANY LLC	IN1871	362	218126 ORDINANCE PUBLICATION/JUN25/IPL0236673	INV	\$196.61	07/31/2025
100006	MCCLATCHY COMPANY LLC	IN1872	363	218126 ORDINANCE PUBLICATION/JUN25/IPL0236677	INV	\$202.82	07/31/2025
100006	MCCLATCHY COMPANY LLC	IN1873	364	218126 ORDINANCE PUBLICATION/JUN25/IPL0242052	INV	\$184.21	07/31/2025
100047	MILES RESOURCES, LLC	371900	232	218382 HOT MIXED ASPHALT/CIRQUE PARK	INV	\$364.90	09/10/2025
100245	NATIONAL CONSTRUCTION RENTALS	7913367	327	TEMPORARY PANELS	INV	\$338.89	08/31/2025
100105	OFFICE DEPOT, INC.	430831672002	328	PAPER	INV	\$21.11	09/03/2025
100105	OFFICE DEPOT, INC.	432171412001	326	PAPER	INV	\$164.15	09/10/2025
100009	OFFICE OF ASSESSOR TREASURER	CI-373076	337	218376 APR25-JUN25/IT-WIDE ARE NETWORK CHARGES	INV	\$495.00	08/30/2025
100500	PAYBYPHONE US INC	INVPBP-US2298	329	218095 JUL25/TRANSACTION FEES/2025/SMS REMINDERS	INV	\$718.15	08/30/2025
100009	PIERCE COUNTY BUDGET & FINANCE	CI-373283	338	218108 JUL25/2025 JAIL SERVICES	INV	\$18,310.86	09/12/2025
100009	PIERCE COUNTY BUDGET & FINANCE	CI-373400	339	218107 JUL25/POLICE SERVICES	INV	\$563,753.97	09/17/2025
100009	PIERCE COUNTY BUDGET & FINANCE	CI-372307	131	218109 JUL25/SPECIAL OVERTIME	INV	\$21,732.98	08/29/2025
100236	PIERCE COUNTY SECURITY, INC.	451103	330	218118 #010740/JUL25/PARADISE POND	INV	\$235.00	09/06/2025
100236	PIERCE COUNTY SECURITY, INC.	451142	331	218118 #012655/JUL25/SEAVIEW ST	INV	\$200.00	09/06/2025
100236	PIERCE COUNTY SECURITY, INC.	451296	332	218118 #009206/JUL25/KOBAYASHI PARK	INV	\$235.00	09/06/2025
100395	QUADIENT FINANCE USA INC	7900 0440 8098 0869	355	218250 #7900 0440 8098 0869/POSTAGE	INV	\$1,000.00	09/09/2025
100099	RELX INC. DBA LEXISNEXIS	3095927277	132	JUL25/ONLINE LEGAL SERVICES	INV	\$149.74	08/30/2025
100154	ROBBLEES TOTAL SECURITY, INC.	12718	334	KEYS	INV	\$110.63	09/11/2025
100110	S & S SERVICE INC.	1-167887	135	218545 REPLACEMENT TIRES/PW/PARKS TRUCKS 37,42,48	INV	\$1,705.16	08/23/2025
100110	S & S TIRE, INC.	1-167852	134	218545 REPLACEMENT TIRES FOR PW/PARKS TRUCKS 37,42,48	INV	\$1,330.63	08/23/2025
100158	SARCO SUPPLY	1164140	335	BATHROOM SUPPLIES	INV	\$442.54	09/18/2025
100169	SIRENNET.COM	0283975	386	218489 VEHICLE SAFETY LIGHTING/TRUCK #87 TRUCK #89	INV	\$413.04	07/31/2025

100169	SIRENNET.COM	0284031	439	218489	VEHICLE SAFETY LIGHTING/TRUCK #87 TRUCK #89	INV	\$1,272.77	08/02/2025
100525	SOPHIA MCKEE	000256	361	218544	2025 TREE LIGHTING/REINDEER RENTAL	INV	\$900.00	08/07/2025
100603	SOUNDVIEW CONSULTANTS, LLC	27710001010	342	217777	JUN28-JUL29/CREEKSIDE PARK	INV	\$2,651.75	09/07/2025
100085	SUMMIT LAW GROUP PLLC	165290	341		JUL25/PROFESSIONAL LEGAL SERVICES/HR	INV	\$156.00	09/18/2025
100695	THE MERAKI AGENCY LLC.	081225-01	320	218390	BUSINESS DISTRICT VIDEOS	INV	\$7,375.00	09/29/2025
100003	TYLER TECHNOLOGIES, INC.	045-532367	365	218301	JUL25/EERP IMPLEMENTATION/PROF SRVS/RETAINAGE	INV	\$20,751.00	09/05/2025
100054	UNITED RENTALS (NORTH AMERICA), INC.	250718963-002	141		GAS DETECTOR	INV	\$125.51	08/22/2025
100043	UNIVERSITY PLACE REFUSE	1438173	408		SEP25/BILLING PERIOD/REFUSE BILLING	INV	\$3,640.51	09/19/2025
100043	UNIVERSITY PLACE REFUSE SERVICE, INC.	1440442	422		SEPT25/BILLING PERIOD/COMPACTOR	INV	\$1,469.90	09/19/2025
100043	UNIVERSITY PLACE REFUSE SERVICE, INC.	1442698	423		SEPT25/BILLING PERIOD/CIRQUE PARK	INV	\$486.63	09/19/2025
100016	VERIZON WIRELESS,LLC.	6120001005	343		CELL PHONE/CITY WIDE/PW & PARK MAINT	INV	\$2,581.98	08/31/2025
100340	VESTIS UNIFORM & WORKPLACE SUP.	5120728073	358		MAT RENTAL/PW SHOP	INV	\$35.01	08/28/2025
100059	WA STATE AUDITORS OFFICE	L169974	356	218084	AUDIT #56160/AUDIT PERIOD 24-24/JUL25	INV	\$15,253.10	09/10/2025
100074	WILLIAMS OIL FILTER SERVICE CO	701867	255	20250036	SPIRALITE/ADAPTER	INV	\$1,351.05	08/16/2025
100074	WILLIAMS OIL FILTER SERVICE CO	701339	256		FERRULE/LABOR	INV	\$12.90	08/08/2025
							\$797,854.02	

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 999-00-000-000000-NO-1001-

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
51992158	08/18/2025	PRINTED	100292 REED TRUCKING & EXCAVATIN	565,870.29			
51992159	08/22/2025	PRINTED	100000 ALARM WORKS NW	620.96			
51992160	08/22/2025	PRINTED	100606 TARA ALISHIO	1,905.00			
51992161	08/22/2025	PRINTED	100327 AMAZON CAPITAL SERVICES	465.23			
51992162	08/22/2025	PRINTED	100567 ASTLEY, JOEL	600.00			
51992163	08/22/2025	PRINTED	100707 BRANK'S BBQ AND CATERING	144.23			
51992164	08/22/2025	PRINTED	100146 CDW.GOVERNMENT, INC.	444.76			
51992165	08/22/2025	PRINTED	100413 CINTAS	216.27			
51992166	08/22/2025	PRINTED	100094 CONSOLIDATED ELECTR.DIST.	978.07			
51992167	08/22/2025	PRINTED	100224 COPIERS NORTHWEST	78.36			
51992168	08/22/2025	PRINTED	100632 CRITICAL INSIGHT, INC.	5,961.23			
51992169	08/22/2025	PRINTED	100134 DELL MARKETING L.P.	19,466.00			
51992170	08/22/2025	PRINTED	100700 DUFRESNE, MARK	800.00			
51992171	08/22/2025	PRINTED	100027 HOLROYD COMPANY, INC.	7,436.87			
51992172	08/22/2025	PRINTED	100423 KRISTA WHITE SWAIN	9,000.00			
51992173	08/22/2025	PRINTED	100704 MEDINA ENTERTAINMENT RESO	1,200.00			
51992174	08/22/2025	PRINTED	100250 MERRY MAKERS INC	2,377.92			
51992175	08/22/2025	PRINTED	100112 NORTHWEST STEEL AND PIPE	2,542.12			
51992176	08/22/2025	PRINTED	100009 PIERCE COUNTY BUDGET & FI	954.65			
51992177	08/22/2025	PRINTED	100159 PRINT NW LLC	5,526.70			
51992178	08/22/2025	PRINTED	100307 JANET LYNN RAYOR	2,600.00			
51992179	08/22/2025	PRINTED	100706 SCIACCA, MATTHEW	800.00			
51992180	08/22/2025	PRINTED	100491 SOFTRESOURCES LLC	19,687.50			
51992181	08/22/2025	PRINTED	100523 STARVIN MARVIN LLC	30.28			
51992182	08/22/2025	PRINTED	100633 STREAMLINE IMAGING LLC	1,744.00			
51992183	08/22/2025	PRINTED	100054 UNITED RENTALS (NORTH AME	247.73			
51992184	08/27/2025	PRINTED	100349 HURWITZ, MARK	2,200.00			
51992185	08/27/2025	PRINTED	200021 IAN DOBSON	800.00			
51992186	08/27/2025	PRINTED	100675 JOSEPH A BOERS	525.00			
51992187	08/27/2025	PRINTED	100367 NARRIANA SILVA	810.00			
51992188	08/27/2025	PRINTED	200019 FLIGHT CLUB FOUNDATI	500.00			
51992189	08/27/2025	PRINTED	100365 DAVID R SOBIE	13,850.00			
51992190	08/27/2025	PRINTED	100693 SPLASHTIMESFUN, LLC.	2,620.38			
51992191	08/29/2025	PRINTED	100282 ABM ON SITE SERVICES	371.53			
51992192	08/29/2025	PRINTED	100000 ALARM WORKS NW	620.96			
51992193	08/29/2025	PRINTED	100327 AMAZON CAPITAL SERVICES	438.92			
51992194	08/29/2025	PRINTED	100226 BUD CLARY FORD/HYUNDAI	62,646.53			
51992195	08/29/2025	PRINTED	100113 BUNCE DBA AMERICAN PARTY	6,515.16			
51992196	08/29/2025	PRINTED	100023 BUNCE RENTAL, INC.	346.34			
51992197	08/29/2025	PRINTED	100212 C.C.'S CLASSY CHASSIS INC	26.01			
51992198	08/29/2025	PRINTED	100273 CANON FINANCIAL SERVICES	323.16			
51992199	08/29/2025	PRINTED	100146 CDW.GOVERNMENT, INC.	94.97			
51992200	08/29/2025	PRINTED	100002 CITY OF TACOMA	32,332.75			
51992201	08/29/2025	PRINTED	100107 CITY TREASURER	423.25			
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FOR: Uncleared

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51992217	08/29/2025	PRINTED	100531 LAW, LYMAN, DANIEL, KAMER	4,680.00			
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51992219	08/29/2025	PRINTED	100076 LOWE'S BUSINESS ACCOUNT/S	1,388.91			
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51992221	08/29/2025	PRINTED	100047 MILES RESOURCES, LLC	364.90			
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51992223	08/29/2025	PRINTED	100006 MCCLATCHY COMPANY LLC	583.64			
51992224	08/29/2025	PRINTED	100105 OFFICE DEPOT, INC.	185.26			
51992225	08/29/2025	PRINTED	100500 PAYBYPHONE US INC	718.15			
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89 CHECKS CASH ACCOUNT TOTAL				1,470,857.57	.00		

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89 CHECKS CASH ACCOUNT TOTAL				1,470,857.57	.00		

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
89 CHECKS	FINAL TOTAL	1,470,857.57	.00

** END OF REPORT - Generated by Jennifer Robinson **

AGENDA

**Business of the City Council
City of University Place, WA**

Proposed Council Action:

Authorize the City Manager to execute an Interlocal Agreement, substantially in the form attached hereto, with the University of Washington pursuant to Chapter 39.34 of the Revised Code of Washington.

Agenda No:

6C

Dept. Origin:

Information Technology

For Agenda of:

September 15, 2025

Exhibits:

Interlocal Agreement

Concurred by Mayor:

Approved by City Manager:

Approved as to Form by City Atty.:

Approved by Finance Director:

Approved by Dept. Head:

Expenditure
Required: \$0.00

Amount
Budgeted: \$0.00

Appropriation
Required: \$0.00

SUMMARY/POLICY ISSUES

The City seeks to execute an interlocal agreement with the University of Washington to allow both the City and the University to participate in cooperative governmental purchasing pursuant to Chapter 39.34 of the Revised Code of Washington and upon the terms and conditions outlined in the attached agreement.

RECOMMENDATION/MOTION

MOVE TO: Authorize the City Manager to execute an Interlocal Agreement, substantially in the form attached hereto, with the University of Washington pursuant to Chapter 39.34 of the Revised Code of Washington.

AGENDA

INTERGOVERNMENTAL COOPERATIVE PURCHASING

A G R E E M E N T

Pursuant to Chapter 39.34 of the Revised Code of Washington and to other applicable laws, the City of University Place and the University of Washington, Seattle, Washington, hereby agree to cooperative governmental purchasing upon the following terms and conditions.

(1) This Agreement pertains to bids and contracts for supplies, material, equipment or services that may be required from time to time by both Parties.

(2) Each of the parties from time to time goes out to public bid and contracts to purchase supplies, material, equipment, and services. Each of the parties hereby agrees to extend to the other party the right to purchase pursuant to such bids and contracts to the extent permitted by law, and to the extent agreed upon between each party and the bidder, contractor, vendor, supplier, or service provider.

(3) Each of the parties shall comply with all applicable laws and regulations governing its own purchases.

(4) Each of the parties shall contract directly with the bidder, contractor, vendor, supplier, or service provider, and pay directly in accordance with its own payment procedures for its own purchases. Each party will indemnify and hold the other party harmless as to any claim arising out of its participation in this Agreement.

(5) Any purchase made pursuant to this Agreement is not a purchase from either of the parties. This Agreement shall create no obligation to either of the parties to purchase any particular good or service, nor create to either of the parties any assurance, warranty, or other obligation from the other party with respect to purchasing or supplying any good or service.

(6) No separate legal or administrative entity is intended to be created pursuant to this Agreement. No obligation, except as stated herein, shall be created between the parties or between the parties and any applicable bidder or contractor.

(7) The Finance Manager (or designee) of the City of University Place and Procurement Manager for the University of Washington shall be representatives of the entities for carrying out the terms of this Agreement.

(8) This Agreement shall continue in force until canceled by either party, which cancellation may be effective upon receipt by one of the parties of the written notice of cancellation of the other party.

APPROVED

APPROVED

City of University Place

University of Washington

By:

By:

Name/Title

Name/Title

Date:

Date:

**Business of the City Council
City of University Place, WA**

Proposed Council Action:

Authorize the City Manager to execute an agreement with Avidex Industries, LLC for the City Council Chambers audio-visual system project in the amount of Two Hundred Twenty-Four Thousand One Hundred Ninety-Two Dollars and Twenty-Four Cents (\$224,192.24).

Agenda No: 6D
Dept. Origin: Information Technology
For Agenda of: September 15, 2025
Exhibits: Solution Proposal

Concurred by Mayor: _____
Approved by City Manager: _____
Approved as to Form by City Atty.: _____
Approved by Finance Director: _____
Approved by Dept. Head: _____

Expenditure
Required: \$224,192.24

Amount
Budgeted: \$85,000.00

Appropriation
Required: \$139,192.24

SUMMARY/POLICY ISSUES

The City of University Place has identified the need to update the audio-visual system in the City Council Chambers. The current system is outdated and does not meet the modern requirements for effective communication and presentation during City Council meetings. Upgrading the system will enhance overall functionality, stability and user experience, ensuring that Council meetings are conducted efficiently and effectively.

RECOMMENDATION/MOTION

MOVE TO: Authorize the City Manager to execute an agreement with Avidex Industries, LLC for the City Council Chambers audio-visual system project in the amount of Two Hundred Twenty-Four Thousand One Hundred Ninety-Two Dollars and Twenty-Four Cents (\$224,192.24).

AGENDA

City of University Place Council Chambers Audiovisual (AV) System Upgrade Phase 2

AUDIOVISUAL SOLUTION PROPOSAL

Master Contract No. CW2231952
Audio Visual Equipment, Services and Support

Project No. 100250388 Version 2



Submitted by
Dave Crace



8509 154th Ave NE, Ste 100, Redmond, WA 98052 | 800.999.8590

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INTRODUCTION

For the purposes of this proposal, Avidex Industries, LLC will be referred to as “Avidex” and the City of University Place shall be referred to as “Client”.

Our work will be completed at the Client’s location, 3609 Market Place West, in the following rooms/spaces:

- Council Chambers
 - Includes lobby display support
- IDF Room

OVERVIEW

Based on the current AV system assessment and needs analysis, the following upgrades are being proposed to meet objectives to include:

- AV system to support seating upgrades in the Council Chambers due to active shooter activation plans. These include:
 - A new staff table location
 - Dais to be extended to eliminate floor workstation in front of Dais.
- Provide a better user experience for the staff / council members, with an emphasis on a streamlined and intuitive AV user interface.
- Current system has been upgraded / modified beyond what are best practices both in hardware and overall reliability.
- Migration to current industry standard practices based on Audio Visual over Internet Protocol (AVoIP) methodologies in support of current and future upgrades.
- Replace current system components that, while up to current standards, have proven unreliable either due to hardware, software, or method of implementation.
- Upgrade current system components that are end-of-life (EOL) with service and support issues.
- Replace ADA system components that have been lost, rendering the system un-usable.

Proposed AV System Upgrades

Presentation Displays

The existing system is comprised of a series of displays both in the Council Chamber as well as the 3rd and 2nd floor lobbies. These include the following

- (2) 2x2 55" NEC Display Walls – Council Chamber
- (1) OFE Display + Cart – Council Chamber
- (2) 75" Planar Lobby Displays
- (1) 70" Sharp Lobby Display

These displays are deemed to be in good working order and therefore not in need of being replaced.

The issue of placement for the (2) 2x2 55" video walls in the council chamber is a concern due to the uncomfortable sightlines imposed by them being placed at an extended height above the floor. Mechanical / electrical considerations would need to be addressed to facilitate the lowering of these displays to a more appropriate height, which can be supported from an AV perspective given a clear wall with power / pathways and sufficient structural support being available. Avidex can assist the client in working with a contractor to provide AV requirements should this become a plan of action.

The current portable display + cart is to be retained, with the recommendation to support improvement in placement by implementation of connection points at both ends of the Dais. Given the post tension floor has limited floor core support for low voltage network / AV connectivity this is the most feasible solution to minimize the visible cabling. There are simple and effective solutions to manage these surface run cables which can be presented for consideration.

Video Distribution System

The existing video system is comprised of a tie-lined video solution, where individual components are insufficient to meet the overall system needs. This happens when a switcher does not have sufficient inputs and/or outputs to meet the system requirements, so outputs from one system are "tie-lined" to inputs on another system. This results in wiring and programming complications and limitations both from a

management and service perspective, resulting in a system that is unreliable. Part of this is due to the hardware centric fixed architecture of the various components, which do not allow them to expand beyond their physical limitations.

The proposed solution is a migration from this approach to what has become the dominant methodology in the AV industry, commonly referred to as Audio Visual over Internet Protocol (AVoIP). The system uses standard Layer 3 managed switches in conjunction with encoders for ingest of content and decoders for signal destinations. The audio and control systems outlined below share this IP switch, which results in a “flattening” of the system where the various IP protocols are part of an integrated and isolated AV network. The selected IP switch includes (8) 10G SFP+ ports to allow switch stacking for easy system expansion when needed.

Teams UC Support – Pierce County Television (PCTV)

The current AV system relies on the PCTV broadcast system for cameras in support of Teams meetings. The AV systems IP stream converters for capture of camera and production video have proven unreliable and subject to frequent lock ups.

The proposed upgrades eliminate this sub-system which includes not only the converters but also additional hardware. The result is a significant reduction in the number of discrete hardware devices required, simplifying the overall management and service aspects of the interoperability between the PCTV and AV systems. The upgrades continue to provide the ability for both individually selectable cameras for when PCTV is not on-premises doing a live broadcast, as well as providing a full production-feed for when PCTV is on-premises.

These proposed upgrades follow the methodology used in the migration of the PCTV system to a Vizrt / Newtek TriCaster video production system as well as an Allen Heath mixing console. This provides ease of interoperability as both the broadcast and AV systems are network-based solutions and align with the objective of simplifying the management of signals between various systems.

Clerk + Staff Table AV Systems

The seating layout of the council chamber is being updated to support an active shooter event, with the requirement of not having staff seated with their backs at the entrance. The floor tables in front of the Dais are to be removed and, by means of extending the Dais, the current clerk station along with positions for the City Manager and City Attorney

will be incorporated. In addition, a staff workstation will be implemented along the south interior wall in the east exterior window corner.

AV support at the clerk station is designed to streamline the system to a single (1) keyboard + mouse and dual (2) displays. This works by means of a keyboard-video-mouse (KVM) solution that supports keyboard + mouse roaming. The KVM roaming function is necessary for instances with different PCs providing content to the different displays, allowing the mouse and control to transfer seamlessly from one computer to another. The system is configured to support the following PCs and outputs:

- Clerk PC with extended (2) display output
- Teams PC with single (1) output
- Presentation PC with single (1) output

The system is completely flexible and capable of expansion to support additional displays / PC support if deemed necessary though additional programming labor will be required. Hardware required is minimal, a single (1) encoder (outlined below) is only required per additional display output.

In order to support easy acquisition, viewing and control of content from all available PC sources, the system not only includes the ability to route any single (1) output to any single (1) desktop display with keyboard / mouse roaming, but also includes the ability to create a multi-viewer output. This permits all available outputs to be viewed simultaneously with keyboard / mouse roaming.

Here are some examples of possible monitor configurations, all of which are able to be recalled simply from the AV touch panel.

- First, and simplest, is having the two (2) displays show the clerk's PC extended desktop.
- A one (1) to one (1) configuration wherein the left display is the Clerk PC main desktop, with the second display viewing either the Teams or Presentation PC.
- A one (1) full screen to one (1) multi-view configuration wherein the left display is the Clerk PC main desktop, with the right display a 2x2 multi-view of her extended desktop + the Teams PC + the Presentation PC. This provides a view of and ability to track across all computers and display outputs simultaneously for immediate awareness and control of content.

These are only a few of the possible iterations. Avidex will work with the clerk on an understanding of her workflow in order to facilitate the most efficient user configurations for this system.

It is important to note that this functionality is a matter of system configuration vs. programming, allowing the system to be adapted to future use cases far simpler than reprogramming the AV control platform. The AV control platform is simply recalling presets in the KVM solution, which are configured by way of the systems web-based commissioning UI.

The staff table location is a mirror of the clerk's station with the exception of removing access to the clerk's PC. Staff can pull up both the Teams and presentation PCs for viewing and control, also with keyboard / mouse roaming capabilities.

The system supports use of these stations concurrently or independently depending on the meeting requirements. This allows for scenarios with either or both the clerk and staff being present and in need of hosting a Teams call and presenting / managing content. Examples are when staff needs to make a presentation from the staff workstation during a council meeting or when a city department uses the room for on-prem or Teams meetings outside of a council meeting session.

The final aspect of the KVM solution is support for USB storage devices. The system facilitates a drive plugged into a USB hub at a workstation and routed to a desired PC. This allows content to be uploaded to the various PCs without requiring access to them from within the server room.

Dais Audio Conference System

The Dais will be retained and extended to support the new seating plan including three (3) additional seats for the clerk, city manager, and city attorney.

The existing conference microphone system is EOL and beyond its service life. The proposed replacement solution, expanded to include the (3) new stations for a total of ten (10) stations, will also be a wired solution to mitigate the need for batteries and charging stations.

Given these systems provide enhanced capabilities, the system will be configured via software to support only those features needed. The features implemented will include

the ability to control volume and mute individual mics from the clerk and mayor station, in addition to providing a chairman override at these stations. Also of importance is the reinforcement of microphone / presentation audio at each council member station. As these features are simply a matter of system configuration and not dependent on the hardware, requested changes and final configuration will be a part of the commissioning process.

As in the other system proposed upgrades, the replacement solution is IP based allowing for ease of interoperability with the PCTV solution, given they are dependent on the AV audio system for support of their broadcasts.

Wireless Microphone System Upgrades

As in the Dais Audio Conferencing system, the existing wireless microphone system is also EOL. While both systems are from the same manufacturer, they are totally separate and independent of each other, requiring each to be managed individually.

The proposed wireless microphone upgrades are a migration to a common platform with the proposed dais conferencing system. By using the same processor along with a simplified wireless variant of the dais microphones, the proposed solution brings a common look and operation to all user microphones. This is in keeping with the concept of minimizing hardware and bringing common systems all under a single platform for ease of programming, management, and service. The system includes thirteen (13) wireless microphones, with the push-to-talk feature limiting the number of open microphones (NOM) to a maximum of eight (8) at one time. Typically, systems are programmed with fewer microphones open at one time to limit feedback and improve intelligibility. The system manages the order in which microphones are un-muted to place them in a cue when the maximum programmed is reached.

One of the most important aspects of any wireless system is battery life and management. The units come with a compact Li-ion battery that offers 12 hours of use on a full charge, which is typically sufficient for a full day of meetings. To check if the battery is sufficiently charged in preparation for a meeting, simply push the test button. A LED bar will show the remaining capacity. During a meeting, the remaining battery time of each unit can be monitored via the built-in browser-based software. Should there be a need to support a longer meeting, a second battery can be added in the dual compartment. In the event a battery runs low, a warning signal is shown on the microphone unit and in the software monitoring. Given the dual compartment, the system allows a user to take

a fully charged battery out of the charger and plug it into the second battery compartment prior to removing the almost empty battery. In doing so, the unit stays powered and does not need to reconnect to the system, and therefore available for constant use.

The two (2) battery chargers' condition and re-charge an empty battery within 2 hours, with the ability in only 45 minutes to charge the battery to 50% capacity, offering six hours of meeting time. If a battery runs low and you don't have a fully charged spare at hand, the mic supports a standard charger in the USB-C connector at the back of the unit. The device will remain operational, allowing you to unplug the battery to start recharging it.

Audience Microphone

The system currently has a single (1) beam-forming microphone array (BMA) on a microphone stand, co-located with the portable display.

It is proposed that this microphone be incorporated into the Dais, along with a second (1) unit to permit installation at both ends of the Dais. This will provide better pick-up of the "live room" audio as well as remove the existing cabling across the council floor.

Avidex will work with the millwork contractor on the best method to mount the microphone for performance and aesthetic consideration. Possible options include the recess of the mic arrays within an end cap cavity and covering them with speaker cloth to hide them from view.

Audio System Upgrades

The existing audio system has a number of components that need to be upgraded for reasons outlined below, along with components that are in good working order and therefore recommended to be retained as a part of the upgrade.

The audio digital signal processor (DSP) is EOL and therefore recommended to be upgraded for longevity and service considerations. Due to the migration of the AV systems to an IP topology, a smaller form factor DSP is more than sufficient for the proposed upgrades. The new DSP has sufficient network and analog I/Os to support not only existing systems that are being retained along with new components being proposed.

The amplifier has been subject to a number of service calls, and therefore a good candidate for upgrade. The approach would be to a simpler amplifier that does not also incorporate a DSP, as this functionality is not required and can result in a point of failure leading to audio going off-line. A “straight line gain” approach to the amplifier simplifies the signal path and reduces the number of failure points in the overall signal chain.

The council chamber speakers are all in good working order and will be retained as part of the proposed upgrades.

To reiterate, the proposed conferencing system also serves as a reinforcement system for the members seated at the dais and wireless microphone locations.

Assistive Listening System (ALS) Upgrades

The existing ALS system transmitter is a good candidate for retention, as these systems typically have a long service life and the technology has been in use for a long time.

What is needed to make the current system operational are the user belt-packs along with hearing loops and earpieces. The proposed upgrades will include the required hardware to bring the system up to ADA compliance based on the room occupancy.

The following is included for informational purposes. There are notable improvements to newer ALS systems in their ability to support a bring-your-own-device (BYOD) capability, and these are outlined under the Bluetooth ALS upgrades option listed below.

Control System Upgrades

The proposed upgrades resulted in the removal of existing hardware for content distribution which also incorporated the AV system control processor. As a result, the proposed upgrades include a separate and dedicated IP network-based control processor. Also recommended is the replacement of the current clerk touch-panel from a 7” to a 10” version to create a more user-friendly interface. The system also includes a second scaled back touch panel UI at the staff table location for when the room is used for meetings and the clerk is not in attendance. The final touch panel is at the Mayor station to provide one button overall microphone muting for all wireless and Dais mics, and given it’s reduced feature set a 7” touch panel is proposed as sufficient.

OFE Equipment Rack

The proposed upgrades will include the decommissioning of the existing AV system in the IDF AV rack, with equipment no longer required turned over to the client for asset management.

The new AV system will be installed in the resulting space, typically resulting in less space required due to the AVoIP topology. Avidex will work with the client on placement of the new AV system to support best use of available space to support any client upgrades outside our SOW.

Bluetooth Assistive Listening System (ALS) Upgrades – Option

While the existing radio frequency (RF) ALS system transmitter is a good candidate for retention, the system requires the user to request a belt-pack receiver, used in conjunction with either a T-coil hearing loop or headset. This is commonly an issue for those who are hard of hearing, and often people will instead decline to request what is needed for them to fully participate in public meetings.

A recently developed answer to this issue is to allow people to use that which they already have; a Wi-Fi-enabled phone and Bluetooth hearing aid.

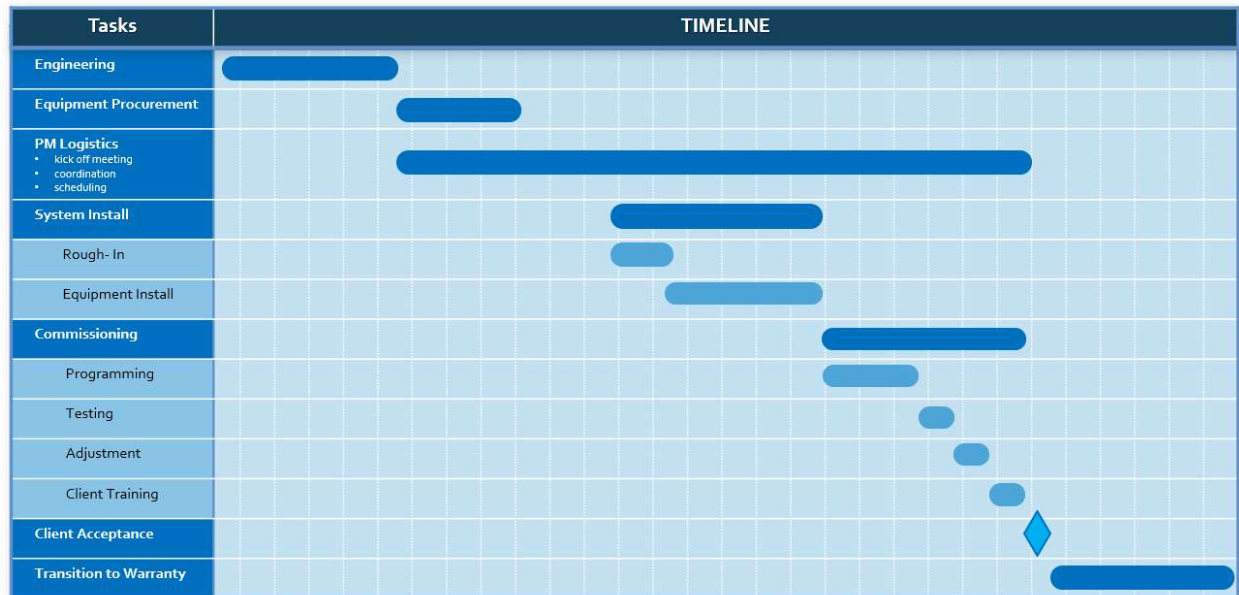
Real-time audio is streamed over the public Wi-Fi by the assistive listening system so guests can easily access audio using their personal smartphone by means of a free downloadable app. This in turn can connect to their Bluetooth-enabled hearing aids.

In order to be ADA compliant, the system also includes six (6) receivers, featuring a large easy to use 6.8” display to work in conjunction with the user’s hearing aids. The receivers feature up to 40 hours of continuous streaming under typical use. For those participants without Bluetooth hearing aids, the system comes complete with the required t-coil neck loops and headphones.

This system meets ADA hearing accessibility requirements for venues with seating capacities up to 150.

SCHEDULE

Avidex will work with the City to finalize a schedule that meets the implementation requirements of the project. The chart below identifies various phases in the overall process. Please note that each job is unique and will have its own installation schedule that will be agreed upon between Avidex and the client.



This project is anticipated to take approximately 12 week(s) from receipt of a valid Purchase Order or an executed contract referring to this proposal document. This is not a guarantee of delivery or installation time. Actual delivery and installation schedules will be finalized after receipt of the purchase order and mobilization payment.

PRICING

Council Chambers Audiovisual (AV) System Upgrade

EQUIPMENT AND MATERIALS	\$87,357.00
MANUFACTURER EQUIPMENT AND SOFTWARE MAINTENANCE	\$3,408.00
TECHNICAL SERVICES - includes audiovisual engineering, offsite and on-site installation and wiring, coordination and supervision, testing, checkout, training, G&A and New System Warranty. This proposal includes non-union labor for all activities.	\$97,237.00
360° SERVICE PLAN - 1 Year Essential Plan	\$10,967.00
PROJECT SUBTOTAL	\$198,969.00
SHIPPING ESTIMATE - Applicable shipping charges will be added to invoices	\$2,382.46
SALES TAX ESTIMATE Applicable sales tax will be added to invoices based on current tax rates on the invoice date as required by state law	\$20,336.50
PROJECT TOTAL	\$221,687.96

Assistive Listening ALS Upgrade

EQUIPMENT AND MATERIALS \$1,921.15

TECHNICAL SERVICES - includes audiovisual engineering, offsite and on-site installation and wiring, coordination and supervision, testing, checkout, training, G&A and New System Warranty. This proposal includes non-union labor for all activities.

\$126.00

360° SERVICE PLAN - 1 Year Essential Plan \$175.00

PROJECT SUBTOTAL \$2,222.15

SHIPPING ESTIMATE - Applicable shipping charges will be added to invoices

\$52.40

SALES TAX ESTIMATE Applicable sales tax will be added to invoices based on current tax rates on the invoice date as required by state law

\$229.73

PROJECT TOTAL **\$2,504.28**

UNIVERSITY OF WASHINGTON CONTRACT # CW2231952

Equipment Pricing

Equipment pricing will be calculated on a 10.00% cost plus mark-up based on the manufacturer's current published dealer unit cost.

- Freight will be added at the time of invoice.
- Procard or credit card purchases will be assessed a 2% processing fee for orders over \$5,000.
- Avidex will accept returned equipment within 30 days of delivery in original factory sealed packaging and may be subject to manufacturer re-stocking fees.

Hourly Rates

Hourly not to exceed service rates to be used to support design engineering, CAD drafting, project management, control system programming, wiring, cabling, installation, training, maintenance, repair, diagnostics, rental and additional audio visual services requirements for the classrooms, lecture halls, and other spaces.

Interlocal and Washington State Institutions of Public Higher Education (WIPHE)

The University of Washington is a member of the Washington State Institutions of Public Higher Education (WIPHE) and is aware that other WIPHE members may be interested in purchasing the product(s) covered under this Contract. Therefore, pursuant to the Interlocal Cooperative Act, RCW 39.34 and other provisions of the law, all WIPHE members and any public agency political subdivision or non-profit organization and institution will be eligible to utilize the Contract(s).

Note: "Public agency" means any agency, political subdivision, or unit of local government of this state including, but not limited to, municipal corporations, quasi municipal corporations, special purpose districts, and local service districts; any agency of the state government; any agency of the United States; any Indian tribe recognized as such by the federal government; and any political subdivision of another state.

TECHNICAL SERVICES

The integration process incorporates everything needed to provide a complete, “turn-key” audiovisual solution and includes equipment, materials, labor, and the services required to complete the system integration as outlined within this document.

Avidex follows industry-certified and documented processes which have been proven successful in assuring that each system is installed as intended.

The following describes our scope of work and project deliverables for Integration Services.

PROJECT MANAGEMENT

- Responsible for client communication throughout the project duration
- Coordinate all activities with designated client representative
- Weekly construction meetings are not included in this proposal.
- Monitor project implementation
- Provide scheduling for and oversight of the Avidex team
- Coordinate project equipment ordering, staging and pre-installation fabrication of equipment for the project
- Coordinate any site conditions that may necessitate audiovisual system changes
- Verify project completion
 - Confirm completion of system testing
 - Assure completion of any punch list items

ENGINEERING

- Prepare all system documentation necessary for the installation of the project.
 - System functional diagrams
 - Facilities drawings (equipment locations)
 - Control system program requirements
- Provide and implement control systems programming
- Test and debug system
- Oversee final systems testing and commissioning
- Adjust and balance system settings
- Mark and record final system settings
- Assure the finished system meets the design criteria and functions per the developed content

CONTROL SYSTEM PROGRAMMING

- Create AV control system code
- Design and create user interface (UI)
- The user interface will be built upon a standard UI style and standard buttons with minor adjustments of wording, logos, and background color.
- Test and debug control system

INTEGRATION LABOR

- Pull, terminate, and label all low voltage cables
- Install structural mounting systems for all audio-visual equipment
- Mount and terminate all AV connection plates
- Install all AV equipment
- Site clean-up and trash disposal, etc.
- Assure that all installed systems are operating as proposed
- Assist engineering with systems testing and debugging
- Provide or assist in providing end-user training

TRAINING & DOCUMENTATION

Training will be provided to operational and maintenance personnel at the end of the project. This training will provide the users with an understanding of daily system use. The provided training will consist of instruction and hands-on experience with the system

Documentation will include record drawings and manufacturer's equipment manuals. These will be assembled and delivered as an electronic copy. The documentation will include any and all information provided to Avidex that comes standard with the equipment from the original manufacturer.

Maintenance manuals for most electronic components are only available to factory certified and trained personnel. Maintenance manuals are not included in final documentation.

Custom User Guides are not included in this proposal. If these are required, a change order to add the associated labor will need to be processed.

PROVISIONS

- Rooms are to be made available for exclusive use on the day(s) of the scheduled installation. Unless specifically arranged in advance, the room(s) will be available during Normal Business Hours in eight (8) contiguous hour segments. "Normal Business Hours" are defined as Monday through Friday, 8:00am to 5:00pm.
- Client will provide all electrical outlets floor boxes, conduits, and core drills in the area(s) where audiovisual equipment is to be installed as specified by Avidex prior to Avidex beginning on-site work.
- Jobsite building structures including ceilings, walls, and floors used to support audiovisual equipment are assumed to be vibration free.
- Client will provide adequate parking for vehicle(s) in a location conducive to access to the vehicle(s) for retrieval of tools and supplies throughout the workday. If such parking is within a secured facility, Client will validate the parking tickets for the vehicle(s). Parking fees will be added to invoices.
- If installation occurs in any room in which suspended ceiling tiles are installed, Client will provide a reasonable number of spare tiles of the same pattern and batch number as those of the tiles already installed in the room.
- Client accepts responsibility for all merchandise sold and provided for this installation, delivered to the job site. Client will provide secure storage for such merchandise. Avidex will not be responsible for any loss or damage, except loss or damage caused by an Avidex employee during the act of installation, which occurs after delivery and acceptance by the client.
- Existing hardware, wiring, programming, or configuration files are anticipated to be in good working order. Client shall provide programming and configuration files in editable formats. If, during the installation process, existing hardware, wiring, programming or configuration are found to be defective, the completion date of the project may be affected, and a change order may be required to overcome the obstacle(s) created by such defects.
- Client shall identify the presence of any pre- or post-tensioned ceilings or floors within the area of installation. If Avidex is to be held responsible for the integrity of such pre- or post-tensioned ceilings or floors, they shall obtain, at Client's expense, one or more x-rays of the area(s) in which mounting hardware is to be attached to the structure of the building. Any expense incurred for x-rays shall be passed on to the Client, in the form of a change order or a line item on the purchase contract.
- Any standard merchandise that has been ordered for the job, and is not used as a result of any customer changes to the design, or refused by the client at the time of delivery will be subject to a minimum of 30% of the sales price restocking fees, plus any incurred freight charges. Any custom merchandise will be subject to a 100% of the sales price restocking fee, plus any incurred freight.
- The agreed upon completion date may be moved, and a change order with incurred costs may be provided if Avidex is delayed for any of the following reasons, including but not limited to, equipment/material changes initiated by the Client beyond the original approved design, labor disputes, delivery or construction delays, unavoidable casualties, or causes beyond Avidex's control.

- Avidex's proposals for installation costs are based upon 8-hour days and 40-hour workweeks, Monday through Friday, between the hours of 8:00AM and 5:00PM. Installation costs for work outside of normal business hours or business days may be subject to overtime rates, when mutually agreed upon in writing.
- Avidex shall make all reasonable efforts to inspect and review the existing project site physical and audiovisual infrastructure conditions. Existing site conditions needing to remain intact, along with the Client or End-User direction for the audiovisual design may result in other required audiovisual infrastructure requirements (raceways, conduit, AC power, structural backing-blocking, structural engineer stamped drawings, etc.) and/or changes to the audiovisual equipment and integration labor, leading to pricing adjustments.
- Freight fees are estimated for ground freight service. Expedited freight, as required by the client, will be prepaid and added to invoices.
- The pricing information provided in this proposal is solely for the benefit of the Client listed on the title page. Award of work to Avidex by a 3rd party will require a credit and contract term review, an approval and pricing confirmation for the new contract terms by Avidex.
- The Client will furnish Avidex such financial information as Avidex may reasonably request to establish credit terms for the project. Such financial information shall be proprietary and confidential to the Client. Avidex agrees not to disclose this information to any other party or use the information other than for the internal credit check. Avidex may, at its sole discretion, cancel this agreement at any time if the Client fails to meet credit requirements established by Avidex.
- The Americans with Disabilities Act (ADA) and California Building Code require the provision of Assistive Listening Systems in assembly areas, conference rooms, and meeting rooms. Hardware and services may be required for ADA-compliance. Client or its contractor should review project requirements for ALS with Avidex for each project to determine if portable or fixed systems are required. ALS hardware, if provided, will be identified in the Equipment List appendix.
- Where applicable, Avidex Industries LLC provides the Client non-exclusive, royalty-free, non-transferable use of the 'software' included within the systems provided (if an integral component of the audiovisual system). Some software provided is Proprietary and deemed Confidential information of Avidex Industries LLC and may not be altered, reused, reverse-engineered or disseminated under any conditions. Tampering or misuse of any software resulting in audiovisual systems malfunction shall be the responsibility of the Client or End-User to remedy.
- Changes in project scope and timeline may require additional hardware, equipment and labor that is necessary to complete the project. These additions will be considered change orders. Avidex will notify the Client in writing if Avidex determines that an increase or decrease in the project fees or change in timeline will be required. Change orders will include a change request number, reason for the change request, narrative description of the modified scope of work, schedule, and cost impact. The Client will provide written approval to proceed with the change and any needed updated purchase order or signed agreement as a record for both organizations. Should the Client cancel the project in whole or in part prior to completion, the Client agrees to pay Avidex for all reasonable costs incurred to date and/or to bring the project to an acceptable close.

WORK & PRODUCTS PROVIDED BY OTHERS (EXCLUSIONS)

- All required architectural floor, reflected ceiling, building elevation, and section plans in an agreed upon AutoCAD format at no charge to Avidex.
- Any and all related electrical work, including but not limited to 110VAC, conduit, raceway, and boxes. This includes all conduits, high voltage wiring panels, breakers, relays, boxes, receptacles, etc.
- All network connectivity, routing, switching and port configuration necessary to support audiovisual equipment, unless specifically addressed elsewhere in this document.
- Voice and data infrastructure and systems.
- Necessary sheet rock replacement and or repair.
- Necessary ceiling tile or T-bar modifications, replacement, and/or repair.
- All millwork, moldings, trim, etc., or modifications to project millwork necessary to accommodate the installation of the audiovisual equipment unless otherwise noted in this proposal.
- Rough-in, bracing, framing, or finish trim carpentry for installation.
- Backing required to support wall mounted equipment including display, loudspeakers, camera, et cetera.
- Painting, patching, or finishing of architectural surfaces.
- Core drilling and/or concrete saw cutting.
- HVAC, plumbing, sprinkler head, and lighting fixture relocation.
- Ceiling, roof, firewall, and/or floor penetration(s).
- Removal or patching, of fire stopping.
- Structural welding, cutting, or reinforcement of structural steel members required for support of assemblies.
- Work in asbestos treated areas and asbestos abatement. If asbestos is discovered during our work, Avidex will notify Client and will stop work until asbestos abatement work is completed by Client or its contractor.
- Any subscription services, cabling, and equipment.
- Provision and configuration of client furnished computers and software.
- Acquisition of permits.
- All Union Labor unless specifically addressed separately in proposal pricing

NEW SYSTEM WARRANTY

Avidex warrants the integrated system(s) furnished are free of defects in workmanship and materials for a period of one year from the date of acceptance or date of first beneficial use whichever occurs first. Remedy for such defects during the warranty period shall be provided at no additional expense to the client and shall be handled as expeditiously as is feasible during normal business hours and days of operation.

Under this warranty, Avidex will troubleshoot, uninstall, and reinstall any equipment that is part of the Avidex audiovisual system. The cost to service and/or repair Client Furnished Equipment or equipment out of the manufacturer's warranty is not included. Avidex will broker and process the repair of that equipment at the standard Avidex rate.

Avidex reserves the right to charge for a service visit at standard Avidex service time and material rates (minimum of 2 hours onsite plus travel) if a service call results in a No Fault Found (NFF) or No Trouble Found (NTF) during a dispatched site visit.

Avidex Services Provided Under the New System Warranty

- Avidex will respond to requests for assistance due to client-reported issues and, if warranted, dispatch a technician during normal business hours (8:00AM to 5:00PM Pacific Time, Monday – Friday, excluding Avidex holidays) to troubleshoot the AV system problem based on our available resources
- Avidex will identify and uninstall the defective equipment and return such equipment to the manufacturer or authorized repair center for warranty processing
- Avidex will reinstall the repaired or replaced equipment and test the system
- Avidex will pay the shipping costs associated with the repair of the equipment, except for Client Furnished Equipment and/or equipment out of manufacturer warranty

Avidex Services Not Provided Under the New System Warranty

- Extend or provide additional repair services for manufacturer warranty coverage
- Repair of Client Furnished Equipment
- After hours 24x7 Helpdesk support
- Guaranteed on-site response time
- Remote system monitoring, management, and reporting
- Before- or after-hours on-site response
- Proactive support or preventive maintenance
- Training
- Spare or loaner equipment during equipment repair period
- Warranty coverage for client acts of negligence or misuse

360o SERVICETM MANAGED SERVICES & SUPPORT



Avidex recommends the Essential 360o Service for this project. Avidex 360o Service enhances the new systems warranty coverage with proactive support services for worry-free operation. See Appendix A for further details on the proposed 360° Service Plan.

360° Coverage	Essential
Help Desk Support Availability	8x5*
Priority Call Response Time SLA	4 hours
Priority On-Site Response Time SLA	2 business days
RMA Management of OEM Hardware	•
Annual Preventive Maintenance & Reporting	One
Assigned Service Management with Escalation Access	
On-Site AV Service Assurance Technician	Optional
Emergency Loaners for Business-Critical Devices	
The below items: Remote Monitoring, Fault Detection, Analytics & Reporting of Devices may require the implementation of hardware and software applications. Refer to the proposed scope of work to confirm if these features have been included.	
Remote Monitoring with Fault Detect & Reporting	•
Remote Monitoring with Fault Diagnoses & Troubleshooting	
AV Solution Analytics & Reporting	
Management of Device Firmware, Configurations & Changes	

* Standard Business Hours in Pacific Time

Initial Term and Automatic Renewal

The initial term of the specified 360° Service Plan Agreement is identified in the pricing section. Unless written termination is requested by either party thirty (30) days in advance of the anniversary expiration date of the current 360° Service Plan term, the Agreement between the

Each party agrees that any electronic signatures above, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Delivery of an executed signature page to this Agreement by e-mail attachment, other means of electronic transmission with authorization to attach it to this Agreement, or any other means of electronic transmission used to obtain an electronic signature shall be deemed to have the same legal effect as delivery of an original signed copy.

Attachments:

- Terms & Conditions
- Appendix A – Support Agreement
- Appendix B – Equipment List

TERMS & CONDITIONS

This project is subject to University of Washington General Terms and Conditions available at:

[General Terms revised 1-8-25](#)

[General
Terms revised
1-8-25](#)

APPENDIX A: 360o SERVICETM PLAN

ESSENTIAL (INCLUDED AND PRICED)

Under Essential coverage, Avidex warrants the furnished integrated system(s) are free of defects for the priced term period from the date of acceptance or date of first beneficial use, whichever occurs first. This coverage includes the remote monitoring, troubleshooting, uninstallation, and reinstallation of the equipment integrated by Avidex. Remedy for such defects during the coverage period shall be provided at no additional expense to the client. The following services are included under this coverage:

REACTIVE SUPPORT

Avidex 360° Service Helpdesk will:

- Provide a dedicated toll-free number to report and request technical support for the integrated equipment.
- Operate during the standard Avidex business hours of Monday – Friday 8:00AM to 5:00PM Pacific Time except for Avidex holidays
- Respond to the initial support request within 4 business hours
- Contact the client to resolve the issue remotely to ensure the quickest possible resolution
- Use the integrated remote monitoring equipment to assist with fault detection and reporting, dependent upon the specific scope of the proposed project.
- Administer the repair process for defective or broken equipment including processing of any manufacturer RMA.

On-Site Support will:

- Provide a qualified Field Support Technician during standard Avidex working hours within two business days of the support request
- Troubleshoot the system and make the best effort to resolve the issue(s) while at the client site.
- Return defective equipment to an authorized repair center or directly to the manufacturer for warranty repair or exchange. All fees related to shipping are included.
- Provide a suitable replacement for defective equipment to ensure full system operability if an item is no longer repairable.
- Install the repaired or replacement equipment and test to ensure the system is operable per the original system intent.

Lamp Replacement:

- Labor (only) is covered under this support agreement.

PROACTIVE SUPPORT

Preventive Maintenance

- Avidex will perform periodic maintenance for your integrated audiovisual system including system check, cleaning, and tweaking of all appropriate equipment. Avidex will also provide a summary report detailing the status of the audiovisual system and troubleshoot and repair any discovered audiovisual problems.
- This proposal includes one (1) preventive maintenance visit per year of the agreement.
- Upon completion of each preventive maintenance visit, the Field Support Technician will conduct a system operations training session if requested.

SERVICES NOT PROVIDED UNDER THIS COVERAGE

- Repair to Client Furnished Equipment and/or components unless included in Appendix B
- Before or after-hours on-site support
- Repairs due to customer acts of negligence or misuse
- Coverage for projection screen material, plasma glass assembly, lamps, bulbs, furniture, display panels, optical engines, batteries, and accessories. Such parts will be provided at a 10% discount off our list price
- Image burn-in caused by static images displayed over an extended period of time on any display device

APPENDIX B: EQUIPMENT LIST

AV SYSTEM UPGRADE – COUNCIL CHAMBERS

Display

Item	Manufacturer	Item Code	Description	Qty	OFE	Unit Price	Ext. Total
D1	NEC	X55UNV-TMX4P	2EA, 2K2 VIDEO WALLS	8	YES	\$ -	\$ -
D2	TBD	TBD	MOBILE DISPLAY IN COUNCIL CHAMBERS	4	YES	\$ -	\$ -
D3	SHARP	PN-E703	2ND FLOOR LOBBY DISPLAY	1	YES	\$ -	\$ -
D4	PLANAR	SL7564K	3RD FLOOR LOBBY DISPLAYS	2	YES	\$ -	\$ -
D5	TBD	TBD	CLERK KVM DISPLAYS	2	YES	\$ -	\$ -
D6	TBD	TBD	STAFF / PRESENTATION KVM DISPLAYS	2	YES	\$ -	\$ -
Display Total						\$	-

Video

Item	Manufacturer	Item Code	Description	Qty	OFE	Unit Price	Ext. Total
V1	AV PRO EDGE	AC-MXNET-1G-DANTE-EV2	MXnet 1G Evolution II Encoder with Dante	8		\$ 723.04	\$ 5,784.32
V2	AV PRO EDGE	AC-MXNET-1G-DV2	MXnet 1G Evolution II Decoder	11		\$ 688.56	\$ 7,574.16
V3	AV PRO EDGE	AC-MXNET-CBOX-HA	MXnet 1G Control Box	1		\$ 378.19	\$ 378.19
V4	AV PRO EDGE	AC-MXNET-1G-MV41V2	MXnet 1G Evolution II 4K 4x3 Multi-viewer	1		\$ 3,133.96	\$ 3,133.96
V6	KILOVIEW	N60	4K HDMI to NDI/SRT Bi-Directional Converter; 4Kp60 HDMI to NDI/SRT Encoder/Decoder, YCbCr 4:2:2 10bit HDR, H.264/H.265, ultra-low latency, LCD panel and a scroll-wheel for simple configuration and better experience. NDI 6 supported PoE, Tally, Voice Intercom supported.	2		\$ 703.12	\$ 1,406.24
V7	MAGEWELL	32060	USB 2.0/D.0 Dongle, 1-channel HDMI Plug and Play. Windows/Linux/Mac. Replaces p/n 32011 (KX100DUSBHDMI).	1		\$ 262.90	\$ 262.90
Video Total						\$	18,539.77

Audio

Item	Manufacturer	Item Code	Description	Qty	OFE	Unit Price	Ext. Total
A1	QSC	MP-A80V	1600W Flexamp technology Hi-Z / Lo-Z amplifier; 8 x 200W into 4Ω, 8Ω, 70V and 100V, Highpass filter per channel, GPIO for Remote Standby and Amp Status.	1		\$ 2,270.40	\$ 2,270.40
A3	SHURE	MXA710B-4FT	LINEAR ARRAY MIC, BLACK, 4 FT	1		\$ 2,490.40	\$ 2,490.40
A5	WILLIAMS SOUND	PPA R37	FM receiver with seek-button channel selection. Includes (1) EAR 0013 single mini earbud and (1) BAT 901 2 AA alkaline battery.	6		\$ 109.45	\$ 656.70
A6	WILLIAMS SOUND	NKL 003	Neckloop, 18" cord, 3.5mm mono plug. For use with all FM, IR and Dig Wave body pack receivers.	6		\$ 47.03	\$ 282.18
A7	WILLIAMS SOUND	SAR 013	Single mini earbud. Mono 3.5 mm plug.	6		\$ 16.89	\$ 101.34
A9	TELEVIC	71.98.2904	Pixius AE-R + Dante	1		\$ 4,450.60	\$ 4,450.60
A10	TELEVIC	71.98.0035	Confidea WAP G4	1		\$ 3,080.00	\$ 3,080.00
A11	TELEVIC	71.98.0133	Confidea FLEX Mic	10		\$ 808.50	\$ 8,085.00
A12	TELEVIC	71.98.0082	Confidea FLEX GO G4	13		\$ 966.35	\$ 12,562.55
A13	TELEVIC	71.98.0094	Mike PLM401F	23		\$ 192.50	\$ 4,427.50
A14	TELEVIC	71.98.0046	Confidea CHT G4	2		\$ 1,208.90	\$ 2,417.80
A16	BLUSTREAM	BLS-DAT1USB	Dante USB Audio Encoder / Decoder	1		\$ 323.40	\$ 323.40
A18	QSC	CORE 24f	Q-SYS Core Processor with 24 local audio I/O channels, 160x160 total network I/O channels with 8x8 Software-based Dante license included, USB AV bridging, dual Ethernet ports for network redundancy plus two auxiliary Ethernet ports, two RS232 ports, 8x8 GPIO, 24 next-generation AEC processors, 1RU. Includes Scripting/UCI functionality.	1		\$ 3,564.00	\$ 3,564.00
Audio Total						\$	44,711.87

Control

Item	Manufacturer	Item Code	Description	Qty	OFE	Unit Price	Ext. Total
C1	CRESTRON	CP4N	4-Series™ Control System	1		\$ 1,694.00	\$ 1,694.00
C2	CRESTRON	TS-1070-B-S	10.1 in. Tabletop Touch Screen, Black Smooth	2		\$ 1,797.40	\$ 3,594.80
C3	CRESTRON	TS-770-B-S	7 in. Tabletop Touch Screen, Black Smooth	1		\$ 1,211.10	\$ 1,211.10
C5	NETGEAR	GSM4248PX-100NAS	NETGEAR AV Line M4250-40GBX-PoE+ - Switch - L3 - managed - 40 x 10/100/1000 (PoE+) + 8 x 1 Gigabit / 10 Gigabit SFP+ - side to side airflow - rack-mountable - PoE+ (960 W)	1		\$ 2,309.58	\$ 2,309.58
C7	MIDDLE ATLANTIC	RLNK-215	Select Series PDU with RackLink, 2 Outlet	8		\$ 236.12	\$ 1,888.96
C8	MIDDLE ATLANTIC	RLNK-1615V	Select Series PDU with RackLink, 16 Outlet	1		\$ 393.53	\$ 393.53
C9	NETGEAR	GSM4230PX-100NAS	NETGEAR AV Line M4250-26GBX-PoE+ - Switch - L3 - managed - 24 x 10/100/1000 (PoE+) + 2 x 10/100/1000 + 4 x 1 Gigabit / 10 Gigabit SFP+ - side to side airflow - rack mountable - PoE+ (480 W)	1		\$ 1,435.24	\$ 1,435.24
C10						\$ -	\$ -
Control Total						\$	12,527.21

Rack & Accessories

Item	Manufacturer	Item Code	Description	Qty	OFE	Unit Price	Ext. Total
R1	TBD	TBD	OFE 40RU RACK	1	YES	\$ -	\$ -
R3	SHURE	A710-FM-4FT	FLUSH MOUNT HOUSING FOR MXA710-4FT	2		\$ 233.20	\$ 466.40
Rack & Accessories Total						\$	466.40

Misc. Materials

Item	Manufacturer	Item Code	Description	Qty	OFE	Unit Price	Ext. Total
Misc. Materials Total						\$	11,111.75

Expense Type	Manufacturer	Item Code	Description	Qty	OFE	Unit Price	Ext. Total
SA	Avidex	RDM	Remote Monitoring Room Price	1		\$ 300.00	\$ 300.00
MESM	TELEVIC	99.06.0006	Remote Configuration/Training	1		\$ 2,059.00	\$ 2,059.00
MESM	QSC	SLDAN-64-P	Q-SYS Software-based Dante 64x64 Channel (32x32 Flows) License, Perpetual	1		\$ 1,349.00	\$ 1,349.00

Equipment Summary		\$	-
Display Total		\$	-
Video Total		\$	18,539.77
Audio Total		\$	44,711.87
Control Total		\$	12,527.21
Rack & Accessories Total		\$	466.40
Misc. Materials Total		\$	11,111.75
Equipment Subtotal		\$	87,257.00

Audio

Item	Manufacturer	Item Code	Description	Qty	OFE	Unit Price	Ext. Total
A1	WILLIAMS SOUND	WF SYS2C-00	Wi-Fi assistive listening system with 6 WAV Pro Wi-Fi Receivers. System includes: (1) WF TSC transmitter, (6) WF R2-N receivers, (1) AC CHG406 6-slot chargers, (6) HED 024 headphones, (2) NKL 008 neckloops, (1) RPK 005 rack panel kit, and (1) IDP 008 ADA wall plaque.	1		\$ 2,825.60	\$ 2,825.60
A2						\$ -	\$ -
A3	WILLIAMS SOUND	PPA R37	FM receiver with seek-button channel selection. Includes (1) EAR 0013 single mini earbud and (1) BAT 001-2 AA alkaline battery.	-6		\$ 121.55	\$ (729.30)
A4	WILLIAMS SOUND	NKL 001	Neckloop. 18" cord. 3.5mm mono plug. For use with all FM, IR and Dig Wave body pack receivers.	-6		\$ 53.63	\$ (321.78)
A5	WILLIAMS SOUND	EAR 013	Single mini earbud. Mono 3.5 mm plug	-6		\$ 19.31	\$ (115.86)
						Audio Total	\$ 1,658.66

Misc. Materials

Item	Manufacturer	Item Code	Description	Qty	OFE	Unit Price	Ext. Total
						Misc. Materials Total	\$ 262.49

Equipment Summary

Audio Total	\$ 1,658.66
Misc. Materials Total	\$ 262.49
Equipment Subtotal	\$ 1,921.15

**Business of the City Council
City of University Place, WA**

Proposed Council Action:

Authorize the execution of necessary documents to effectuate a settlement in the matter of Day Island Yacht Club v. City of University Place, et al.

Agenda No:

6E

Dept. Origin:

City Attorney

For Agenda of:

September 15, 2025

Exhibits:

Proposed Consent Decree
Proposed Settlement Agrmt.

Concurred by Mayor:

Approved by City Manager:

Approved as to Form by City Atty.:

Approved by Finance Director:

Expenditure

Required: \$220,000.00

Amount

Budgeted: \$0.00

Appropriation

Required: \$220,000.00

SUMMARY/POLICY ISSUES

In July 2023, the Day Island Yacht Club (DIYC) sued the City of University Place for alleged violations of the federal Clean Water Act. DIYC subsequently added the City of Tacoma to that lawsuit, and Tacoma, in turn, sued University Place. The parties engaged in mediation on August 22, 2025, which resulted in a tentative settlement, subject to the approval of the city councils of both municipalities.

Key points associated with this settlement are summarized as follows:

- University Place agrees to pay the sum of \$220K to DIYC representing its attorney fees (Tacoma is also contributing to attorney fees). Notably, UP is not paying penalties under the Clean Water Act, nor is UP paying damages to either DIYC or to Tacoma, with liability for both obligations expressly denied.
- Univ. Place will install a piece of stormwater infrastructure known as a hydro-dynamic separator (HDS). The tentative location for this will be in the vicinity of 27th Street, Day Island Bridge Road and Vista Place. The HDS will be operational within eighteen (18) months, and Univ. Place will share and provide periodic updates relative to the installation.
- UP and Tacoma will execute a property swap and adjustment of their municipal boundaries. The primary area affected is in the area of the situs forming the basis of this litigation (a map is included as part of the proposed consent decree). The second area, which is not part of this paperwork, involves a property owned by University Place, but located in Tacoma, at the above intersection.
- University Place has agreed not to divert additional stormwater to the HDS or Day Creek from existing stormwater systems. This is separately prohibited by the City's current NPDES Permit.
- There is to be a broad release of any claims that either Tacoma or DIYC have, or could have brought, against University Place.

Included in the packet are two documents. The first is the proposed consent decree. Court approval will be delayed as it will be subject to review by the Department of Justice. The second is a separate agreement with DIYC which affects claims that survive the expiration of the consent decree.

Post-settlement, two additional actions contemplated by the settlement will still need to be taken by the City Council. The first is the approval of an as-yet-to-be drafted interlocal agreement with the City of Tacoma regarding access to the above property and certain stormwater infrastructure. The second will be in conjunction with the actual municipal boundary adjustment.

RECOMMENDATION/MOTION

MOVE TO: Authorize the execution of necessary documents to effectuate a settlement in the matter of Day Island Yacht Club v. City of University Place, et al.

AGENDA

1
2
3
4
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6
7
8 UNITED STATES DISTRICT COURT
9 WESTERN DISTRICT OF WASHINGTON
10 AT TACOMA

11 DAY ISLAND YACHT CLUB,

12 Plaintiff,

13 v.

14 CITY OF UNIVERSITY PLACE and CITY OF
15 TACOMA,

16 Defendant.

17 CITY OF TACOMA,

18 Cross-Claimant,

19 v.

20 CITY OF UNIVERSITY PLACE,

21 Cross-Defendant.

NO. 3:23-cv-05652-JNW

[PROPOSED] CONSENT DECREE

Trial Date: September 15, 2025

22 **I. STIPULATIONS**

23 *Whereas*, Plaintiff Day Island Yacht Club (DIYC) filed a complaint on July 30, 2023, (Dkt.
24 1) against defendant the City of University Place (UP) alleging violations of the Clean Water Act,
25 33 U.S.C. § 1365, *et seq.*, per UP's Stormwater General National Pollution Discharge
26 Elimination System (NPDES) Phase 2 Municipal Stormwater Permit (UP Permit) issued by the
[PROPOSED] CONSENT DECREE- 1 of 13
(3:23-cv-05652-JNW)

LAW OFFICES
GORDON THOMAS HONEYWELL LLP
1201 PACIFIC AVENUE, SUITE 2100
TACOMA, WASHINGTON 98402
(253) 620-6500 - FACSIMILE (253) 620-6565

1 Washington Department of Ecology (Ecology) and in relation to the stormwater pond that has
2 historically been referred to as the Day Island Bridge Pond, the 27th Street Storm Detention
3 Pond and the 27th Street-Lemons Beach West Road Pond (hereafter the "Pond").

4 Whereas, DIYC filed an amended complaint on March 15, 2024 (Dkt 27) against
5 defendant the City of Tacoma (Tacoma) alleging violations associated with the Pond and
6 general allegations under the Clean Water Act, 33 U.S.C. § 1365, *et seq.*, in relation to
7 Tacoma's NPDES Phase I Municipal Stormwater Permit (Tacoma Permit) issued by Ecology.
8

9 Whereas, Tacoma filed Cross Claims on May 13, 2023 (Dkt 36) against UP alleging
10 Tresspass and Public Nuisance.

11 Whereas, UP and Tacoma stipulate to the entry of this Consent Decree without trial,
12 adjudication, or admission of any issues of fact or law regarding Tacoma's claims or allegations
13 set forth in Tacoma's Cross Claims against UP.

14 Whereas, DIYC, UP and Tacoma (collectively the "Parties") stipulate to the entry of this
15 Consent Decree without trial, adjudication, or admission of any issues of fact or law regarding
16 DIYC's claims or allegations set forth in its amended complaint, sixty-day notice to UP, and
17 sixty-day notice to Tacoma.
18

19 Whereas, the Parties and the Court by entering this Decree finds, that this Decree has
20 been negotiated by the Parties in good faith, that the Decree is fair and reasonable, in the
21 public interest, and that entry of this Consent Decree is the most appropriate means of
22 resolving this action.
23
24
25
26

1 DATED this ____ day of _____, 2025

2 DAY ISLAND YACHT CLUB

CITY OF UNIVERSITY PLACE

3
4 BY _____
5 Brian Grassley
6 Commodore

BY _____
Stephen P. Sugg
City Manager

7
8 CITY OF TACOMA

9 BY _____
10 Victoria Woodards
11 Mayor

12 **II. ORDER AND DECREE**

13 THIS MATTER come before the Court upon the Parties' Joint Motion for Entry of Consent
14 Decree and the forgoing Stipulations of the Parties. Having considered the Stipulations and
15 the promises set forth below, the Court hereby ORDERS, ADJUDGES, and DECREES as follows:

16 1. This Court has jurisdiction over the Parties and the subject matter of this action
17 pursuant to federal law, specifically, the Clean Water Act (CWA), 33 U.S.C. § 1365, and under
18 this Court's supplemental jurisdiction for Tacoma's crossclaims asserted against UP. See, 28
19 U.S.C. § 1367.

20 2. Each signatory for the Parties certifies for that Party that he or she is authorized
21 to enter into the agreement set forth herein and to legally bind the Party. This Consent Decree
22 extends to the Parties, their successors in interest, and assigns.

23 3. This Consent Decree, along with a separate agreement between DIYC and UP
24 addressing items that will survive the termination of the Consent Decree, is a full and complete
25 settlement and release of all claims in DIYC's Amended Complaint, sixty-day notice letter to UP,
26 sixty-day notice letter to Tacoma, Tacoma's cross claims, and all other claims known or

1 unknown that exist as of the date of entry of the Consent Decree as to existing stormwater
2 infrastructure, alleged existing stormwater infrastructure, and discharges to and/or from said
3 infrastructure that could be asserted under the Clean Water Act, 33 U.S.C. §§ 1251-1387.
4 Upon termination of this Consent Decree, these claims are released and dismissed with
5 prejudice.

6 4. UP's payment of attorney's fees and litigation costs set forth in Paragraph 17 of
7 the Consent Decree, and Tacoma's payment of attorney's fees and litigation costs set forth in
8 Paragraph 18 of the Consent Decree, will be in full and complete satisfaction of any claims
9 DIYC and Gordon Thomas Honeywell LLP have or may have, either legal or equitable, known or
10 unknown, and of any kind or nature whatsoever, for fees, expenses, and costs incurred in
11 relation to this lawsuit. Enforcement of this Consent Decree is the Parties exclusive remedy for
12 any violation of its terms, except as provided in ¶14.
13

14 5. This Consent Decree is a settlement of disputed facts and law. It is not an
15 admission or adjudication regarding any allegations asserted by any party in this case or any
16 fact or conclusion of law related to those allegations, nor evidence of any wrongdoing or
17 misconduct on the part of UP and/or Tacoma, their respective employees, agents, contractors,
18 customers, or other third parties.
19

20 6. Upon entry of the Consent Decree, UP will implement the following injunctive
21 relief:

- 22 a. UP will install a hydro-dynamic separator (HDS) in the vicinity of the
23 intersection of 27th Street West, Vista Place West and Day Island Bridge
24 Road West that will be operational within 18 months from the date of
25 entry of the Consent Decree. The HDS will meet the following
26

requirements:

- i. 12-foot diameter;
- ii. 60 cubic-foot-per-second (CFS) capacity;
- iii. Approved design pursuant to of Ecology's approved pre-treatment General Use Level Designation list.

b. Within in 60 days of entry of this Consent Decree, UP will set project milestones and provide DIYC with those milestones, Thereafter UP will provide DIYC with periodic progress updates at least every 60 days between the entry of the Consent Decree and the date the HDS is operational.

c. Upon the HDS becoming operational, UP will acknowledge that the HDS is part of its MS4 system under its Phase 2 National Pollutant Discharge Elimination System (NPDES) Permit and will maintain the HDS according to the NPDES Permit requirements and manufacturer specifications. UP shall provide DIYC with manufacturer information regarding the selected HDS, including the manufacturer's name, the model number and the manufacturer's specifications for installation and maintenance.

d. UP agrees to maintain any associated and/or necessary stormwater infrastructure for the HDS. During the pendency of the Consent Decree, UP shall send DIYC and Tacoma a copy of records evidencing maintenance of the HDS.

e. UP agrees to inspect, and coordinate BNSF Railway Company, successor in interest to Northern Pacific Railway Company, or such other entity as

1 appropriate (BNSF), to ensure the twin culverts underneath the railroad
2 do not become blocked and continue to convey water to the Day Island
3 Lagoon.

4 7. In the event that UP proposes alterations or modifications to an existing UP
5 Outfall or construction of a new or replacement outfall, or stormwater line, as part of
6 installation of the HDS and that is located in Tacoma's jurisdiction, such proposal shall be
7 subject to review and approval of the City of Tacoma, shall comply with applicable provisions
8 of the Tacoma Municipal Code, federal and state law and regulations, including permit
9 requirements, shall not interfere with the uses of the Property by the City of Tacoma. UP and
10 Tacoma agree to coordinate and promptly process any necessary approvals or permit
11 applications to effectuate the terms of this Agreement as to the HDS.
12

13 8. Tacoma agrees to convey "as is" to UP, and UP agrees to accept, the stormwater
14 infrastructure west of, or after, the last catch basin on Lemons Beach Road West prior to
15 terminus as generally depicted in Exhibit A to the Consent Decree (Exhibit A).
16

17 9. Tacoma will partially vacate a right of way prior to the boundary line adjustment
18 (BLA) that will assist in creating the parcel as generally depicted in Exhibit A (Subject Parcel).

19 10. Tacoma agrees to convey via Quit Claim Deed to UP any and all interest in the
20 Subject Parcel "As-Is", and UP agrees to accept the same. Tacoma and UP agree to coordinate
21 via appropriate legislation and with the Pierce County Boundary Review Board, as needed, for
22 the adjustment of the municipal boundaries such that the Subject Parcel will be within UP's
23 municipal boundary.
24

25 11. Within six (6) months from the approval by the Boundary Review Board of the
26 municipal boundary adjustment for the Subject Parcel, UP and Tacoma agree to coordinate an

1 Interlocal Agreement that will provide for the following:

- 2 a. Access for the maintenance road (see Exhibit A);
- 3 b. Access to the westernmost catch basin prior to terminus (see Exhibit A);
- 4 and
- 5 c. Attachment of the stormwater pipe from the HDS to Tacoma's
- 6 stormwater infrastructure, and UP annual updates to Tacoma regarding
- 7 any maintenance activity to the HDS.
- 8

9 12. UP agrees that no additional stormwater will be diverted or redirected into the

10 HDS or Day Creek from existing stormwater systems, including the Day Island Bridge. This does

11 not preclude infill development or redevelopment of existing properties already using the

12 existing stormwater system from continuing to use the existing stormwater system, including

13 the HDS.

14

15 13. DIYC acknowledges that it is agreeing that the HDS is being installed to serve as

16 a stormwater treatment facility to remove sediment from stormwater before it is discharged to

17 Puget Sound as a replacement of the pond that is situated between the 27th Street storm

18 main outlet and the Twin Pipes.

19

20 14. DIYC covenants not to sue or assert any claims (including CWA claims and/or

21 tort claims) against UP and Tacoma and hereby waives and releases any and all claims related

22 in any way to the pond, its use and/or functionality. DIYC does not waive any potential claims

23 that may arise from future actions that do not arise out of use or maintenance of the pond,

24 such as claims related to maintenance of the HDS. DIYC's release of claims includes any and

25 all claims, known or unknown, including those claims that were asserted in the First Amended

26 Complaint or which could have been asserted in this litigation.

1 15. Tacoma covenants not to sue or assert any claims (including CWA claims and/or
2 tort claims) against UP and hereby waives and releases any and all claims related in any way
3 to UP's actions up to the date of the entry of the CD as to the pond, its use and/or functionality
4 as alleged within Tacoma's crossclaims. Tacoma does not waive any potential claims that may
5 arise from future actions that do not arise out of the use or maintenance of the pond as alleged
6 in Tacoma's cross-claims, such as claims related to maintenance of the HDS. Tacoma release
7 of claims includes any and all claims, known or unknown, including those claims that were
8 asserted in its cross-claims or which could have been asserted in this litigation
9

10 16. Prior to the entry of the consent decree, DIYC shall provide UP and Tacoma with
11 payment instructions for reimbursement of its attorneys' fees as set forth in ¶17 and ¶18.

12 17. UP agrees to pay DIYC \$220,000 (Two Hundred Twenty Thousand Dollars) for
13 attorneys' fees within two weeks of entry of the consent decree.

14 18. Tacoma agrees to pay DIYC \$130,000 (One Hundred Thirty Thousand Dollars)
15 for attorneys' fees within two weeks of entry of the consent decree.
16

17 19. DIYC agrees not to seek civil penalties, and/or a payment in lieu of penalty,
18 against Tacoma or UP arising from the claims asserted in this litigation.

19 20. A force majeure event is an event outside the reasonable control of UP and/or
20 Tacoma that causes a delay in performing tasks required by this Consent Decree that cannot
21 be cured by due diligence. Delay in performance of a task required by this Consent Decree
22 caused by a force majeure event is not a failure to comply with the terms of this Consent
23 Decree. Events of force majeure include (a) acts of God; (b) flood, fire, earthquake or explosion;
24 (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or
25 other civil unrest; (d) actions, embargoes or blockades in effect on or after the date of this
26

1 Consent Decree; (e) national or regional emergency; (f) strikes, labor stoppages or slowdowns
2 or other industrial disturbances; (g) epidemic, pandemic or similar influenza or bacterial
3 infection (which is defined by the United States Center for Disease Control as virulent human
4 influenza or infection that may cause global outbreak, or pandemic, or serious illness); (h)
5 emergency state; (i) shortage of power or transportation facilities; and (j) other similar events
6 beyond the reasonable control of the impacted Party. A Party affected by force majeure shall
7 continue to perform other obligations under this Consent Decree which have not been affected
8 by such force majeure. If such force majeure occurs after such Party delays to perform this
9 Consent Decree, it shall not be exempted from its corresponding liabilities. The Party impacted
10 by the force majeure event shall notify the other Parties in writing within 5 days of the
11 occurrence and the projected time needed to complete the task.
12

13 21. This Court retains jurisdiction over this matter while this Consent Decree
14 remains in force. While this Consent Decree remains in force, this case may be reopened
15 without filing fees so that the Parties may apply to the Court for any further order that may be
16 necessary to enforce compliance with this Consent Decree or to resolve any dispute regarding
17 the terms or conditions of this Consent Decree. In the event of a dispute regarding
18 implementation of, or compliance with, this Consent Decree, the Parties must first attempt to
19 resolve the dispute by meeting to discuss the dispute and any suggested measures for
20 resolving the dispute. Such a meeting will be held as soon as practical but must be held within
21 thirty (30) days after notice of a request for such a meeting to the other Party and its counsel
22 of record. If no resolution is reached at that meeting or within thirty (30) days of the Notice,
23 either Party may file a motion with this Court to resolve the dispute. In the event that the dispute
24 is put before the Court for resolution, the prevailing or substantially prevailing party will be
25
26

1 entitled to its reasonable attorneys' fees and litigation costs.

2 22. The Parties recognize that, pursuant to 33 U.S.C. § 1365(c)(3), no consent
3 judgment can be entered in a Clean Water Act suit in which the United States is not a party
4 prior to forty-five (45) days following the receipt of a copy of the proposed consent judgment
5 by the U.S. Attorney General and the Administrator of the U.S. Environmental Protection Agency
6 (EPA). Therefore, upon the filing of this Consent Decree by the parties, DIYC will serve copies
7 of it upon the Administrator of the EPA and the U.S. Attorney General.
8

9 23. This Consent Decree will take effect upon entry by this Court. The Consent
10 Decree terminates after eighteen (18) months after entry of the Consent Decree or after all
11 completion of all tasks set forth above, whichever is later.

12 24. The Parties participated in drafting this Consent Decree.

13 25. This Consent Decree may be modified only upon a writing signed by the Parties
14 and with approval of the Court.
15

16 26. If for any reason the Court should decline to approve this Consent Decree in the
17 form presented, this Consent Decree is voidable at the discretion of any Party. The Parties
18 agree to continue negotiations in good faith to cure any objections raised by the Court to entry
19 of this Consent Decree.

20 27. Except for those addresses for which no email address is provided below,
21 Notifications required by this Consent Decree must be provided via email. For a notice or other
22 communication regarding this Consent Decree to be valid, it must be sent to the receiving Party
23 at the one or more email addresses listed below or to any other address designated by the
24 receiving Party in a notice in accordance with this paragraph.
25
26

If to Day Island Yacht Club:

Brian Grassley, DIYC Commodore
Email: commondore@dayislandyc.org

Stanley Schmidtke,
DIYC member and
designated DIYC representative
Email: sonckr2@comcast.net

And to:

Margaret Archer and Mitchell Wright
GORDON THOMAS HONEYWELL LLP
Email: marcher@gth-law.com
Email: mwright@gth-law.com

If to the City of University Place:

CITY OF UNIVERSITY PLACE
c/o Jack Ecklund
Director of Public Works
3609 Market Place West, Suite 200
University Place, WA 98467

Matthew S. Kaser
CITY OF UNIVERSITY PLACE
mkaser@cityofup.com

And to:

Jeffrey S. Myers
LAW, LYMAN, DANIEL, KAMERRER &
BOGDANOVCH, P.S.
Email: jmyers@lldkb.com

Jennifer Crow
SCHEER LAW
Email: jen@scheer.law

If to the City of Tacoma:

Kristin Lamson
CITY OF TACOMA
Email: KLamson@tacoma.gov

And to:

Tisha Pagalilauan
Kyle Murphy
CASCADIA LAW GROUP
E-mail: tpagalilauan@cascadialaw.com
E-mail: kmurphy@cascadialaw.com

Any party identified in the notice provisions above may affect a change in the notice address by providing a notice complying with these provisions to all other parties listed. A notice or other communication regarding this Consent Decree will be effective the day it is transmitted. An email is effective the day it is sent so long as it is sent by 5 pm and on a business day, or else it is effective the following business day.

DATED this ____ day of September, 2025.

Honorable Jamal Whitehead

1 Presented by:

2 GORDON THOMAS HONEYWELL LLP

3 By

4 Margaret Y. Archer, WSBA No. 21224
5 GORDON THOMAS HONEYWELL LLP
6 1201 Pacific Avenue, Suite 2100
7 Tacoma, WA 98402
8 Telephone: (253) 620-6500
9 Email: marcher@gth-law.com

10 Attorney for Plaintiff Day Island Yacht Club

11 CITY OF UNIVERSITY PLACE

12 By

13 Matthew S. Kaser, WSBA No. 32239
14 CITY OF UNIVERSITY PLACE
15 3609 Market Place W., Suite 200
16 University Place, WA 98466
17 Telephone: (253) 460-5426
18 Email: mkaser@cityofup.com

19 By

20 Jeffrey S. Myers, WSBA No. 16390
21 LAW, LYMAN, DANIEL, KAMERRER
22 BOGDANOVCH, P.S.
23 PO Box 11880
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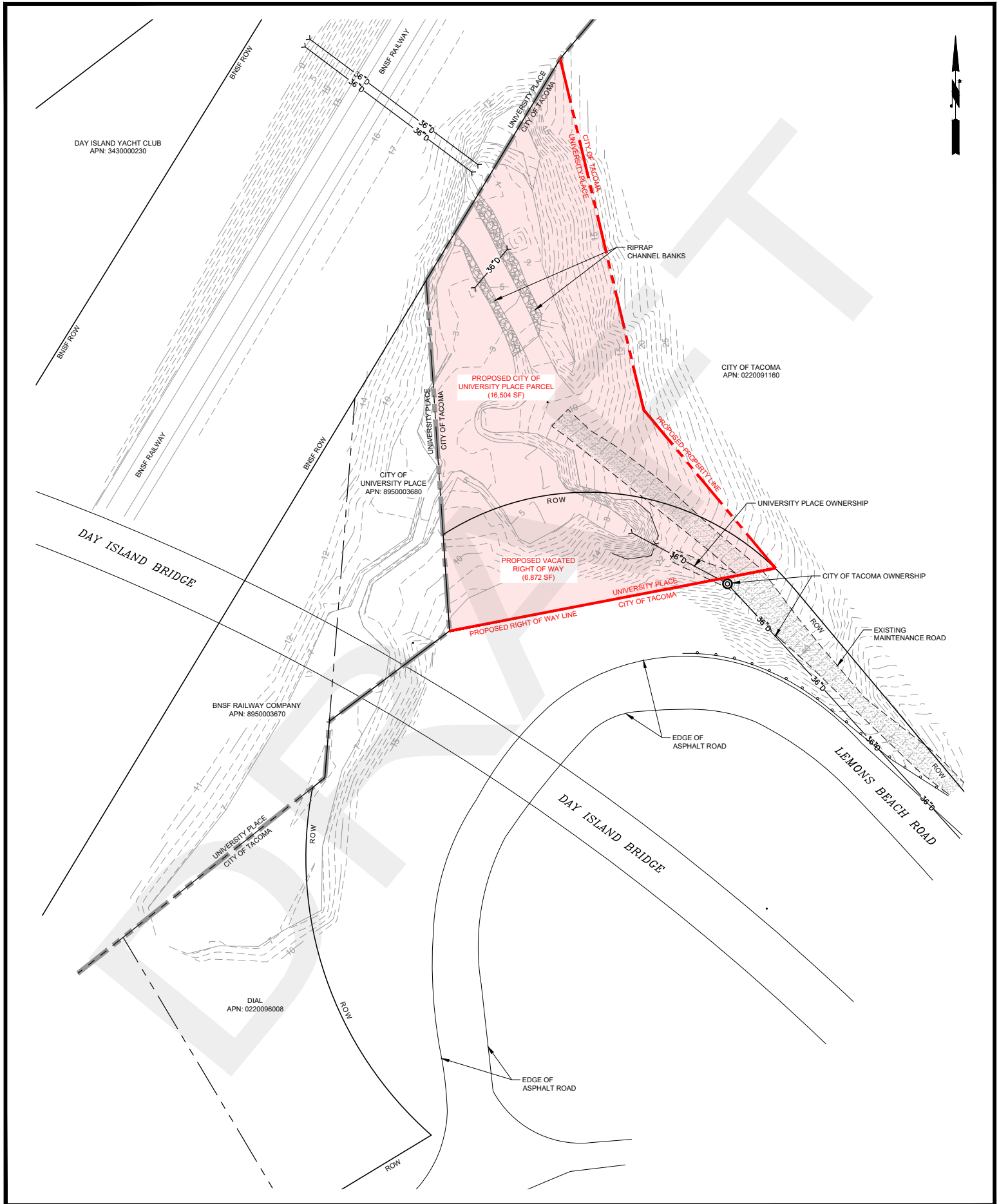
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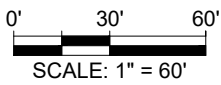
11 Attorneys for Defendant City of Tacoma

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DRAFT



Lemons Beach Road Exhibit option 1.dwg August 26, 2025



SETTLEMENT AGREEMENT

This settlement agreement (Agreement) is made and entered into by and between the City of University Place (“UP”), a municipal corporation pursuant to Title 35A of the Revised Code of Washington, and Day Island Yacht Club (“DIYC”), a Washington nonprofit corporation.

WHEREAS, DIYC filed a citizen suit under the federal Clean Water Act (“CWA”) against the UP and the City of Tacoma (“Tacoma”) as defendants, United States District Court for the Western District of Washington, Cause No. 3:23-cv-05652-JNW (the “Lawsuit”); and

WHEREAS, the Lawsuit alleges against UP violations of the CWA, 33 U.S.C. § 1365, *et seq.*, per UP’s Stormwater General National Pollution Discharge Elimination System (NPDES) Phase 2 Municipal Stormwater Permit (UP Permit) issued by the Washington Department of Ecology (Ecology) and in relation to the stormwater pond that has historically been referred to as the Day Island Bridge Pond, the 27th Street Storm Detention Pond and the 27th Street-Lemons Beach West Road Pond (hereafter the “Pond”); and

WHEREAS, the Lawsuit also alleges against Tacoma violations associated with the Pond and general allegations under the Clean Water Act, 33 U.S.C. § 1365, *et seq.*, in relation to Tacoma’s NPDES Phase 1 Municipal Stormwater Permit (“Tacoma Permit”) issued by Ecology; and

WHEREAS, UP and Tacoma deny the claims made against them; and

WHEREAS, DIYC, UP and Tacoma mediated the claims asserted in the Lawsuit and reached a settlement agreement, the terms of which were initially documented by a Settlement Term Sheet executed by the parties’ respective attorneys on August 22, 2022; and

WHEREAS, DIYC, UP and Tacoma have collectively agreed to implement the terms of the settlement agreement by filing a Consent Decree in the District Court, and DIYC and UP have also agreed to implement certain settlement terms that will survive after the Consent Decree terminates by entering into this Agreement; and

WHEREAS, upon approval of the Consent Decree, and pursuant to the terms of the Consent Decree, UP will install a hydro-dynamic separator (“HDS”) in the vicinity of the intersection of 27th Street West, Vista Place West and Day Island Bridge Road West; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, UP and DIYC agree as follows:

1. UP agrees that no additional stormwater will be diverted or redirected into the HDS or Day Creek from existing stormwater systems, including the Day Island Bridge. This does not preclude infill development or redevelopment of existing properties already using the existing stormwater system from continuing to use the existing stormwater system, including the HDS. UP and DIYC acknowledge that this term is also a term of the Consent Decree and, through this Agreement, UP agrees that the term will remain binding after the Consent Decree terminates.

2. For the first three (3) years the HDS is operational, UP shall send DIYC a copy of records evidencing maintenance of the HDS, with a courtesy copy to Tacoma Environmental Services.

3. Notifications required by this Agreement must be provided via email. For a notice or other communication regarding this Agreement to be valid, it must be sent to the receiving party at the one or more email addresses listed below or to any other address designated by the receiving party in a notice in accordance with this paragraph.

If to Day Island Yacht Club:

Stanley Schmidtke: sonckr2@comcast.net
DIYC Commodore: commodore@dayislandyc.org

And to:

Margaret Archer, attorney: marcher@gth-law.com

If to the City of University Place:

Matthew S. Kaser, City Attorney: mkaser@cityofup.com

4. The parties acknowledge and agree that this Agreement is a compromise of disputed claims, and the covenants contained herein are not to be construed as an admission of liability on the part of either party.

5. Following termination of the Consent Decree, in the event of a dispute regarding implementation of, or compliance with, this Agreement, the parties must first attempt to resolve the dispute by meeting to discuss the dispute and any suggested measures for resolving the dispute. Such a meeting will be held as soon as practical but must be held within thirty (30) days after notice of a request for such a meeting to the other party and its counsel of record. If no resolution is reached at that meeting or within thirty (30) days of the notice, either party may file an action with the Pierce County Superior Court to resolve the dispute. In the event that the dispute is put before the Court for resolution, the prevailing or substantially prevailing party will be entitled to its reasonable attorneys' fees and litigation costs. This Agreement shall be governed by the laws of the State of Washington.

6. If any provision of this Agreement, or the application thereof, is held invalid, the invalidity shall not affect other provisions or applications of this Agreement which can be given effect without the invalid provisions or applications; and to this end, the provision of this Agreement are declared to be severable.

7. The parties have each participated and had an equal opportunity to participate in the drafting of this Agreement. The parties represent that they have relied upon the advice of their attorneys, who are attorneys of their own choice, and that the terms of this Agreement have been completely read and explained to them by their attorneys, and that those terms are fully understood and voluntarily accepted by them.

8 The parties hereby warrant to each other that each has full power and authority to enter into this Agreement and to undertake the actions contemplated herein, and that this Agreement is enforceable in accordance with its terms.

9. The obligations in this Agreement may be amended or modified only by written agreement of the parties and signed by duly authorized representatives of each.

10. This Agreement is subject to entry of the Consent Decree by the Court in the Lawsuit. This Agreement shall become effective immediately following entry of the Consent Decree.

11. This Agreement may be executed in counterpart originals, each of which will be deemed original, with the same effect as if the signatures thereto were on the same instrument.

Day Island Yacht Club

By: Brian Grassley

Its: Commodore

Date: _____

City of University Place

By: Stephen P. Sugg

Its: City Manager

Date: _____

COUNCIL CONSIDERATION

**Business of the City Council
City of University Place, WA**

Proposed Council Action:

Adopt a Resolution approving the 27th Street Business District Subarea Plan to establish the specific provisions that align with redevelopment activity occurring in the district and the City's already adopted code provisions.

Agenda No: 7

Dept. Origin: Community & Economic Dev.

For Agenda of: September 15, 2025

Exhibits: 27th Street Business Dist. Plan

Concurred by Mayor: _____

Approved by City Manager: _____

Approved as to Form by City Atty.: _____

Approved by Finance Director: _____

Approved by Dept. Head: _____

Expenditure
Required: \$0.00

Amount
Budgeted: \$0.00

Appropriation
Required: \$0.00

SUMMARY/POLICY ISSUES

The Growth Management Act (RCW 36.70A) required the City to review update its Comprehensive Plan by December 2024, including elements related to land use. Specifically, Goal LU12 seeks to maintain the University Place Regional Growth Center designation for the development of commercial, mixed-use, and multifamily uses. The 27th Street Business District Plan supports and relates to this and several other Comprehensive Plan policies regarding land use.

In 2021, the Planning Commission was first introduced to the concept of the District Plan and began to study the sequence of steps, outreach process, and vision, and was provided examples of district plans from other jurisdictions and discussed bringing on a consultant group to help with the District Plan. In late 2023, the City hired the consultant team at OTAK, Inc. in partnership with Leland Consulting group to develop 27th Street Business District Plan. The next year was spent forming an Advisory Group, and taking public comment via online survey, preparing a market analysis of the district, and began drafting the District Plan. In 2025, the Planning Commission received updates on the progress of the District Plan, heard a presentation on the market analysis and draft plan by OTAK in January, and received the full Draft 27th Street Business District Plan for a 30-day comment review period.

BOARD OR COMMITTEE RECOMMENDATION

On March 19, 2025, The Planning Commission held a public hearing on the final draft of the 27th Street Business District Plan. The Planning Commission voted unanimously to recommend the proposed 27th Street Business District Subarea Plan to the City Council, along with related findings to support their recommendation in accordance with UPMC 22.25.030(E).

RECOMMENDATION/MOTION

MOVE TO: Adopt a Resolution approving the 27th Street Business District Subarea Plan to establish the specific provisions that align with redevelopment activity occurring in the district and the City's already adopted code provisions.

AGENDA

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE,
ADOPTING THE UNIVERSITY PLACE 27TH STREET BUSINESS DISTRICT PLAN**

WHEREAS, the City Council adopted 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, the first of the three district plans, was adopted by the City Council under Resolution No. 1022 on November 6, 2023; and

WHEREAS, the 27th Street Business District Plan is the second of the three district plans and establishes specific provisions that align with the redevelopment activity occurring in the District and the City's adopted code. The plan will help to ensure that future redevelopment aligns with the vision and guiding principles for the 27th Street Business District; 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 begin discussing future work on the 27th Street Business District Plan and seeking a consultant to assist the City with the plan; and

WHEREAS, on November 16, 2023, the City entered a Public Service Agreement (contract) with OTAK, Inc. to assist the City with developing the 27th Street Business District; and

WHEREAS, the City Council adopted Resolution 1026 on December 4, 2023 adopting the Annual Planning Commission Work Plan for 2024 directing the Planning Commission to begin development of the 27th Street Business District Plan with the assistance of OTAK, Inc.; and

WHEREAS, an Advisory Group consisting of community members and business owners within the 27th Street Business District, as well as City Advisory Committee members were 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 27th Street Business District Plan; and

WHEREAS, two public engagement surveys were conducted to collect feedback from the community on the vision for the 27th Street Business District. The first survey was sent out via FlashVote. The second 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 681 total responses were collected from community members regarding what the biggest opportunities and challenges are for the 27th Street Business District.

WHEREAS, OTAK partnered with Leland Consulting Group to prepare a market analysis of the 27th Street Business District that documents current real estate market dynamics, development opportunities, and development capacity in the subarea; and

WHEREAS, the City Council adopted Resolution 1062 on January 6, 2025 adopting the Annual Planning Commission Work Plan for 2025 directing the Planning Commission to continue the work of developing the Plan and hear presentations and recommendations from OTAK and the 27th Street Business District Advisory Group; and

WHEREAS, staff provided the Planning Commission with updates on the progress of the 27th Street Business District Plan at various meetings. On January 15, 2025, OTAK presented highlights of the draft 27th Street Business District Plan and the vision statement and guiding principles developed with feedback from the Advisory Committee and received questions and comments from the Commission. OTAK also shared the results of the public engagement survey; and

WHEREAS, on January 31, 2025, the Planning Commission received the full draft 27th Street Business District Plan and was given a 30-day comment and question review period; and

WHEREAS, on March 5, 2025 staff answered questions and collected additional comments from the Planning Commission about the draft 27th Street Business District Plan; and

WHEREAS, the City Planning Commission held a public hearing on March 19, 2025 to consider written and oral public comments on the proposed 27th Street Business District Plan, and unanimously voted by Planning Commission Resolution 2025-01, to recommend the City Council adopt the District Plan; and

WHEREAS, the City Council held a study session on May 5, 2025 to consider the proposed draft of the 27th Street 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 for further opportunity to review materials and provide input; and

WHEREAS, a draft copy of the 27th Street Business District was submitted to the Washington State Department of Commerce for a 60-day state agency review on March 21, 2025. The 60-day comment period ended on May 20, 2025, with no comments received; and

WHEREAS, the City Council convened on July 7, 2025 at its regular meeting to hold a second study session on the 27th Street Business District Plan. The Council was presented with the recommended actions of the plan, as well as future traffic projections, and were recommended to consider adoption at a future City Council meeting; and

WHEREAS, on May 2, 2025 the City issued a SEPA Determination of Non-Significance by Reference of environmental documents, and Adoption of existing environmental documents. The 14-day comment period ended on May 16, 2025, with no comments received; and

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

Section 1. Adoption of the University Place 27th Street Business District Plan. The University Place 27th Street Business District Plan attached hereto as Exhibit A is hereby adopted.

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

PASSED BY THE CITY COUNCIL ON SEPTEMBER 15, 2025.

Javier H. Figueroa, Mayor

ATTEST:

Emelita J. Genetia, City Clerk

APPROVED AS TO FORM:

Matthew S. Kaser, City Attorney

COUNCIL BILL

Memo

DATE: September 15, 2025

TO: Mayor Javier Figueroa, Mayor Pro-Tem. Edward Wood & Council Members

FROM: Mandi Roberts, AICP, PLA, Otak

SUBJECT: 27th Street Business District Plan

ATTACHMENTS: 27th Street Business District Draft Plan

Introduction

The September 15 meeting the Council will consider a resolution adopting the 27th Street Business District Sub-area Plan.

Background

City staff has been working with Otak, Inc. and a community advisory committee on the development of the 27th Street Business District Plan, intended to guide future redevelopment by establishing provisions that align with both the City's adopted code and ongoing redevelopment activity in the area. Serving as a strategic framework, the plan ensures that future growth supports the community's vision and guiding principles for the District.

A full draft of the plan was previously presented to City Council and discussed in the Council's May 5th and July 7th meetings, where, the consultant and City staff provided a walk-through of the planning process, draft plan, and plan recommendations.

The 27th Street Business District lies within the City of University Place's Regional Growth Center, together with the Northeast Business District, and Town Center. The Regional Growth Center is the central area of the city where growth and redevelopment will be concentrated in the future. Centers are the hallmark of PSRC's VISION 2050 and the Regional Growth Strategy.

University Place's Planning Commission met for two study sessions of the District Plan on January 15, 2025 and March 5, 2025. At the March 19, 2025 meeting, the Planning Commission held a public hearing and voted to recommend the draft plan to City Council for consideration.

A SEPA determination was issued on May 2, 2025. Staff submitted the recommended draft plan to the Washinton State Department of Commerce for the 60-day state agency review. The 60-day state agency review ended on May 20, 2025.

Memo

University Place's City Council met for two study sessions about the District Plan on May 5, 2025 and July 7, 2025. The September 15 meeting will involve a recap of the 27th Street Business District Plan and a public hearing to pass the associated resolution.

Plan Guiding Principles

To provide a clear sense of purpose, the District Vision Statement and Goals are outlined below. This Plan serves as a visionary framework designed to guide growth within the 27th Street Business District in alignment with PSRC Regional Growth Center (RGC) standards. Rather than introducing new regulations or mandates, the Plan functions as a strategic guide to help shape future development while preserving and enhancing the District's character. It ensures that change occurs in a thoughtful and consistent manner, reflecting the District's long-term goals.

27th Street Business District Vision Statement

"Over time, the 27th Street Business District will become a community destination, with a cohesive identity and quality design. Pedestrian friendly redevelopment and civic improvements will provide opportunities for: new gathering spaces; neighborhood-serving local businesses; dining and retail opportunities; and housing."

Guiding Goals

1. Enhance the sense of community by establishing a place for gathering and events while supporting community involvement.
2. Support and encourage small businesses opportunities such as neighborhood services, dining, and retail.
3. Align with the city adopted form-based code provisions to support quality design and redevelopment.
4. Improve facilities and connections for people walking, biking, and rolling to and through the district.
5. Enhance and maintain greenspace within the public and private realm.
6. Provide diverse housing choices to meet the demand for a variety of household sizes and incomes.

Next Steps

University Place City Council to consider a resolution adopting the 27th Business District sub-area plan.

27th Street Business District Plan



ACKNOWLEDGMENTS

Advisory Group Members

The City would like to thank and acknowledge the participation of the following members of the Advisory Group who participated in the planning process:

Elisa Linton, *The Linton Agency*
Michael McCune, *Brassfields*
Dan Small, *University Place Presbyterian Church*
Jim Lineweaver, *Families Unlimited Network*
Peggy Rose Webster, *Total Image Solutions*
Ashley Keays, *Keays Wellness Group*
Jeremy Boyd, *UP Station*
John Siridakis, *Windermere Realty/Economic Development Advisory Commissioner*

City Staff

Kevin Briske, *Director of Community and Economic Development*
Becky Metcalf, *Business Outreach Liaison*
Kennith George, *Planning Manager*
Katie Connors, *Associate Planner*
Emily Tedder, *Planning Assistant*

Consultants

Otak, Inc.
Mandi Roberts, AICP, *Principal*
Sierra Carson, AICP
Sarah Diekroeger, AICP
Briana Weekes
Brendan Wedderspoon

Leland Consulting Group
Brian Vanneman, *Principal*
Andrew Oliver

Planning Commission

David Graybill, *Chair*
Sandy McKenzie, *Co-Vice Chair*
Stephen Smith, *Co-Vice Chair*
Adria Buchanan
Christopher Hebert
Harriet Richardson
Bill Peters
Byron Pullen

City Council

Javier H Figueroa, *Mayor*
Edward Wood, *Mayor Pro Tem*
Frank Boykin, *Council Member*
Steve Worthington, *Council Member*
Denise McCluskey, *Council Member*
Stan Flemming, *Council Member*
Melanie Grassi, *Council Member*

University Place
WASHINGTON



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Market Analysis

Community Survey- 27th Street Visioning Survey Results

1.

Introduction



Background and Context

In the 1950s, before the City of University Place was officially incorporated, the area began to grow rapidly as suburban living became popular following World War II. At that time, 27th Street served as the commercial core of the community. This mid-century district, rich in history, placed a strong emphasis on local businesses. A streetcar once traversed this bustling area, further contributing towards the development of a pedestrian corridor.



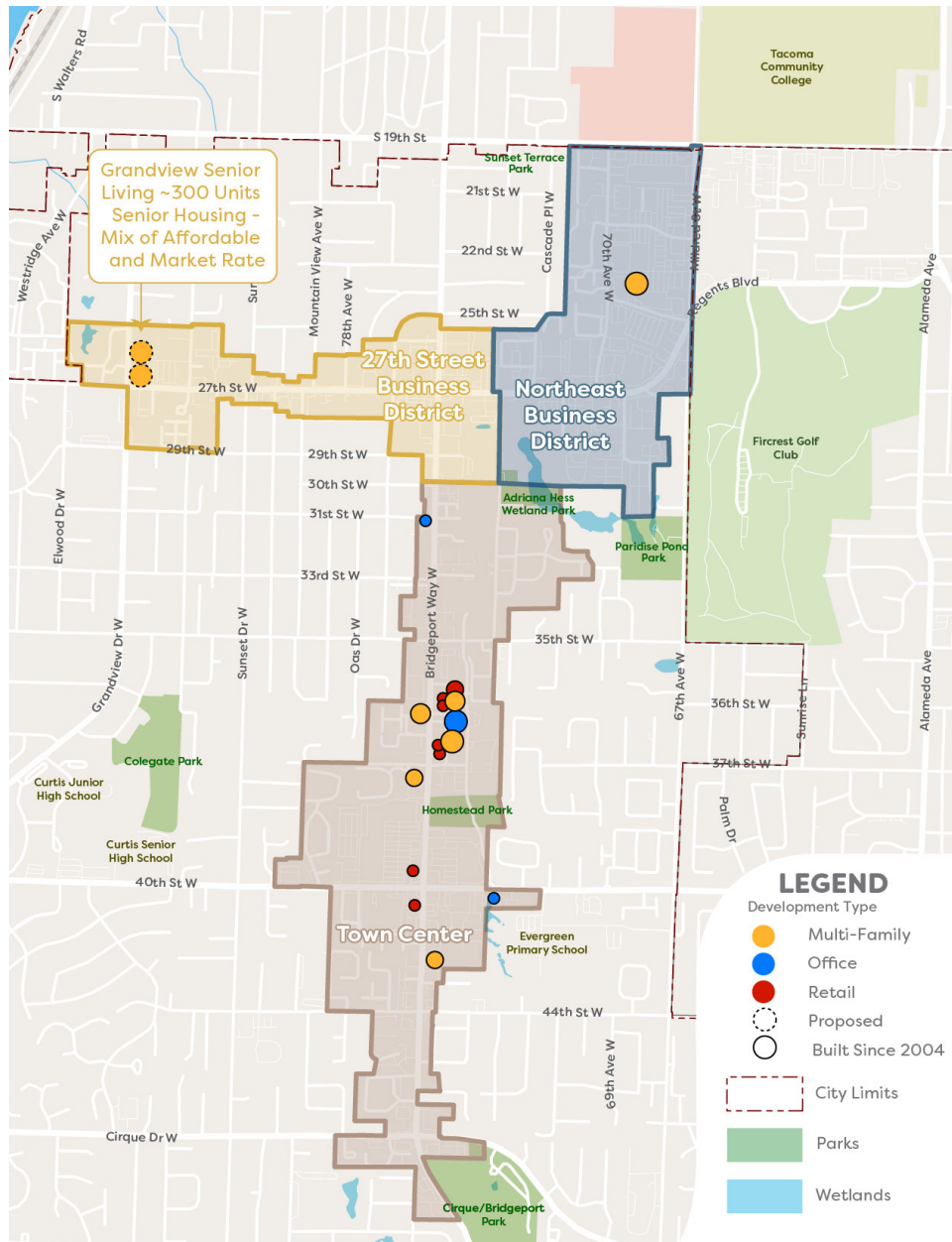


Figure 1. Regional Growth Center Districts

In 2017, the City of University Place adopted a Regional Growth Center (RGC) Plan that encompassed the 27th Street Business District, as well as Town Center and the Northeast Business District. Figure 1 shows the three districts that make up the full RGC area for University Place.

The RGC Plan designated a 481-acre commercial, multifamily, and mixed-used area under Puget Sound Regional Council's (PSRC) Centers Framework. The plan outlines a vision and guiding principles that are instrumental in the development of three distinct districts found in the Regional Growth Center. Figure 2 shows the regional Pierce County context surrounding University Place.

As an outcome of completion of the RGC Plan, the City has proceeded to develop specific subarea plans for each of the three districts. The Northeast Business District Plan was completed in 2023. This plan is being completed in 2024, and the Town Center Business District Plan is proposed for completion in 2025.

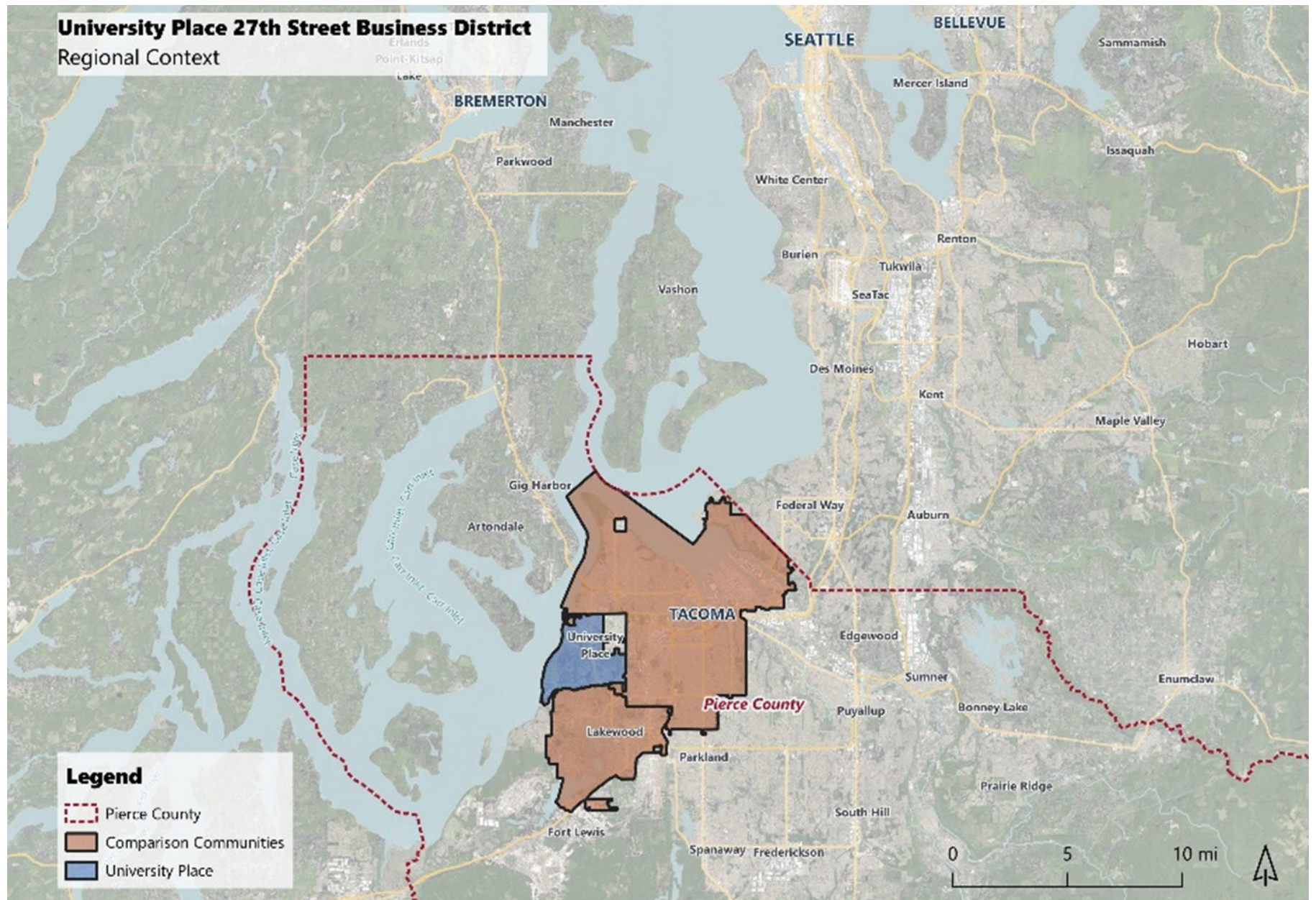


Figure 2. Regional Context Map

Purpose and Vision for 27th Street Business District

The purpose of the 27th Street Business District Plan is to establish specific provisions that align with redevelopment activity occurring in the District and the City's adopted code provisions. This plan will help to ensure that future redevelopment aligns with the vision and guiding principles for the District.

District Vision Statement

The District's vision statement (and the guiding goals on the next page) reflect changes in how the District may redevelop in the future based on recent projects and market factors.



Vision Statement

The 27th Street Business District vision statement is as follows:

“Over time, the 27th Street Business District will become a *community destination*, with a *cohesive identity* and *quality design*. Pedestrian friendly redevelopment and civic improvements will provide opportunities for: new gathering spaces; neighborhood-serving local businesses; dining and retail opportunities; and housing.”

Guiding Principles

1. **Enhance** the sense of community by establishing a place for gathering and events while supporting community involvement.
2. **Support** and encourage small business opportunities such as neighborhood services, dining, and retail.
3. **Align** with the city adopted form-based code provisions to support quality design and redevelopment.
4. **Improve** facilities and connections for people walking, biking, and rolling to and through the district.
5. **Enhance** and maintain greenspace within the public and private realm.
6. **Provide** diverse housing choices to meet the demand for a variety of household sizes and incomes.

Regional Planning Context

The 27th Street Business District lies within the City of University Place's RGC, which overall is an area that the City is planning to concentrate development moving forward.

Puget Sound Regional Council (PSRC) provides the following definition for Regional Growth Center.

According to PSRC, regional growth centers are areas of compact development where housing, employment, shopping, and other activities are in close proximity. These are areas around the Puget Sound region characterized by compact pedestrian-oriented development with a mix of uses, facilities, and services needed to accommodate population and employment growth. A key goal of Vision 2050 is focusing development in urban growth areas and attracting an increased proportion of regional jobs and housing growth into regional growth centers.

Regional Growth Center

Area with dense existing jobs and housing, high-quality transit service, and planning for significant growth. These centers may represent areas where major investments – such as high-capacity transit – offer new opportunities for growth.

Regional Planning Context Continued

One of the strategic actions in the University Place RGC Plan was to create a specific plan for the 27th Street Business District. The City's Comprehensive Plan Land Use policies also direct the City to create specific plans for each of the three districts. Along with the establishment of the 27th Street Business District Plan, an important objective was to bring the 27th Street Business District Plan into alignment with the City's recently adopted form-based code provisions.

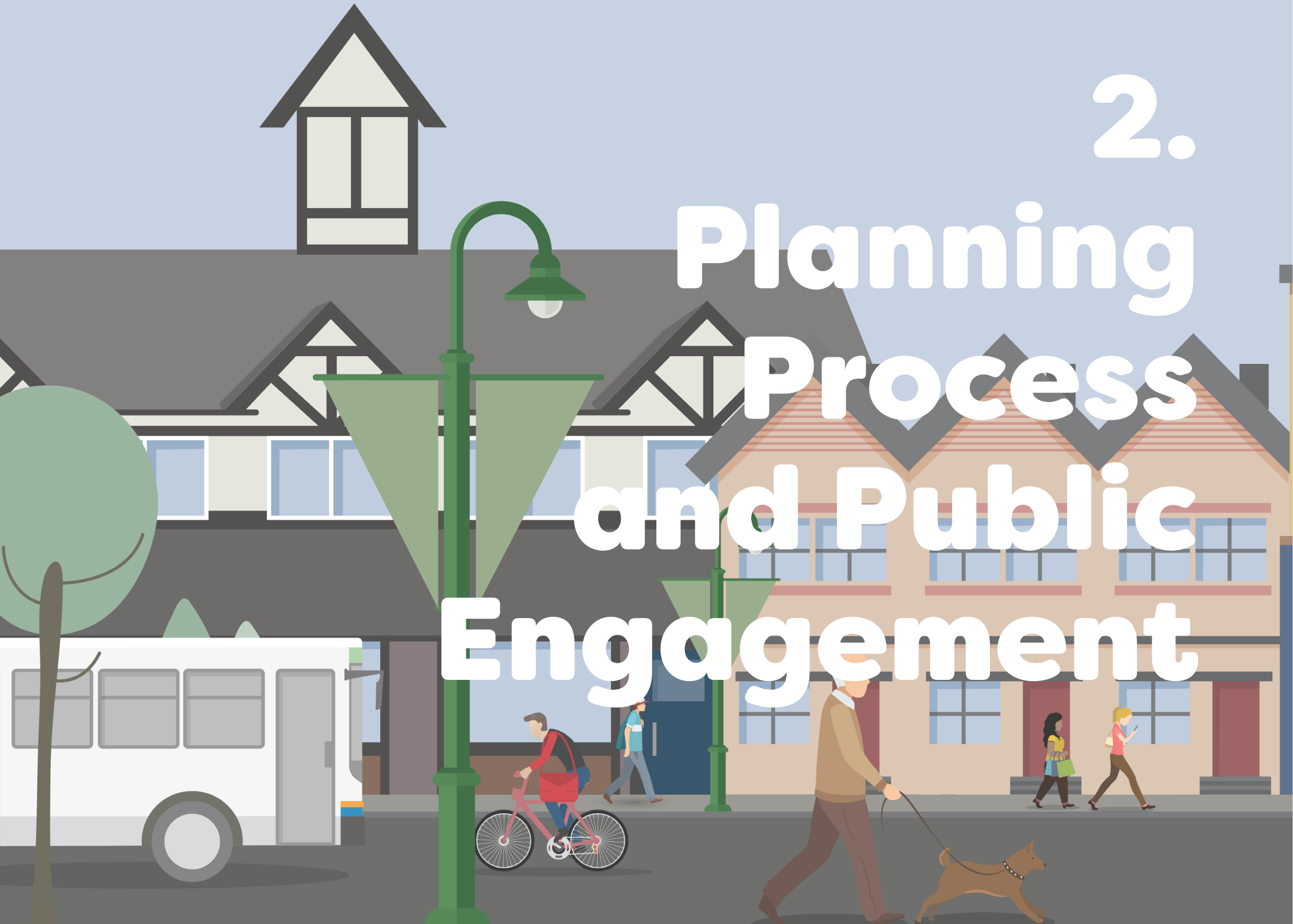
Comprehensive Plan Policy LU12D Complete specific area plans for the three subarea plan districts – the Town Center District, 27th Street Business District, and the Northeast Business District by addressing the following:

- *Safe, accessible, bikeable, rollable, and walkable road grid systems to improve circulation and redevelopment opportunities where many of the properties have poor access and visibility.*
- *Mixed-use development along arterial streets and at intersections of arterial and secondary streets, and support stand-alone “missing middle” housing, especially when it is located behind commercial mixed-use development near the street.*

University Place is one of sixteen cities identified as a “Core City” within PSRC's Regional Growth Strategy framework. Core Cities are intended to accommodate a significant share of future growth— 28 percent of the region's population growth and 35 percent of its employment growth by the year 2050.

2.

Planning Process and Public Engagement



Overview

The 27th Street Business District Plan was developed over the course of approximately two years from the Fall of 2023 through the end of 2025.

Figure 3 shows the planning process and key activities that occurred throughout the process.



Figure 3. Planning Process

Advisory Group Engagement

An advisory group made up of community members and business owners was established to help guide the 27th Street Business District Plan planning process. To establish the advisory board, the City of University Place conducted outreach with businesses in the 27th Street Business District to gather interested stakeholders for the voluntary committee. The advisory group members met four times with the project team during the planning process to hear about and provide feedback on various aspects of the plan as it was developed. The advisory group served as a “sounding board” for ideas and opportunities and helped to advise the planning team about community interests and values. The advisory group members served as liaisons to the broader community—bringing perspectives to the table beyond their own personal views that may be representative of their role/engagement as a member of the community.

While the advisory group is not a regulatory board and was not in the role of approving or adopting the subarea plan, the advisory group made recommendations to Planning Commission and City Council based on their involvement in the planning process. The advisory group provides a insightful role in developing, vetting, and supporting the vision, policies, and actions proposed in the plan upon its draft completion.

Community-Wide Visioning Survey

A visioning survey was launched online on March 17th, 2024 to gather feedback from the general public. The survey ran for one month until April 17th, 2024. In total, 681 unique respondents provided comment on the visioning survey.

The visioning survey was presented in two forms: one hosted on SurveyMonkey, which had a comprehensive set of eight questions. Another form of the survey was hosted through FlashVote which consisted of five of the eight questions. Respondents envision the district as a walkable destination full of local businesses within a quality designed public realm.

Some example questions from the visioning survey and most common answers are summarized on the next page.



Figure 4. Visioning Survey Summary

Which of the following would you like to see as the 27th Street Business District develops over the next 20 years?

The most common responses were:

- » local businesses that primarily serve the neighborhood
- » local businesses that primarily serve the broader community
- » easy to park once and walk to multiple businesses
- » easy to access via walking, biking, or taking transit
- » easy to park near specific businesses
- » new residential housing units

Which of the following do you think the 27th Street Business District needs the most?

The most common responses were:

- » small scale restaurants, coffee shops, and pubs
- » small retail spaces
- » greener streets
- » parks and recreational opportunities
- » nearby groceries and “daily” shopping needs
- » walking and/or biking improvements/trails

Name one thing you would like to make sure is improved in the 27th Street Business District.

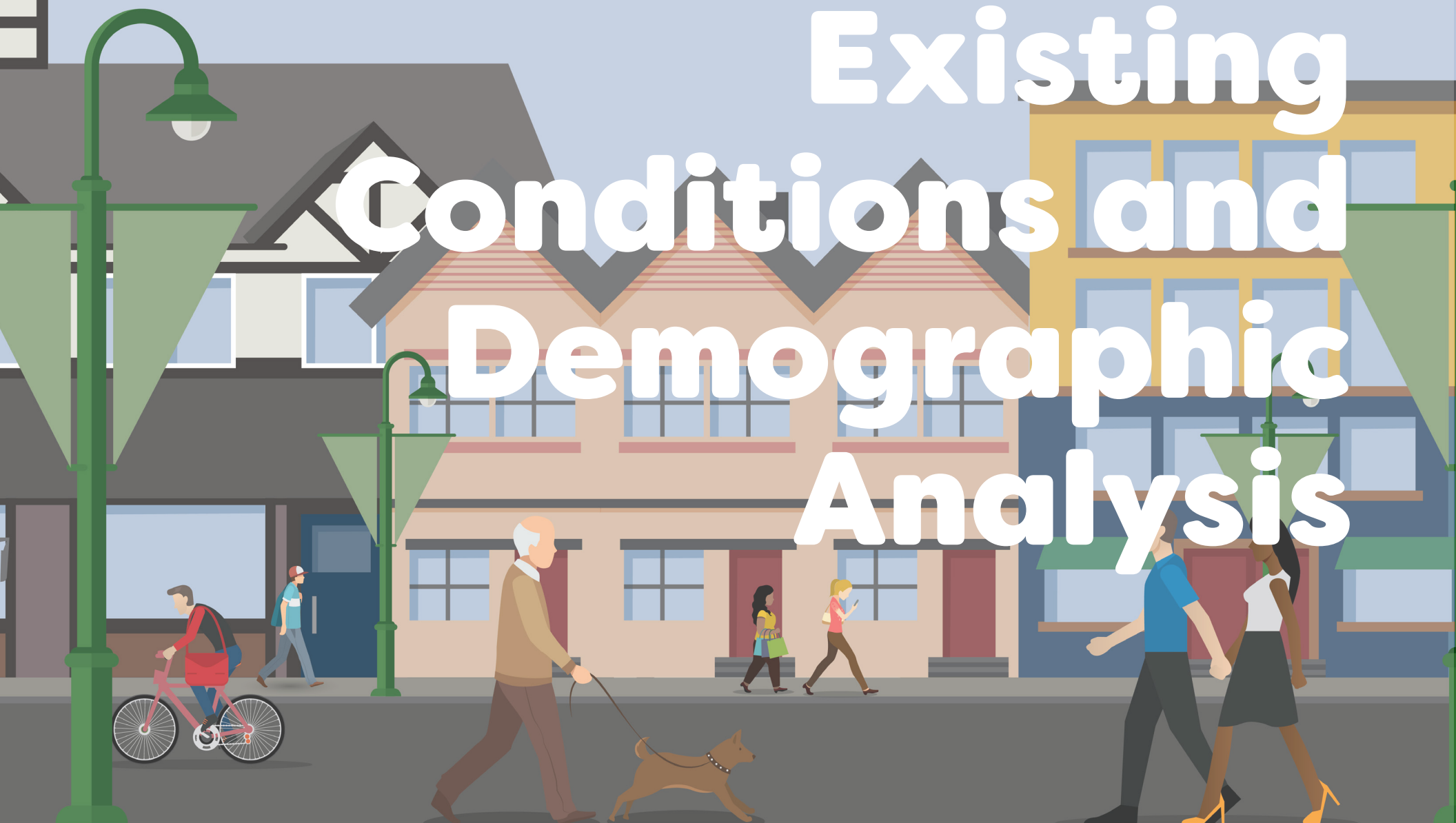
The most common responses were:

- » specific locations: the vacant lot around/ behind Lefty's; the intersection of 27th and Grandview
- » general retail and dining experiences
- » transportation, pedestrian infrastructure, and walkability



3.

Existing Conditions and Demographic Analysis



Overview

The 27th Street Business District is one of three districts that make up the University Place Regional Growth Center. The District boundaries do not directly correspond with streets but the farthest boundaries are 25th Street W to the north, Morrison Road W to the east, 30th Street W to the south, and 87th Avenue W to the west.



Current Land Uses

Current land uses in the District are shown in Figure 4 and include varying densities of residential and business (commercial and retail) uses, as well as schools, church properties, office and employment uses, and parking areas. There are also some undeveloped and vacant parcels in the district. The nearest public park/open space is Adriana Hess Wetland Park, located just outside the district to the southeast and further described later in this plan.

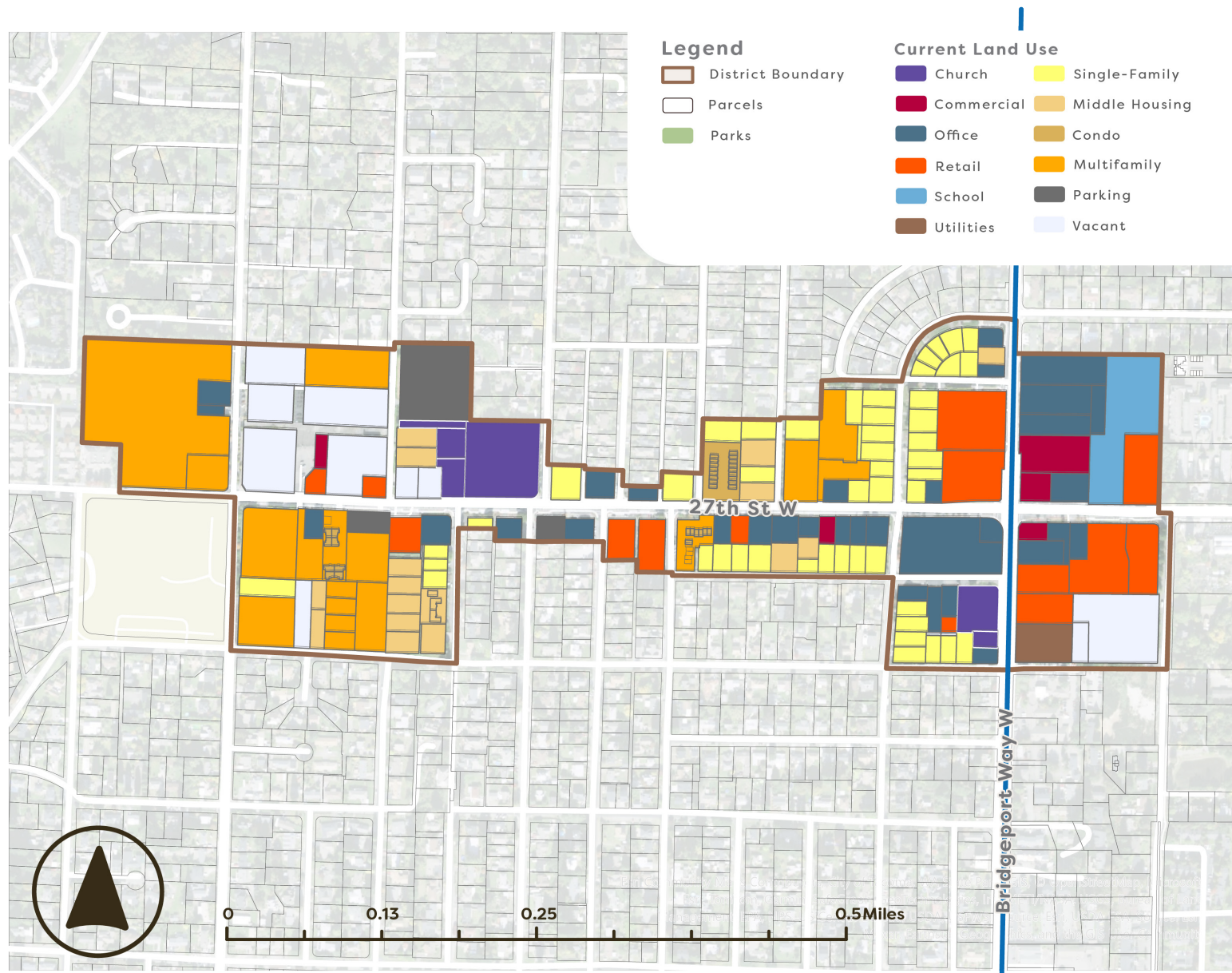


Figure 5. Current Land Uses

Existing Zoning

The 27th Street Business District contains 80.5 acres of privately-owned properties or parcels, excluding right-of-way. Aside from 0.1 acres zoned POS (Parks & Open Space), the District is comprised of two main zones: Mixed Use – Neighborhood (MU-N45) and Mixed Use – Urban (MU-U75). There is also a Storefront Frontage Overlay and a Transition Overlay present in the district. See Figure 6.

After the adoption of the Regional Growth Center Subarea Plan in 2017, the City developed and adopted the plan's recommended form-based code (FBC) to guide building form and height in each new zone category, and to provide more flexibility related to the types of specific uses that could be redeveloped. The FBC is codified in section 19.54 of the University Place Municipal Code. The form-based code contains four designations which regulate development with the goal that “new development projects exhibit the highest standards of urban design, architecture, and landscaping at the scale of the neighborhood, block, lot, and building.” The zones are described with example building types, desired form, streetscape, parking, and use considerations, with accompanying renderings of example development.

The Mixed Use – Neighborhood (MU-N45) and Mixed Use – Urban (MU-U75) zones both come from the Regional Growth Center FBC zoning framework. Overall, this form-based code is relatively flexible and easy to navigate, reducing barriers to development throughout the RGC.

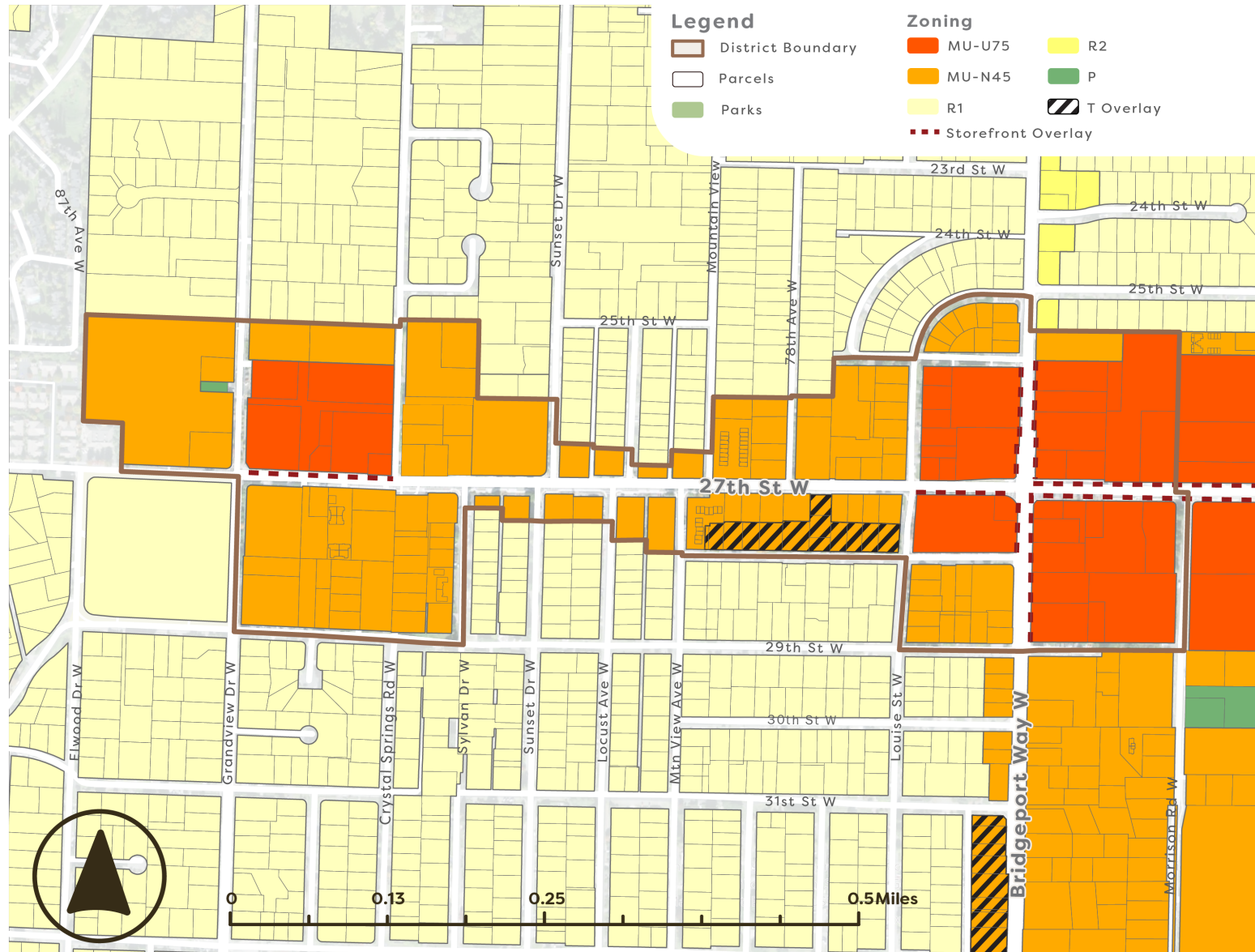


Figure 6. Existing Zoning Map

Mixed Use – Neighborhood (MU-N45)

The Mixed Use – *Neighborhood (MU-N45)* zone serves as a transition zone providing separation between more intense commercial activities and residential areas. Allowed uses include multifamily housing, adult family homes, nursing homes and assisted living facilities, day care, religious assembly, professional offices, retail uses, public parks, public and private recreation, government services, and minor utility distribution facilities. A maximum building height of 45 feet is allowed, to mitigate visual impacts to adjacent residential areas. Building types include multiplex, townhouse, courts, livework units, commercial and mixed use wood frame and podium building types of up to four levels. 51.6 acres of the district is zoned Mixed Use-Neighborhood (MU-N45).



Grandview Senior Living Renderings, University Place , WA

The Mixed Use: Neighborhood (MU-N45) and Mixed Use Urban (MU-U75) zones both come from the Regional Growth Center FBC zoning framework. Overall, this form-based code is relatively flexible and easy to navigate, reducing barriers to development throughout the RGC.

Mixed Use – Neighborhood (MU-N75)

The Mixed Use – **Urban (MU-U75)** zone applies to an area of multifamily residential and commercial uses along arterial streets. In most areas the Mixed Use – Urban zone is separated from single-family homes by the Mixed Use – Neighborhood zone. A building height of 75 feet is allowed in the MU-U75 zone. If a property is adjacent to a R1 or R2 zone, the maximum height of a new development is 45 feet in order to mitigate impacts to historic housing stock. Building types include multiplexes, townhomes, courts, live-work units, commercial, parking garage liner, and mixed use building types. The building height would allow five wood frame stories over a one- or two-level concrete podium. The form of development in the MU-U75 zone would generally be a mixed use with a focus on residential upper floors and active uses at the ground floor level. On arterial streets such as Bridgeport Way and 27th Street West, the ground floor level may support retail, restaurants, office space, and other active uses, while on other street frontages the ground floor level could be designed to support residential uses. Developments that include a mix of retail, personal services, offices, and residential uses are encouraged.

The commercial area on the corners of the intersection of 27th Street and Bridgeport Way and the northwest corner of 27th Street at Grandview, a total of 28.8 acres, is zoned Mixed Use-Urban (MU-U75).

Overlay Zones

The **Storefront Frontage Overlay** requires “storefront frontage and a minimum floor-to-ceiling height to accommodate ground floor live-work, commercial, retail, or other such nonresidential activity on streets where the vision expects active, pedestrian-oriented streetscapes.”

There is also a **Transition Properties Overlay** zone on a row of MU-N45 parcels on 28th Street. According to UPMC 19.20.040, this zone creates a “uniform set of design standards aimed at protecting single-family neighborhoods that abut commercial areas,” including “limits on access, additional buffering and/or setback requirements, building modulation, and location of windows.”

Parks/Open Space, Public Facilities, and Schools

Parks and Open Space Areas

While there are no parks within the District, one park is located close to the District boundary. Adriana Hess Wetland Park is a 2-acre open space/ natural area located directly to the south east of the District. Access to the park is provided from Morrison Road W. Facilities at the Wetland Park include trails for birdwatching and a picnic shelter. Offices for Tahoma Bird Alliance are located on the park property.

This park along with shopping centers and other destinations, are important places in the District that should be well connected to sidewalks/ walkable routes, bicycle ways, and transit service.

Within the district, the City has an easement over a portion of the school property that could be improved to a public amenity space in the future.

Public Facilities

Fire and emergency medical services are provided by West Pierce Fire and Rescue. Police services are provided by Pierce County via a City of University Place contract. Court services are provided by Pierce County via a City of University Place contract. Library services are provided by the Pierce County Library System with a branch library located in Town Center. Municipal facilities are provided by the City. The Tacoma-Pierce County Health Department provides a wide array of services and benefits to the community including health and wellness outreach, as well as information about air quality and environmental conditions, fire and emergency preparedness, and other topics.

Schools

University Place possesses a robust educational system that caters to students of all ages. The University Place School District and Charles Wright Academy provide education for students from kindergarten through 12th grade. University Place Primary School borders the district, and Montessori in Motion, a private preschool, is located within the district. Additionally, Tacoma Community College, located northeast of the district, offers further educational opportunities for the community. Overall, University Place offers a diverse range of educational opportunities, from early childhood education to higher education, ensuring that residents have access to quality learning experiences at every stage of their academic journey.

Transportation and Connections

Existing Transportation Network

Primary streets within the District include 27th Street W (from Elwood Drive W to Morrison Road W) and Bridgeport Way W (from Olympus Drive W to 29th Street W). Much of the length of these arterials through the district have been improved to meet current standards with continuous sidewalks and delineated bike lanes. This work was completed in 2019 and has greatly expanded pedestrian connectivity within the district.

While some segments outside of the primary arterials are still in need of improvement, expansion of street rights-of-way to add lanes is not planned or anticipated. Neighborhood streets have not been improved with sidewalks or delineated bike lanes. Capacity won't be increased through widening or adding lanes, but rather by improvements to intersections and by increasing travel by other modes (transit, walking, bicycling, car share, etc.).

Connecting collector and local streets are generally in good condition for vehicle use, but often lack sidewalks and bicycle facilities.

Due to the growth of single-family detached housing in the District over the past decades, there is a general lack of connectivity. Existing blocks are large with a high level of connectivity along the 27th Street and Bridgeport Way corridors. Transit service is provided by Pierce Transit and consists of two primary routes serving the community, see transit section for more detail.

Sound Transit's long-range plans call for extending light rail via Tacoma Link to the Tacoma Community College Transit Center, northeast of the subarea. It is anticipated that high-capacity transit such as bus rapid transit and/or express service could be extended through University Place to serve the regional growth center and connect to the light rail system in the future with increases in population/households and employment in the subarea. The Pierce Transit 2040 Long Range Plan includes a proposed Route 51 which would run North to South between Lakewood, University Place, and Tacoma along Bridgeport Way W.

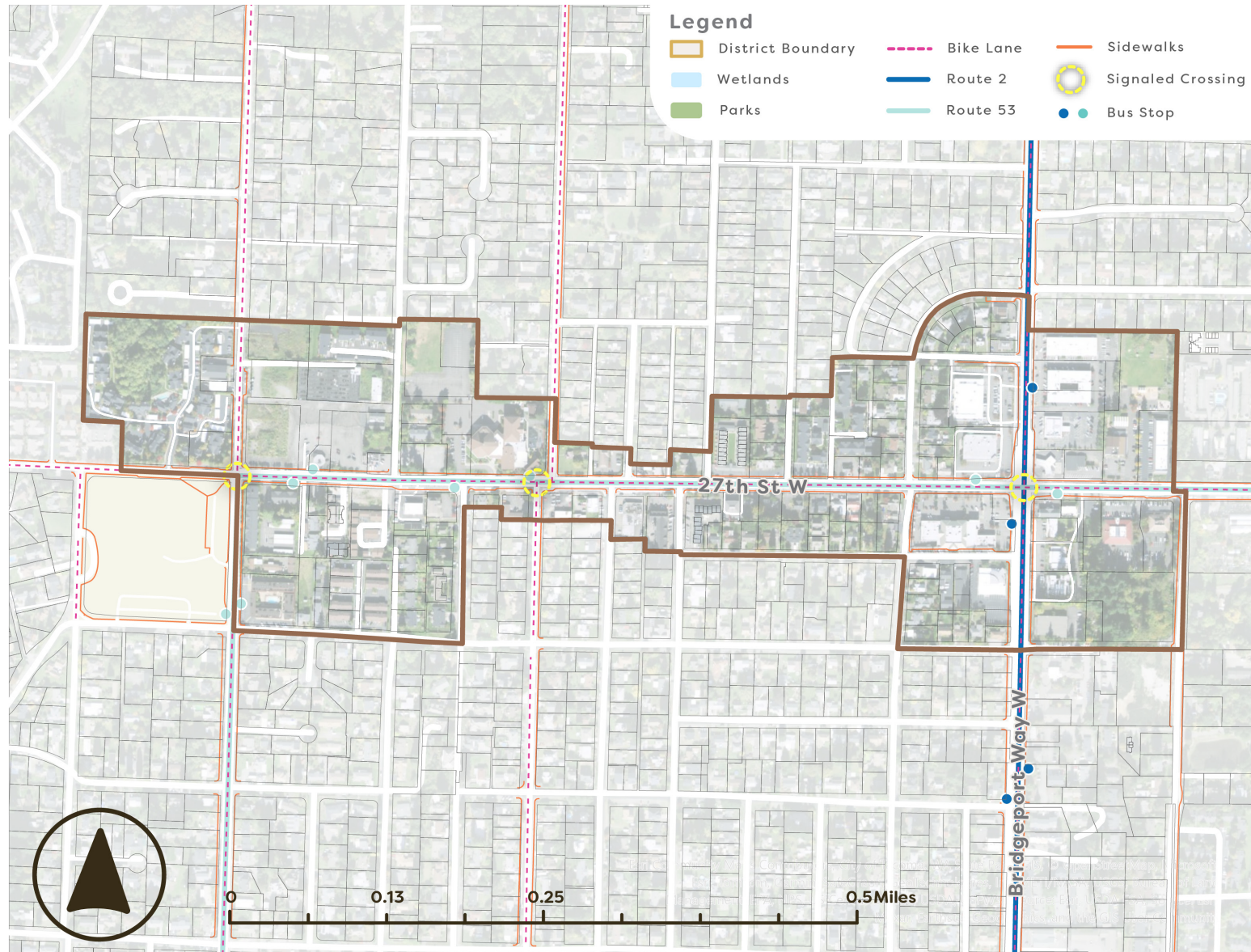


Figure 7. Transportation and Connections

Primary Streets in the District

- » **27th Street W**- This street is a Secondary Arterial in the District, running the length of the district and connecting the District to Day Island to the west and the Northeast Business District to the east. The street has three lanes with a center turn lane, delineated bike lanes, and sidewalks along both sides of the street.
- » **Bridgeport Way W**- This street is a Major Arterial in the District, connecting the District to Tacoma to the north and the Town Center District to the south. The street has five lanes with a center turn lane, delineated bike lanes, and sidewalks along both sides of the street.
- » **Grandview Drive W**- This street is a Collector Arterial within the District, connecting the District to the rest of University Place to both the north and south. The street has two lanes, delineated bike lanes, and sidewalks along both sides of the street.



Neighborhood Streets

- » **Sunset Drive W** - This street is a Collector Arterial within the District, connecting the District to the rest of University Place to both the north and south. The street has two lanes, delineated bike lanes, and sidewalks along one side of the street for most of its length.
- » **Mountain View Avenue W** - This street is an unclassified street extending north from 27th Street W. The street is two-lane with no sidewalks or bike lanes and connects the District to the rest of University Place to the north into Tacoma.
- » **Locust Avenue W** - This street is unclassified and extends south from 27th Street W. The street is two-lane with no sidewalks or bike lanes and connects the District to the rest of University Place to the south.
- » **Crystal Springs Road W** - This street is unclassified and extends south from 27th Street W. The street is two-lane with no sidewalks or bike lanes and connects the District to the rest of University Place to the south.
- » **78th Avenue W** - This street is unclassified and extends south from 27th Street W. The street is two-lane with no sidewalks or bike lanes and connects the District to the rest of University Place to the south.
- » **86th Avenue W** - This street is unclassified and short in length, connecting 27th Avenue W and Grandview Drive W within the Carriage House Neighborhood. It is two-lane with no sidewalks or bike lanes.

Other Streets

- » **26th Street W**- This street is a short, unclassified connection between Bridgeport Way W and Sunset Circle W. It is two-lane with no sidewalks or bike lanes.
- » **28th Street W**- This street is a short, unclassified road running between Bridgeport Way W and ending at Mountain View Avenue W. It is two-lane with no sidewalks or bike lanes. This street serves as part of the southern boundary to the District.
- » **29th Street W**- This street is a short, unclassified road running between Bridgeport Way W and ending at Elwood Drive W. It is two-lane with no sidewalks or bike lanes and connects the District to the Town Center Business District to the east.
- » **26th Court W**- This street is a short, unclassified connection to/from 86th Avenue W within the Carriage House Neighborhood. The road is a two-lane road with no sidewalks or bike lanes.
- » **25th Street W**- This street is a short, unclassified road connecting Bridgeport Way W to Cascade Place W. It is two-lane road with no sidewalks or bike lanes.

Transit Service

Current transit service for the District is provided by Pierce Transit and consists of two primary routes serving the community. Route 2 is a bus route operated by Pierce Transit connecting the District with Tacoma Community College and the Tacoma Mall. This route typically runs every 30 and 60 minutes and operates along Bridgeport Way W. Route 53 is a bus route connecting Downtown Tacoma to Lakewood Towne Center and runs through the District. This route operates along 27th Street W and typically runs every 30 and 60 minutes.

Planned Transit Improvements.

Sound Transit has outlined plans to extend the Link Light Rail from the current terminus in the Tacoma Hilltop neighborhood. Six new stations are planned with a track length of three and a half miles and would provide access from Tacoma Community College to the wider Seattle-Tacoma area via the Tacoma Dome Station. The new line is part of Sound Transit's ST3 package and is anticipated to open between 2039 and 2041.

Pedestrian and Bicycle Network and Facilities

Pedestrian connectivity throughout the district is comprehensive. Major roads such as 27th Street W and Bridgeport Way W have sidewalks located on both sides of the street alongside delineated bike lanes. The District is characterized by predominately mixed-use zoned development following 27th Street W and Bridgeport Way W. Surrounding the District to the north and south are single-family detached neighborhoods with limited pedestrian and cyclist infrastructure. Sidewalks and associated pedestrian facilities were updated in 2018 to include a full sidewalk along the south stretch of 27th Street W from Grandview Drive W to Louise Avenue W.



Existing Utility Services

Sanitary Sewer

Sanitary sewer service is provided to the City of University Place by Pierce County Public Works and Utilities as well as by the Cities of Fircrest and Tacoma. According to the 2020 amendment to the University Place Comprehensive Plan, Policy CF6D states that the City will work through a franchise agreement with these jurisdictions to ensure that sewers are available within 300 feet of all properties within the next 20 years, enabling individual property owners to extend a sewer line to their properties for a reasonable cost. Pierce County Planning and Development is currently updating the Unified Sewer Plan (to be completed in 2025), which will guide the Sewer Division for the next 20 years. This project is entering the third phase of development which will include financial analysis, planning, and regulatory deliverables. The Unified Sewer Plan will plan for future residential and employment growth by replacing aging sewer system components and upgrading to new technology.

Water

Water service in the City of University Place is managed by City of Tacoma Public Utilities Water Division and coordinated through the Tacoma Water System Plan. This document was last updated in 2018 and is regularly updated every ten years. The Water System Plan includes a demand forecast developed through econometric analysis of water usage and growth projections. This forecast provides a basis for evaluating water supply adequacy, system capacity, and the need for infrastructure improvements to accommodate projected growth.

Surface Water Management

Surface water and stormwater in the District is managed by the City of University Place. The District is in the Chambers Subbasin of the Chambers-Clover Watershed Resource Inventory Area (WRIA 12). Some portions of the district lie in the Day Island and Soundview Drainage Basin with other portions draining into the Crystal Springs Creek basin. Stormwater drains directly into Puget Sound or into Crystal Creek which flows into Puget Sound by the Day Island lagoon. Due to development, the District is largely impervious, with some open space at the University Place Primary School and at a monitored wetland lot behind Chili Thai.

There are no streams in the District. Stormwater is collected and transported through the City's stormwater infrastructure. The City's stormwater infrastructure in the District consists of stormwater conveyance and two stormwater vaults according to the University Place Comprehensive Plan. A stormwater filter vault is located nearby on the University Place Primary School property. The City's adopted Comprehensive Storm Drainage Plan identified problems with drainage infrastructure in the Day Island and Soundview Drainage Basin. The Comprehensive Storm Drainage Plan's recommended improvements are directed at correcting both existing problems and accommodating the effects anticipated from future growth of the City.

The City has adopted the King County Surface Water Design Manual (KCSWDM) as its standard for development and level of service. Title 13 of the University Place Municipal Code provides additional direction and standards for surface water management. Future new development and redevelopment in the District will be required to comply with these requirements and standards.

Development Scenarios and Surface Water Management

The City of University Place has identified three redevelopment scenarios as part of the ongoing planning efforts for the 27th Street Business District Plan. These scenarios utilize the Pierce County Buildable Lands Inventory which identifies parcels that are underutilized. The Low Development scenario indicates that several parcels are underutilized and could feasibly be redeveloped. These findings align with the base information in the Buildable Lands Inventory. The Medium Development scenario indicates a quarter of the area within the District is redevelopable. The High Development scenario indicates that the majority of the land within the District can be redeveloped, though this would only be feasible if the City were to exceed their expected growth targets. Properties that are undergoing redevelopment will be required to adhere to current stormwater regulations as detailed by the KCSWDM and Title 13 of the University Place Municipal Code. The KCSWDM requires the construction of surface and storm water management systems to mitigate the impacts of new development or redevelopment on drainage systems. Flow control on these sites means that runoff needs to be detained and released at rates that match the peak flows and flow durations that existed prior to development. Water quality on these sites means that runoff from those new and replaced pollution-generating impervious surfaces and new pollution generating pervious surfaces must be treated.

Power and Communications

Power service in the District is managed by City of Tacoma Public Utilities Power Division (Tacoma Power). Tacoma Power has a maintenance agreement with University Place to service and maintain street light facilities. Tacoma Power utilizes forecasts produced by the Puget Sound Regional Council (PSRC) and local municipalities to project future load growth. Tacoma Power uses this information in conjunction with its system planning criteria to prepare a six-year facilities plan. Pursuant to the current six-year plan, Tacoma Power does not anticipate development of new substations or major line replacements within University Place.

The addition of a large commercial or industrial center in the area may require the development of additional new facilities. Individual redevelopment projects may require the extension of electricity services as needed to serve the demand of new customers, who then will pay for these services. The City will continue to coordinate with Tacoma Power to review the potential build-out demand of the District and the anticipated growth rates over time to determine the need for potential future service and facility improvements.

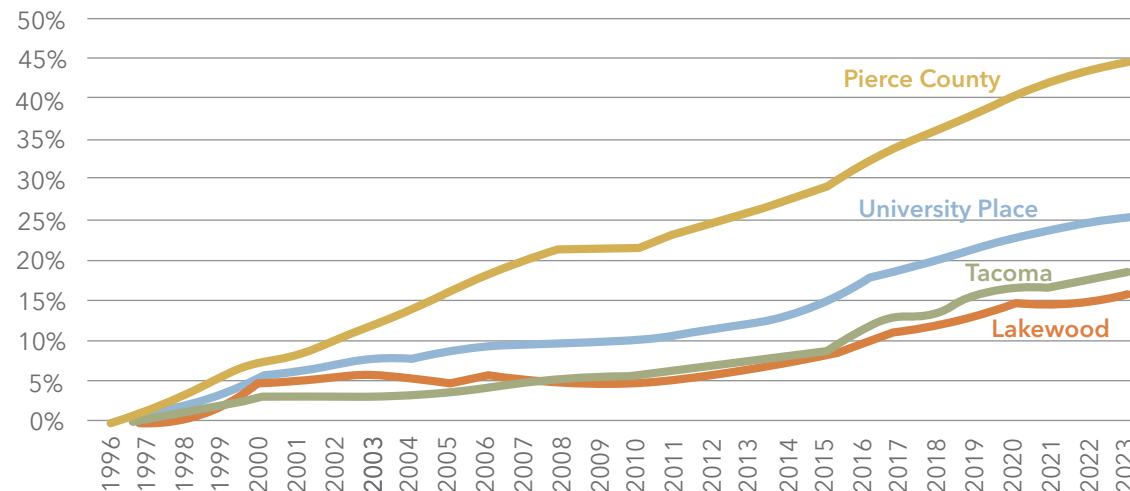
Telecommunications services are provided by several private companies with a division of Tacoma Public Utilities providing cable television services. These service providers continually coordinate with the City to anticipate demand within the geographic area of University Place to provide the most comprehensive set of services to their customers. The City will continue to coordinate with these providers by informing them of planned zoning changes and build-out projections.

Demographics

Since incorporation in 1996, University Place has grown by about 25 percent in population. This is a slower rate of growth than that seen in Pierce County overall, but faster than the rate of growth in neighboring Lakewood, as shown in Figure 5. Tacoma, the largest city in Pierce County, grew considerably more slowly than the county in recent decades, suggesting a trend of increasing population in the more suburban and smaller jurisdictions in the county, such as University Place. This growth in suburban and smaller areas is likely related to the overall regional population increases driven by Seattle's technology and aerospace industries, as well as likely spillover from King County as housing prices have increased in recent years.



Figure 8. Change in Population in University Place, Lakewood, Tacoma, and Pierce County, 1996-2023

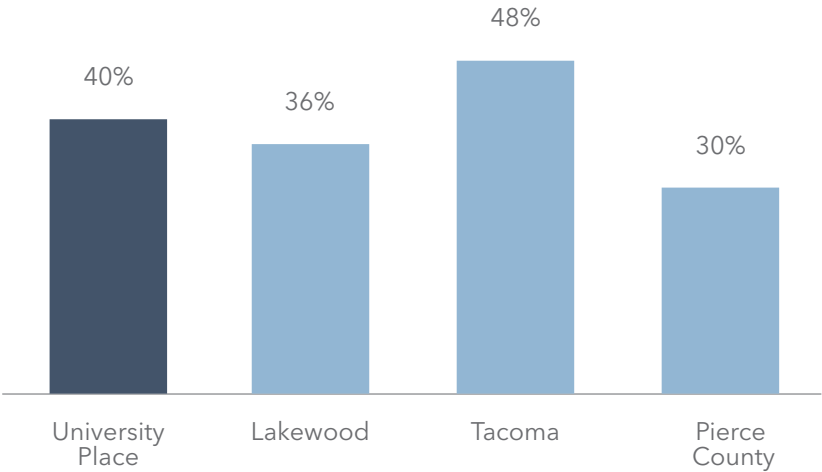


Source: WA Office of Financial Management

Pierce County sets population targets for its cities, as part of the Countywide Planning Policies and the overall Comprehensive Plan update process. These targets are based on countywide population forecasts issued by the state and reflect the amount of growth that each city needs to plan to accommodate over the coming decades. University Place’s current population is 34,866 and the city’s 2044 population target is 48,758 – an increase of 40 percent. This represents a growth rate of 1.4 percent per year on average, nearly double the 0.8 percent per year rate seen over the past 20 years. This is also a higher rate of growth than that expected countywide, although not as high as the rate of population growth expected in Tacoma, as shown in Figure 9. Overall, these growth targets represent a reversal of recent trends, with Tacoma expected to absorb a higher share of overall Pierce County growth in the coming decades, compared to the more dispersed growth seen in previous years.



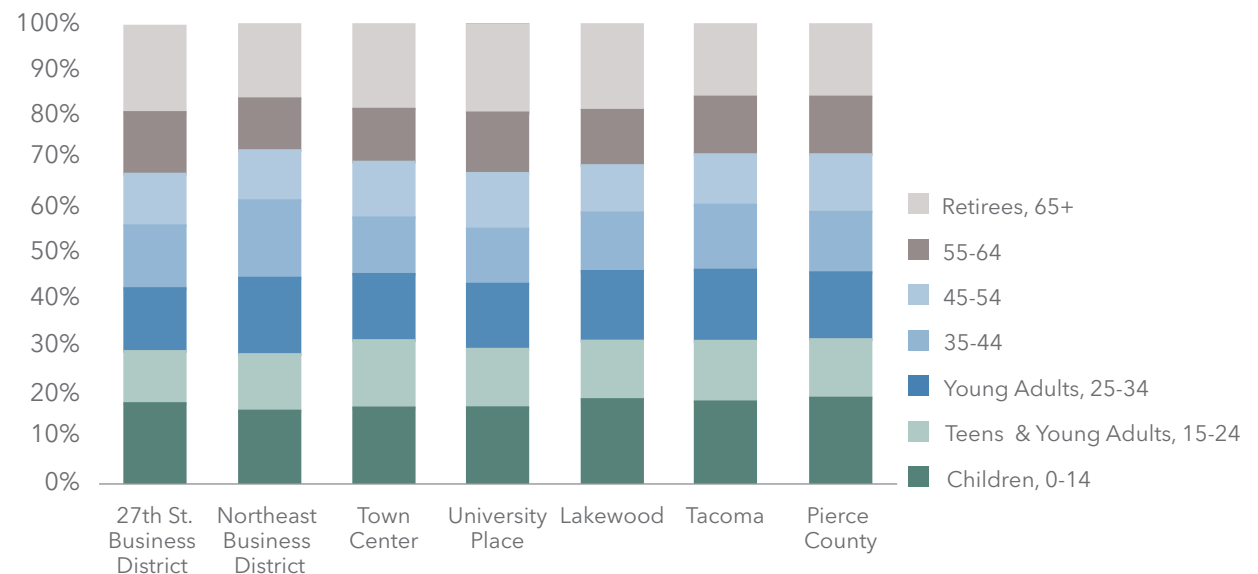
Figure 9. Growth Target Population Increase, 2023-2044



Source: WA Office of Financial Management, Pierce County Countywide Planning Policies

As of 2023, the 27th Street Business District has an estimated 1,301 residents. This is similar to the 1,559 residents of the Northeast Business District but considerably less than the population of the Town Center subarea, at 4,545. The following charts compare the demographics of 27th Street Business District residents to the other two RGC Subareas, to the city, and to comparison geographies. Residents of the 27th Street Business District are similar in age breakdown to the city as a whole, which skews slightly older than Tacoma and Pierce County, as shown in Figure 10. Within the RGC Subareas, the 27th Street Business District has a slightly older population, with a higher share of adults over 55.

Figure 10. Age in the University Place RGC Subareas and Comparison Geographies, 2023



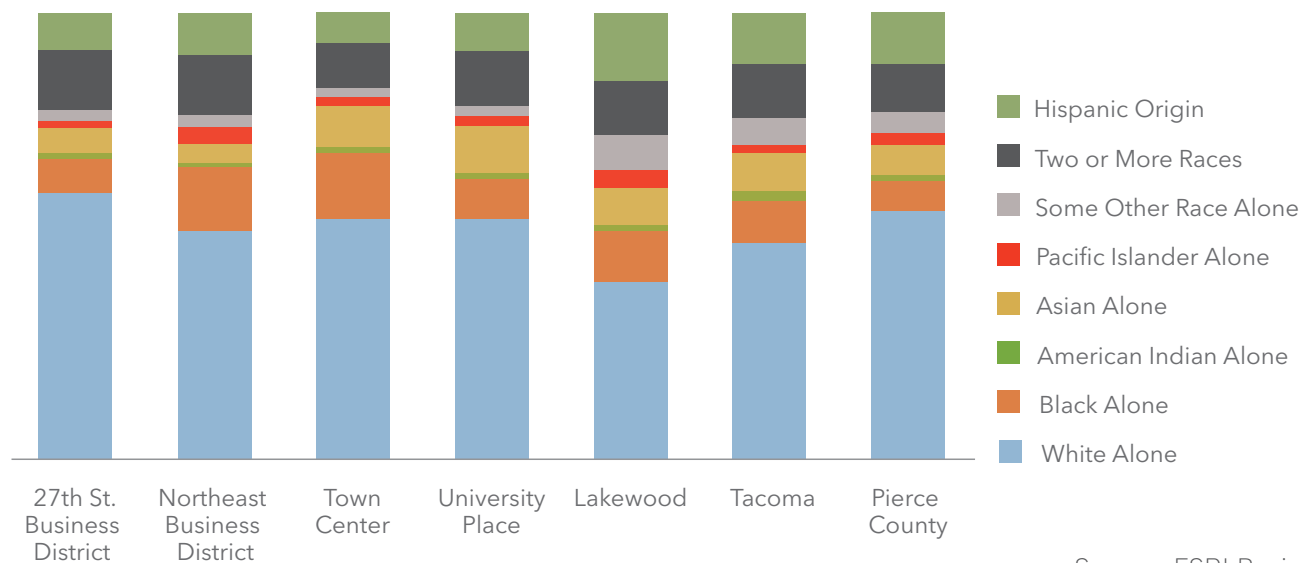
Source: WA Office of Financial Management,
Pierce County Countywide Planning Policies



Figure 11 shows that about 65 percent of residents in the 27th Street District are white, a higher share than in the other parts of the RGC and in University Place overall. The Northeast Business District and Town Center are more diverse, as are the neighboring communities of Lakewood and Tacoma.



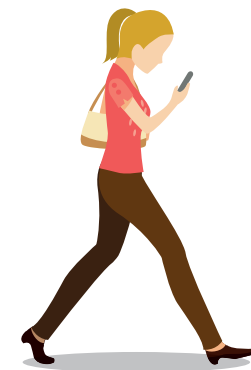
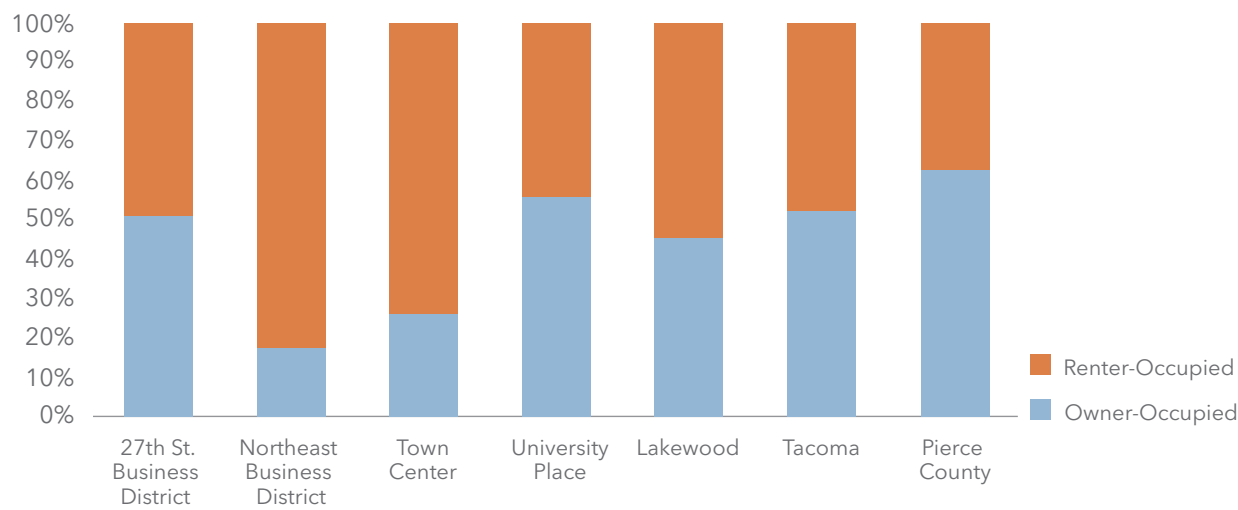
Figure 11. Race & Ethnicity in the University Place RGC Subareas and Comparison Geographies, 2023



Source: ESRI Business Analyst

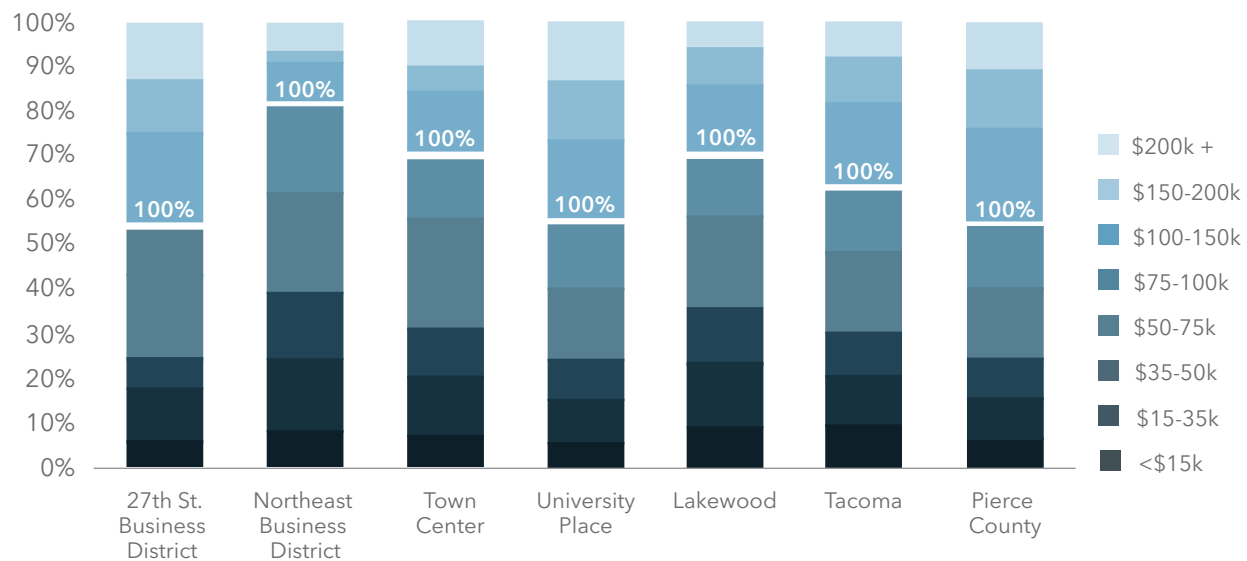
One way in which the three RGC subareas differ noticeably is in housing tenure. As shown in Figure 12, compared with the other RGC subareas, more households in the 27th Street Business District are homeowners, which fits with the existing housing stock in the area. On the other hand, most homes in the Northeast Business District and Town Center are rental apartments. However, University Place as a whole, has a higher share of homeowners than Lakewood and Tacoma, at 55 percent.

Figure 12. Housing Tenure in the University Place RGC Subareas and Comparison Geographies, 2023



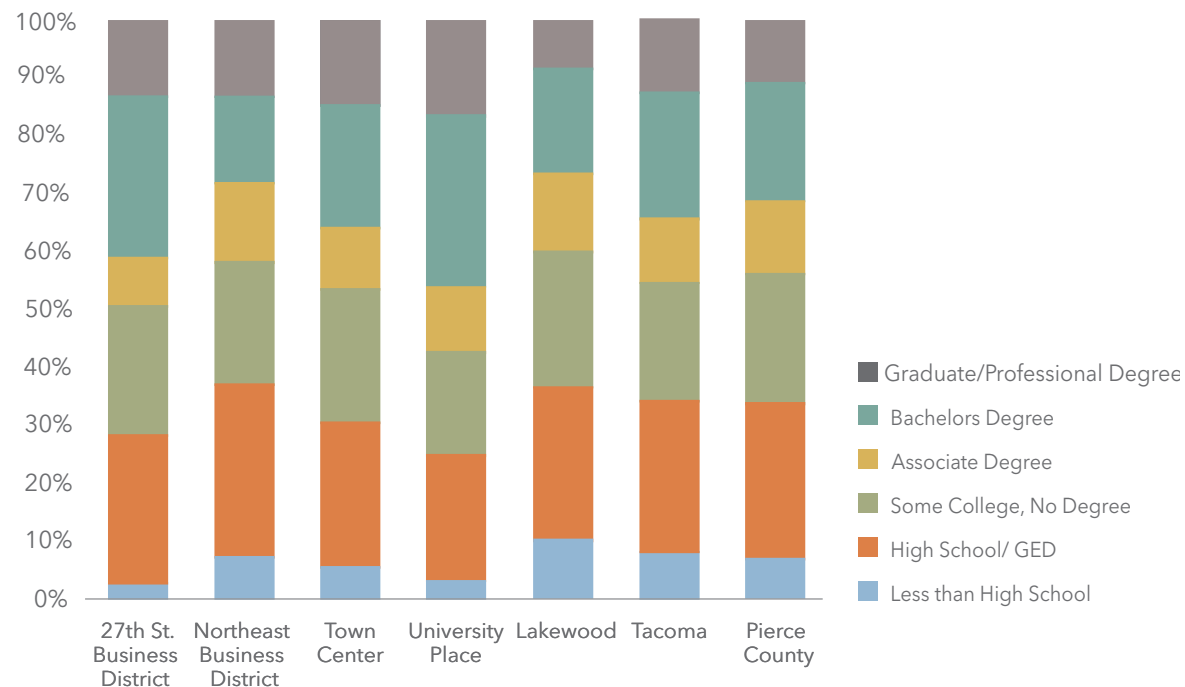
Compared to University Place, Lakewood and Tacoma, Figure 13 shows that current residents of the 27th Street Business District are significantly higher income-earners than in the other RGC subareas, though similar to the University Place population overall. This also fits with the above trends in homeownership since homeowners tend to have higher household incomes than renters. Lakewood and Tacoma have lower shares of residents earning over \$100,000 in particular. University Place and Pierce County are broadly similar in income distribution.

Figure 13. Household Income in the University Place RGC Subareas and Comparison Geographies, 2023



The educational attainment levels in University Place reflect a more educated population compared to neighboring cities like Lakewood and Tacoma. As shown in Figure 14, a higher proportion of University Place residents hold bachelor's and graduate degrees, with a lower share of residents having only a high school diploma or less. Among the subareas, the 27th St. Business District has a more highly educated population, with more residents holding bachelor's degrees and fewer lacking a high school diploma compared to the Northeast Business District and Town Center.

Figure 14. Educational Attainment in the University Place RGC Subareas and Comparison Geographies, 2023



Source: ESRI Business Analyst

Employment

Figure 15 shows the top employment sectors in the 27th Street Business District and comparison areas. Medical, retail, office, and food service are the major sectors in the 27th Street Business District. These trends are shared regionally, with a particularly high share of medical employment in Lakewood. The 27th Street Business District has a more specialized employment landscape than the city overall, as would be expected given the mix of small offices, retail, and restaurants along the corridor. The Town Center is broadly similar in employment trends, again given the focus on office and retail in that area, whereas the Northeast Business District has considerably more office employment and fewer amenities. On the whole, the District is similar to the regional employment landscape, focused on medical, retail, office, and service industry jobs.

Figure 15. Housing Tenure in the University Place RGC Subareas and Comparison Geographies, 2023

	27th St Business District	Northeast Business District	Town Center	University Place	Lakewood	Tacoma	Pierce County
Total Jobs	632	1,064	2,014	5,958	28,695	112,494	306,958
Medical	32.1%	10.9%	22.1%	19.5%	33.6%	27.7%	19.0%
Retail	19.0%	7.1%	24.9%	17.6%	11.9%	10.6%	12.8%
	16.3%	33.7%	18.6%	17.5%	8.4%	19.1%	16.8%
Office Services	12.7%	18.6%	13.4%	9.1%	9.0%	6.2%	7.7%
Accommodation and Food	7.8%	7.0%	3.4%	4.2%	2.8%	2.8%	3.1%
Other Services	5.7%	2.3%	0.1%	13.9%	11.3%	5.7%	8.5%
Education	3.0%	6.8%	1.9%	5.9%	5.9%	3.4%	8.0%
Construction	2.2%	5.6%	0.9%	3.8%	2.4%	1.4%	2.2%
Arts/Entertainment	0.8%	7.0%	0.4%	1.9%	3.9%	3.1%	4.4%
Wholesale							
Transportation/Warehousing	0.3%	0.7%	0.3%	0.8%	6.1%	4.8%	6.7%
Manufacturing	0.2%	0.4%	1.7%	0.9%	3.3%	4.9%	5.3%
Public Administration	0.0%	0.0%	12.1%	5.0%	1.2%	9.7%	4.8%
Utilities	0.0%	0.0%	0.0%	0.0%	0.3%	0.2%	0.2%

Source: Urban Footprint, Longitudinal Employment Household Dynamics (LEHD) via Census OnTheMap

Key Takeaways

- » The 27th Street Business District is more similar to University Place as a whole than it is to the other parts of the Regional Growth Center (RGC), such as the Town Center.
- » Residents of the District are more likely to be white, better-educated, and older homeowners when compared with the Northeast Business District and Town Center areas.
- » The demographics fit with the differing development patterns in the three subareas – the Town Center and Northeast Business District contain significantly more high-density apartments whereas the 27th Street Business District contains single-family homes, condos, senior living, and higher-end apartments.
- » The more neighborhood and suburban feel of the 27th Street Business District may point to different redevelopment types and opportunities when compared with the other RGC Subareas.
- » There are far fewer jobs in the 27th Street Business District than in the Northeast Business District and Town Center. The jobs in the 27th Street Business District are in the medical, retail, office, and food service sectors, similar to University Place and the region as a whole.

4.

Development Potential



Parcel Value and Buildable Lands Status

Leland Consulting Group conducted an analysis to determine a range of potential future housing units and jobs for the 27th Street Business District, in order to inform future transportation and infrastructure planning as well as compliance with PSRC Regional Growth Center and Pierce County planning targets. The first step in this analysis was to analyze overall parcel value and the results of the Pierce County Buildable Lands report as a first pass at determining likelihood of redevelopment at a parcel level.

Figure 15 shows the total value (buildings + land) of parcels in the district according to the Pierce County Assessor, with lower values in white and higher values in darker shades of blue. In general, lower value parcels are considered more likely to redevelop, such as the parcel in the far southeast of the District as well as the vacant parcels at the proposed Grandview Senior Living site.



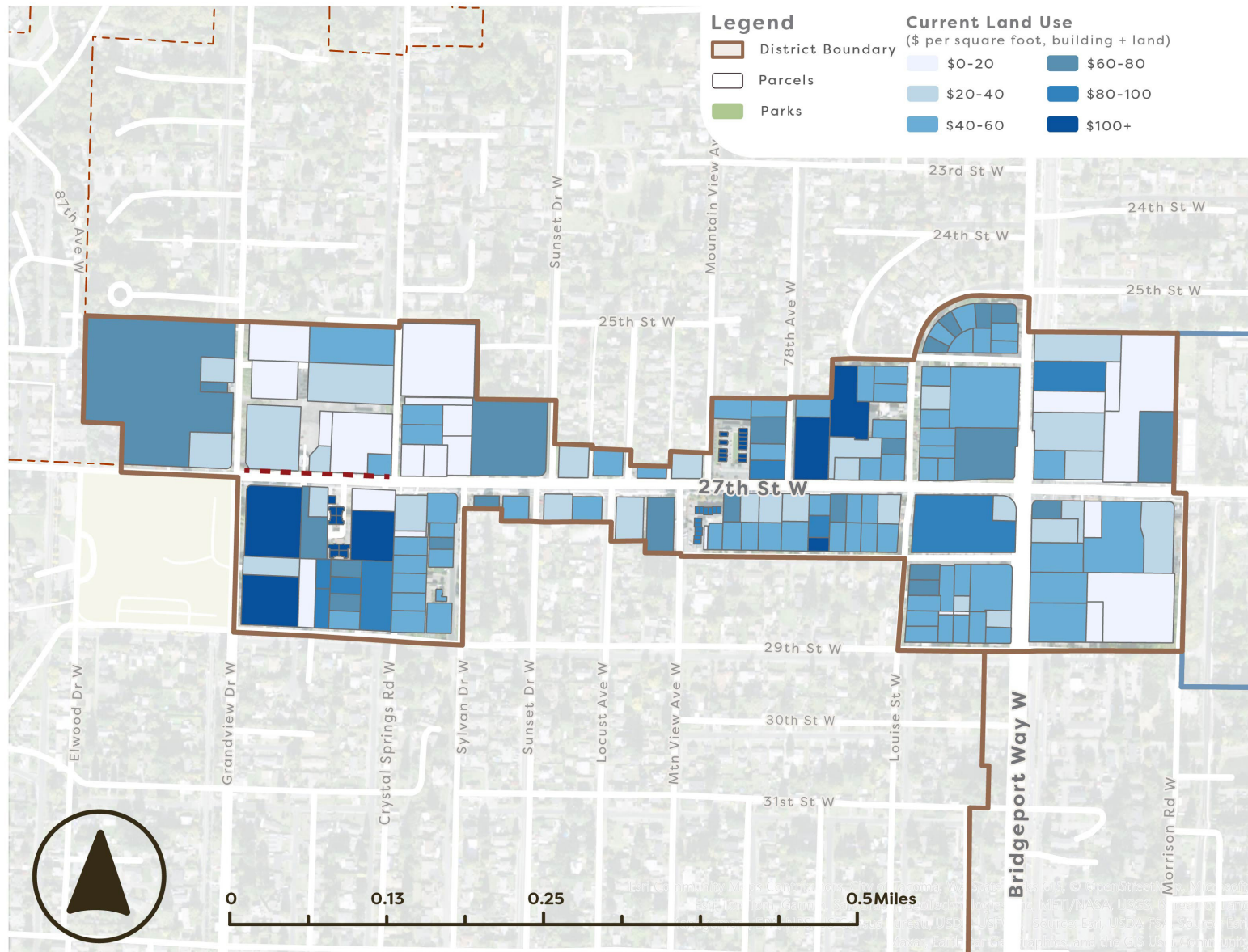


Figure 16. Total Parcel Value in the 27th Street Business District

The 2021 Pierce County Buildable Lands Report assigned a classification to each parcel in the county based on parcel value, existing and potential future use, zoning, improvement to land value, and other considerations. As shown, the vast majority of parcels in the District are considered “Underutilized” according to Pierce County’s analysis, with a few vacant parcels as well. The “Underutilized” category generally means that the parcel’s current use is significantly less intensive than that which is allowed under the zoning code. Since essentially all of the district is zoned for four- to seven-story multifamily or mixed-use development, the existing single-story commercial and single-family uses result in this classification being broadly applied in this area. These classifications indicate that the county expects to see a significant amount of potential redevelopment in the District over the coming decades.



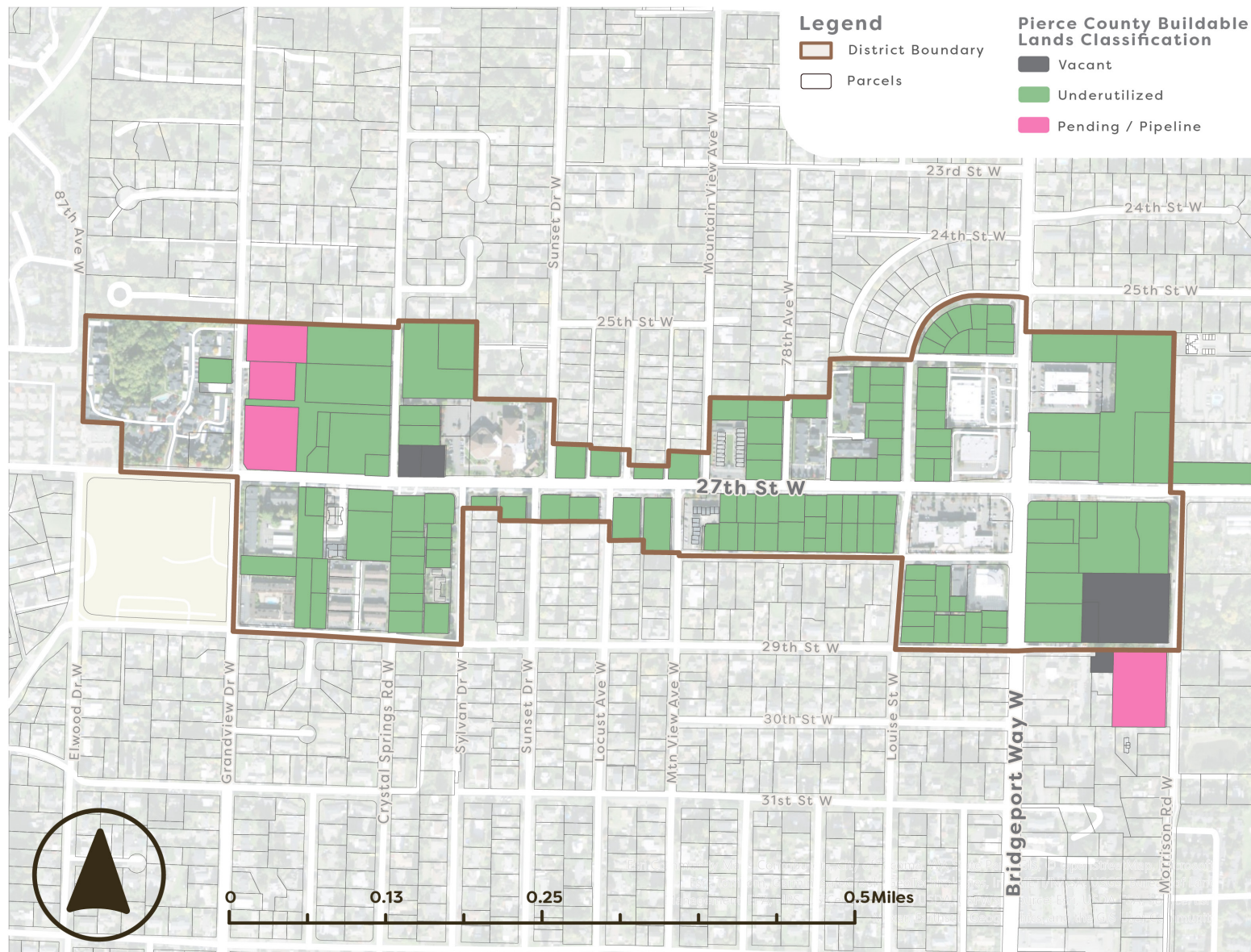


Figure 17. Pierce County Buildable Lands Parcel Classifications, 2021

Redevelopment Scenarios

LCG developed three scenarios for redevelopment of the subarea using different assumptions for not of which parcels might redevelop. These scenarios were based on the data shown on the following pages, locations of proposed projects such as the Grandview site, and input from city staff.



The **low scenario represents** the continuation of the status quo – assuming that only pipeline projects, vacant parcels, and locations of potential redevelopment known to the city will redevelop over the next 20 years.

The **middle scenario** represents an expansion of current trends to include other lower-value properties with reasonable redevelopment potential, such as some of the church parking lots, an expansion of multifamily development near the proposed Grandview Senior Living, and some redevelopment of some low-intensity commercial uses.

The **high scenario** represents the potential build-out capacity of all parcels classified as vacant or underutilized in the Pierce County Buildable Lands Report. This is likely much higher than the amount of development that will be seen in future decades but provides a benchmark of the potential unit and job count if the majority of the District were to change over time. Note that this scenario assumes a 15 to 25 percent Market Factor reduction of the total assumed redevelopable acreage per Department of Commerce guidance on Land Capacity Analyses.

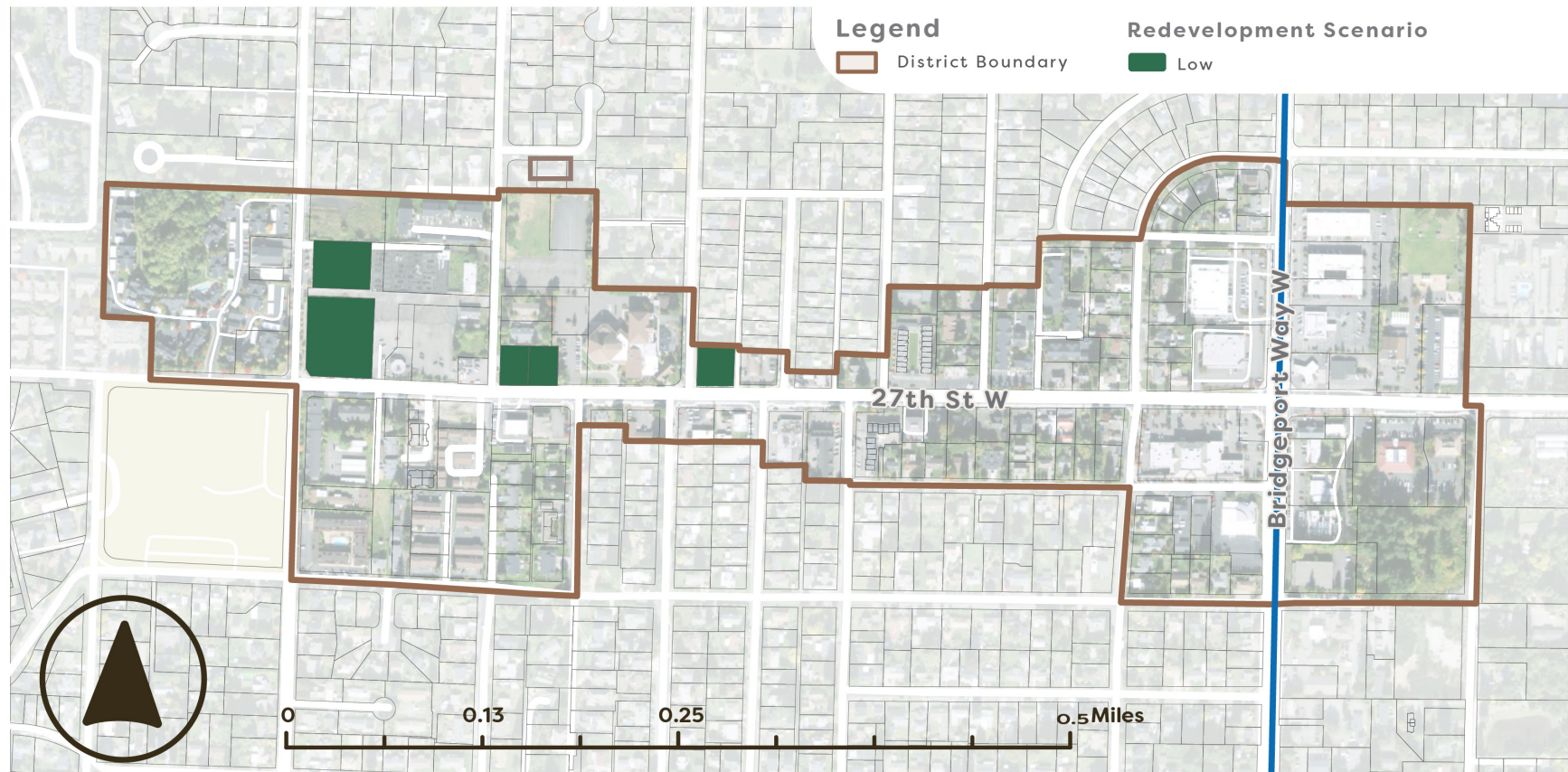


Figure 18. Low Redevelopment Scenario

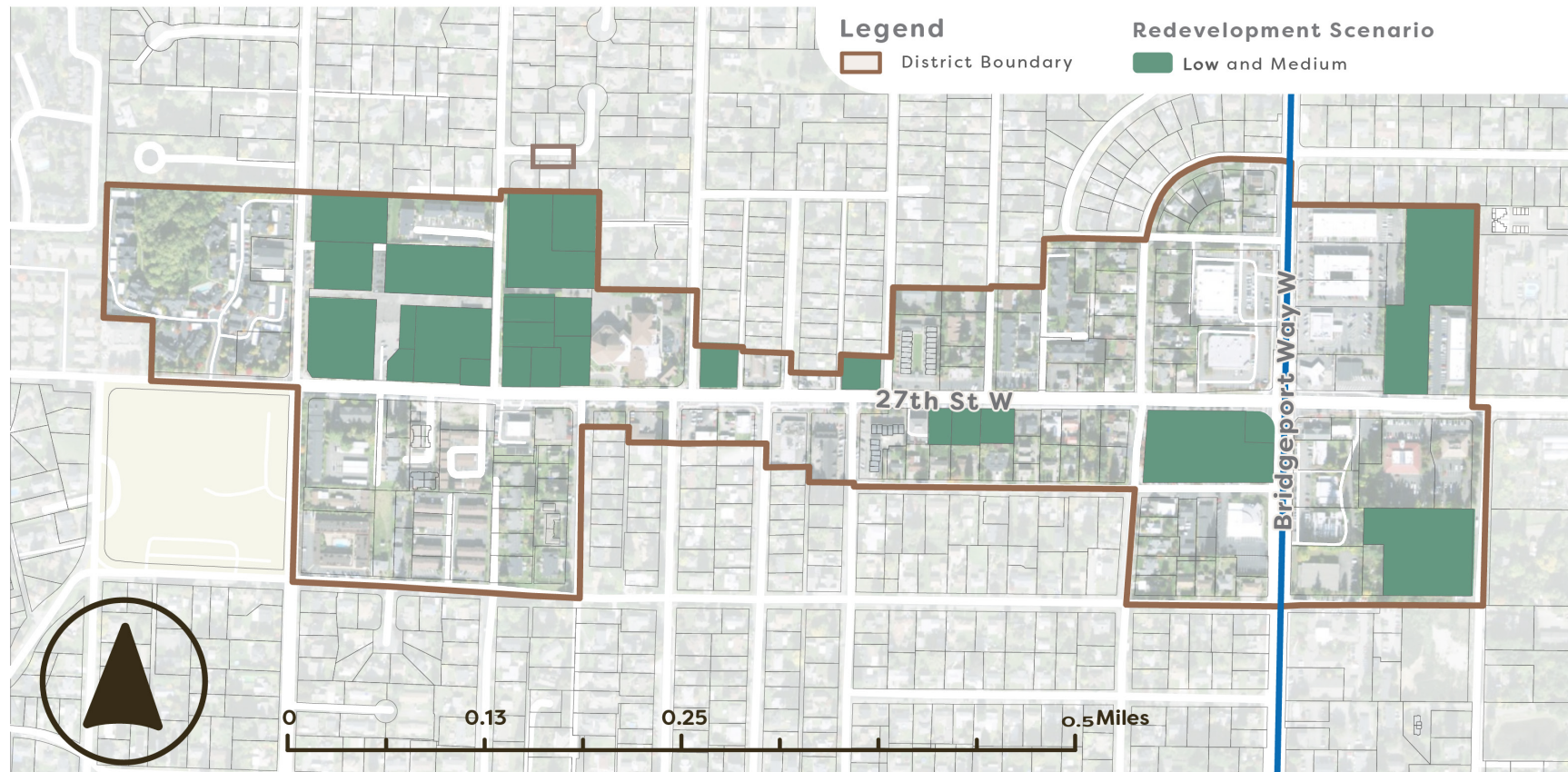


Figure 19. Low and Medium Redevelopment Scenario

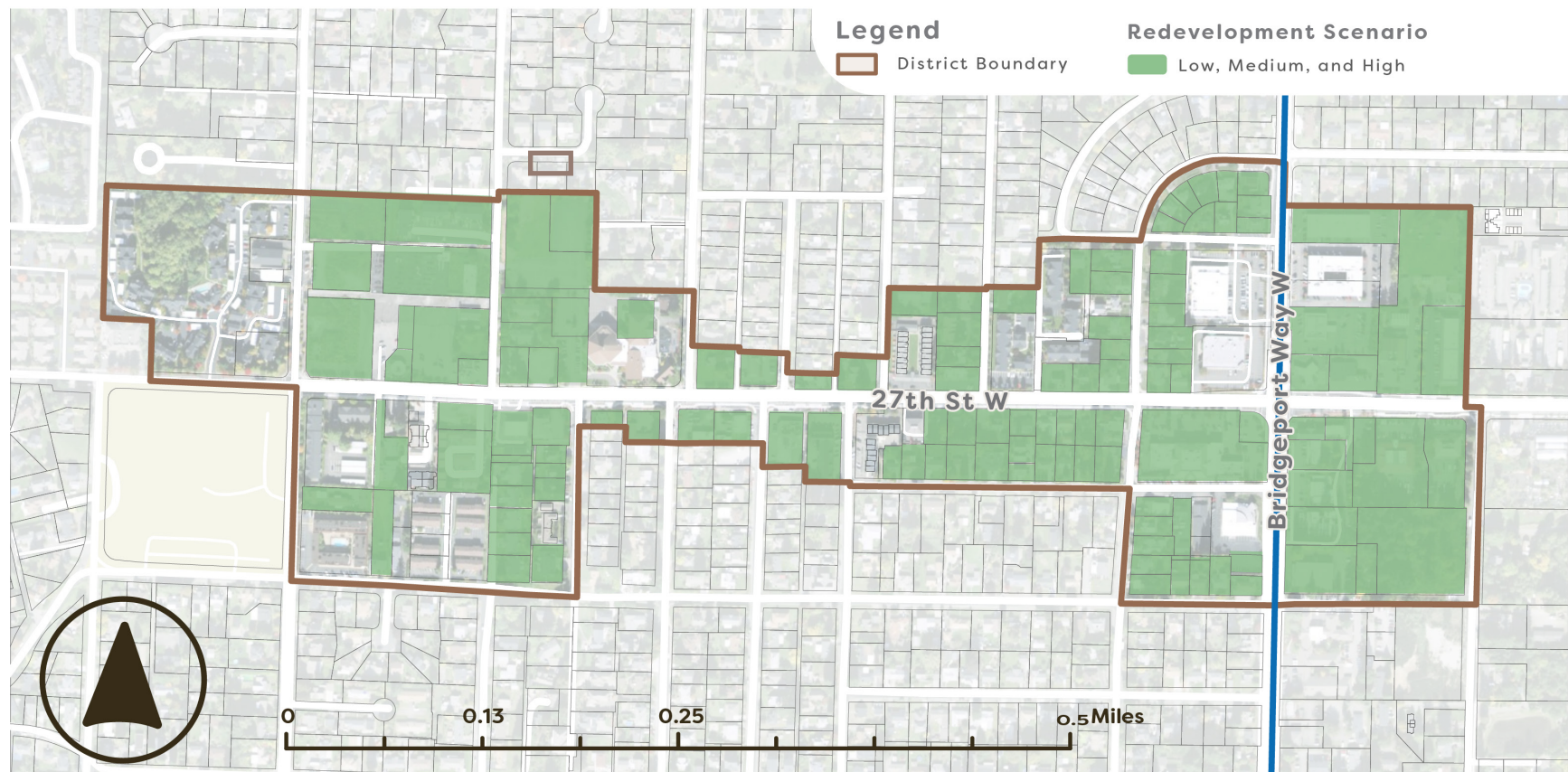


Figure 20. Low, Medium, and High Redevelopment Scenario

Population, Housing, and Employment Capacity

Capacity Analysis Assumptions

The capacity analysis assumes that vacant and underutilized properties specified in the Pierce County Buildable Lands Report will redevelop. Known proposed redevelopment projects (pipeline projects) were added to the analysis. The analysis also assumed a specific mix of prototypes for each zone (zoning classification) in the study area. This assumed mix of prototypes is based on the amount of redevelopment that is likely feasible (based on the previous market assessment and the City's regional growth center policies). The analysis assumes that 40 percent of the land area in the study area would not redevelop due to market factors.



Prototypes

To analyze capacity, building prototypes were established for the type of expected future redevelopment in the MU-U75 and MU-N45 zones. The housing unit and employment densities from each prototype were then applied to the selected parcel acreage in each scenario to determine redevelopment capacity. The two prototypes were developed using data from the scenario planning tool Urban Footprint and from data on existing buildings in University Place and the greater Seattle area from CoStar. Each prototype was based on housing unit and employment statistics from several representative buildings and generally assumes a mixed-use prototype with housing above ground floor commercial, matching the 45- and 75-foot heights in the 27th Street Business District. Employment densities and prototype imagery for the two prototypes are shown.

Zone	Residential Density	Employment Density	% Residential
MU-U75	103 du/ac	18 emp/ac	91%
MU-N45	57 du/ac	67 emp/ac	70%

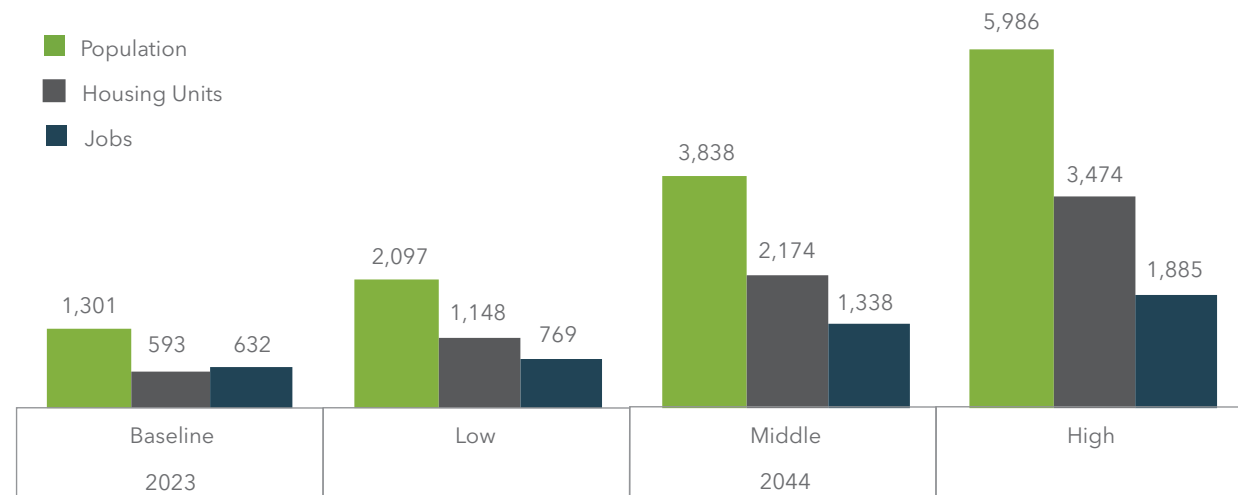


Figure 21. MU-N45 and MU-U75 Prototypes Used in Capacity Analysis

Capacity Analysis Results

The results of the redevelopment analysis are shown in Figure 22. Under the low scenario, housing units and population in the District would approximately double, with a very small increase in jobs. This is very likely to represent at least a minimum of what will occur over the next 20 years given the existing pipeline and proposed development. The middle scenario represents about a tripling of housing units and doubling of jobs. This represents more of an aspirational scenario but is not outside the realm of possibility for the planning horizon. The high scenario shows that if the majority of the acreage in the District were to redevelop, there could be almost six times the current number of residents and three times the current amounts of jobs accommodated within the current zoning. This is highly unlikely but potentially a useful reference point for future planning efforts.

Figure 22. Redevelopment Scenario Results in 27th Street Business District



Source: Urban Footprint, Leland Consulting Group

5.

Recommendations



Overview

These images provide a glimpse of the 27th Street Business District's future, based on conceptual ideas, showing a vision of the evolution of the corridor over the next 20+ years. Locations were selected to highlight key opportunities within the corridor rather than actual development plans. The images reflect the subarea plan and design guidelines, illustrating a balanced mix of pedestrian-friendly infrastructure and commercial spaces.



Figure 23. Visualization Locations



GRANDVIEW PLAZA, NORTHEAST VIEW



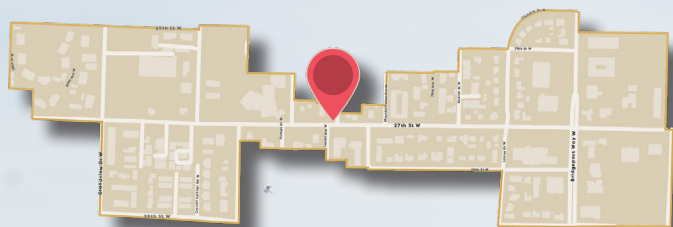
GRANDVIEW PLAZA, NORTH VIEW



GRANDVIEW PLAZA, NORTHWEST VIEW



27TH AND SUNSET DR, NORTHEAST CORNER



27TH AND LOCUST AVE, NORTHWEST CORNER

27TH AND SUNSET DR, SOUTHEAST CORNER





THE PINE CONE





LOUISE AVE FESTIVAL STREET

LOUISE AVE FESTIVAL STREET





27TH AND BRIDGEPORT WAY AVE, NORTHEAST CORNER



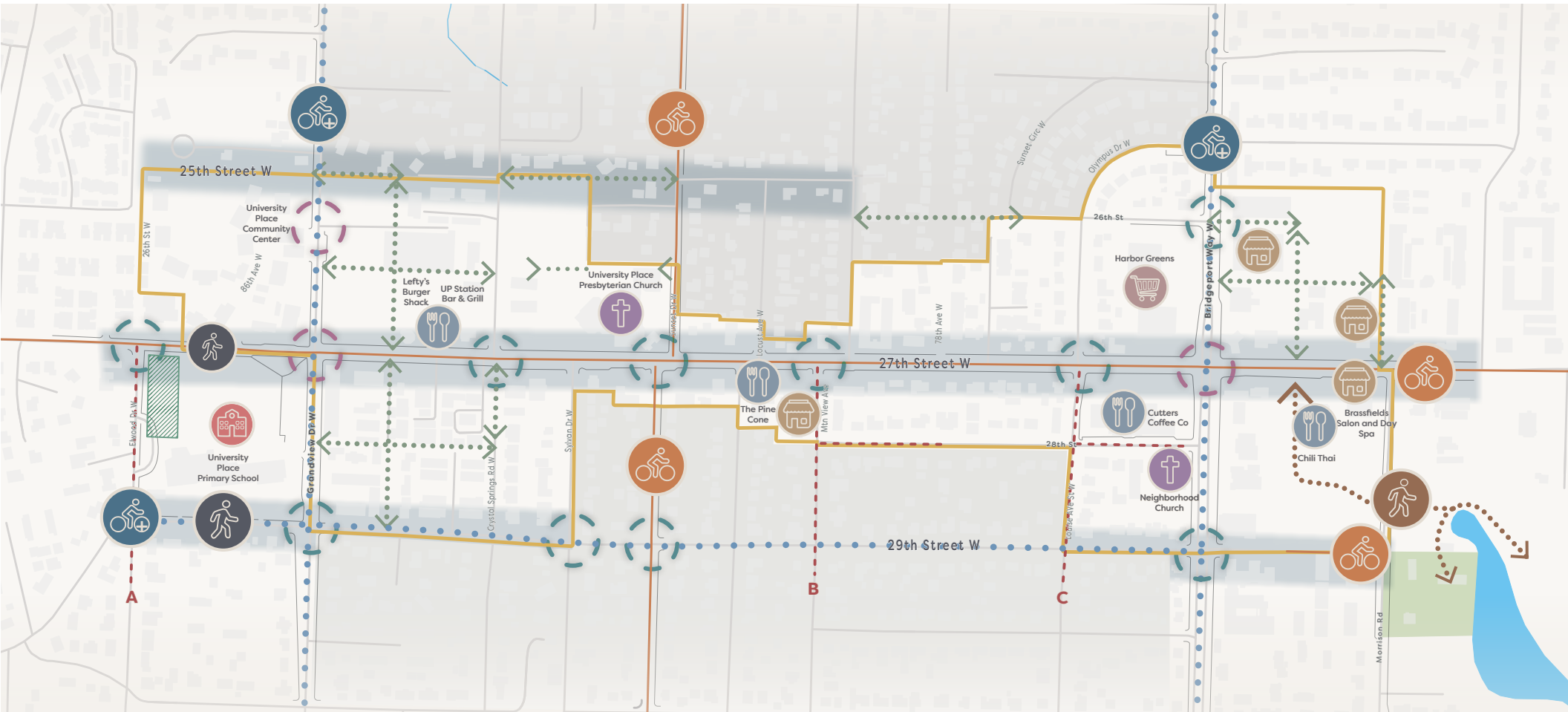
27TH AND BRIDGEPORT WAY AVE, NORTHEAST CORNER

PLAN RECOMMENDATIONS

Recommendations include suggested actions from the University Place Regional Growth Center, as well as new actions that have been identified as part of the District planning process. The City has already started to implement the vision for the District by adopting the form-based code. However, there are other actions identified in the Regional Growth Center Plan that still need to be carried forward. This section provides further recommendations for regional collaboration, walkability and connections, and increasing placemaking.

Concept illustrations have been created to show how the adopted form-based code could look when implemented in various locations in the District. These illustrations are conceptual graphic depictions of desired character, as well as the scale of potential redevelopment. Actual redevelopment plans for various properties may vary from the concepts shown, but the concepts provide visualizations related to what can be expected with future building height and form.

Figure 24. Imagining Univeristy Place 27th Street Business District



Legend

Street Uses

- Conceptual Connections
- Existing Pedestrian Crossings
- Intersection Improvements
- Bike Facility Improvements
- Pedestrian Trail
- Existing Bike Facility
- Pedestrian Priority
- Potential Festival Street Placement
- Sidewalks
- City Amenity Space
- Increased Density in Housing
- Corridor Improvements

Neighborhood Centers

- School
- Religious Institution
- Restaurant
- Commercial
- Grocery



Regional Collaboration

The 27th Street Business District is part of the City's regional growth center recognized by the Puget Sound Regional Council centers framework. The 27th Street Business District performs as a key neighborhood hub in University Place with mixed use activity and accessible transit. The City should continue to work collaboratively with all neighboring jurisdictions, Pierce County, service and utility providers, transportation providers, PSRC, and others for planning purposes.

Recommended Actions:

- » Identify strategies for phasing of redevelopment and supporting redevelopment with publicly funded infrastructure and park improvements.
 - Identify priority areas: Target initial phases in locations with strong potential for impact or need.
 - Stagger investments: Begin with infrastructure that will attract initial private development. Gradually expand improvements as projects progress.
 - Economic incentives: Use tax increment financing (TIF), tax abatements, or grants for projects that advance community goals, such as affordable housing or mixed-use spaces.

Environment and Climate Change

University Place Business District prioritizes development strategies that are conscious of the local environment. The district should strive to enhance greenspace and innovative stormwater management to reduce University Place's impact toward a changing climate.

Towards the west side of the district, Adriana Hess Wetlands Park is 2-acres of wetlands that serves as a valuable wildlife habitat corridor and functions as a carbon sink. The development of the district should introduce stormwater design to decrease the quantity of impervious surfaces and enhance green space on streets through plantings. The focus of creating a walkable redevelopment pattern aids in reducing emissions as the district will rely less upon daily vehicular systems for day-to-day tasks. In the redevelopment of the district, sustainable practices such as the retrofitting of existing buildings should be considered.

Recommended Actions

- » Implement measures to conserve and improve the health of critical and environmentally sensitive areas. This includes prioritizing the conservation and enhancement of parks and open spaces, with a special focus on the wetland systems at Adriana Hess Park, due to the geographic proximity of the wetlands to the District.
- » Develop and expand pathways, trails, and other connections to improve public access to existing parks and open spaces, ensuring they are reachable and enjoyable for all community members.
- » Look for opportunities within new development projects to form new open spaces, contributing towards creating valuable living spaces by supporting ecology within the urban fabric.
- » Promote and implement innovative stormwater management practices through low impact development (LID) techniques, to support water infiltration and biodiversity.

Environment and Climate Change Recommended Actions

- » Ensure that environmental policies and actions consider and address the needs of vulnerable populations, aiming to avoid or mitigate any adverse environmental impacts on these groups.
- » Align local policies and actions with state and regional goals for reducing greenhouse gas emissions, contributing to broader efforts to mitigate climate change impacts.
- » Encourage the use of alternative transportation options, such as public transit, biking, and walking, to reduce reliance on single occupancy vehicles, as these efforts collectively help lower local greenhouse gas emissions
- » Consider the feasibility of establishing a green-building program, including incentives, to encourage sustainable development practices within the 27th Street Business District.
- » Encourage more efficient parking by reducing the amount of on-site parking each development is required to provide, helping new development projects be more sustainable.
- » Consider strategic locations for electric vehicle charging stations to make EV charging accessible to the public and collaborate with service providers to install these stations.
- » Advise new development projects to include adequate bike parking facilities to support and encourage cycling as an accessible and enjoyable mode of transportation.

Land Use and Development Patterns

A key focus of this plan for creating a highly livable 27th Street Business District is to explore various treatments and redevelopment opportunities, how buildings can be designed to better interact with the public realm, creating pedestrian- and bicycle-friendly streets, and providing more gathering spaces. The specific requirements within the form-based code prescribe that new development initiatives adhere to humanistic standards in urban design, architecture, and landscape design, articulating place specific needs to the neighborhood, block, parcel, and building levels.

The City is integrating higher density mixed use development near larger intersections such as 27th Street, Grandview Drive, and Bridgeport Way to create economic hearts of activity within the District. The goal of the development patterns is to provide a place to live and play. The codes encourage a mix of densities bringing in missing middle housing typologies and small-scale development along the 27th Street corridor. This atmosphere can be further enhanced by exploring the potential for middle housing in residential neighborhoods that are immediately adjacent to the 27th Street corridor.

Land Use and Development Recommended Actions:

- » Continue to guide the aesthetic standards of development through University Place's growth center-specific form-based code to enhance the public realm and ensure new projects align with humanistic urban design standards. This strategy will foster cohesion in architecture and landscape design, so new development projects will complement the District's existing fabric by enhancing its mid-century character.
- » Promote the development of smaller blocks and mid-block connections as outlined in the connectivity map. This approach aims to improve walkability and accessibility within new developments, making the District more pedestrian-friendly as density increases.
- » Support the strategic development of infill projects, especially on underutilized parcels. This aids the ability to maximize land use and contributes to the overall growth and vitality of the District.
- » Enhance overall quality of life in the District by providing access to live, work, and play by offering employment and educational opportunities within the District. This mix of activity creates vibrancy within the community.
- » Consider improving the pedestrian experience of the street and reinforcing the history of the corridor by integrating commercial elements to align with the vision for a mixed-use Regional Growth Center and District. Small-scale commercial ventures, like coffee shops and mom-and-pop shops draw interest and slow the speed of the street. The City can promote ground-floor commercial uses by collaborating with property owners, incorporating incentives into the zoning code, and offering additional incentives, such as the storefront improvement program.
- » Assess small, underdeveloped properties to identify potential zoning changes or other measures that could promote development in line with the character of the 27th Street and the greater City.

Housing

As an urban center, housing plays a critical role in creating a baseline of security and activity within a district. University Place has a desirable and strong market for home sales, but single-family home ownership is becoming increasingly unattainable. The 27th Street Business District is currently nestled within a residential area. This location offers significant opportunity to expand housing options. There is potential for the City to diversify housing typologies and affordability while safeguarding the neighborhood character through quality design following form-based code. The City can study how middle housing typologies such as condos, duplexes, fourplexes, and townhomes would fit into the neighborhoods north and south of the district. Middle housing typologies provide an opportunity for more affordable home ownership.

The diversity in housing paired with mixed-use activity in the district creates potential for a lively place to live within the Tacoma region. To extend affordable housing opportunities for all, the City may consider extending its current Multifamily Tax Exemption program to encompass the 27th Street Business District. This type of action would boost affordable housing options while encouraging the development of market-rate apartments in the area.

Housing Recommended Actions:

- » Enhance density standards and development regulations to accommodate diverse housing options for all significant income groups. Planning for a variety of housing gives options that are accessible and varied, allowing greater opportunity for different income groups within the community.
- » Explore expanding housing typologies in the neighborhoods surrounding the district, especially assessing opportunity for missing middle and townhome typologies north and south of the district.
- » Evaluate broadening the City's existing MFTE program to leverage market-rate multifamily development. These developments can offer increased density paired with quality design features that enhance ground floor design to enhance the 27th Street Business District experience.
- » Support the completion of the Grandview Plaza proposed for the western edge of the district. This type of development supports the vision for the area including new multi-family residential and acts as an anti-displacement measure for elders living in the region.



Placemaking and Gathering Spaces

Placemaking efforts strive to create a robust public realm that offers places to be and reflects the community. Currently, along the 27th Street Business District there is a need for more casual places to gather. The City could have options to support gathering places, public art, festival streets, intersection improvements, streetscape improvements, and outdoor dining. Through small to large scale activation, placemaking efforts will help create third place destinations within the District. Third places are places outside of the home (the first place) and the workplace (the second place) where people go to converse with others and connect with their community. These improvements will help create a sense of place throughout the District.

Recommended Actions:

- » To enhance the District's character, promote public art installations in new developments to achieve a District experience that is enriched by public art. Public art aids the identity of the business District, creates added touristic destination, and acts as a traffic calming measure.
- » Encouraging businesses and public partners to create murals is a momentum building strategy towards achieving an arts filled District.
- » Encourage public art installations in new developments to enrich the District's character and cultural appeal.
- » Ensure new and improved pathways to parks and open spaces, providing ease of access to these amenities, thereby promoting a healthier and more enjoyable environment.
- » Enhance trees and landscaping to increase greenspace within the District, finding opportunities to utilize planters and planting medians.

- » Encourage new developments to contribute towards enhancing the public realm by creating and activating open spaces with amenities to enhance opportunities for rest and play within the District.
- » Explore developing a unique brand and identity for the 27th Street Business District to foster a sense of community and attract more visitors and businesses. Brand identity for the District can relate to the midcentury history and future of the District.
- » Create gateways that relate to the identity of the District and integrate wayfinding systems such as signage and public art at existing and new connection entrances to the District to increase ease of navigation and enjoyment of experience.
- » Review and potentially enhance existing lighting, safety, and security measures to support future redevelopment and ensure a safe and welcoming environment for all.



Placemaking and Gathering Spaces

Precedent Studies

The 27th Street Business Plan envisions a dynamic transformation of the corridor, with various possibilities for how this change could physically take shape over time. To illustrate these potential developments, we present a selection of precedent images in the following pages. These are inspirational images that highlight key design features that could be adapted and implemented in a range of styles, from informal to more formal designs. Many of these public space concepts can be tested in phases to gauge their effectiveness and align with the evolving needs of the community. These images are intended to spark inspiration and generate interest in the district's future.



GATHERING SPACES

Image Locations

1. Sonder Boulevard, Copenhagen, Denmark. Photo Credit: SLA
2. Terry Streetscape, Seattle, Washington, Photo Credit: Berger Partnership
3. Park(ing) Day, Austin, Texas. Photo Credit: Austin Transportation and Public Works



PUBLIC ART



Image Locations

1. Milan, Italy. Photo Credit: Bloomberg Associates
2. Vision Zero, Jersey City, New Jersey. Photo Credit: StreetPlans
3. Mural, Silverlake, Los Angeles, California

FESTIVAL STREET

Image Locations

1. Little Prince Plaza, New York, New York. Photo Source: StreetPlans
2. South Robert Maestas Street, Seattle, Washington
3. Capitol Hill Station Plaza, Seattle, Washington. Photo Credit: Berger Partnership



INTERSECTION IMPROVEMENTS

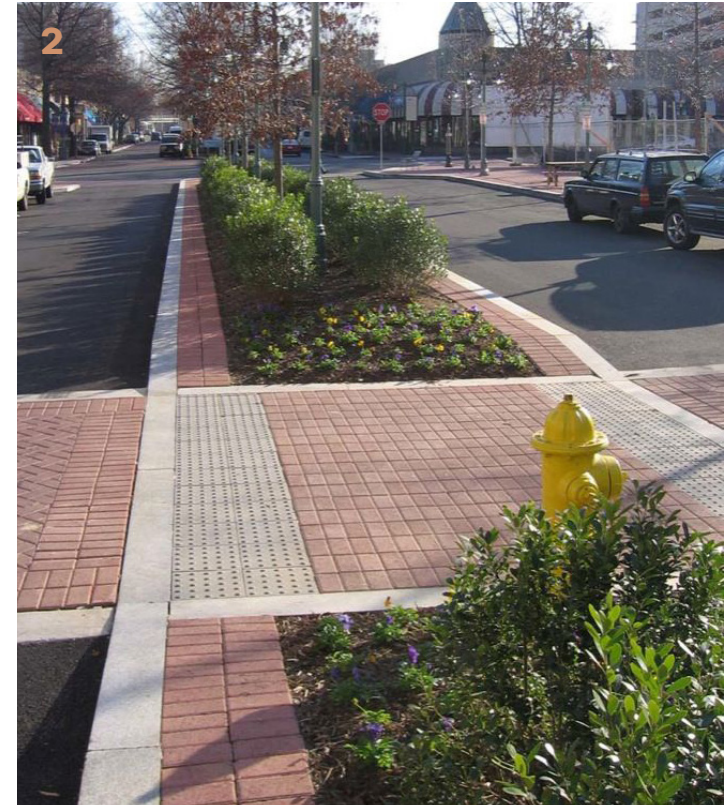


Image Locations

1. Rochester, New York. Photo Credit: City of Rochester
2. Midblock Crossing. Photo Credit: NACTO
3. Portland, Oregon. Photo Credit: Justin Martin.

STREETSCAPE IMPROVEMENTS

Image Locations

1. Fort Street, Victoria, Canada.
Photo Credit: Michal Klajban/
Wikimedia Commons
2. Bourke Street Cycleway, Sydney,
Australia. Photo Credit: Group
GSA
3. South Park Pavement to Parks,
Seattle, Washington



STREET DINING

Image Locations

1. 16th and 17th Street Block, Kansas City, Missouri. Photo Credit: BNIM
2. 43rd Street, Seattle, Washington, Photo Credit: U-District Partnership
3. Chinatown, New York City, New York. Photo Credit: Emily Schneider



Economic Development and Vitality

27th Street Business District plays a vital role in sustaining local economic activity by providing employers with storefront opportunities. The presence of brick and mortar, small businesses is vital towards retaining the character of the District. There is a large demand for businesses that serve the community as third-spaces bringing services and gathering places to the District. Within the Seattle and Tacoma region, retail space performance has been booming since the pandemic. The demand for office space is less, but potential uses such as healthcare, co-working spaces, small professional service businesses, and satellite offices are viable.

Recommended Actions:

- » Consider leveraging economic development tools to support the retention, expansion, and growth of employment opportunities within the center. By supporting the business environment of the District, we can help existing businesses flourish and attract new ones, enhancing job creation and economic vitality in the area, and ultimately the identity of the District as a commercial location.
- » Invest in a healthy environment with ample green spaces to protect residents, reduce the risk of detrimental health impacts, and minimize the threat of climate-induced displacement.

Economic Development and Vitality Recommended Actions:

- » Engage property owners and developers to advance redevelopment projects that align with the vision for the District. Strategies could involve:
 - The creation of a community business association to support the development of existing and current businesses.
 - Implementation of a façade or storefront improvement program to motivate property owners to invest in their buildings to help revitalize and enhance the unique businesses in the area. The implementation of storefront improvement programs through a community business association helps to build a more cohesive pedestrian experience throughout the District.
 - Working with religious institutions within the District that are seeking opportunities to site “mission-driven” housing for certain disadvantaged populations on or near their properties.
 - Consideration of expanding the storefront overlay requirement in the form-based code.



Transportation and Connectivity

To support commercial activity and housing within a Regional Growth Center, a well-connected, wholistic transportation system is needed. The district supports multimodal transportation options to travel to and within the district through network improvements. The envisioned walkable development pattern calls for a new street grid to aid the ease of movement throughout the district while maintaining vehicular needs. Additional pedestrian crossings and connections have been targeted to support user ease.



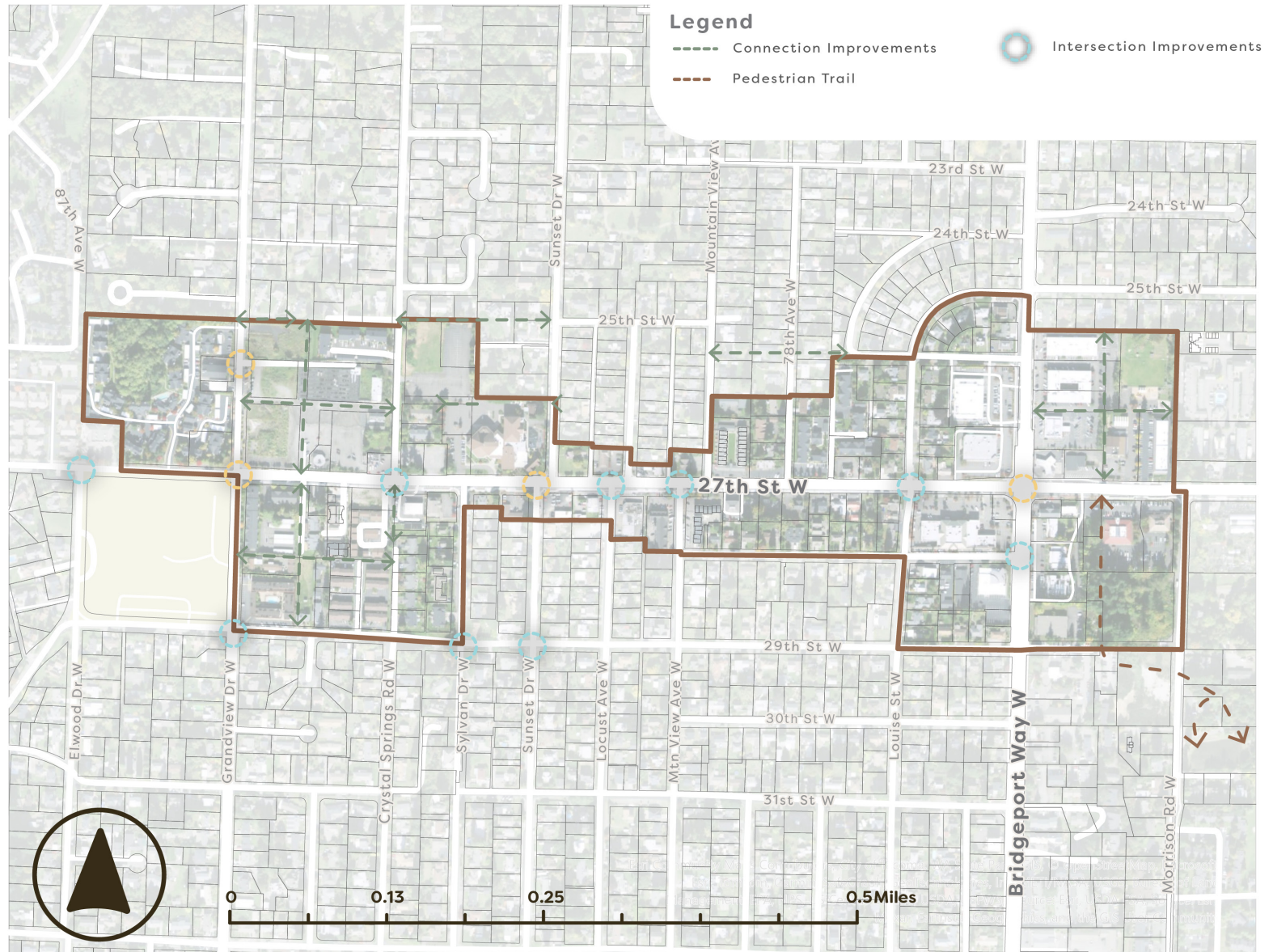


Figure 25 Pedestrian Connections

Transportation and Connectivity Recommended Actions:

- » Promote an integrated multimodal transportation network that includes pedestrian and bicycle facilities, ensuring seamless connections to adjacent neighborhoods and Districts. This will enhance accessibility to the District and encourage more sustainable modes of travel.
- » Encourage environmentally friendly street treatments, such as green streets, which incorporate sustainable practices like permeable pavements, increased greenery on sidewalks, and medians to manage stormwater and reduce urban heat islands.
- » Adopt level-of-service standards and concurrency provisions that are specifically tailored for the center to encourage the use of transit. This can help manage traffic flow and improve the efficiency of public transportation.
- » Establish a comprehensive parking management strategy that addresses the supply of parking, on-street parking, and the mitigation of parking impacts. This strategy should balance the needs of drivers with the goal of creating a dense and pedestrian forward District.
- » Develop strategies to achieve a balanced mode-split that promotes a sustainable mix of car, transit, and non-motorized travel. This could involve offering incentives for public transportation use and enhancing infrastructure for cyclists and pedestrians.
- » Development along 27th Street should advance the safety and aesthetic quality of pedestrian crossings. Improvements can be achieved by including curb extensions, median refuge islands, and raised crossings. These can be achieved by adding projects to the City's transportation/capital improvement plans and by incentivizing developers to include these improvements.
- » Support events where 27th Street and other major designated streets in the RGC are temporarily open to pedestrian and bicycle movement only.

University Place 27th Street Business District Plan

Market Analysis

Final Version – Jan 28, 2025

Introduction

Leland Consulting Group (LCG) was engaged by the City of University Place as part of a consulting team led by Otak to develop a Market Analysis of the 27th Street Business District, a sub-area of the University Place Regional Growth Center. This market analysis is organized as follows:

Introduction..... 1

Executive Summary 2

Background and Vision..... 2

District Profile 5

National and Regional Trends 16

Real Estate Analysis 19

Development Potential and Growth Forecasts 32

Potential Redevelopment Actions..... 39

Summary of Findings and Conclusions..... 42

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Appendix B – Scope of Work 47

Executive Summary

Background and Vision

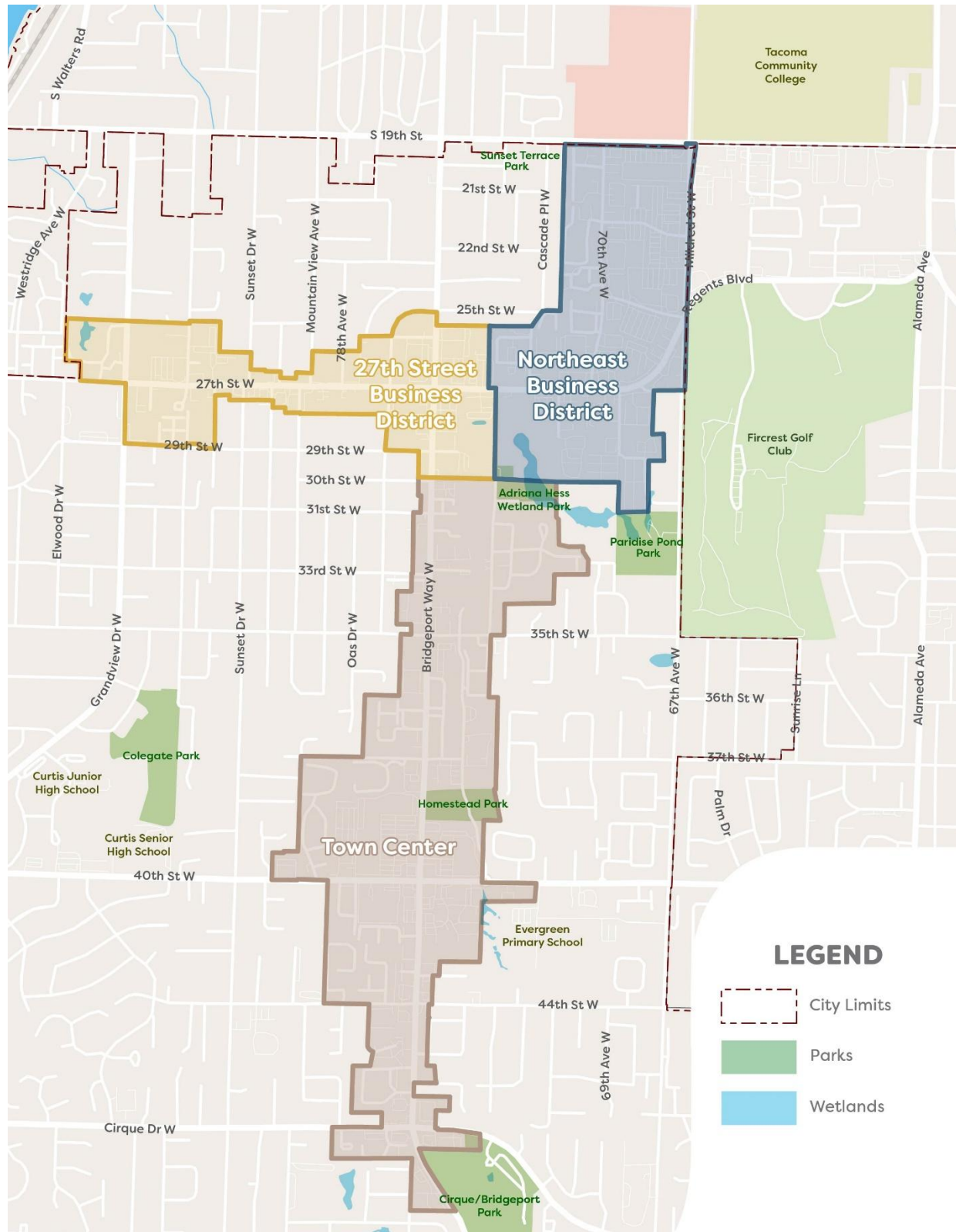
The 27th Street Business District is one of three Subareas of the University Place Regional Growth Center (RGC), a 481-acre commercial, multi-family, and mixed-use area officially designated by the Puget Sound Regional Council (PSRC) in 2018. Regional Growth Centers are areas around the Puget Sound region characterized by compact pedestrian-oriented development with a mix of uses, facilities, and services needed to accommodate population and employment growth. As outlined in the City of University Place's 2017 Regional Growth Center Plan¹, the vision statement for the RGC is as follows:

*The University Place Regional Growth Center will continue to transform into a **vibrant, walkable regional destination with dense mixed use and transit-oriented development in neighborhoods that offer a variety of housing and employment opportunities, shopping and services, culture, arts, entertainment, and parks.** The Plan provides flexibility and capacity for redevelopment and development to occur over time while retaining the character and livability of the community that make it a desirable place to live, work, and play. Development of new businesses and retention of existing businesses, as well as other growth and investment, will broaden employment opportunities and enhance economic vitality, fostering shared prosperity in the community that will benefit existing and future residents in numerous ways.*

The three Subareas of the RGC are the Town Center, Northeast Business District, and 27th Street Business District. The Town Center has seen significant redevelopment and growth in recent years, and the Northeast Business District has begun to see some investment and development, particularly of multifamily residential. The city completed a Subarea plan for the Northeast Business District in 2023. The map below in Figure 1 shows the RGC and its three subareas.

¹ <https://www.cityofup.com/DocumentCenter/View/329/Regional-Growth-Center-Subarea-Plan-PDF>

Figure 1. University Place RGC Subareas



Source: Otak

The 2017 RGC plan describes the past and current conditions of the 27th Street Business District:

As the home of over 130 businesses in University Place, the 27th Street district provides a link to the area's past, having been a major commercial corridor for the region in previous years. This district nostalgically reaches back to the community's past with many businesses that have long been popular to local and area residents. Although still a major east/west thoroughfare, the area has a home-town feel, a bit removed from the hustle and bustle of Bridgeport Way.

Finally, the RGC plan contains the following vision statement for the District:

The 27th Street Business District will continue to transform into a smaller village setting than the Town Center, with neighborhood-serving local businesses and new multi-family residential and retail uses filling in over time in a highly walkable redevelopment pattern.

While this 27th Street Business District Plan process will be soliciting additional community input on the vision for the subarea, these past vision statements still appear to reflect the community and city's vision for the area. The City has taken some steps towards realizing this vision, such as improving sidewalks and landscaped areas, and installing historic streetlights. Since the adoption of the 2017 RGC plan, some new multi-family residential development in the form of senior housing projects have been proposed in the area, beginning to implement one important element of the vision.

As part of this planning process, the city and stakeholders crafted an updated vision statement for the 27th Street Business District which reflects the goals of this subarea planning process:

Over time, the 27th Street Business District will become a community destination, with a cohesive identity and quality design. Pedestrian friendly redevelopment and civic improvements will provide opportunities for: new gathering spaces; neighborhood-serving local businesses; dining and retail opportunities; and housing.

District Profile

Zoning

The 27th St. Business District contains **80.5 acres of privately-owned properties or parcels**, excluding right-of-way. Aside from 0.1 acres zoned POS (Parks & Open Space), the District is comprised of two zones from the Regional Growth Center form-based zoning framework established in the 2017 RGC plan and found in UPMC 19.54. Overall, **this form-based code is relatively flexible and easy to navigate, reducing barriers to development throughout the RGC.** The form-based code contains four districts which regulate development with the goal that “new development projects exhibit the highest standards of urban design, architecture, and landscaping at the scale of the neighborhood, block, lot, and building.” The zones are described with example building types, desired form, streetscape, parking, and use considerations, with accompanying renderings of example development. Example renderings of the zones found in the 27th St. District are shown below.

Figure 2. RGC Form-Based Code Development Prototypes



Source: City of University Place Zoning Code

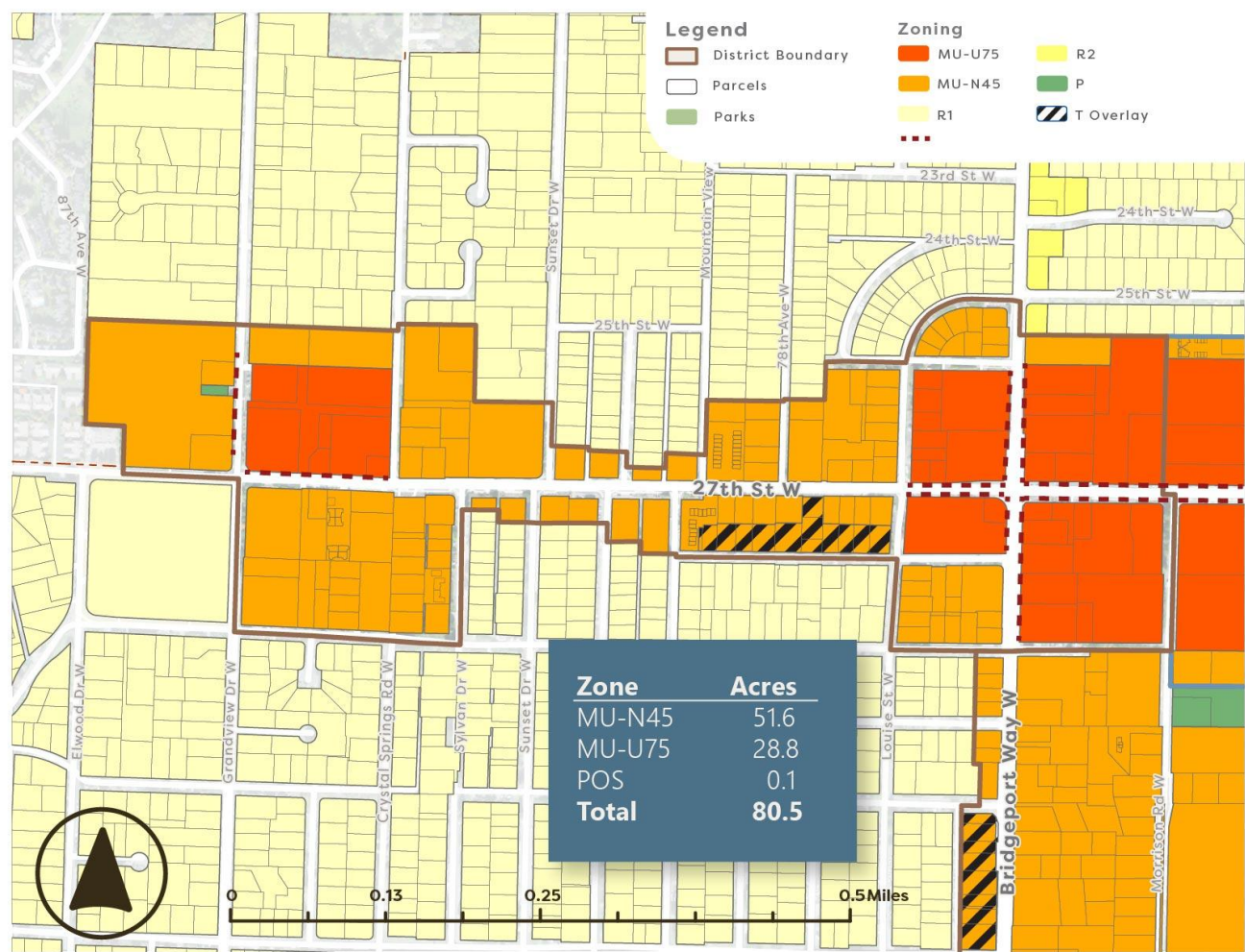
The commercial area on the corners of the intersection of 27th St. and Bridgeport Way and the northwest corner of 27th Street at Grandview, a total of **28.8 acres**, is zoned **Mixed Use-Urban (MU-U75)**. This zone, also found throughout the main core of the Town Center Subarea, is intended for “**multifamily residential and commercial uses along arterial streets**” and allows heights of up to **75 feet**. Along arterials, the intended development form is “mixed use with a focus on residential upper floors and active uses at the ground floor level,” with allowances for ground floor residential fronting smaller streets. There is a wide range of allowed uses, including multifamily housing, assisted living, religious use, office, retail, restaurants, hotels, and government services.

The remainder of the District, another **51.6 acres**, is zoned **Mixed Use-Neighborhood (MU-N45)**. This zone is a transition zone between residential areas and more intense commercial uses (such as the MU-U75 zone), with a 45-foot height limit. The allowed uses are similar to the MU-U75 zone, with a **wide range of housing and commercial uses** of up to 4-story wood frame construction, with required landscape and buffering to transition between uses.

The **Storefront Frontage Overlay** requires “storefront frontage and a minimum floor-to-ceiling height to accommodate ground floor live-work, commercial, retail, or other such nonresidential activity on streets where the vision expects active, pedestrian-oriented streetscapes.”

There is also a **Transition Properties Overlay zone** on a row of MU-N45 parcels on 28th Street. According to UPMC 19.20.040, this zone creates a “uniform set of design standards aimed at protecting single-family neighborhoods that abut commercial areas,” including “limits on access, additional buffering and/or setback requirements, building modulation, and location of windows.”

Figure 3. Zoning in 27th St. Business District with Parcel Acreage

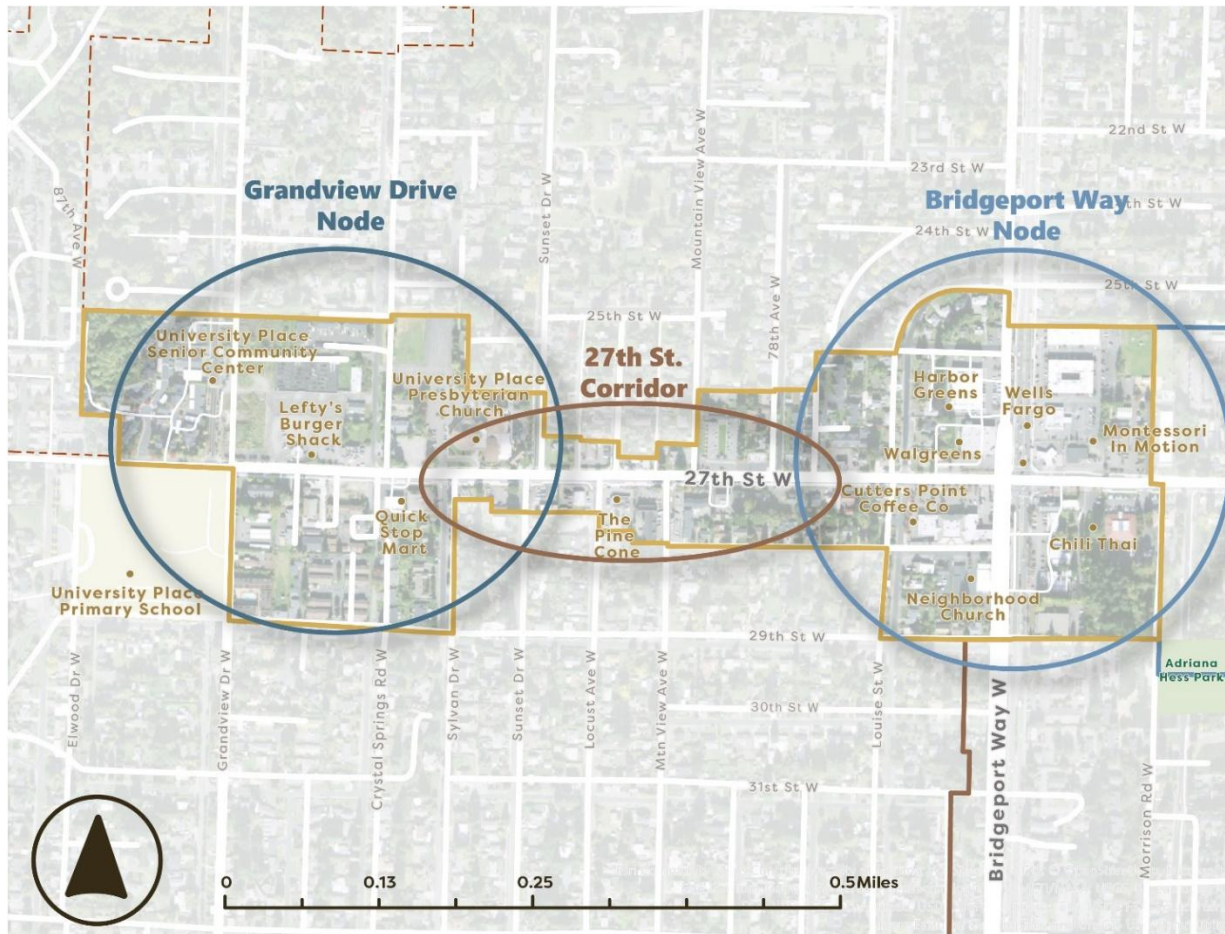


Source: City of University Place, Pierce County, Otak, Leland Consulting Group

Current Land Use and Node Analysis

Based on our visits to and analysis of the subarea, LCG believes that it is useful to think of the subarea as the combination of three different nodes, or smaller areas. Figure 4 below shows these three nodes, each of which have different characteristics, development patterns, and potential for different types of future changes.

Figure 4. 27th St. Business District Nodes with Aerial Imagery



Source: Otak, Leland Consulting Group.

Grandview Drive Node. In the west, the Grandview Drive Node centers around the intersection of 27th and Grandview. Along with the existing primary school and apartments on the west side of Grandview, there are several large senior multifamily housing projects that are expected to break ground in the near future in this area, and are discussed later in this report. This node contains numerous large vacant properties, some of which comprise the land for the future senior housing developments and others which remain significant development opportunities, including the underutilized properties and parking lots to the west and north of the U.P. Presbyterian Church. Overall, as pipeline activity indicates, the quiet neighborhood surroundings in this node favor housing—particularly senior housing and potentially market-rate or affordable multifamily housing—and given the attractive, quiet surrounding neighborhoods as well as the potential for views of the Puget Sound from upper floors, this area is more likely to see future multifamily development than significant amounts of new commercial space. The relatively low traffic volumes here and distance from other large nodes of commercial, employment, and institutional activity make new commercial development less likely here.

Figure 5. Aerial View of 27th St.

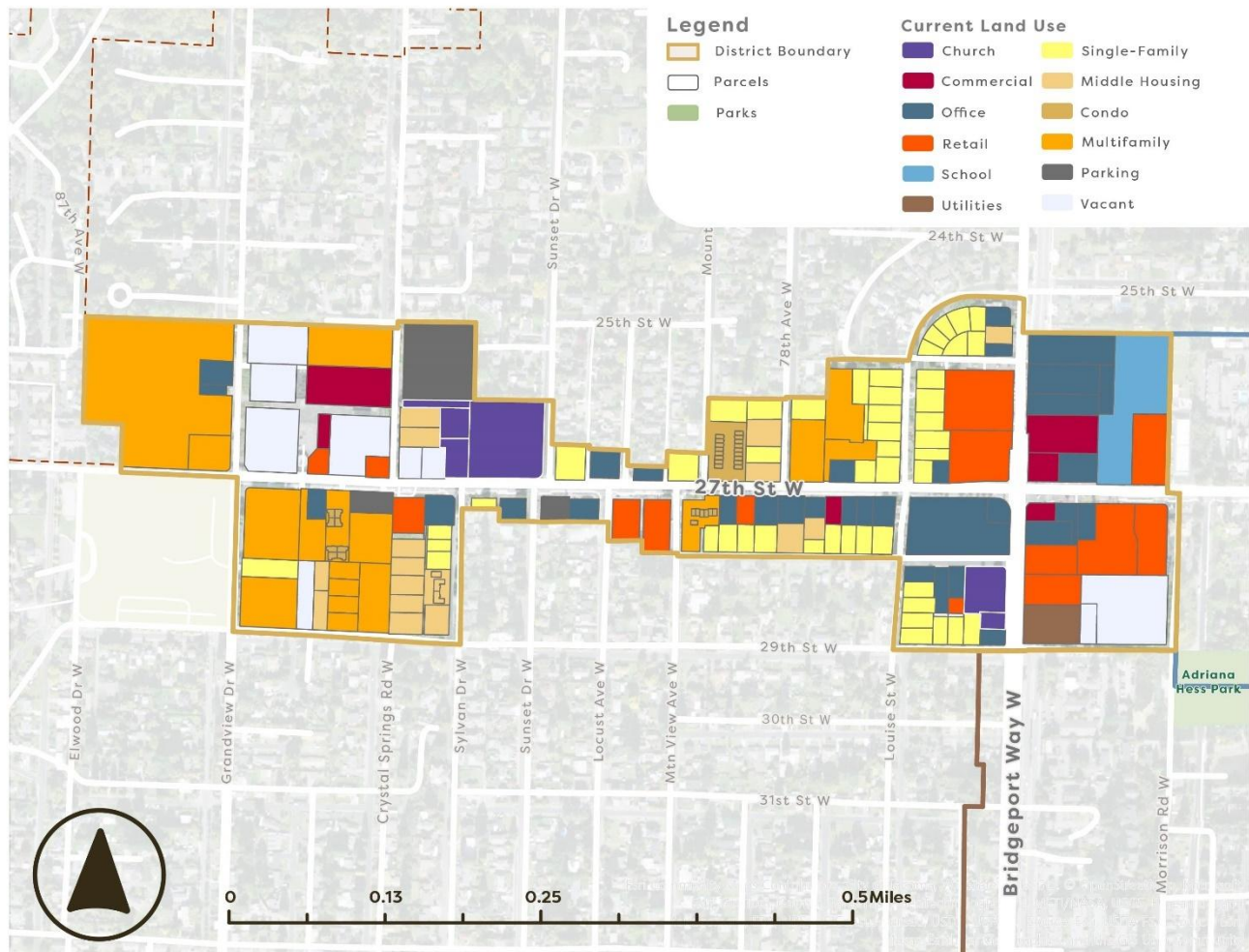


Source: Google Maps

The 27th Street Corridor area in the center of the District is an eclectic mix of retail, office, multifamily, and single-family development. There are numerous small businesses in unique and charming buildings, and overall smaller lots than the intersection areas to the east and west. This area is quite narrow, with the subarea boundary and accompanying zoning extending only one parcel deep from 27th in some areas. There are also fewer lots that are obviously vacant and underutilized. As a result of the narrow width, small parcels, and existing uses, large-scale development is unlikely in this area. Instead, adaptive reuse of existing structures is the most likely future use along this section of the corridor, and some smaller-scale infill housing development is also possible.

Bridgeport Way Node. In the east, there is another node centering on the intersection of Bridgeport Way and 27th. This area is more commercial in character, with retail and office uses clustered around Bridgeport Way and serving as a connection between the District, University Place's Town Center, and other regional destinations. There are numerous established retail uses and national/regional chains (or "credit" tenants) such as Walgreen's. Overall, the high traffic and visibility here indicate that most retail structures will remain in place throughout the next several decades, though tenants within the structures will change. One example is the former Bartell Drugs space, which LCG believes will be rentenanted, and is discussed more below. There are also some a number of buildings that contain smaller-scale professional offices and service providers. While these buildings provide some of the distinctive charm of the area, they tend to be older and of lower value, and are therefore more likely to be redeveloped in the near- or medium-term. There are also several low-value or vacant properties as well, including in the southeast corner of the node. Current land uses from Pierce County Assessor's data are shown below in Figure 6.

Figure 6. Current Land Use in the 27th Street Business District



Source: City of University Place, Pierce County, Leland Consulting Group

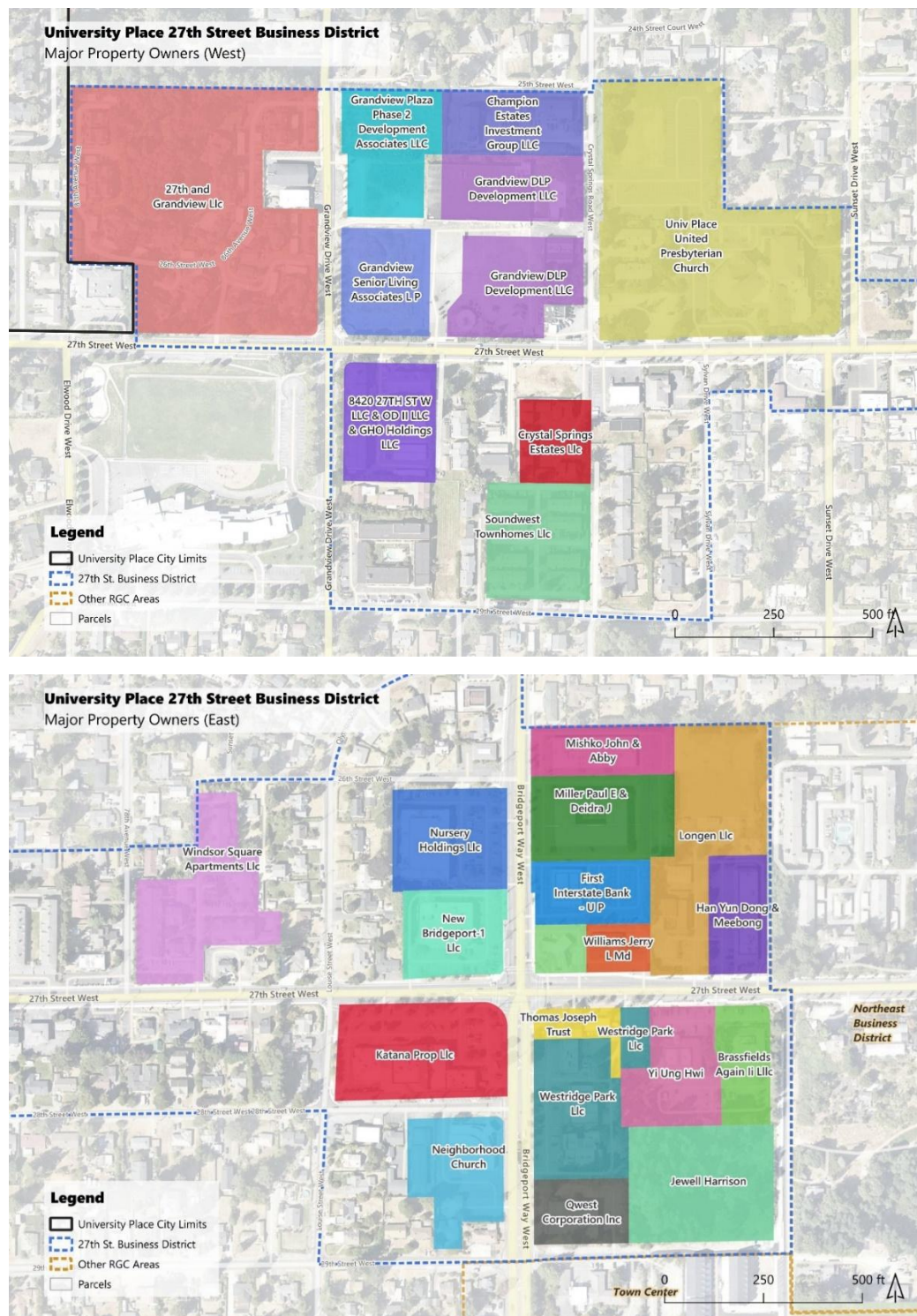
Property Ownership

Overall, the District has a wide range of property owners from single-family homeowners to large corporations. There are few property owners with notably large parcels or control over large areas. The maps below in Figure 7 show property owners in the eastern and western sections of the District with parcels of substantial size (i.e. larger than a single-family home or single commercial building). In the west, there are several large residential property owners including 27th and Granville LLC, Grand View Estates LLC, Crystal Springs Estates LLC, and Soundwest Townhomes LLC. On the Northeast corner of 27th and Grandview are property owners associated with the large forthcoming developments in that block. The University Place United Presbyterian Church is the largest single landowner in the Subarea, with 4.6 acres of land, at least half of which is comprised of surface parking. In the eastern part of the District, there is a more fragmented property ownership. Several individuals and trusts own commercial centers and buildings, and there are several apartment complexes and a church as well.

From the perspective of redevelopment, more fragmented property ownership presents more challenges to parcel assembly and larger-scale redevelopment. In the eastern part of the subarea, the likely candidate parcels for

redevelopment have already been purchased and consolidated and are in the process of being redeveloped, although the large church parking lots may present an opportunity. In the western area, some level of consolidation between LLCs, individuals, and/or large corporations would likely be necessary for site assembly.

Figure 7. Property Ownership in the 27th St. Business District

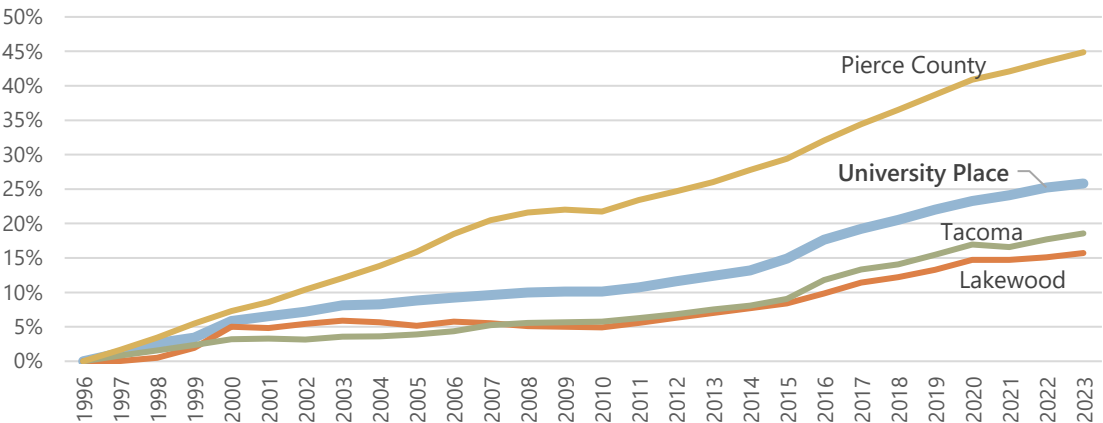


Source: City of University Place, Pierce County, Leland Consulting Group

Population and Demographics

Since incorporation in 1996, University Place has grown by about 25 percent in population. This is a slower rate of growth than that seen in Pierce County overall, but faster than the rate of growth in neighboring Lakewood, as shown below in Figure 8. Tacoma, the largest city in Pierce County, grew considerably more slowly than the county in recent decades, suggesting a trend of increasing population in the more suburban and smaller jurisdictions in the county, such as University Place. This growth in suburban and smaller areas is likely related to the overall regional population increases driven by Seattle’s technology and aerospace industries, as well as likely spillover from King County as housing prices have increased in recent years.

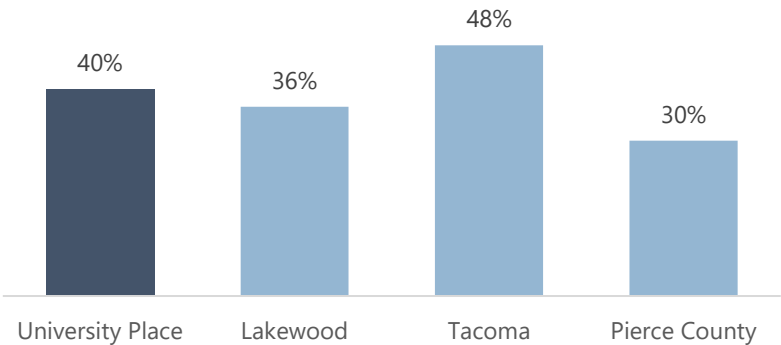
Figure 8. Change in Population in University Place, Lakewood, Tacoma, and Pierce County, 1996-2023



Source: WA Office of Financial Management

Pierce County sets population targets for its cities, as part of the Countywide Planning Policies and the overall Comprehensive Plan update process. These targets are based on countywide population forecasts issued by the state and reflect the amount of growth that each city needs to plan to accommodate over the coming decades. University Place’s current population is 34,866 and the city’s 2044 population target is 48,758 – an increase of 40 percent. This represents a growth rate of 1.4 percent per year on average, nearly double the 0.8 percent per year rate seen over the past 20 years. This is also a higher rate of growth than that expected countywide, although not as high as the rate of population growth expected in Tacoma, as shown below in Figure 9. Overall, these growth targets represent a reversal of recent trends, with Tacoma expected to absorb a higher share of overall Pierce County growth in the coming decades, compared to the more dispersed growth seen in previous years.

Figure 9. Growth Target Population Increase, 2023-2044

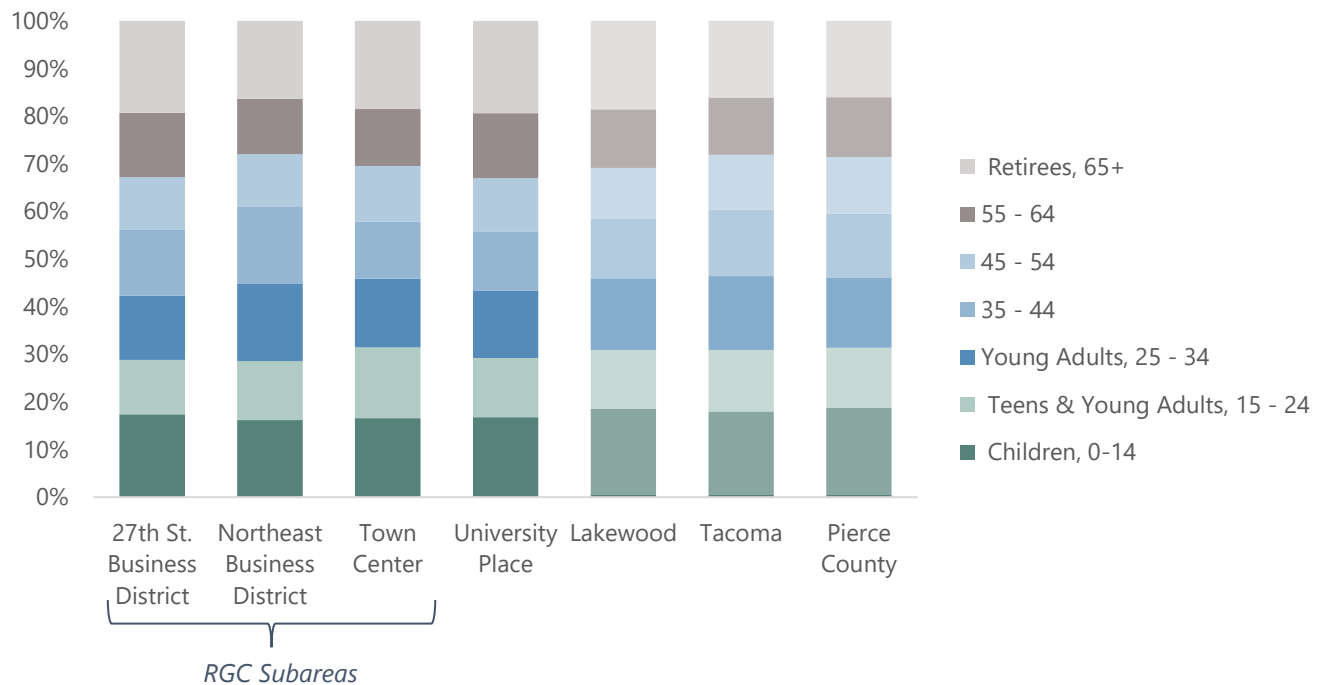


Source: WA Office of Financial Management, Pierce County Countywide Planning Policies

As of 2023, the 27th St. Business District has an estimated 1,301 residents. This is similar to the 1,559 residents of the Northeast Business District but considerably less than the population of the Town Center subarea, at 4,545. The following charts compare the demographics of 27th St. Business District residents to the other two RGC Subareas, to the city, and to comparison geographies.

Residents of the 27th St. Business District are similar in age breakdown to the city as a whole, which skews slightly older than Tacoma and Pierce County, as shown below in Figure 10. Within the RGC Subareas, the NEBD has a slightly younger population, with a higher share of adults aged 25-34 and a smaller share of residents over 65. The slightly larger population of households aged 55+ and 65+ in the study area reflects legacy single family neighborhoods, and supports the trend towards increased senior housing development in the area.

Figure 10. Age in the University Place RGC Subareas and Comparison Geographies, 2023

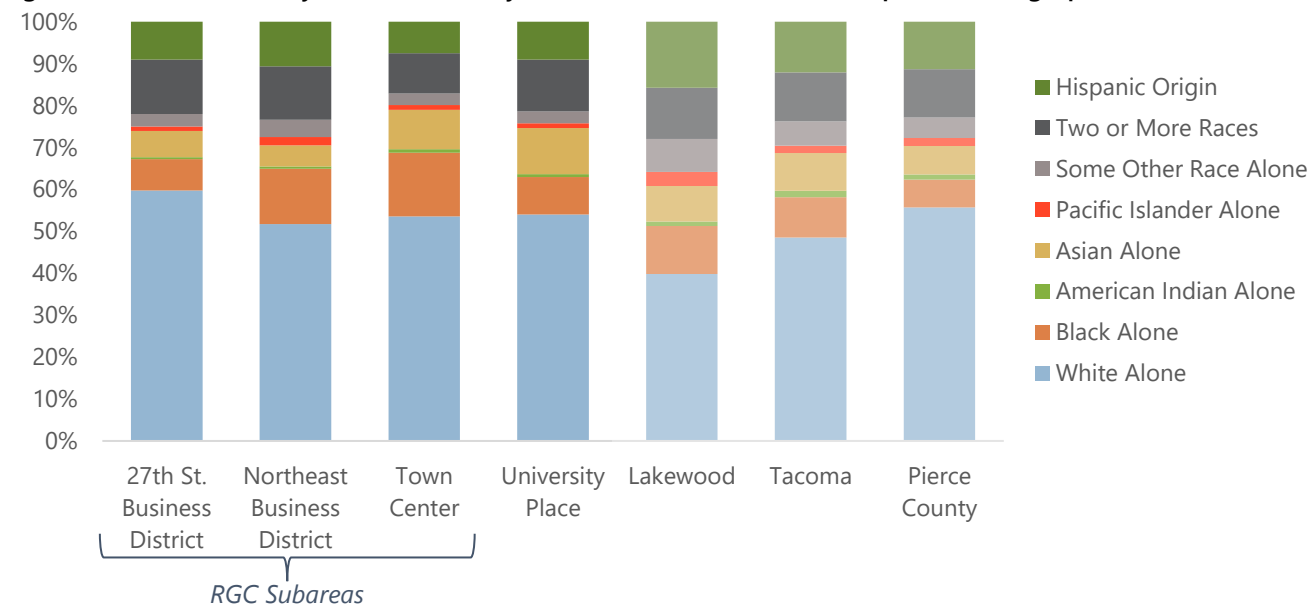


Source: ESRI ²

Figure 11 below shows that about 65 percent of residents in the 27th St. District are white, a higher share than in the other parts of the RGC and in University Place overall, as shown in Figure 11. The NEBD and Town Center are significantly more diverse, as are the neighboring communities of Lakewood and Tacoma.

² Environmental Systems Research Institute (ESRI), a leading provider of Geographic Information Systems (GIS) software and data. ESRI's demographic data is based on the Decennial U.S. Census and yearly estimates are supplemented with additional data from the American Community Survey, U.S. Post Office, and numerous other data sources.

Figure 11. Race & Ethnicity in the University Place RGC Subareas and Comparison Geographies, 2023



Source: ESRI

One way in which the three RGC subareas differ noticeably is in housing tenure. As shown in Figure 12 below, compared with the other RGC subareas, more households in the 27th St. BD are homeowners – which fits with the existing housing stock in the area. On the other hand, most homes in the NEBD and Town Center are rental apartments. However, University Place as a whole has a higher share of homeowners than Lakewood and Tacoma, at 55 percent.

Figure 12. Housing Tenure in the University Place RGC Subareas and Comparison Geographies, 2023

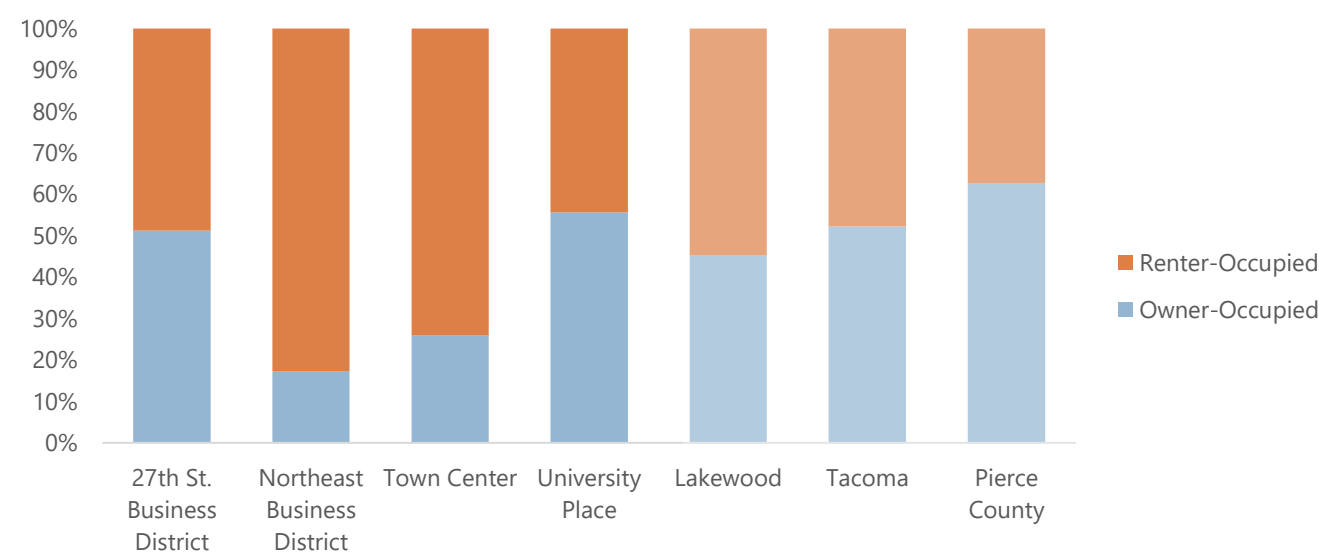
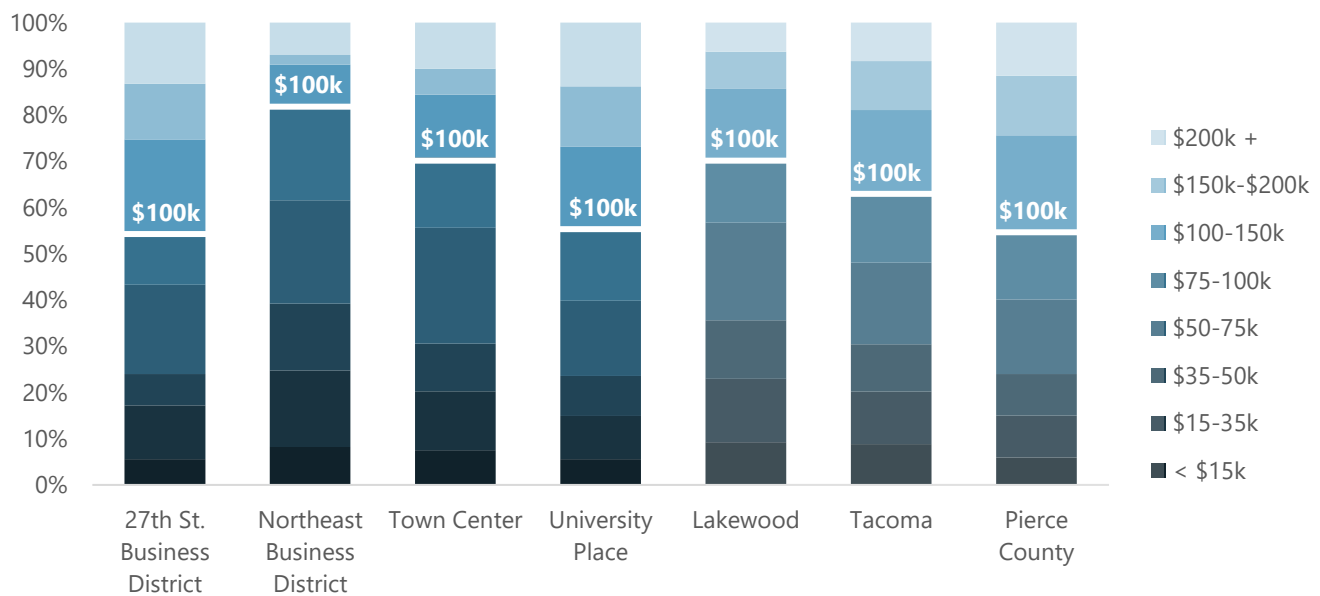


Figure 13 below shows that current residents of the 27th St. District are significantly higher income-earners than in the other RGC subareas, though similar to the University Place population overall. This also fits with the above trends in homeownership since renters tend to have lower household incomes than homeowners. Lakewood and Tacoma have lower shares of residents earning over \$100,000 in particular. University Place and Pierce County are broadly similar in income distribution.

Figure 13. Household Income in the University Place RGC Subareas and Comparison Geographies, 2023



Employment

Figure 14 shows the top employment sectors in the 27th Street Business District and comparison areas. Medical, retail, office, and food service are the major sectors in the 27th St. Business District. These trends are shared regionally, with a particularly high share of medical employment in Lakewood. The 27th St. Business District, The 27th St. District has a more specialized employment landscape than the city overall, as would be expected given the mix of small offices, retail, and restaurants along the corridor. The Town Center is broadly similar in employment trends, again given the focus on office and retail in that area, whereas the Northeast Business District has considerably more office employment and fewer amenities. On the whole, the District is similar to the regional employment landscape, focused on medical, retail, office, and service industry jobs.

Figure 14. Employment Sectors in the University Place RGC Subareas and Comparison Geographies, 2023

	27th St. Business District	Northeast Business District	Town Center	University Place	Lakewood	Tacoma	Pierce County
Total Jobs	632	1,064	2,014	5,958	28,695	112,494	306,958
Medical	32.1%	10.9%	22.1%	19.5%	33.6%	27.7%	19.0%
Retail	19.0%	7.1%	24.9%	17.6%	11.9%	10.6%	12.8%
Office Services	16.3%	33.7%	18.6%	17.5%	8.4%	19.1%	16.8%
Accommodation and Food	12.7%	18.6%	13.4%	9.1%	9.0%	6.2%	7.7%
Other Services	7.8%	7.0%	3.4%	4.2%	2.8%	2.8%	3.1%
Education	5.7%	2.3%	0.1%	13.9%	11.3%	5.7%	8.5%
Construction	3.0%	6.8%	1.9%	5.9%	5.9%	3.4%	8.0%
Arts / Entertainment	2.2%	5.6%	0.9%	3.8%	2.4%	1.4%	2.2%
Wholesale	0.8%	7.0%	0.4%	1.9%	3.9%	3.1%	4.4%
Transportation / Warehousing	0.3%	0.7%	0.3%	0.8%	6.1%	4.8%	6.7%
Manufacturing	0.2%	0.4%	1.7%	0.9%	3.3%	4.9%	5.3%
Public Administration	0.0%	0.0%	12.1%	5.0%	1.2%	9.7%	4.8%
Utilities	0.0%	0.0%	0.0%	0.0%	0.3%	0.2%	0.2%

Source: Urban Footprint, Longitudinal Employment Household Dynamics (LEHD) via Census OnTheMap

Key Takeaways

- The 27th Street Business District (“the District”) is more similar to University Place as a whole than it is to the other parts of the Regional Growth Center (RGC), such as the Town Center.
- Residents of the District are more likely to be white, better-educated, and older homeowners when compared with the NE Business District and Town Center areas.
- This fits with the differing development patterns in the three subareas – the Town Center TC and NE Business District contain significantly more higher-density apartments whereas the 27th street district contains single-family homes, condos, senior living, and higher-end apartments.
- The more neighborhood and suburban feel of the District may point to different redevelopment types and opportunities when compared with the other RGC Subareas.
- There are far fewer jobs in the District than in the NE Business District and Town Center. The jobs in the District are in the medical, retail, office, and food service sectors, similar to University Place and the region as a whole.

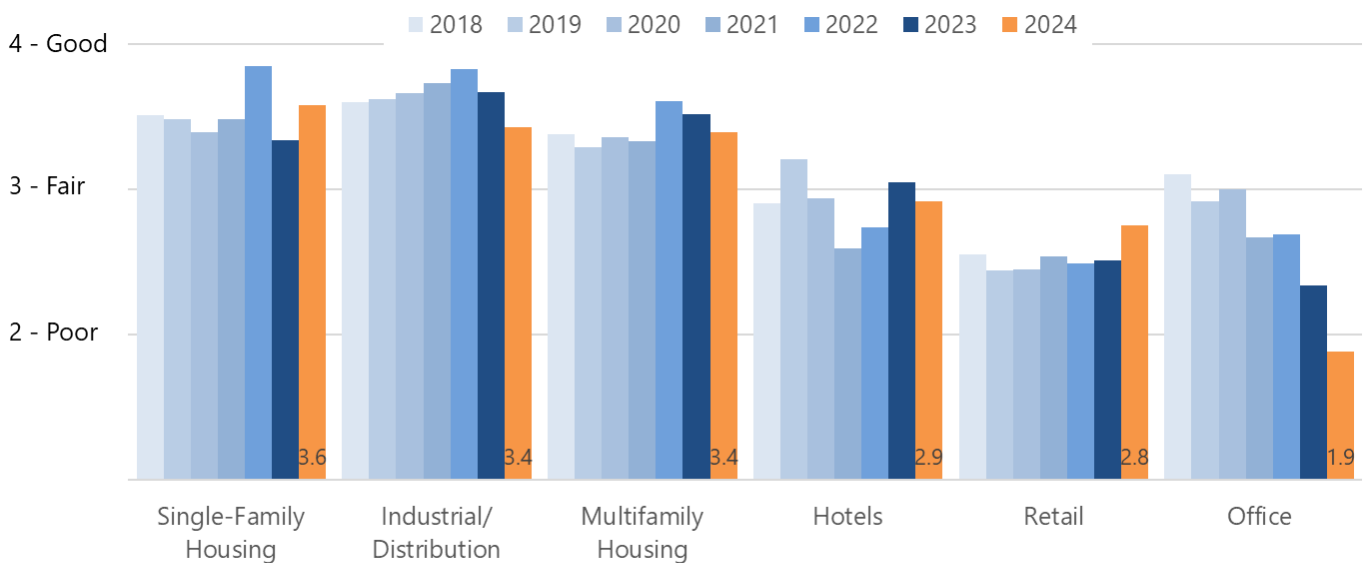
National and Regional Trends

National Development Prospects by Land Use Type

Figure 15 below shows how real estate developers and other industry professionals associated with the Urban Land Institute (ULI) evaluate the desirability of development of various property types nationwide between 2018 and 2024. ULI is the leading national professional association for real estate developers and land use professionals.. While this chart reflects national sentiment, LCG believes that it is a good starting point from which to understand the development context in University Place. Several takeaways from Figure 15 are:

- **Single family housing, industrial/distribution, and multifamily housing** are good development prospects and are the types of development that developers are most interested in building in the near future. Demand for distribution and industrial space is being driven by increasing online shopping and fulfillment, and the “onshoring” of industrial facilities by companies seeking to decrease their dependence on long, overseas supply chains. Multifamily and single-family housing continues to be in demand, because it has been underbuilt for many decades, while the country’s population continues to grow. Developers need to continue to build housing in order to catch up to demand.
- **Hotels** are seen as a “fair” development prospect. Developer interest in building new hotels dipped in 2021 and 2022, while personal and business travel was significantly curtailed during the COVID 19 pandemic, but has bounced back as virtually all personal travel and a significant share of business travel has returned.

Figure 15: National Development Prospects by Property Type, 2018-2024



Source: Urban Land Institute Emerging Trends in Real Estate 2024.

- After many years as a “poor” development prospect, **Retail** is once again seen as a fair prospect, largely because so little retail space has been built in the country over the last two decades. While retail has been struggling against the perception that a large share of shopping is moving online, bricks and mortar remains extremely relevant and is now seen as an important complement to online shopping, as shoppers buy online, pick up in store (BOPIS) and manage returns through stores. Nonetheless, new, ground-up retail development only takes place in certain

locations, particularly those with high visibility from major transit or transportation routes, and relatively low-cost land.

- New **Office** development is seen as a poor development prospect, since a large share of employees are now working from home (25 to 35%, depending on the industry and location). Therefore vacancies are higher for office spaces, rents are generally lower, and the existing stock of office space will probably be adequate for many years in most locations. Figure 15 shows that developer interest in building new office space has declined precipitously over the past seven years.

Even prior to the pandemic, the demand for industrial space was growing due to the need for warehouses closer to urban centers to solve the “last mile” problem of delivery-based retail. A recent study by commercial real estate brokerage Cushman & Wakefield found that **e-commerce grew by 31.8 percent in 2020 and 14.6 percent in 2021, and now accounts for 19.1 percent of core retail sales.** E-commerce fulfillment is more space-intensive than traditional warehousing, and transportation makes up more than half of total logistics costs, showing the connection between the two industries as well as the need for more warehousing space near city centers.³

Another factor that has significantly influenced development in the past several years and will continue to be an important factor in the near future is the significant rise in interest rates since 2022. The chart below in Figure 16 shows the Federal Funds Rate, which influences a variety of interest rates including rates charged by banks to developers, since 2007. The Federal Reserve increased the funds rate during 2015-2019 to around 2.5 percent, having kept the rate very low since the 2008 recession. Rates were then steeply cut again during the COVID-19 pandemic to help stimulate the economy, but a subsequent rapid rise in inflation caused the Federal Reserve to sharply increase rates to slow inflation and the economy. This steep increase has put many new development prospects on hold, as it has greatly and rapidly increased the financing and total cost of new development. As indicated by the chart, interest rates may decrease in the next few years, which would help stimulate or restart new or postponed projects. In summary, LCG expects that new real estate development in the next few years will be relatively slow compared to the past decade. After interest rates decrease, the pace of development will increase again.

Figure 16. Federal Funds Rate, 2007-2025 (Projected)



Source: Statista

³ Cushman & Wakefield. “What Do Recent E-commerce Trends Mean for Industrial Real Estate?” March 14, 2022.

<https://www.cushmanwakefield.com/en/united-states/insights/us-articles/what-do-recent-ecommerce-trends-mean-for-industrial-real-estate>

Recent Washington Legislative Changes

In recent years, the Washington State Legislature passed a number of bills which significantly impact housing density and have the potential to influence the future development patterns in and around the 27th Street Business District:

Middle Housing

HB 1110, passed in 2023, is now codified in RCW 36.70A.635 through RCW 36.70A.638. This bill requires that cities allow various types of Middle Housing in formerly single-family residential zones. Middle Housing is defined as “buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.”⁴

University Place is a “Tier 2” city with a population between 25,000 and 75,000 in 2020 (officially 35,580 according to the Washington Office of Financial Management). On all formerly single-family residential lots, tier 2 cities must now allow:

1. **Two units per lot**, unless zoning permitting higher densities or intensities applies.
2. **Four units per lot** on all lots within one-quarter mile walking distance of a major **transit** stop, unless zoning permitting higher densities or intensities applies.
3. **Four units per lot** if at least one unit on the lot is **affordable housing** affordable to rental households earning 60 percent Area Median Income (AMI) or below, or ownership households earning 80 percent AMI or below, for at least 50 years, and with deed restrictions ensuring continued affordability for ownership units.

These code changes must be adopted by the city within six months of the adoption of the next comprehensive plan update. In the case of University Place, this will be June of 2025.

As discussed further below, the land within the 27th Street Business District is already zoned for higher density than single-family residential, even though there are currently a number of existing single-family residential uses in the area. However, this new legislation has the potential to increase densities in the adjacent neighborhoods, potentially increasing residents within walking distance of the businesses along the corridor.

ADUs

HB 1337, also passed in 2023, is now codified in RCW 36.70A.680 through RCW 36.70A.699. It requires that all cities in Washington allow two Accessory Dwelling Units (ADUs) on every lot in a zone that allows single-family homes. The two ADUs can be detached or attached. ADUs cannot have owner-occupancy requirements, cannot be regulated more stringently than single-family homes, and cities cannot require additional parking for ADUs near transit.

In University Place, one ADU per lot has already been allowed for several years, per UPMC 19.70.010. The new law increases the allowed quantity of ADUs and removes some restrictions on size. As with the Middle Housing legislation, the new requirements do not significantly change the potential development patterns within the Subarea, but again provide for the potential of increased density in the surrounding neighborhood.

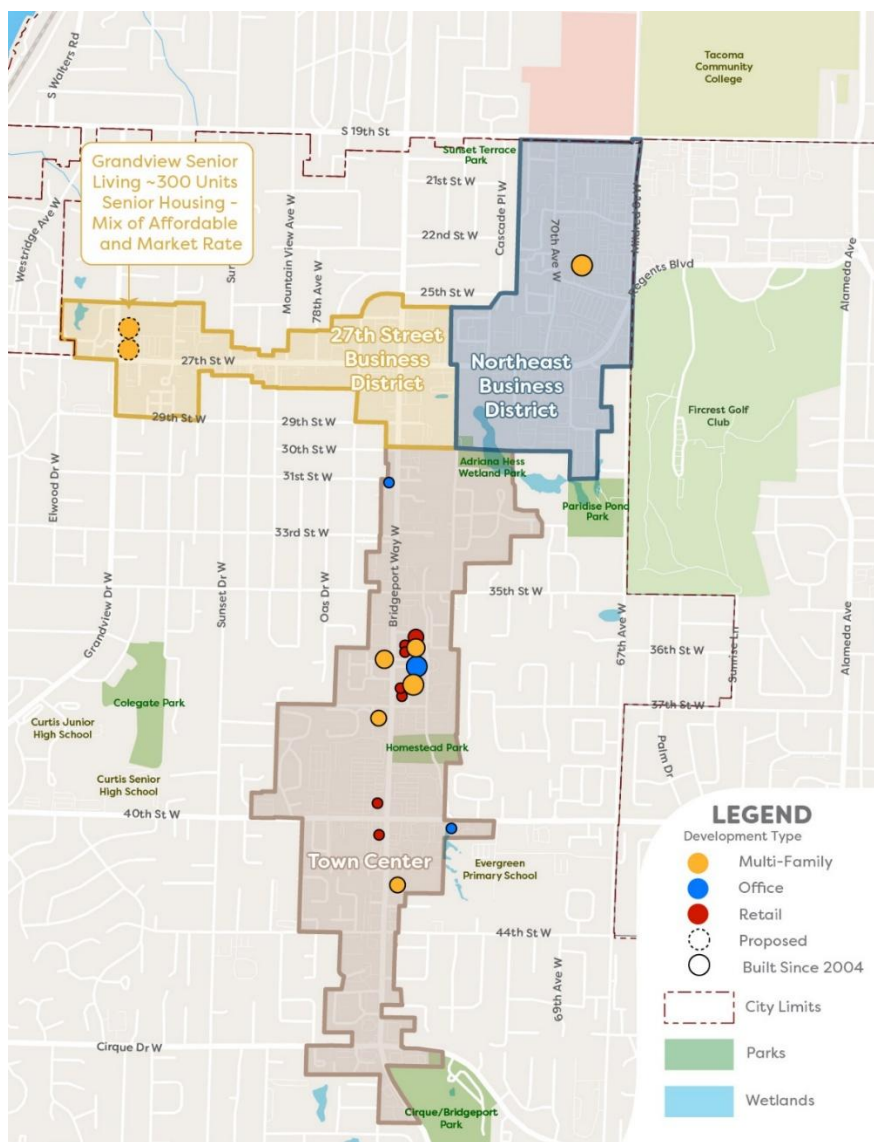
⁴ Washington State Department of Commerce. “Tier 1 and 2 Cities Middle Housing Model Ordinance,” January 2024. <https://deptofcommerce.app.box.com/file/1423032554320?s=2l4yetpanyztkjbpumdfdadghh2rfag7>

Real Estate Analysis

Recent and Planned Development

Figure 17 below shows commercial and multifamily development in the past 20 years and pipeline development in University Place, with pipeline developments (proposed or under construction) shown with a dashed outline. Overall, this shows that the Regional Growth Center is achieving its desired role as an area of focused new growth in the city. Within the RGC, the vast majority of development in the past 20 years has been in the Town Center, with the recent Alta Narrows project now nearing completion in the Northeast Business District representing the only new development in that subarea. In the 27th St. District, there has not been any commercial development in recent decades, but there are several large senior housing projects proposed which will add around 300 units to the area and will be a mix of market-rate and affordable units.

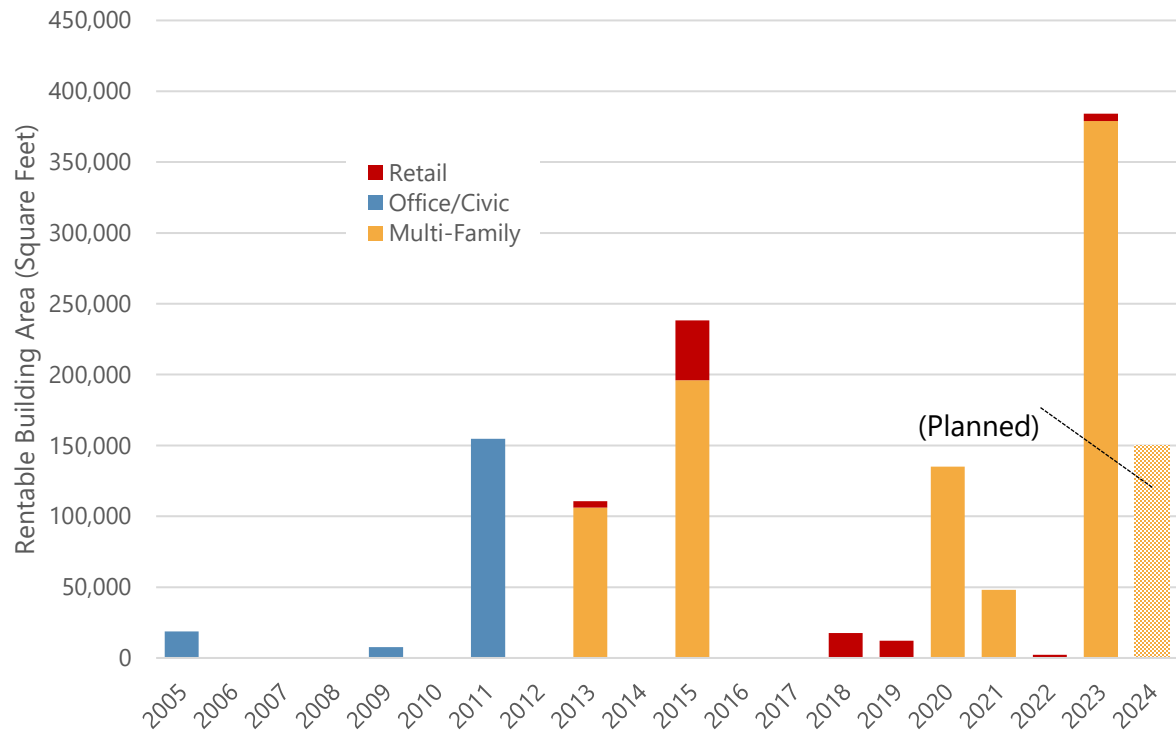
Figure 17. Commercial and Multifamily Development in University Place, 2004-2024 (and Proposed)



Source: CoStar, Leland Consulting Group

The chart below shows this development data chronologically. There has been a noticeable shift towards multifamily development in the past decade, as shown in Figure 18. This matches regional trends, which have seen a large uptick in multifamily development given the Seattle metro area’s significant rise in population and employment in recent decades. A significant share of the office/civic development shown below reflects the construction of the City’s combined Library, City Hall, and Police Department in 2011.

Figure 18. Square Feet of Commercial Development in the U.P. Regional Growth Center, 2005-2024



Source: CoStar

MU-U75 Zone

The photos below show recent and planned development in the MU-U75 zone of the Regional Growth Center. This zone. The renderings for the proposed Grandview Senior Living projects in the eastern part of the study area show a significant increase in intensity from the current uses in that area. Also shown are the Larson Apartments, built in the Town Center in 2021. This is the most ambitious market rate project built in University Place recently, and although the zoning is similar, this level of density is more likely to be seen in the Town Center or NEBD subareas, rather than the 27th St. District in the near term.

Figure 19. Proposed Grandview Senior Living Rendering (MU-U75 Portion)



Source: City of University Place

Figure 20. Larson Apartments (2021)



Source: CoStar

MU-N45 Zone

The Alta Narrows project is nearing completion in the Northeast Business District. Although this project is in the MU-U110 zone, its form and density would be allowed in the MU-N45 and it represents the type of residential project which could be built in the MU-N45. This project replaced a former movie theater in the area and will contain 272 units at a density of 60 units per acre. This represents one potential level of density and typology that could be potentially seen in the MU-N45 areas of the 27th Street District, and is shown below in Figure 21. The Grandview Senior Living development spans both the MU-N45 and MU-U75 zones, with a four-story building proposed for the northern portion of the project adjacent to the R1 area. A rendering of this proposed building is also shown below. Finally, the Townhomes at University Place is a project that includes 34 rental townhomes, located just south of the study area in the MU-N45 zone, near 29th Street SW, between Bridgeport Way and Morrison Road W. The project appears to be in the finishing stages of construction, with completion expected in 2024. The site size is about 1.8 acres, for a density of about 19 units per acre.

Figure 21. Recent and Proposed Development in the MU-U45



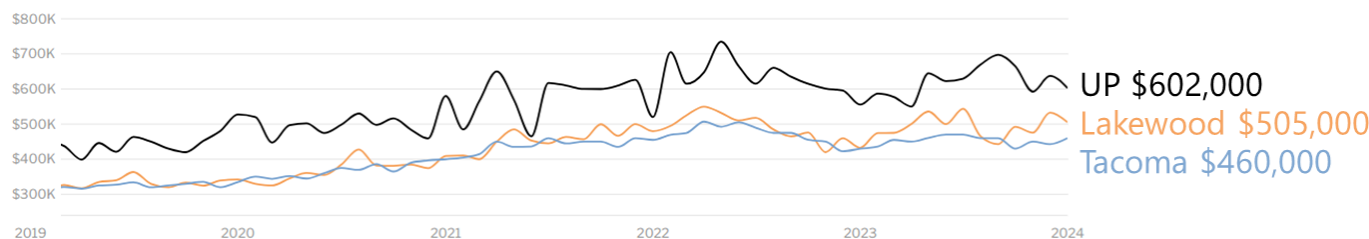
Source: City of University Place, Google

Housing

Single Family Housing & Middle Housing

Overall, home sales prices in University Place have risen from the mid \$400,000s to over \$600,000 since 2019. The city is a desirable and higher-cost market for single-family homes, when compared with neighboring cities, as shown below in Figure 22, with home prices in University Place averaging about \$100,000 to \$140,000 more above average home prices in Lakewood and Tacoma, respectively. Sales prices in University Place have continued to rise despite higher interest rates in the past two years, with an 8.5 percent increase in home prices seen between 2023 and 2024.

Figure 22. Median Home Sale Price, University Place, Lakewood, and Tacoma, 2000 to 2024



Source: Redfin, Leland Consulting Group.

Figure 23 shows average home sales data for the past year in University Place, broken down by home type. According to home sale web site Redfin, over 200 single-family homes sold in the past year, with an average price of \$750,000 – considerably more expensive than the average condo or townhome sales price.

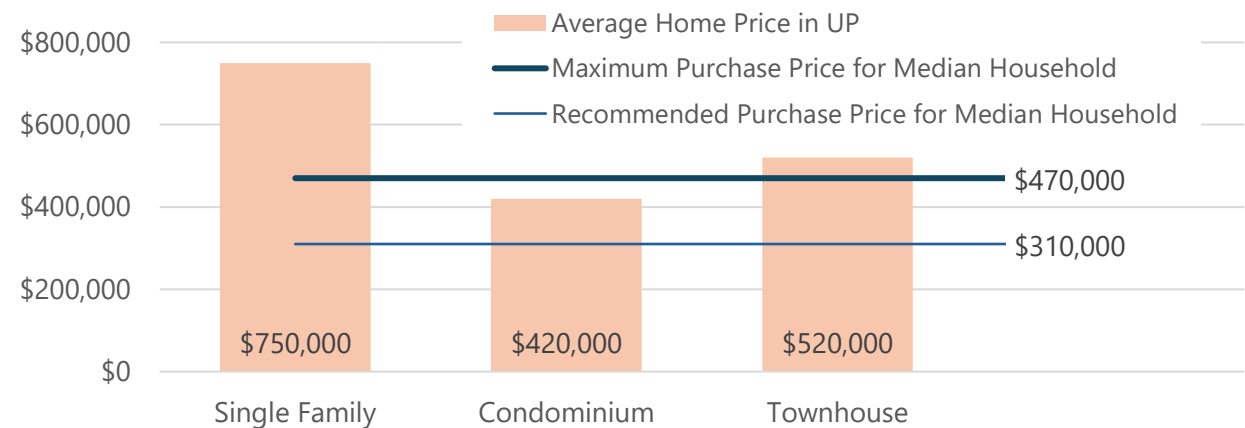
Figure 23. Homes Sold in University Place, March 2022 to March 2024

Home Type	Number of Sales	Year Built	Home Size (SF)	Lot Size (SF)	Price
Single Family	233	1967	2,300	11,800	\$750,000
Condominium	36	1983	1,400	4,600	\$420,000
Townhouse	14	1991	1,700	3,700	\$520,000

Source: Redfin, Leland Consulting Group.

As home prices increase, housing becomes further out of reach for most households. As shown below in Figure 24, the median household in University Place may be able to stretch to afford the average condo or townhome, but cannot afford the average single-family home. (Maximum and recommended purchase prices will vary over time depending on interest rates, household income and debt levels, and many other factors.) As shown by this data, providing more “middle housing” options such as duplexes, fourplexes, and townhomes is one way to create more housing for typical households in the city. The Townhomes at University Place shown above in Figure 21 represent one example of the type of middle housing that could develop in the subarea.

Figure 24. Average University Place Home Price vs. Affordable Home Price

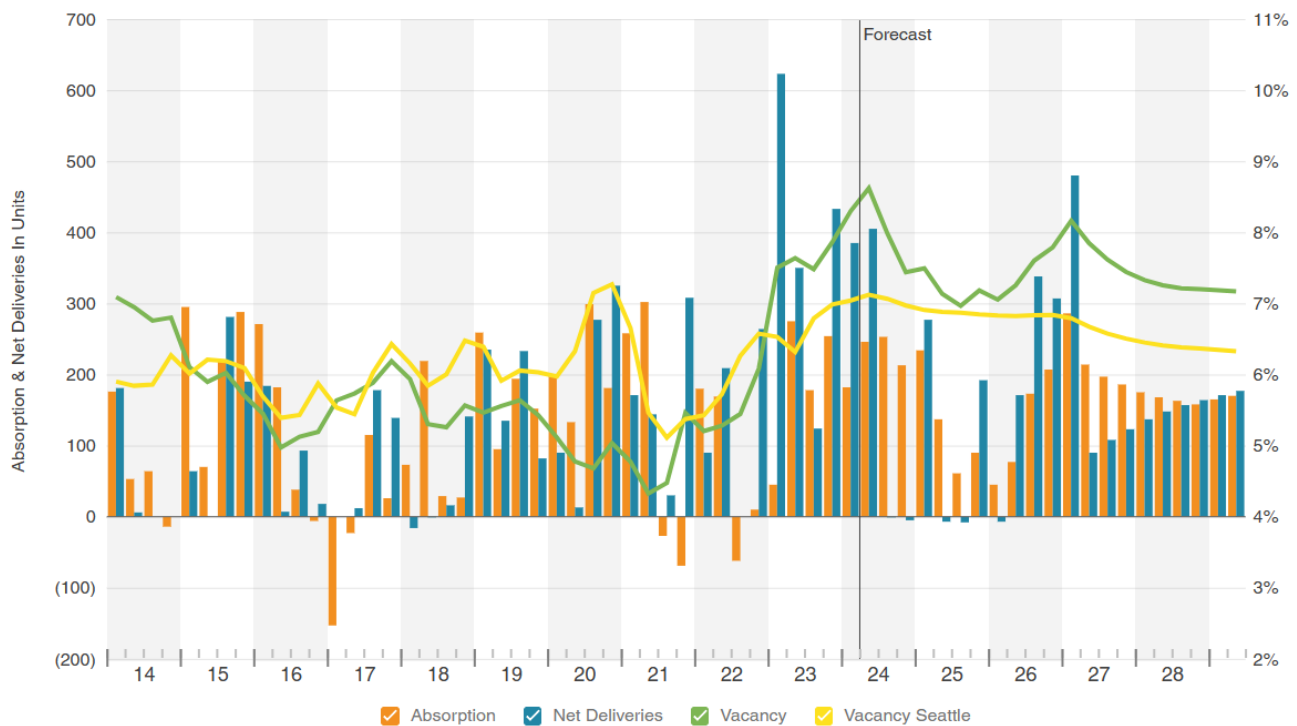


Source: Redfin, Bankrate, Leland Consulting Group.

Multifamily Housing

Multifamily housing has been the predominant form of commercial real estate development in the Puget Sound area overall in recent decades, as discussed above under “National and Regional Trends.” Figure 25 below shows relevant statistics and CoStar’s forecast for vacancy, construction (deliveries), and absorption of multifamily development in the Tacoma submarket, which includes University Place. There has been a significant uptick in multifamily construction in the past few years, as population growth continues and high housing prices in the greater Seattle area drive residents to more moderate-cost submarkets such as the Tacoma area. Although development (“net deliveries”) is expected to slow in the short-term, the robust economy in the Puget Sound area as well as the potential for a mitigation of the high interest rates seen recently are likely to continue to spur demand for new multifamily construction in the medium-term, as shown in CoStar’s forecast below.

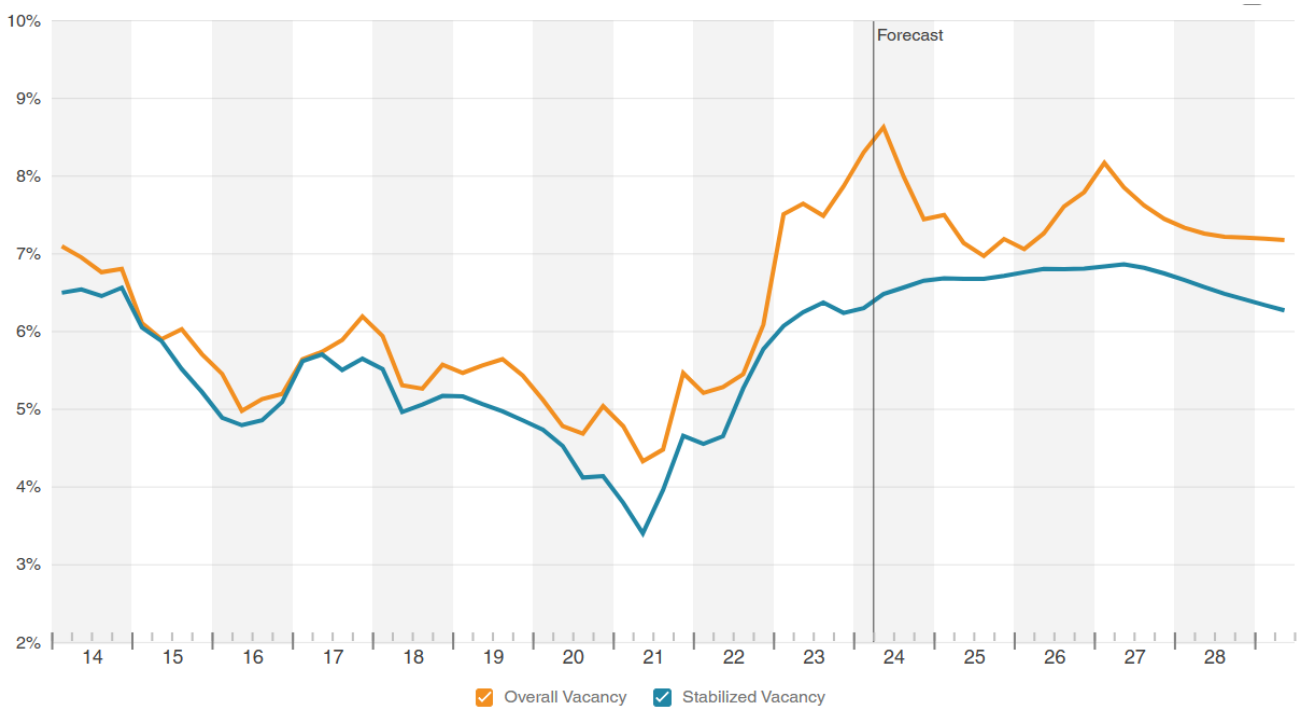
Figure 25. Absorption, Net Deliveries & Vacancy in the Tacoma Multifamily Submarket, 2014-2028 (forecast)



Source: CoStar

Figure 26 below shows historic and forecast multifamily vacancy rates in the Tacoma submarket. From a low of 3.4 percent in 2021, vacancy has increased significantly as result of the large amounts of construction in the area. The blue line represents stabilized vacancy, which takes into account vacancies caused by new construction, and is currently estimated around 6.5 percent. This is a vacancy rate generally considered healthy for a multifamily market, demonstrating enough demand for development while balancing adequate choice of potential units. CoStar forecasts this vacancy rate to remain relatively consistent in future years, mostly due to the large amount of current and expected future construction shown above.

Figure 26. Overall and Stabilized Vacancy in the Tacoma Multifamily Submarket, 2014-2028 (forecast)



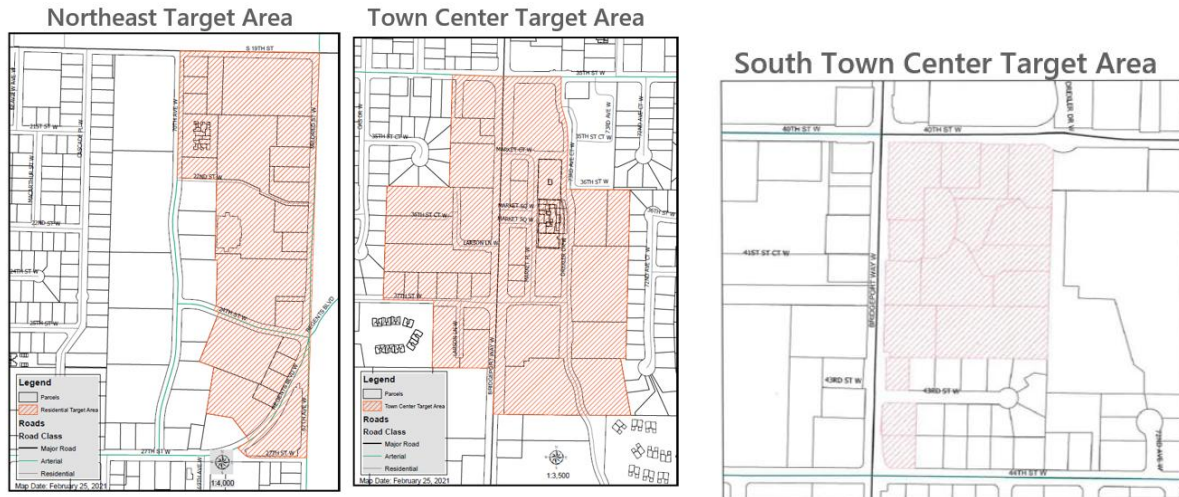
Source: CoStar

Multifamily Tax Exemption (MFTE)

University place currently has a Multifamily Tax Exemption (MFTE) program in parts of the Town Center and Northeast Business District, as shown in the maps below. The current program offers an 8-year partial tax waiver for projects with at least 10 new units and 24,000 square feet of living space, and at least 50% of the space for permanent residential occupancy. The MFTE program has been effective in generating multifamily development throughout Washington, and the city could consider modifying the program by expanding it to include the 27th St. District to incentivize further multifamily development in the area if desired. The 8-year program is flexible and can be adapted by cities to meet local planning goals. For example, the program can be made available to multifamily projects located in specific areas, or with specific features such those that have an adaptive reuse, commercial ground floor, or specific design features.

The State also allows cities to adopt a [12-year MFTE program](#), which is targeted towards rental projects that include some moderate-income housing (between 80% and 115% of area median income), and a 20-year MFTE program, which is targeted towards affordable homeownership. Neither the 12- nor 20-year MFTE programs have been adopted in University Place.

Figure 27. Multifamily Tax Exemption Target Areas in University Place, 2024



Source: City of University Place Zoning Code

Retail

Regional Retail Trends

Overall, the greater Seattle area retail market has bounced back from the pandemic relatively well, as consumers have returned to shopping and dining in recent years. While online shopping grows in some sectors, demand for local goods and services at brick-and-mortar establishments continues to thrive. For example, online sales have not diminished sales at grocery stores, salons, healthcare, and fitness, all of which take place in person. Most retailers have found that the online delivery process can be more expensive than occupying real estate, and retailers have found that there are synergies between online and brick-and-mortar retail, for example, via BOPIS (buy online, pickup in store), returns, and marketing synergy.

Following national trends, the retail market in suburban areas of the Seattle region has been more robust than in downtown Seattle itself, as fewer workers have returned to downtown offices and work-from home trends have stimulated demand for retail and services in suburban areas. In the fourth quarter of 2023, retail vacancy rates in downtown Seattle were reported at as high as 13 percent by Kidder Matthews, compared to retail vacancy rates in suburban areas between 2 and 4 percent. As shown below in Figure 28, Pierce County overall is seeing a high demand for retail space, with a vacancy rate lower than most other PSRC counties.

Figure 28. Retail Vacancy Rates by County, 2023

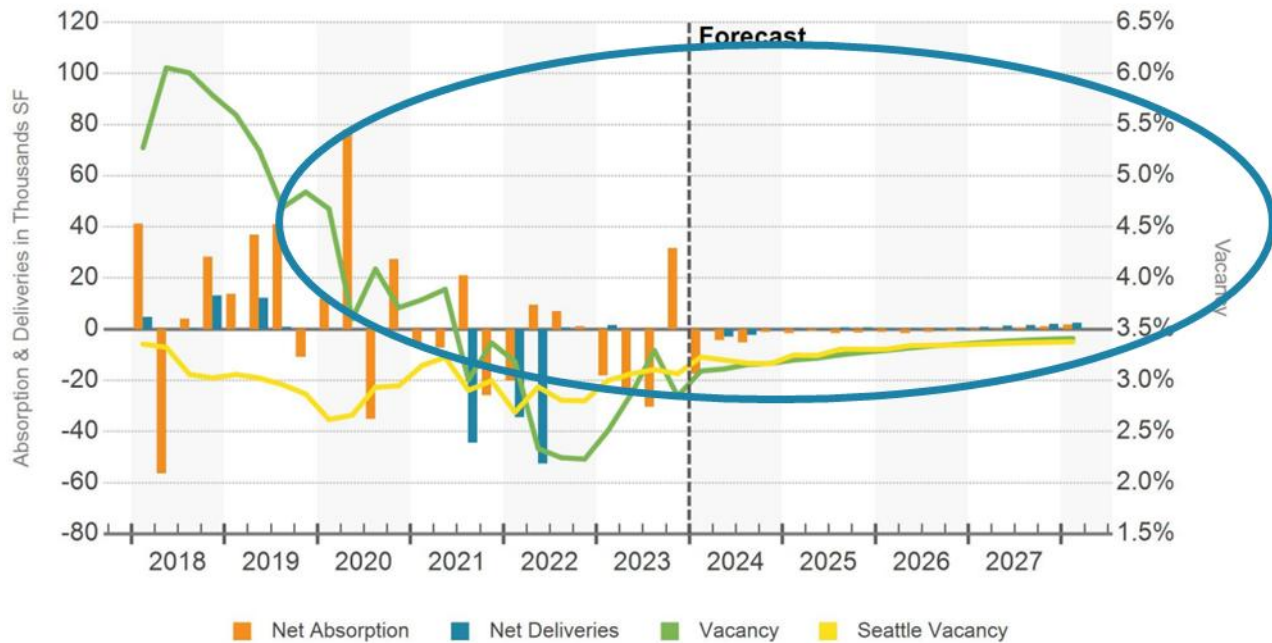
County	Retail Vacancy Rate
King	3.3 %
Kitsap	2.7 %
Pierce	2.6 %
Snohomish	2.7 %
Thurston	2.0 %
Total	2.9 %

Source: Kidder Matthews 4Q2023 Seattle Retail Market Trends Report

University Place Retail Trends

In the University Place-Lakewood retail submarket, there have been no new retail projects built since 2020, and none are expected through 2027, as shown below in Figure 29. Vacancy rates for retail are slightly higher than the Pierce County average shown above, but at about 3 percent, are still showing a significant demand, and CoStar forecasts the vacancy rate to remain low in the short- and mid-term.

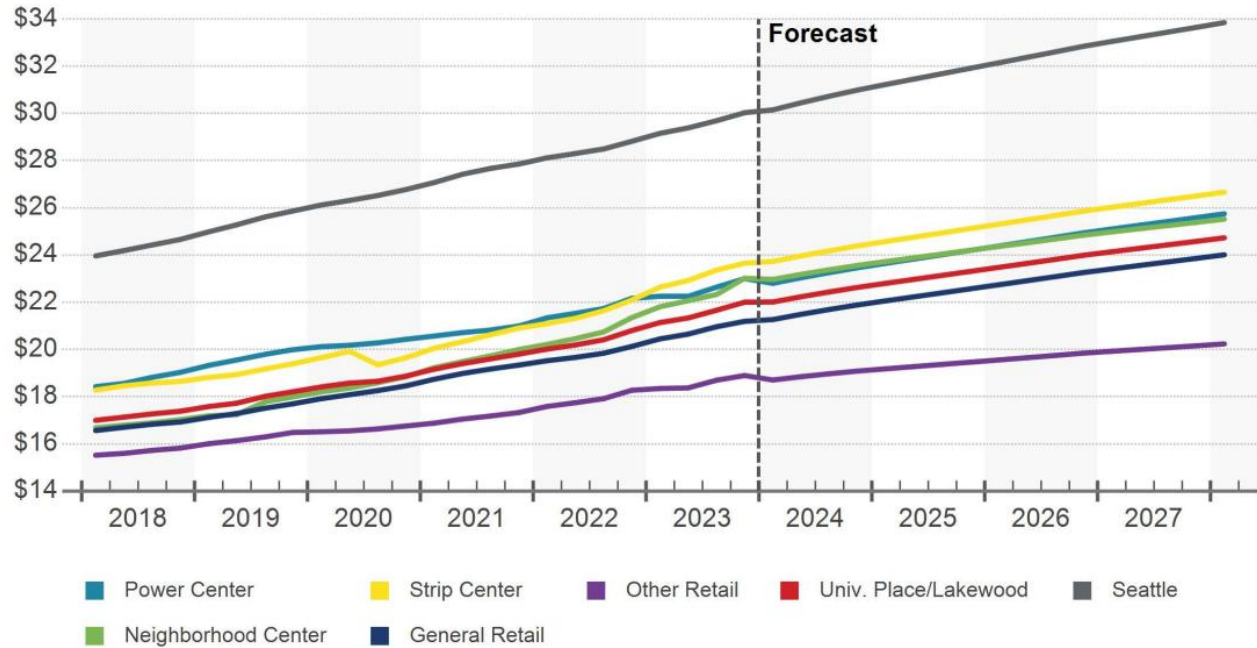
Figure 29. Absorption, Deliveries (Construction), and Vacancy in the University Place-Lakewood Retail Submarket, 2018-2027 (forecast)



Source: CoStar

Rents for retail space have been increasing in recent years and are currently around \$22 per square foot, a 5 percent increase between 2022 and 2024. As shown below in Figure 30, the trend of increasing rents is forecast to continue, particularly given the lack of expected construction and forecast continued demand for retail in the region. However, as shown, the current rents are far below Seattle's average retail rents of around \$30 per square foot, and are likely too low to stimulate new development of retail real estate in the near future.

Figure 30. Asking Rent Per Square Foot for Retail Space in the University Place-Lakewood Submarket, 2018-2027 (forecast)



Source: CoStar

27th Street Retail Considerations

In the 27th St. District, the Bartell Drugs formerly located on Bridgeport Way and 27th closed recently. This represented a notable retail loss in a prominent location, and appears to have been precipitated by RiteAid's acquisition of Bartells in 2020. Rite Aid filed for bankruptcy in October 2023, closing 154 stores across the U.S. including numerous stores across the Seattle region. Currently, the nearest RiteAid stores are at the NW corner of 19th and Mildred, about 1.1 miles from the former Bartell's on 27th, and in the Green Firs Shopping Center at Bridgeport and 40th, about 0.9 miles away. Despite the current vacancy of this prominent retail location in the District, the market data discussed above suggests that the former Bartell's is likely to see a new tenant in the relatively near future, given the regional demand for retail space.

One distinctive and charming feature of the 27th St. Business District is its small-scale commercial establishments, such as the Prestige Center and the Pine Cone Café, shown below. These local businesses help bring a unique character to the area and are well-liked in the community. One potential option for the city to explore could be a façade improvement or building improvement grant program. Such programs have been used throughout the Pacific Northwest to provide capital to property owners and businesses to evaluate, design, renovate, enhance, reuse, and adapt their properties. LCG recommends that University Place consider such a program as one of the tools in the redevelopment and revitalization of the District. In LCG's view, such programs are a best practice for community's looking to maintain or enhance the vitality of mixed-use centers and corridors. The programs can encourage property owners to invest in and explore more creative uses for their properties that enable more vibrant businesses, attract more shoppers and diners, and set examples for other nearby property owners. Several example programs from Washington and Oregon cities are discussed in Appendix A.

Figure 31. Prestige Center and Pine Cone Cafe, 2024

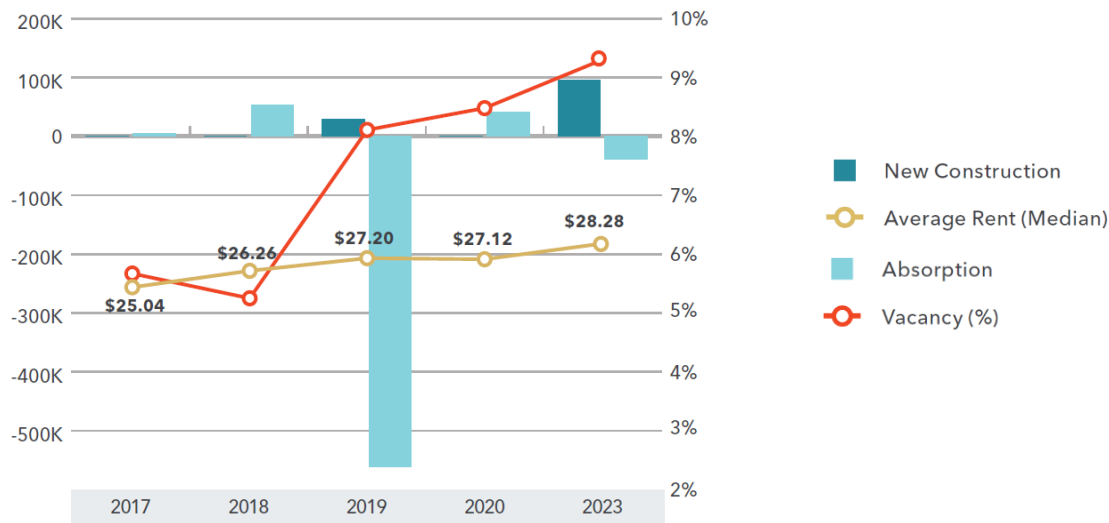


Source: LoopNet; thepineconeup.com.

Office

The regional Seattle office market continues to face challenges post-pandemic. Overall, in the larger Seattle metro area, office vacancy continues to increase, finishing 2023 at nearly 14%. Even the downtown Seattle and Eastside markets, traditionally the most active office markets in the Northwest, have seen increasing vacancy and negative absorption – employers moving out of office space – due to expiring commercial leases and restructuring of work towards remote and hybrid arrangements.⁵ Pierce County is experiencing these trends as well, as shown in Figure 32. Although there has been some new office development, it has not yet been leased, further increasing the vacancy rate, which is currently just over 9 percent. Downtown Tacoma is seeing a higher vacancy rate, around 13 percent.

Figure 32. Pierce County Office Construction, Absorption, Rent, and Vacancy, 2017-2023



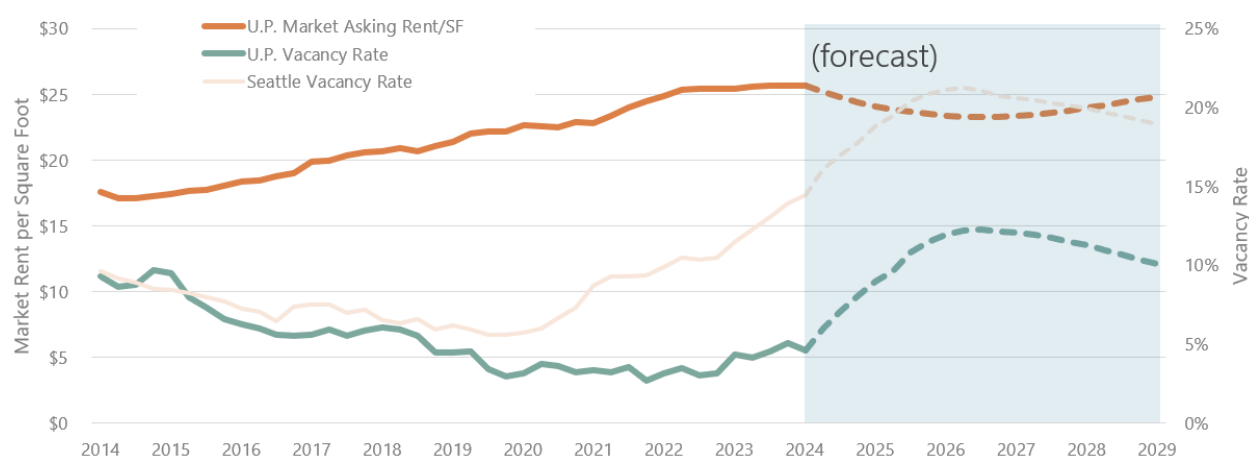
Source: Kidder Matthews 4Q 2023 Seattle Office Market Trends Report

⁵ Kidder Matthews 4Q 2023 Seattle Office Market Trends Report <https://kidder.com/market-reports/seattle-office-market-report/>

One interesting trend is the recent performance of the Tacoma suburban office market. Contrary to regional and countywide trends, Tacoma’s suburban neighborhoods and adjacent jurisdictions, including Waller, Fife, Milton, and Edgewood, are seeing the lowest vacancy rates in the entire Seattle metro at 2.8%. The popularity of this area is due to low rents – about \$28 per square foot compared with over \$40 in Seattle and Bellevue, as reported by CoStar – as well as convenient location between Seattle and Olympia, particularly for companies which do not need to be in urban centers such as government and health care offices and call centers.

The University Place office market is also seeing vacancy rates far below the Seattle average, at about 4.6%, with similarly low rents around \$25 per square foot. Although there has been relatively slow rent growth in recent years, the low vacancy rate still signals higher demand in the University Place area than much of the rest of the Seattle region. As shown in Figure 33. Office Vacancy Rate and Asking Rent, University Place / Lakewood Submarket below, CoStar forecasts that rents will continue to remain stable or decrease whereas vacancy in both Seattle and University Place may increase. However, recent trends suggest this forecast may not accurately reflect the unique situation in Tacoma’s suburban areas at the moment.

Figure 33. Office Vacancy Rate and Asking Rent, University Place / Lakewood Submarket



Source: Costar

Although the low vacancy rates in University Place suggest continued demand for office uses in the 27th St. District, such as the many small-scale offices along the corridor, the low rents are not sufficient to stimulate new development of office real estate currently. Healthcare is already one of the largest employment sectors in the District and the city, and is expected to continue to grow, potentially driving demand for new or refurbished healthcare facilities in the area. Additionally, the shift to remote work and preference for suburban locations since the pandemic may also drive demand for coworking spaces or other satellite-type office uses in the 27th St. District.

Key Takeaways

Recent and Planned Development

- All recent commercial and multifamily development in University Place has been located in the Regional Growth Center, which appears to be focusing growth within concentrated areas as intended.
- Around 300 new units of senior housing are proposed in the 27th St. Business District, potentially creating a significant influx of residents in the area.

Housing

- University Place is a desirable and strong market for home sales. The median home price for all homes (including single family homes, townhomes, and condos) is just above \$600,000, and the average single-family home price was \$750,000 over the past few years.
- In general, single-family homes in the city are not affordable to the average household in the city, although “middle housing” typologies such as condos, duplexes, fourplexes, and townhomes may be more affordable to the median household in University Place.
- The multifamily housing market remains strong in the Tacoma area, spurred by the regional economy and significant housing shortage, with significant construction in recent years that is expected to continue, particularly if interest rates stabilize in the next several years.
- The city could consider expanding its existing MFTE program to also target the 27th St. District, and this would provide an incentive to develop market-rate apartments in this area.

Retail

- Retail in the Seattle region has bounced back since the pandemic, with demand for brick-and-mortar stores continuing to be strong, particularly in suburban areas.
- Low vacancy rates for retail space, and the popularity of suburban and neighborhood retail, indicate that there should be continued demand in the 27th St. District, including for currently vacant spaces such as the former Bartell's at 27th and Bridgeport Way. Healthcare, fitness, food and beverage, and a range of other uses could fill this space.
- The unique small businesses along the 27th St. Corridor are an important part of the area's identity and a façade or storefront improvement program could encourage property owners to invest and help enhance and revitalize the unique businesses in the area.

Office

- No new office development has occurred in the past few years in the University Place-Lakewood market, and none is forecast for the next five years, due to relatively low rents, high vacancies, and an uncertain outlook for office space in the remote work era.
- The office market in the Seattle area has fared poorly since the pandemic, with a 14 percent vacancy rate region-wide at the end of 2023.
- As with retail, suburban areas have fared better, with a much lower vacancy rate for office space in the University Place and suburban Tacoma areas, at about 4.6 percent in 2024.
- Relatively low rents for office space and the poor conditions of the regional market suggest that new development of office real estate is extremely unlikely, though current uses are likely to remain.
- Healthcare, co-working spaces, small professional service businesses, and satellite offices are potential office uses that could be seen in the 27th St. District in the coming years.

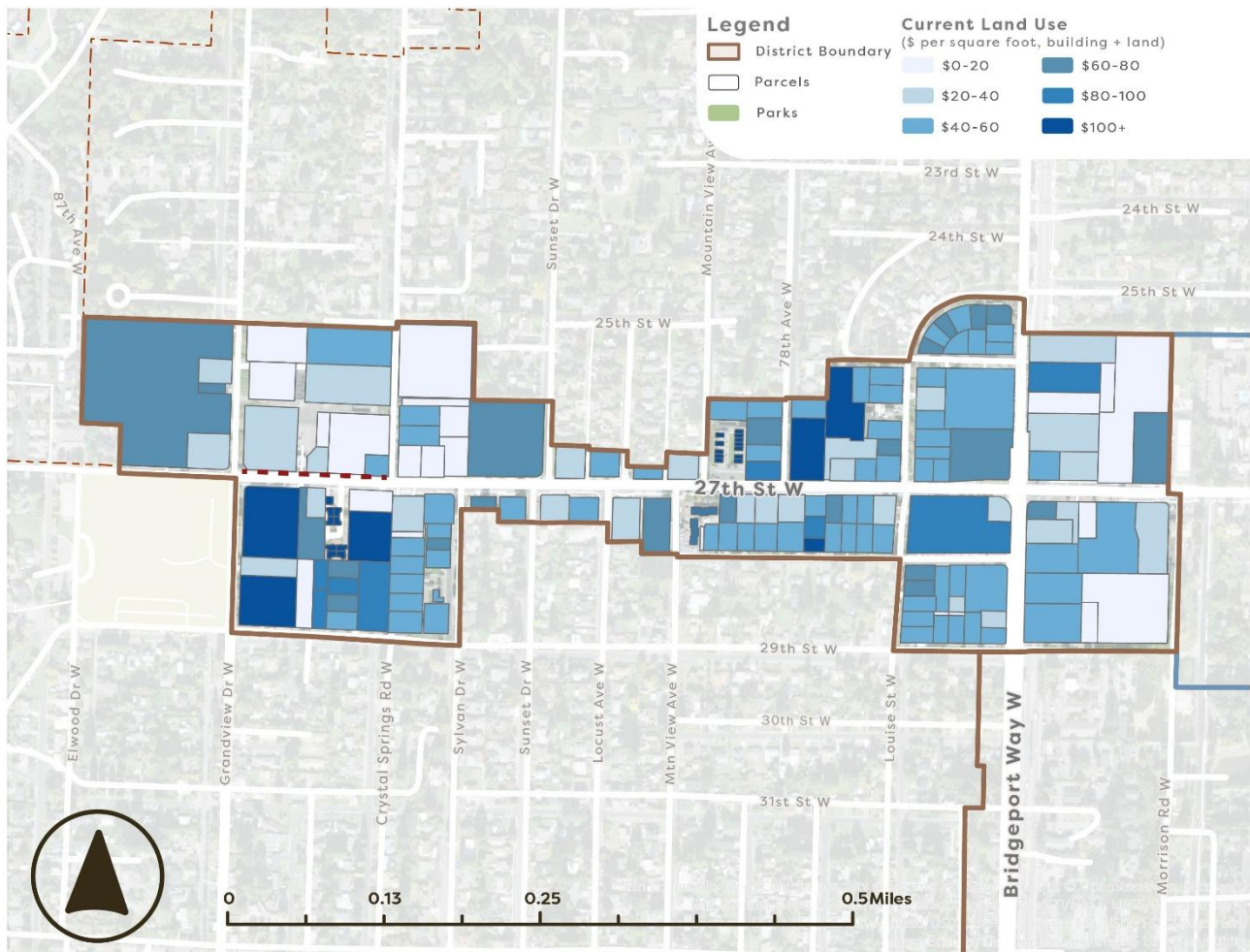
Development Potential and Growth Forecasts

Parcel Value and Buildable Lands Status

LCG conducted an analysis to determine a range of potential future housing units and jobs for the 27th St. Business District, in order to inform future transportation and infrastructure planning as well as compliance with PSRC Regional Growth Center and Pierce County planning targets. The first step in this analysis was to analyze overall parcel value and the results of the Pierce County Buildable Lands report as a first pass at determining likelihood of redevelopment at a parcel level.

Figure 34 below shows the total value (buildings + land) of parcels in the district according to the Pierce County Assessor, with lower values in white and higher values in darker shades of blue. In general, lower value parcels are considered more likely to redevelop, such as the parcel in the far southeast of the District as well as the vacant parcels at the proposed Grandview Senior Living site.

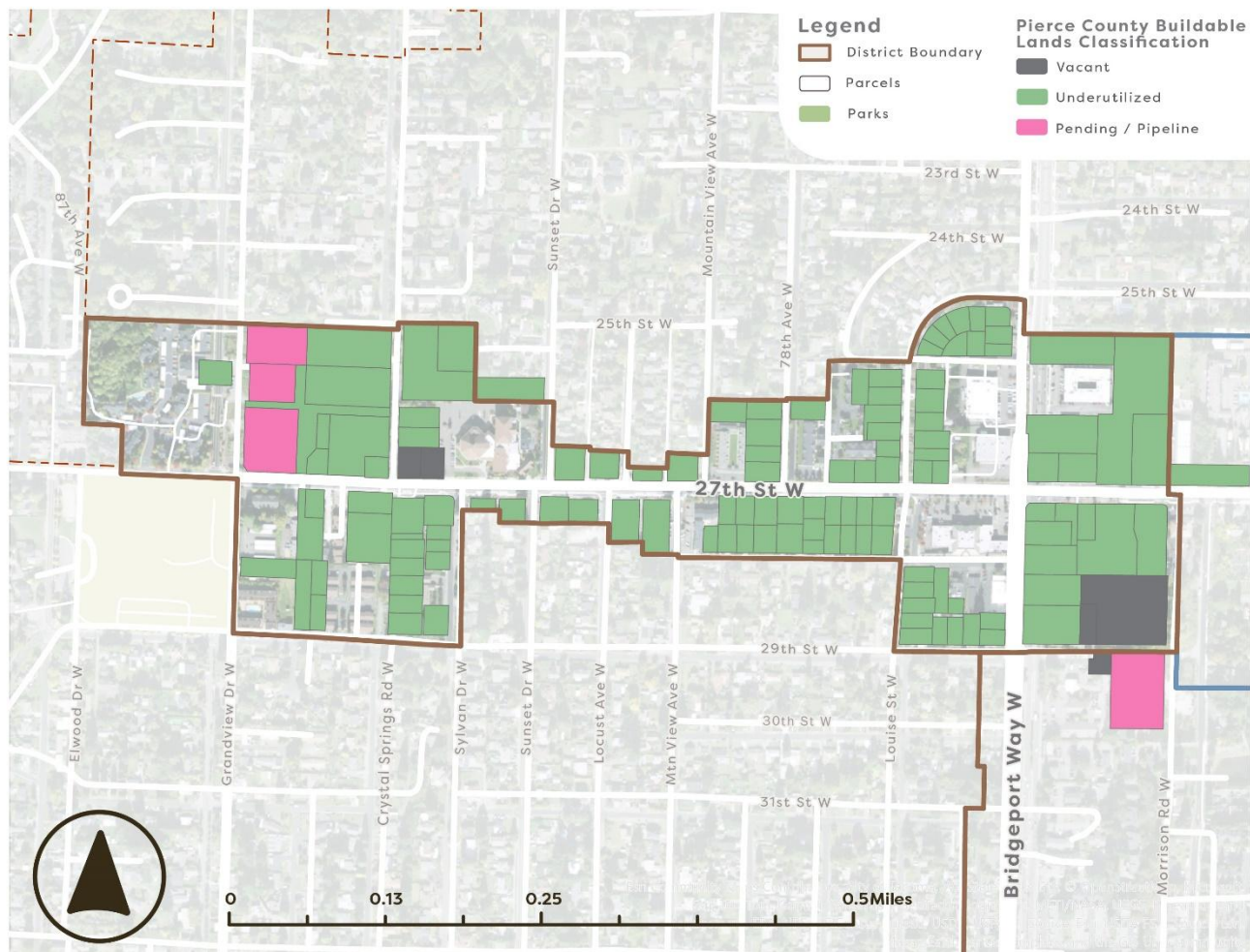
Figure 34. Total Parcel Value in the 27th St. Business District



Source: Pierce County, MapTiler, Leland Consulting Group

The 2021 Pierce County Buildable Lands Report assigned a classification to each parcel in the county based on parcel value, existing and potential future use, zoning, improvement to land value, and other considerations. As shown below, the vast majority of parcels in the District are considered “Underutilized” according to Pierce County’s analysis, with a few vacant parcels as well. The “Underutilized” category generally means that the parcel’s current use is significantly less intensive than that which is allowed under the zoning code. Since essentially all of the district is zoned for four- to seven-story multifamily or mixed-use development, the existing single-story commercial and single-family uses result in this classification being broadly applied in this area, indicating that the county expects to see a significant amount of potential redevelopment in the District over the coming decades.

Figure 35. Pierce County Buildable Lands Parcel Classifications, 2021



Source: Pierce County, Otak, Leland Consulting Group

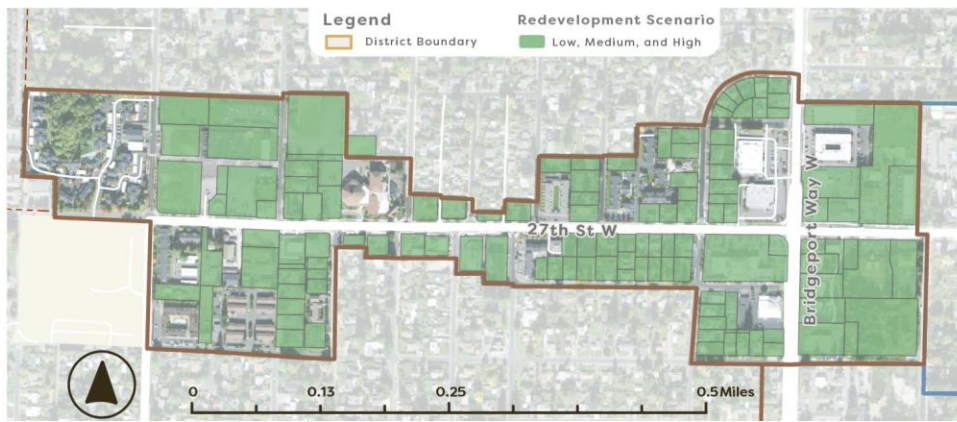
Redevelopment Scenarios

LCG developed three scenarios for redevelopment of the subarea using different assumptions of which parcels might redevelop. These scenarios were based on the data shown above, locations of proposed projects such as the Grandview site, and input from city staff. The map below in Figure 36 shows these three parcel sets.

- The **low** scenario represents the continuation of the status quo – assuming that only pipeline projects, vacant parcels, and locations of potential redevelopment known to the city will redevelop over the next 20 years.
- The **middle** scenario represents an expansion of current trends to include other lower-value properties with reasonable redevelopment potential, such as some of the church parking lots, an expansion of multifamily development near the proposed Grandview Senior Living, and some redevelopment of some low-intensity commercial uses.
- The **high** scenario represents the potential build-out capacity of all parcels classified as vacant or underutilized in the King County Buildable Lands Report. This is likely much higher than the amount of development that will be seen in future decades but provides a benchmark of the potential unit and job count if the majority of the District were to change over time. Note that this scenario assumes a 15-25% Market Factor reduction of the total assumed redevelopable acreage per Department of Commerce guidance on Land Capacity Analyses.

Figure 36. Low, Middle, and High Redevelopment Scenario Parcels in 27th St. Business District





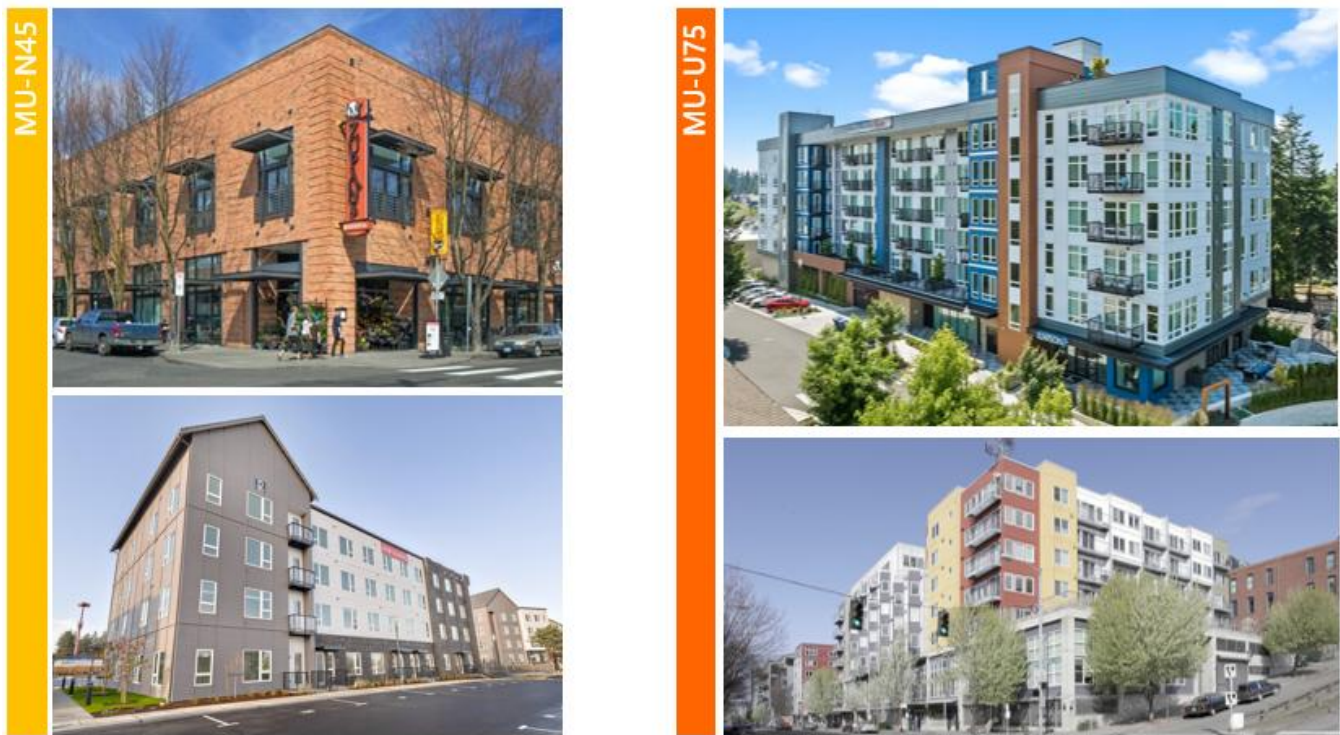
Source: Leland Consulting Group

Prototypes

The next step in the analysis was to establish building prototypes for the type of expected future redevelopment in the MU-U75 and MU-N45 zones and apply the housing unit and employment densities from each prototype to the selected parcel acreage in each scenario to determine redevelopment capacity. The two prototypes were developed using data from the scenario planning tool Urban Footprint and from data on existing buildings in University Place and the greater Seattle area from CoStar. Each prototype was based on housing unit and employment statistics from several representative buildings and generally assumes a mixed-use prototype with housing above ground floor commercial, matching the 45 and 75 foot heights in the District. Employment densities and prototype imagery for the two prototypes are shown below.

Figure 37. MU-N45 and MU-U75 Prototypes Used in Capacity Analysis

Zone	Residential Density	Employment Density	% Residential
MU-U75	103 du/ac	18 emp/ac	91%
MU-N45	57 du/ac	67 emp/ac	70%

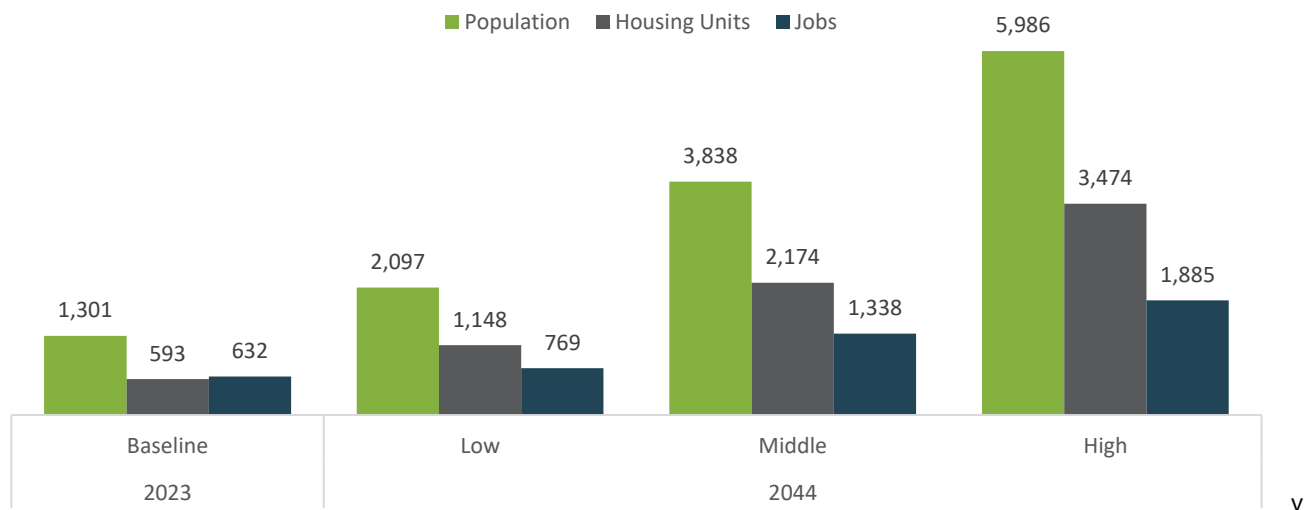


Source: Urban Footprint, CoStar, Leland Consulting Group

Housing and Employment Capacity Results

The results of the redevelopment analysis are shown below in Figure 38. Under the low scenario, housing units and population in the District would approximately double, with a very small increase in jobs. This is very likely to represent at least a minimum of what will occur over the next 20 years given the existing pipeline and proposed development. The middle scenario represents about a tripling of housing units and doubling of jobs. This represents more of an aspirational scenario but is not outside the realm of possibility for the planning horizon. The high scenario shows that if the majority of the acreage in the District were to redevelop, there could be almost six times the current amount of residents and three times the current amounts of jobs accommodated within the current zoning. This is highly unlikely but potentially a useful reference point for future planning efforts.

Figure 38. Redevelopment Scenario Results in 27th St. Business District

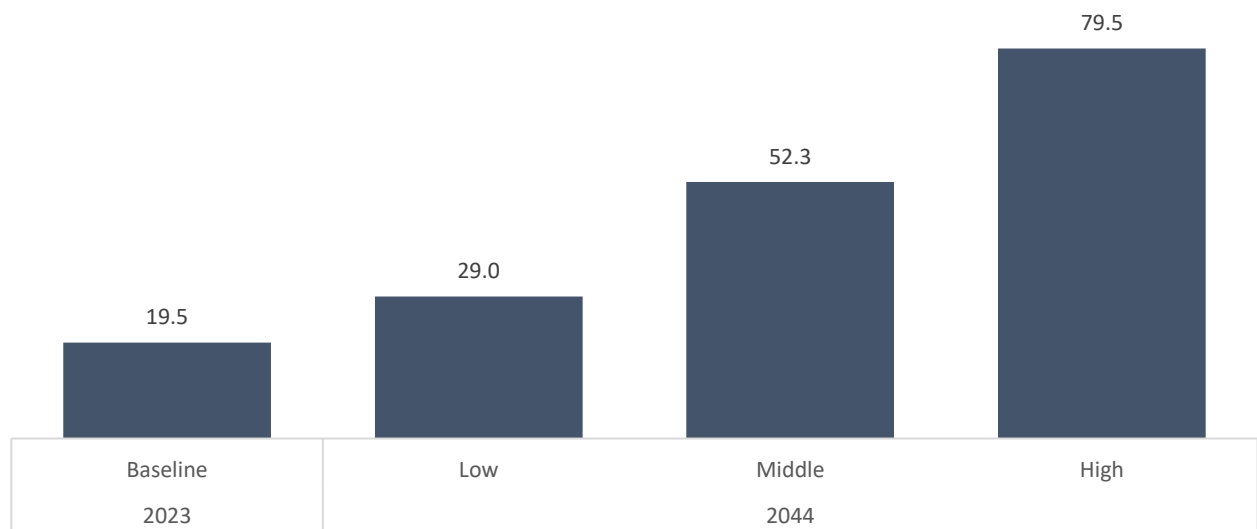


Source: Urban Footprint, Leland Consulting Group

Activity Units

The Puget Sound Regional Council (PSRC) measures density in designated Regional Growth Centers (RGC) through “Activity Units.” One Activity Unit is one person or one job. In order to qualify as an RGC, areas must show a potential density of 45 Activity Units per acre. Since the 27th St. Business District only comprises one portion of the entire University Place RGC, the District is not subject to this requirement on its own. However, for future planning purposes and to ensure regional compliance, the redevelopment scenarios shown above were analyzed within this framework, and the results are shown below in Figure 39. The middle and high scenarios meet the activity unit target of 45 units per acre, and more importantly the high scenario, representing potential build-out of the District, shows that the area greatly exceeds the required capacity for Activity Units under current zoning.

Figure 39. Activity Units / Acre in 27th St. Business District Scenarios



Key Takeaways

- At a minimum, based on pending development, the 27th St. District is likely to see at least a doubling of housing units and a slight increase in employment over the next 20 years.
- If the majority of parcels were to redevelop in the 27th St. District, there would be capacity for over five times the current housing units and three times the current employment in the area.
- There is sufficient zoned capacity in the District to meet PSRC Regional Growth Center density requirements.

Potential Redevelopment Actions

LCG recommends that the City consider the following actions, which we believe have the potential to advance the City's current vision for the district.

- **District-Wide**

- In order to advance the vision of "a highly walkable redevelopment pattern," look for opportunities to enable new development projects to fund infrastructure improvements. These may include improvements that make crossing 27th Street more pedestrian friendly such as curb extensions or median refuge islands. This may be accomplished by adding certain district projects to the City's transportation/capital improvement plans, or providing impact fee credits to developers who make such improvements.
- Consider expanding the City's existing MFTE program into the district, which will incentivize market-rate multifamily development. Also consider district-specific provisions to the MFTE program, for example, certain ground-floor design features.
- Consider making transportation improvements, such as the median refuge islands referenced above, which can maintain and enhance the walkability of the area. Mixed-use districts that are also walkable tend to be the most successful and desirable over time.
- Consider establishing periodic events (e.g., several summer Sundays) when 27th Street, and other major streets in the RGC, such as Bridgeport Way and Grandview, are open to pedestrian and bicycle traffic only. Such events have been shown to increase connections in neighborhoods and make places feel more walkable over the long-term.

- **Grandview Drive Node**

- Support completion of the Grandview Senior Living projects proposed for the western edge of the study area. These projects seem to be aligned with the vision for the area, which includes "new multi-family residential." The 2024 environment for development—particularly high interest rates, difficult financing, and high construction costs—are making proposed projects more difficult. The City may be able to assist.
- Work with other property owners, such as the Presbyterian Church and Lefty's to move forward other development projects that advance the vision for the district. The types of development most likely to be both feasible and desirable will tend to include multifamily housing, along with a smaller amount of commercial and community-serving spaces (e.g., daycare), and open space. Some churches are seeking out opportunities to site "mission-driven" housing for certain disadvantaged populations on or near their properties. multifamily and mission-driven multifamily project(s)
- Seek to add a commercial component to this node, consistent with the vision for a mixed-use RGC and district. Such a commercial component may be difficult, due to lower traffic counts here, and could also be small, such as a coffee shop or a few service providers. The City could encourage a few ground-floor commercial uses by working with property owners, building in incentives to the zoning code, and/or creating other incentives, such as the storefront improvement program mentioned below.
- Evaluate small vacant properties that remain undeveloped in order to determine what modifications to zoning or other actions could encourage development consistent with the City's vision.
- Consider changing the zoning for certain properties, either as shown in Figure 41, or for other properties that are identified during this subarea planning process.

- **Corridor Area**

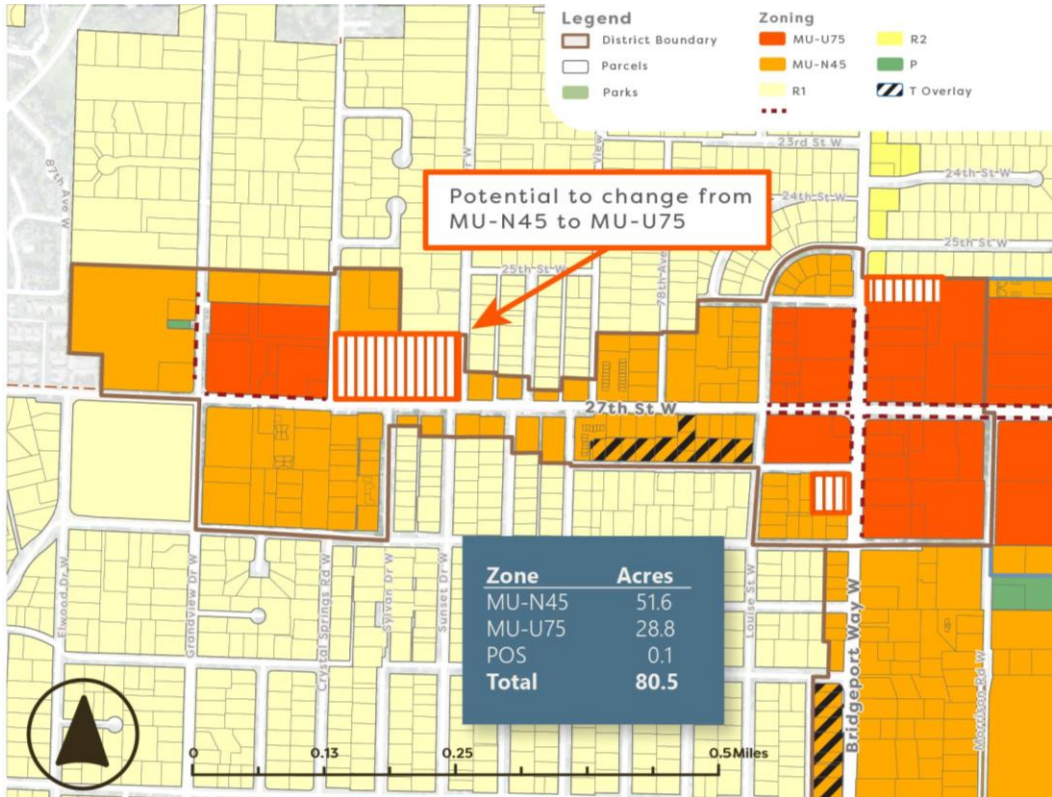
- Create a storefront improvement grant program that applies here and other targeted parts of the City, to encourage reinvestment in commercial buildings. While this program might apply district-wide, its impacts would probably be greatest in this central Corridor Area, where small buildings and local businesses are concentrated.

- During this planning process, consider increasing the maximum building height in this area if the community wants to see more housing that is attainable for median income households. The current combination of commercial land uses, small sites, and MU-N45 zoning, is likely to result in minimal redevelopment in this area. An increase to allow 5 or 6 stories of development, would increase development feasibility, but may not be desired.
- In the R-1 residential areas immediately north and south of the study area, allow future development to take place at slightly greater densities, such as 4 units per lot rather than 2. This modest increase would enable some additional housing—often middle housing such as townhomes affordable to median income households—to be built in these areas. This additional housing can also provide more support to commercial uses in the study area.
- **Bridgeport Way Node**
 - Facilitate redevelopment of several vacant and underutilized properties, particularly the large property at the southeast edge of the study area.
 - **Refine and implement the vision:** This area could be a mixed-use gateway similar to the Town Center, or an enhanced version of what's there already. Gateway features, art, multimodal transportation improvements (as shown below in Figure 40), and/or mixed-use development that is somewhat comparable to the Town Center, may be appropriate. If the vision is for mixed-use development at this node, somewhat comparable to the Town Center, consider tools used in Town Center such as stormwater outfall/management infrastructure that could serve multiple properties, MFTE program, or other specific means to implement public-private partnerships and incentivize development.
 - Consider changing the zoning for certain properties, either as shown in Figure 41, or for other properties that are identified during this subarea planning process.

Figure 40. Potential District-Wide Transportation Improvements



Figure 41. Potential Zone Changes



Summary of Findings and Conclusions

The findings and conclusions of this market analysis are summarized below.

District Profile and Demographics

- The 27th Street Business District (“the District”) is more similar to University Place as a whole than it is to the other parts of the Regional Growth Center (RGC), such as the Town Center.
- Residents of the District are more likely to be white, better-educated, and older homeowners when compared with the NE Business District and Town Center areas.
- This fits with the differing development patterns in the three subareas – the Town Center TC and NE Business District contain significantly more higher-density apartments whereas the 27th street district contains single-family homes, condos, senior living, and higher-end apartments.
- The more neighborhood and suburban feel of the District may point to different redevelopment types and opportunities when compared with the other RGC Subareas.
- There are far fewer jobs in the District than in the NE Business District and Town Center. The jobs in the District are in the medical, retail, office, and food service sectors, similar to University Place and the region as a whole.

Recent and Planned Development

- All recent commercial and multifamily development in University Place has been located in the Regional Growth Center, which appears to be focusing growth within concentrated areas as intended.
- Around 300 new units of senior housing are proposed in the 27th St. Business District, potentially creating a significant influx of residents in the area.

Housing

- University Place is a desirable and strong market for home sales. The median home price for all homes (including single family homes, townhomes, and condos) is just above \$600,000, and the average single-family home price was \$750,000 over the past few years..
- In general, single-family homes in the city are not affordable to the average household in the city, although “middle housing” typologies such as condos, duplexes, fourplexes, and townhomes are more likely to be affordable to the median household in University Place.
- The multifamily housing market remains strong in the Tacoma area, spurred by the regional economy and significant housing shortage, with significant construction in recent years that is expected to continue, particularly if interest rates stabilize in the next several years.
- The city could consider expanding its existing MFTE program to also target the 27th St. District, and this would provide an incentive to develop market-rate apartments in this area.

Retail

- Retail in the Seattle region has bounced back since the pandemic, with demand for brick-and-mortar stores continuing to be strong, particularly in suburban areas.
- Low vacancy rates for retail space, and the popularity of suburban and neighborhood retail, indicate that there should be continued demand in the 27th St. District, including for currently vacant spaces such as the former Bartell’s at 27th and Bridgeport Way. Healthcare, fitness, food and beverage, and a range of other uses could fill this space.

- The unique small businesses along the 27th St. Corridor are an important part of the area's identity and a façade or storefront improvement program could encourage property owners to invest and help enhance and revitalize the unique businesses in the area.

Office

- No new office development has occurred in the past few years in the University Place-Lakewood market, and none is forecast for the next five years, due to relatively low rents, high vacancies, and an uncertain outlook for office space in the remote work era.
- The office market in the Seattle area has fared poorly since the pandemic, with a 14 percent vacancy rate region-wide at the end of 2023.
- As with retail, suburban areas have fared better, with a much lower vacancy rate for office space in the University Place and suburban Tacoma areas, at about 4.6 percent in 2024.
- Relatively low rents for office space and the poor conditions of the regional market suggest that new development of office real estate is extremely unlikely, though current uses are likely to remain.
- Healthcare, co-working spaces, small professional service businesses, and satellite offices are potential office uses that could be seen in the 27th St. District in the coming years.

Development Potential and Growth Forecasts

- At a minimum, based on pending development, the 27th St. District is likely to see at least a doubling of housing units and a slight increase in employment over the next 20 years.
- If the majority of parcels were to redevelop in the 27th St. District, there would be *capacity* for over five times the current housing units and three times the current employment in the area. While it is unlikely that this amount of development will occur, providing adequate capacity is a key focus of PSRC's policies for centers.
- There is sufficient zoned capacity in the District to meet PSRC Regional Growth Center density requirements.

Potential Redevelopment Actions

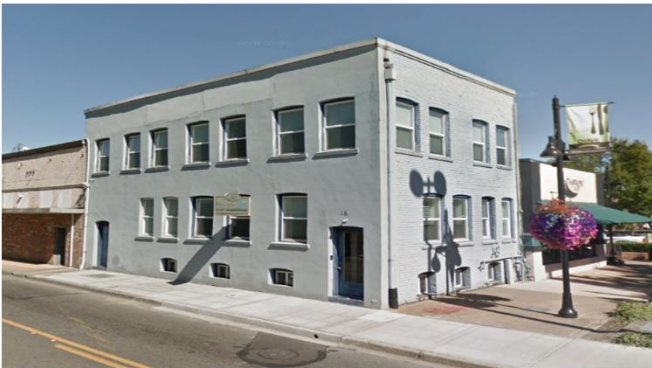
- **District-Wide**
 - In order to advance the vision of "a highly walkable redevelopment pattern," look for opportunities to enable new development projects to fund infrastructure improvements.
 - Consider expanding the City's existing MFTE program into the district.
 - Consider making transportation improvements, such as median refuge islands, which can maintain and enhance the walkability of the area.
 - Consider establishing periodic events (e.g., several summer Sundays) when 27th Street are open to pedestrian and bicycle traffic only.
- **Grandview Drive Node**
 - Support completion of the Grandview Senior Living projects proposed for the western edge of the study area.
 - Work with other property owners, such as the Presbyterian Church and Lefty's to move forward other development projects that advance the vision for the district.
 - Seek to add a commercial component to this node.
 - Evaluate small vacant properties that remain undeveloped in order to determine what modifications to zoning or other actions could encourage development consistent with the City's vision.
 - Consider changing the zoning for certain properties, either as shown in Figure 41, or for other properties that are identified during this subarea planning process.

- **Corridor Area**
 - Create a storefront improvement grant program that applies here and other targeted parts of the City, to encourage reinvestment in commercial buildings.
 - During this planning process, consider increasing the maximum building height in this area if the community wants to see more housing that is attainable for median income households be developed.
 - In the R-1 residential areas immediately north and south of the study area, consider allowing future development to take place at slightly greater densities.
- **Bridgeport Way Node**
 - Facilitate redevelopment of several vacant and underutilized properties, particularly the large property at the southeast edge of the study area.
 - **Refine and implement the vision:** This area could be a mixed-use gateway similar to the Town Center, or an enhanced version of what's there already.
 - Consider changing the zoning for certain properties, either as shown in Figure 41, or for other properties that are identified during this subarea planning process.

Appendix A – Storefront Improvement Grant Case Studies

Auburn, WA has a [Façade Improvement Grant program](#) funded by its downtown Business Improvement Area. The program covers the costs of improvements under \$5,000 and requires a gradually increasing match for more expensive projects, with a maximum grant of \$30,500. Improvements are classified in three categories: Category I (under \$5,000 – painting, signage, awnings, etc), Category II (\$5,000-\$50,000 – window or storefront upgrades, masonry, carpentry, lighting upgrades, etc.), and Category III (>\$50,000 – structural work with varying rules and funding matches for each category). The business must be within the Business Improvement Area and employ 25 people or fewer, and newly constructed buildings are not eligible. Figure 42 shows examples of historic and mid-century buildings revitalized under Auburn’s program.

Figure 42. Before / After Facade Improvement Examples in Auburn, WA



Source: City of Auburn

Beaverton, OR offers [Storefront and Tenant Improvement Programs](#), which provide architectural design services and cash matching grants to improve business facades along street frontages in Downtown Beaverton, Old Town Beaverton, and along Allen Boulevard. Funds can also be used to improve restaurant interiors, and the program is being expanded to enable interior improvements for other types of businesses. LCG believes that a key reason for the success of Beaverton’s program is that it focuses both on the interior and exterior of buildings, and therefore enables transformative improvements that are both functional and aesthetic.

Currently, the City administers design grants for 100% of architect fees for the initial project phase of storefront improvements as well as improvement grants of up to \$50,000 of construction costs. The City offers a 50% match on project expenses for Level 1 improvements, which include exterior paint, new flooring, or new signage, and a 70% match for Level 2 improvements, including awnings, windows, doors, or full exterior redesigns. Grants are issued as reimbursements – funds can be distributed in up to 3 reimbursements during the construction process. Beaverton pays

for its program through a combination of general fund and tax increment financing (TIF) funding. Figure 43 shows examples of external improvements to Ickabod's Bar and Grill and internal improvements to the Loyal Legion, a former bank converted into a taphouse, funded by Beaverton's program.

Figure 43. External and Internal Improvements at Ickabod's and the Loyal Legion funded by the Beaverton Storefront and Tenant Improvement Programs



Source: Ickabod's Bar and Grill, City of Beaverton, the Loyal Legion

Finally, **Tacoma, WA**'s Community and Economic Development Department administers a [Business Façade Improvement Loan Program \(BFILP\)](#) in order to beautify individual storefronts as well as improving the appearance of older business districts. The loan program reimburses property owners for up to 50% of approved façade project costs. The 10-year loans have a low 3% interest rate and range from \$5,000 to \$50,000. Tacoma's program is structured so that it ensures façade projects are executed before funding takes place, and the City recoups what it provides to owners with some interest, though less than a private financial institution would require. Loans are secured by a lien on the property and LTV cannot exceed 90%.

Appendix B – Scope of Work

Task 1.0 Project Management/Coordination:

Participate in one or two preliminary meetings with Otak and City staff. During these meetings, key agenda items will be for staff to summarize their vision for the area, their view of the development context (recent and proposed development in the subarea and City, key properties and major property owners, and perceived regulatory barriers to development). LCG will provide status reports with invoicing. During these meetings, key agenda items will be for staff to summarize their vision for the area, their view of the development context (recent and proposed development in the subarea and City, key properties and major property owners, and perceived regulatory barriers to development).

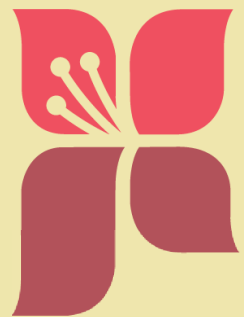
Forum will participate in these meetings.

Task 2.2 Prepare a Market Analysis report for the study area that documents current real estate market dynamics, development opportunities, and development capacity in the subarea. This report will be prepared in Word with a correlating PowerPoint presentation. In preparing this report, LCG will rely on some of the demographic and market data collected for the recent University Place Northeast Business District subarea plan, but LCG will also need to collect recent and current data specific to the 27th St. subarea. The market analysis report will include ideas, recommendations, and strategies related to potential redevelopment and related concepts for the corridor.

- ***Forum will***
 - o Prepare an outline of the report.
 - o Provide LCG with input, recommendations, and guidance on other sections of the report, via meetings, emails, and Teams messages.
 - o Prepare the following sections of the report:
 - Vision
 - ULI Emerging Trends update
 - Development Thesis and SWOT (May be renamed)
 - Middle Housing and Single Family Housing RE Analysis
 - Input on office and retail sections
 - o Review and provide comments on a draft of the report.
- ***LCG will***
 - o Prepare the sections of the report not being prepared by Forum.

Task 3.0 LCG will present the draft report at a two-hour meeting with Otak and City staff and finalize based on comments from City staff.

- ***Forum will present the draft report to Otak and City with LCG.***



27th Street Business District

University Place

27th Street Visioning Survey Results



Survey Results

- Time Span: launch 3/17 - end 4/17
- Total responses: - 681
 - Flash Vote – 446
 - Survey Monkey - 235
- Events / Outreach:
 - Flashvote sent out to 750 people
 - Posters put up around city
 - Posted on social media

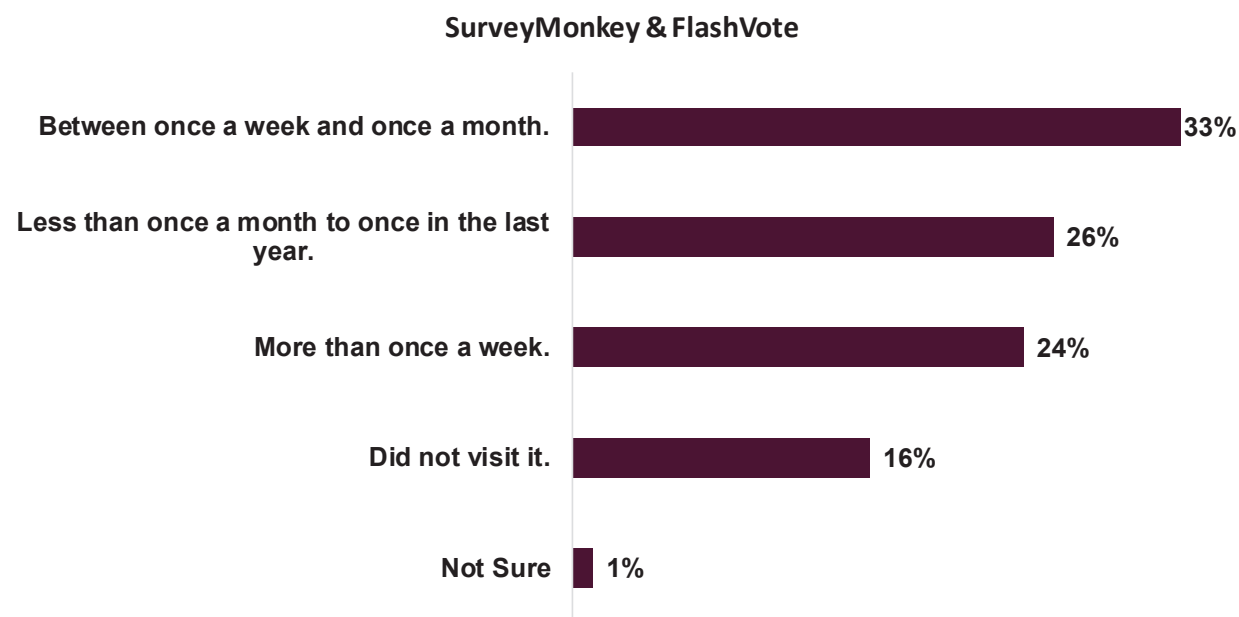
Survey Overview

The Visioning Survey was presented in two forms; one hosted on SurveyMonkey which consisted of a comprehensive set of eight questions. Another form of the survey was hosted through FlashVote which consisted of five of the eight questions.

Where there is overlap in the answers, both sets of answers have been combined into one set of responses.

Question 1 – How often have you gone to visit the 27th Street Business District?

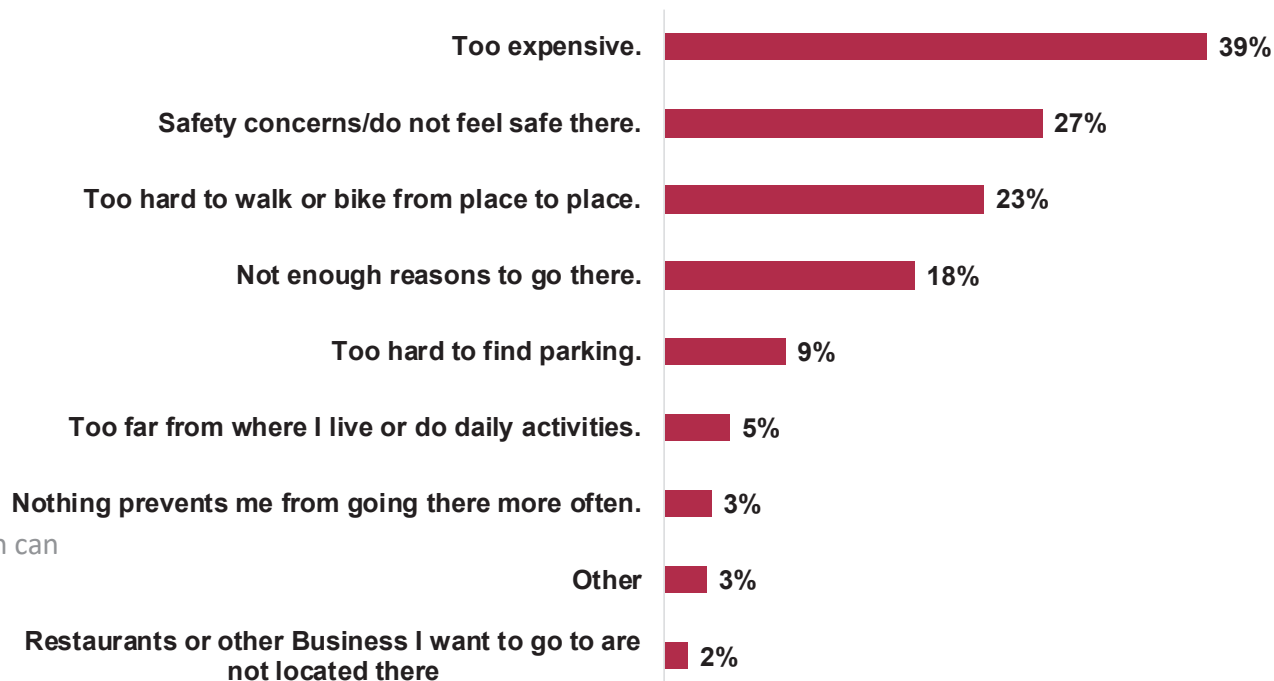
- Total Responses: 626
 - SurveyMonkey: 233
 - FlashVote: 393



Question 2 – What prevents you from going to the 27th Street Business District more often?

- Total Responses: 595
 - SurveyMonkey: 235
 - FlashVote: 360

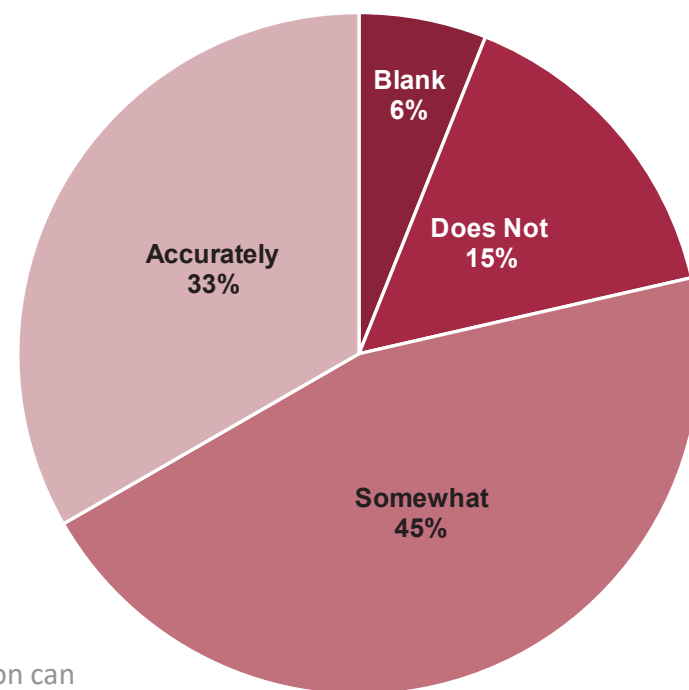
SurveyMonkey & FlashVote



A full list comments received for this question can be found in a separate attachment.

Question 3 – Does the following Vision statement align with your view of the 27th Street Business District in the future?

- Total Responses: 236
 - All responses come from SurveyMonkey
- 72 respondents provided additional comments:
 - Concern over density of future developments
 - Desire for more food and quality restaurants
 - Interest in promoting a more walkable area
- About half of respondents who provided comment indicated that the Vision statement somewhat aligned with their views of the District in the future.



A full list comments received for this question can be found in a separate attachment.

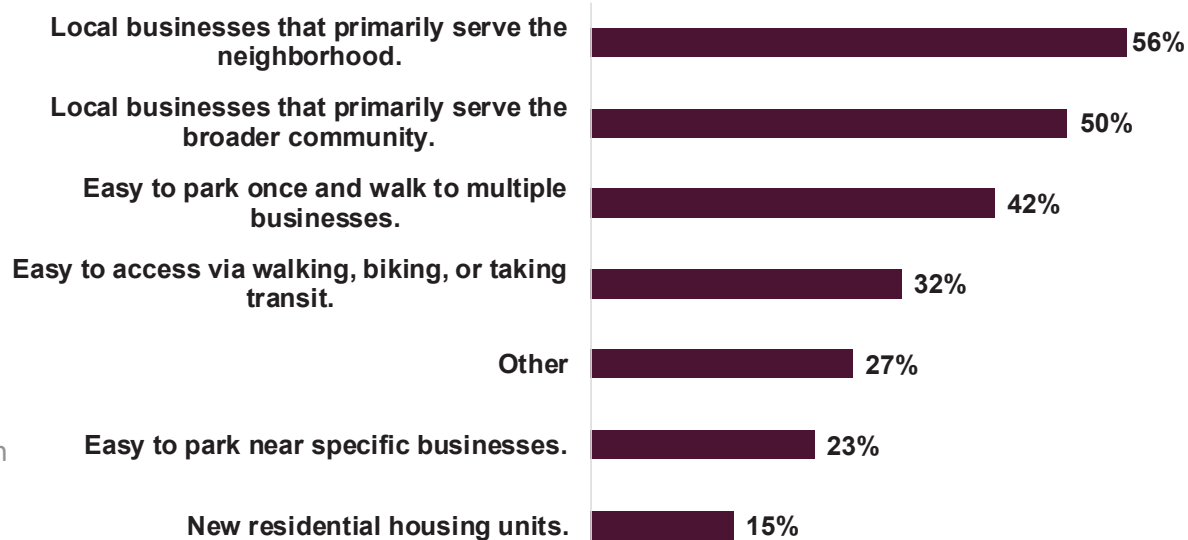
Q3 Open Responses

- Respondents who **supported** the vision statement generally commented a desire for pedestrian improvements and support for retail
- Respondents who somewhat supported the vision statement generally commented a dislike for denser development and noted some language changes to move away from an “urban village”
- Respondents who did not support the vision statement generally commented a strong dislike for denser housing or any additional housing development in the District.

Question 4 – Which of the following would you like to see as the 27th Street Business district develops over the next 20 years?

- Total responses: 597
 - SurveyMonkey: 235
 - FlashVote: 362

SurveyMonkey & FlashVote



A full list comments received for this question can be found in a separate attachment.

Question 5 – Which of the following do you think the 27th Street Business District needs the most?

- Total responses: 591
 - SurveyMonkey: 235
 - FlashVote: 356

Six most common responses of the 16 options provided:

1. Small Scale restaurants, coffee shops, and pubs. (70%)
2. Small retail shops. (41%)
3. Greener streets (more trees and landscaping in public areas) (37%)
4. Parks and recreational opportunities. (34%)
5. Nearby groceries and “daily” shopping needs. (34%)
6. Walking and / or biking improvements / trails. (23%)

Question 5 Open Responses

Five key themes were present in the open responses given to Question 5. The key themes, and the needs those participants chose in Question 5 are listed below.

Supportive of more Housing:

- Parks & Rec opportunities - 2
- Small restaurants - 1
- Childcare opportunities – 1

More Dining Opportunities:

- Small restaurants - 1
- Parks & Rec opportunities - 1
- Greener Streets - 2
- Nearby Employment - 1
- Nearby Groceries - 1
- More affordable Housing - 1
- Small retail - 1
- Arts / Cultural Activities – 1

Better Urban Design/Connectivity:

- Walking / Biking improvements - 1
- Small retail - 2
- Small restaurants - 2
- Greener streets – 1

Youth Activities Options:

- Parks & Rec opportunities - 2
- Nearby Groceries - 2
- Arts / Cultural activities - 3
- Childcare opportunities - 1
- Small restaurants - 2
- Greener streets – 1

Concerned about Apartments:

- Small retail - 2
- Nearby groceries - 1
- Parks & Rec opportunities – 1
- Nearby Employment - 1

A list comments received for this question can be found in a separate attachment.

Question 6 – Name one thing you would like to make sure is improved in the 27th Street Business District

- Total responses: 202
 - All responses originated from SurveyMonkey.

The most specific locations mentioned were the vacant lot around / behind Lefty's as well as the intersection of 27th and Grandview.

The general retail and dining experience were large focus areas for respondents with 79 responses mentioning at least one or both.

Improvements to transportation, pedestrian infrastructure, and walkability were also significant with 43 responses mentioning at least one of the topics.

Notable Quotes:

"Shopping and activities that promote interest in visiting the area."

"Sense of district. Town center looks like a town center. What is 27th street Business District suppose to look like? If neighborhood commercial, than let's get neighborhood design standards and enforce them."

"There being businesses that are local (not chain) that young couples and families want to go to. And that they are safely walkable."

A full list comments received for this question can be found in a separate attachment.

Question 7 – What do you want University Place and the 27th Street Business District to be known for in the next 20 years?

- Total responses: 316
 - SurveyMonkey: 192
 - FlashVote: 124

Top five answer categories:

- General retail
- Community character
- General dining
- Walkability
- Place to go

Notable Quotes:

“Would like to see some mixed-use buildings- retail on lower level and residential above.”

“Independent businesses with desirable walking area, green space, trees and variety of restaurants.”

“Would love to see this area more walkable, more business-like restaurants, cute shops, and places to go and hangout at.”

A full list comments received for this question can be found in a separate attachment.

Question 8 – What events, organizations, or businesses in the 27th Street Business District or surrounding area should we reach out to for future engagement?

- Total responses: 157
 - All responses originated from SurveyMonkey.

Five most common specific answers:

- Lefty's (8 responses)
- Pine Cone Café (5 responses)
- UPPC (3 responses)
- Presbyterian Church (2 responses)
- Fircrest Parks & Rec (2 responses)

Five most common general answers:

- Local businesses (24 answers)
- General activities (22 responses)
- Local restaurants (18 responses)
- Farmers Market (12 responses)
- Family-oriented organizations (11 responses)

STUDY SESSION

Memo

DATE: September 15, 2025

TO: City Council

CC: Steve Sugg, City Manager

FROM: Lisa Petorak, Director of Administrative Services

SUBJECT: UP Refuse Franchise Agreement Amendment

Summary

University Place Refuse has a franchise agreement for refuse and recycling services with the City of University Place. University Place Refuse, referenced in the franchise agreement as the "Company," was provided a new franchise as passed by ordinance in February 2021, and terminates in December 2035, and applies to most customers within city limits, apart from a small portion served by Lemay Refuse.

Within the franchise agreement, the Company provides regular clean-up events for residential customers, including the Fall and Spring clean-up and yard waste pick-ups. These events are specifically named and have been limited to specific timeframes of the year. University Place Refuse is reviewing how services under section 20.2 of the franchise agreement may be improved upon to provide greater service to residential customers in the future. However, doing so requires broadening the language to provide for clean-ups and/or drop-off events in various forms.

Franchise Agreement Amendment Language

Section 20.2 of the current Franchise Agreement specifically references annual events. These are the "Spring Clean-UP, Fall Clean-UP, Spring Yard Waste Pick-UP, and Fall Yard Waste Pick-UP." The proposed amendment would replace these specific references with more general terms that would allow for more flexible and adaptive clean-up methodologies without the need to amend the franchise agreement with each change in the future.

The amendment still provides the requirement for clean-up opportunities for customers at no additional cost and at the same level of frequency as in prior years. All other requirements of the franchise agreement will remain. Following is the proposed language with the highlighted portions showing only the proposed language changes:

Memo

20.2 The City and the Company shall jointly design and implement additional collection events. These may include annual pick-ups, or household drop-offs. At a minimum, such collection events shall provide the opportunity for customers, at a frequency of no less than twice per year, to dispose of refuse materials or yard waste materials at no additional charge. Should the County approach the Company to host a paper shredding event within the City at premises controlled by the Company, the Company will make a good faith effort to consider hosting the event at a location within the City. These events are for the disposal of items not included in the normal collection services provided for in this Agreement. The material types and quantities eligible for these future special collection events and other details and conditions of these events shall be jointly discussed and agreed to by the Company and the City after considering the best interests of the City and its residents and the costs to the Company and the City of the event. Public information for these events shall be a shared responsibility of the City and the Company. The City will provide reasonable access to its newsletter, and publications and other media through which it communicates to the community at no cost to assist in publicizing these events and will assist the Company in staffing appropriate sites (i.e., drop-off sites). The Company shall not seek reimbursement for any cost it incurs from the planning and implementation of these events.

Conclusion

The proposed language provides both efficiency and adaptability for variations on previous clean-up or drop-off services without the need for continual future franchise agreement amendments.

AGENDA

**Business of the City Council
City of University Place, WA**

Proposed Council Action:

Pass an Ordinance amending the Franchise Agreement with U.P. Refuse Services, Inc. to replace references for specific seasonal events with language that allows for broader option considerations as agreed to by the Company and the City.

Agenda No:

11

Dept. Origin:

Administrative Services

For Agenda of:

October 6, 2025

Exhibits:

Memo, Proposed Ordinance

Concurred by Mayor:

Approved by City Manager:

Approved as to Form by City Atty.:

Approved by Finance Director:

Approved by Dept. Head:

Expenditure

Required: \$0.00

Amount

Budgeted: \$0.00

Appropriation

Required: \$0.00

SUMMARY/POLICY ISSUES

University Place Refuse has a franchise agreement for refuse and recycling services with the City of University Place. Within the franchise agreement, the Company provides regular clean-up events for residential customers, referenced as Fall and Spring clean-up and yard waste pick-ups in section 20.2 of the agreement. To provide more flexible services in the future, as it relates to community clean-ups referenced in section 20.2 of the franchise agreement, more generalized language is proposed to allow for various methods used for clean-up and/or drop-off events to alleviate future required language amendments.

RECOMMENDATION/MOTION

MOVE TO: Pass an Ordinance amending the Franchise Agreement with U.P. Refuse Services, Inc. to replace references for specific seasonal events with language that allows for broader option considerations as agreed to by the Company and the City.

STAFF REPORT

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING THE FRANCHISE AGREEMENT WITH UNIVERSITY PLACE REFUSE SERVICES, INC., TO REPLACE REFERENCES FOR SPECIFIC SEASONAL EVENTS WITH LANGUAGE THAT ALLOWS FOR BROADER OPTION CONSIDERATIONS AS AGREED TO BY THE COMPANY AND THE CITY

WHEREAS, the City of University Place has established a solid waste utility; and

WHEREAS, the City contracts with University Place Refuse Services, Inc. to provide solid waste services within University Place under an existing Franchise Agreement which was approved on or about February 1, 2021; and

WHEREAS, the Franchise Agreement contains specific language related to Spring and Fall annual clean-up and yard waste pick-up events; and

WHEREAS, the City and University Place Refuse Services, Inc., desire to amend the Franchise Agreement to provide future flexibility in how these clean-up and pick-up events are done;

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

Section 1. Amendment of Agreements. Section 20.2 of the Franchise Agreement with University Place Refuse Services, Inc., is hereby amended as described in Exhibit A. All other provisions of the Franchise Agreement remain unaffected by this amendment.

Section 2. Severability. If any one or more sections, subsections or sentences of this ordinance are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance and the same shall remain in full force and effect.

Section 3. Effective date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON OCTOBER 6, 2025.

Javier H. Figueroa, Mayor

ATTEST:

Emelita J. Genetia, City Clerk

APPROVED AS TO FORM:

Matthew S. Kaser, City Attorney

Published: xx/xx/xx
Effective Date: xx/xx/xx

STAFF REPORT

Memo

DATE: September 12, 2025
TO: Steve Sugg, P.E., City Manager
FROM: Jack Ecklund, P.E., Director of Public Works
SUBJECT: PROS Plan Amendment

The City's Parks, Recreation, and Open Space Plan (PROS) was last updated in 2020. In this update, additional parking and trail improvements were identified as needs to support both Kobayashi Preserve and Adriana Hess Wetland parks. Opportunities have arisen to acquire properties adjacent to these parks that can accommodate and support these identified needs.

In order to accommodate these opportunities, the following amendments to the PROS plan are recommended:

Section 6, Page 72 (Kobayashi Preserve): Add the following bulleted items under "Recommended Improvements":

- Acquire Parcel 0220262017
- Construct additional parking on Parcel 0220262017
- Construct additional trail improvements and amenities within and from Parcel 0220262017 to connect to existing trails and improvements.

Section 6, Page 76 (Adriana Hess Wetland Park): Add the following bulleted items under "Recommended Improvements":

- Acquire Parcel 9435000077
- Construct additional parking on Parcel 9435000077
- Construct additional trail connections and amenities within and from Parcel 9435000077 to connect to existing trails and improvements.

Section 6, Page 81 (UP PROS CIP Project Cost Opinion Summary): Add the following items under item 10 Kobayashi Preserve:

8. Acquire Parcel 0220262017 \$715,000-\$765,000 PIF/GF
9. Construct additional parking on Parcel 0220262017 \$50,000-\$75,000 PIF/GF/RCO
10. Construct additional trail improvements and amenities \$15,000-\$25,000 PIF/GF/RCO

Memo

Section 6, Page 8 (UP PROS CIP Project Cost Opinion Summary): Add the following items under item 14 Adriana Hess Wetland Park:

5. Acquire Parcel 9435000077 \$715,000-\$725,000 PIF/GF
6. Construct additional parking on Parcel 9435000077 \$50,000-\$75,000 PIF/GF/RCO
7. Construct additional trail improvements and amenities \$15,000-\$25,000 PIF/GF/RCO

AGENDA

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING
THE PARKS, RECREATION AND OPEN SPACE PLAN**

WHEREAS, the Parks, Recreation and Open Space Plan (PROS) is the City's master plan to provide parks, recreation and open space facilities and services to the community; and

WHEREAS, by Resolution 150 the City adopted its first PROS Plan on June 2, 1997; and

WHEREAS, because the Growth Management Act (RCW 36.70A) requires that the City plan for recreation and open space among other land uses, the City adopted the Parks, Recreation and Open Space Plan as an element of its Comprehensive Plan on July 6, 1988; and

WHEREAS, the City's most recent PROS Plan was adopted in 2020 with the passage of Resolution 915; and

WHEREAS, the University Place City Council has determined that amending the PROS Plan will provide a guide for development and management of the park system during the next planning window that will develop park site, improve quality of life for University Place residents, promote health and fitness, preserve open space, promote economic development, and protect the public health, safety and public interests;

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

Section 1. The City's Parks, Recreation & Open Space Plan is hereby amended as follows:

Section 6, Page 72 (Kobayashi Preserve): Supplement the "Recommended Improvements" with the following:

- Acquire Parcel 0220262017
- Construct additional parking on Parcel 0220262017
- Construct additional trail improvements and amenities within and from Parcel 0220262017 to connect to existing trails and improvements.

Section 6, Page 76 (Adriana Hess Wetland Park): Supplement the "Recommended Improvements" with the following:

- Acquire Parcel 9435000077
- Construct additional parking on Parcel 9435000077
- Construct additional trail connections and amenities within and from Parcel 9435000077 to connect to existing trails and improvements.

Section 6, Page 81 (UP PROS CIP Project Cost Opinion Summary): Supplement the UP PROS CIP Project Cost Opinion, Item 10 Kobayashi Preserve, with the following:

8. Acquire Parcel 0220262017 \$715,000-\$765,000 PIF/GF
9. Construct additional parking on Parcel 0220262017 \$50,000-\$75,000 PIF/GF/RCO
10. Construct additional trail improvements and amenities \$15,000-\$25,000 PIF/GF/RCO

Section 6, Page 8 (UP PROS CIP Project Cost Opinion Summary): Supplement the UP PROS CIP Project Cost Opinion, Item 14 Adriana Hess Wetland Park, with the following:

5. Acquire Parcel 9435000077 \$715,000-\$725,000 PIF/GF
6. Construct additional parking on Parcel 9435000077 \$50,000-\$75,000 PIF/GF/RCO
7. Construct additional trail improvements and amenities \$15,000-\$25,000 PIF/GF/RCO

Section 2. This Resolution shall be effective immediately on adoption

ADOPTED BY THE CITY COUNCIL ON OCTOBER __, 2025

Javier H. Figueroa, Mayor

ATTEST:

Emelita J. Genetia, City Clerk

APPROVED AS TO FORM:

Matthew S. Kaser, City Attorney

Memo

DATE: September 15, 2025

TO: City Council

FROM: Jack Ecklund, Director of Public Works & Engineering
Matt Kaser, City Attorney

SUBJECT: Arts Commission

At the February 3, 2025 Study Session, the City Council requested additional information and reporting on the establishment of an Arts Commission. Given the broad support expressed by Council for the concept of an Arts Commission, this memorandum focuses on the Council options for the formation of such a commission.

As a threshold decision, the Council will need to decide on one of two models: (1) whether to support internally an Arts Commission; or (2) whether to contract with an arts-related organization. There is precedent for both models. However, the degree of influence that Council wishes to exercise over the Commission (or stated differently, the degree of autonomy the Council wishes the Commission to exercise) will influence this decision.

Initially, in 2017, the City Council passed comprehensive legislation, presently codified at chapter 1.35 of the University Place Municipal Code (UPMC), relating to its commissions. Central to all commissions, Section 1.35.010 UPMC provides (in full):

City Council commissions provide a community sounding board and focus group to originate ideas and assist the City Council in fashioning legislative policy. Commissions are exclusively advisory to the City Council. Commissions may not take independent action representing the City with other agencies or bodies, and do not direct or duplicate the work of the City's administration.

(Underlined emphasis added). A full copy of chapter 1.35 UPMC is attached.

Other municipalities with Arts Commissions run the gambit on the scope of authority given to their Arts Commissions. Lakewood, for example, hews to a similar model where their Commission is advisory to the City Council. Tacoma, on the other hand, has authorized their Arts Commission to formulate policy and to oversee contracts.

On the other hand, there is precedent within University Place to contract with an outside group. In 2007 the City executed a Memorandum of Agreement with UP for Art for the implementation of its public arts plan. This MOA, together with an amendment the following year, provided UP for Art with a degree of autonomy on implementing public arts in University Place, recognizing, however, that "all decisions and/or proposed actions related to public art for the City of University Place are subject to approval by the City." A copy of the 2007 MOA, and 2008 Amendment are included.

Memo

Assuming that the Council wished to establish a formal commission, two related considerations must also be borne in mind. First, the number of members. Second, the scope of the commission. Currently, by Code, all commissions have seven members. Other municipalities have larger, or even variable membership. For example, (to continue with the above examples), Lakewood's Code provides that there shall be at least seven but no more than 15 members of its commission, while Tacoma fixes the number of members at 15.

Scoping of any commission will also require a degree of attention. Examples of common roles of such commissions, (taken from other local codes) include (some are truncated for brevity):

Lakewood:

The purpose of the Lakewood Arts Commission, consistent with guidance from the Lakewood City Council, is to assess needs, establish priorities, and make recommendations for the enrichment of the community and promotion of its cultural vitality through the arts. [Lakewood Muni. Code 2.66.060 (Part)]

Tacoma:

It is hereby declared, as a matter of public policy, that support for artists and arts organizations, development and stewardship of public art, cultural tourism, arts education, and cultural development are public necessities and essential for the continuing growth and development of Tacoma's citizens, economy, and quality of life. The primary duty of the Tacoma Arts Commission is to identify and actively encourage the development and sustainability of the arts in the City by serving as the City's primary resource in matters of art, culture, public art, and cultural tourism, as provided for in this chapter. [Tac. Muni. Code 1.28A.030 (Part)]

Puyallup:

The commission shall:

(1) Serve in an advisory capacity to the city council through a designated city employee, concerning art and culture that are germane to the city; (2) Further public awareness and appreciation of, and interest and participation in, fine and performing arts and culture in the Puyallup community; (3) Provide recommendations to the city council and other groups on artistic and cultural endeavors and projects; (4) Advise the city council concerning the acquisition, receipt and location of works of art for city property; (5) Facilitate donations, grants and other support for arts and culture in the Puyallup community; and (6) Take such other actions as the city council or city may direct from time to time

[Puyallup Muni. Code 2.27.070 (paragraph breaks omitted for formatting)]

Owing to the nature of the variety of models, in conjunction with these decision points, a separate PowerPoint (which is not included in these written materials) will also supplement this presentation.

Chapter 1.35

LEGISLATIVE POLICY ADVISORY COMMISSIONS

Sections:

1.35.010 Intent.

1.35.020 Identification and scope of advisory commissions.

1.35.030 Organization of commissions.

1.35.040 Origination of work of advisory commissions.

1.35.050 Advisory commission work approval process.

1.35.060 Advisory commission meetings.

1.35.070 Reporting to Council by advisory commissions.

1.35.080 Appointment process for advisory commissions.

1.35.090 Scope of chapter.

1.35.010 Intent.

City Council commissions provide a community sounding board and focus group to originate ideas and assist the City Council in fashioning legislative policy. Commissions are exclusively advisory to the City Council. Commissions may not take independent action representing the City with other agencies or bodies, and do not direct or duplicate the work of the City's administration.

(Ord. 692 § 2 (Exh. A), 2017).

1.35.020 Identification and scope of advisory commissions.

A. Planning Commission. The Planning Commission advises the City Council and conducts public hearings on matters relating to the City's zoning and land use and development regulations as well as the City's Comprehensive Plan and other obligations under the State Growth Management Act.

B. Public Safety Advisory Commission. The Public Safety Advisory Commission advises the City Council on matters relating to public safety in the City.

C. Economic Development Advisory Commission. The Economic Development Advisory Commission advises the City Council on matters relating to economic development in the City.

D. Park Advisory Commission. The Park Advisory Commission advises the City Council on matters relating to City parks.

(Ord. 692 § 2 (Exh. A), 2017).

1.35.030 Organization of commissions.

A. Membership. There shall be seven regular voting members of each commission. Except as set forth below, members shall be City residents, and will immediately forfeit their appointment if they move outside the city limits.

1. The Public Safety Advisory Commission shall be comprised of both voting members and nonvoting representatives. The seven at-large members will be voting members. It is recommended to have one representative from each police department, fire district, and school district to act as Commission liaisons who will be active Commission participants but will be nonvoting representatives.

2. The Economic Development Advisory Commission shall be comprised of City residents, business owners, property owners, or business professionals working in the City. One member will be a member of the West Side Branch of the Tacoma-Pierce County Chamber of Commerce.

3. The Park Advisory Commission should include one member from the City's youth population, if feasible.

B. Vacancies and Appointments. Appointments to the commissions, whether due to term expiration or resignation, will follow the commission recruitment and appointment process established by this chapter.

C. Term. Regular voting commission members shall be appointed to four-year terms that shall expire on January 31st.

D. Removal of Members. Members and liaisons may be removed by City Council motion and affirmative majority vote. Positions shall be deemed vacated after a member is absent for four consecutive unexcused regular meetings.

E. Public Meetings. All commission meetings shall comply with the Open Public Meetings Act and be held in the City. The City Clerk will publish commission meeting notices.

F. Compensation and Staff Support. Members shall serve without compensation. Any expenditure for the commission shall be within the amounts appropriated for the purposes set by the City Council and

approved in advance by the City Manager or designee. Staff resource and support shall be as provided by the City Council in the adopted budget under the City Manager's authority.

G. Organization. Each commission shall elect its own chairperson and vice-chairperson. The vice-chairperson shall preside in the absence of the chairperson. The chairperson and vice-chairperson shall be voting members of the commission. The commission may adopt rules for transaction of business, and shall keep a written record of its meetings, attendance, and recommendations. Robert's Rules of Order, Revised, shall govern the deliberations of the commission except when in conflict with any of the provisions of this chapter. These records shall be public records and filed with the appropriate support staff in accordance with the requirements of the Public Records Act.

H. Conflict of Interest. Each voting member present shall vote on all questions put to the commission unless a conflict of interest as defined in State law precludes it.

(Ord. 692 § 2 (Exh. A), 2017).

1.35.040 Origination of work of advisory commissions.

A. Work Originating from Council. The City Council may direct a commission's review of legislative policy matters in any of three ways: (1) by reviewing and approving a commission's proposed annual work plan resolution; (2) by adopting a resolution assigning a legislative policy issue for commission review; or (3) by adopting a resolution approving a commission-recommended legislative policy matter for further commission work.

B. Work or Annual Work Plans Originating from Advisory Commissions. When two or more commissioners desire to propose a legislative policy topic for work by the commission, at least two proponents of the proposed legislative policy topic will describe in writing their proposal, and explain how the proposal is consistent with current adopted City Council goals, and will also set forth the potential budget or staff impact for further development or implementation. The proponents will sign the written proposal and file it with the staff representative assigned to the commission. The written proposal will be distributed to all commission members and calendared for initial review at a commission meeting. At the conclusion of the full commission review, the commission will vote on whether to advance the proposal for a City Council study session. If a majority of commissioners support the proposal, the commission will submit a written request from the commission to the City Clerk to be calendared for a City Council study session through the City Council's established agenda process. For commissions desiring to propose an annual work plan for Council review and consideration, the draft work plan must be submitted through the City's regular agenda process early enough to be studied by Council and be ready for final consideration not later than the first meeting in December prior to the year it is intended to go into effect.

C. Work Originating through Other City Code Provisions. Where other University Place Municipal Code provisions provide additional means and processes for work to be assigned to advisory commissions, such additional processes remain in effect.

(Ord. 692 § 2 (Exh. A), 2017).

1.35.050 Advisory commission work approval process.

A. All work of legislative policy advisory commissions will be assigned by, or approved by, at least a majority of the City Council by written resolution before City resources (administrative staff work or public funds) are utilized. Council resolutions assigning, or approving, legislative advisory commission work will provide commissions with clear direction, and may establish any appropriate processes and procedures for the work.

B. Unless the resolution or the law provides otherwise, a resolution assigning or approving legislative advisory commission work authorizes the commission to seek public opinion, review, provide recommendations, form ad hoc subcommittees, meet jointly with other City legislative policy advisory commissions and authorizes the commission reasonable means to carry the resolution into the effect which may appear most conformable to the spirit of the resolution.

(Ord. 694 § 1, 2017; Ord. 692 § 2 (Exh. A), 2017).

1.35.060 Advisory commission meetings.

A. Commissions will not have standing monthly meetings, but will meet only when there is work to be done. Commissions should meet only as a majority of the commission deems necessary to work on matters specifically assigned by the City Council, either as part of an annual work plan or by separate resolution, or in the event that two or more commissioners have filed a request to meet to discuss work to be proposed by the commission to the Council for approval.

B. At least annually, the Council will hold a joint meeting with all commissions.

(Ord. 692 § 2 (Exh. A), 2017).

1.35.070 Reporting to Council by advisory commissions.

A. When a commission reports to the City Council on a proposed commission work item, proposed commission annual work plan, or reports back to Council on commission work previously assigned or approved by Council, the report will include attendance by the commission chairperson or vice-chairperson at the Council's first study of the matter, and may include a minority report.

B. When a commission has met, but has not yet completed any assigned or approved work items, the commission chairperson or vice-chairperson will provide a quarterly update to the Council on the

commission's progress.

(Ord. 692 § 2 (Exh. A), 2017).

1.35.080 Appointment process for advisory commissions.

A. Advertisement for commission vacancies will be posted by the City Clerk's office. The Human Resources Department will conduct background checks on all applicants.

B. Review of applications and interviews of candidates will be performed by a City Council subcommittee comprised of no more than three Council Members appointed by the City Council each year on a rotating basis to ensure all council members participate. In considering appointments, the subcommittee will confer with the City Attorney and Police Chief regarding any applicant criminal history disclosed by a background check.

C. The subcommittee's recommendations will be provided to the full Council and inform the Mayor's final appointments, but are not binding on the Mayor. The Mayor's appointments will be reviewed for confirmation by vote of the full City Council. The full Council, by majority vote, may choose to interview all of the Mayor's appointments to any commission, or all commissions.

D. It is the Council's intent that in making appointments to any and all advisory bodies, that the Council should seek to afford the greatest number of University Place residents the opportunity to serve for a time on commissions, and should seek to appoint commissioners who are residents and who are representative of the diversity of our community.

(Ord. 692 § 2 (Exh. A), 2017).

1.35.090 Scope of chapter.

A. To What Entities Applicable. This chapter shall govern all matters before City advisory commissions. Where a State statute provides for a procedure before a commission, which is in conflict with this chapter, the procedure shall be governed by such statute.

B. Conflicting Statutes and Rules. Subject to the provisions of subsection (A) of this section, this chapter supersedes all resolutions and other rules that may be in conflict.

(Ord. 692 § 2 (Exh. A), 2017).

The University Place Municipal Code is current through Ordinance 789, passed June 16, 2025.

Disclaimer: The city clerk's office has the official version of the University Place Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

**Memorandum of Agreement
by and between the City of University Place and UP for Art
for the Implementation of the City's Public Art Plan**

This Agreement is effective this 20th day of March, 2007. The Parties to this Agreement are the City of University Place, a Washington municipal corporation ("City") and **UP for Art**, a non-profit organization.

Whereas, UP for Art is a non-profit 501(c)(3) community organization formed in 2000 to bring public art to University Place.

Whereas, UP for Art is a city partner with the City of University Place ("City") that has worked with the City to install public art in public places throughout the City and has collaborated on several development projects throughout the community to assist in promoting the placement of art; and

Whereas, in October 2005, UP for Art and the City partnered to develop a Public Art Plan for the City that was based upon input from community members, leaders, City staff and Council, and regional partners; and

Whereas, the Plan was finalized in fall 2006 after the expenditure of over 700 volunteer hours from UP for Art members and was adopted by the City Council on December 11, 2006; and

Whereas, the City seeks to implement the Plan to promote and develop art throughout the City to reflect the community, contribute to the sense of place and community pride, expand individual appreciation for art, and attract visitors and prospective business; and

Whereas, UP for Art seeks to further its goals to:

1. Develop an outdoor public art program to enhance the attractiveness and vitality of the community.
2. Provide opportunities for regional artists to exhibit their work.
3. Provide people of all ages the opportunity to experience and appreciate cultural historical, and artistic expressions.
4. Develop partnerships with business, artists, schools, and organizations to maximize private and public participation.
5. Heighten the awareness of art as an integral part of our quality of life.

NOW THEREFORE, in consideration of the mutual benefits received from both parties from the promotion and development of art throughout the community and the terms and conditions contained below,

The City and UP for Art hereby agree as follows:

1. Purpose.

The purpose of this Agreement is to promote the placement of art within the City of University Place community. By this Agreement, the parties intend for UP for Art to assist the City in the implementation of its Public Art Plan, adopted on December 11, 2006 to establish a clear, unified, organized, and effective method for the funding, procurement, placement, and maintenance of art throughout the City.

2. Term.

The Term of this Agreement shall commence on the effective date of this Agreement and shall continue until December 31, 2007. This Agreement may be extended for additional periods of time upon mutual written agreement of the Parties.

3. City's Roles and Responsibilities.

- a. Consider and support public art in City public spaces and public projects as the City's budget may allow.
- b. Coordinate with UP for Art on issues related to existing and future public art.
- c. Develop and cooperate on an annual work plan with UP for Art to begin implementing the Public Art Plan.
- d. Direct private developers to UP for Art for assistance as needed.

4. UP for Art's Roles and Responsibilities.

- a. Perform work items as agreed in the 2007 Work Plan.
- b. Foster local, regional and public-private partnerships to create public art.
- c. Assist the development community in seeking art for private projects.
- d. Advise the City in City-initiated public art projects and on public art related issues.
- e. Provide a quarterly report to City of work activities and status.
- f. Work collaboratively with the City and its committees and commissions in providing artwork within the City. For example, consult with the Parks Commission when considering artwork to be placed in a City park.

5. 2007 Work Plan

UP for Art and City Staff shall meet to define the 2007 Work Plan. The 2007 Work Plan will establish and prioritize projects for the year, define responsibilities for specific tasks, and determine timing for public art related work to be accomplished in the 2007 calendar year.

The plan will include the following work items at a minimum:

- i. Review and update Art in Public Places policy; determine if revisions to the policy are needed.
- ii. Develop and adopt a selection and procurement process for public art, including written procedures for calls to artists.

- iii. Develop online and print versions of maps and brochures of the University Place public art collection.
- iv. Define and implement 2007 funding efforts, including grant applications for a Public Art Coordinator and the establishment of the University Place Foundation for Public Art.

6. Indemnification.

UP for Art agrees to indemnify and hold the City, its elected officials, officers, employees, agents, and volunteers harmless from any and all claims, demands, losses, actions and liabilities, (including costs and all attorney's fees) arising from UP for Art's negligent acts, errors or omissions or intentional misconduct.

7. Termination.

During any term, this Agreement may be terminated, with or without cause by either Party by giving 30 days' written notice to the other party.

8. Independent Entity Status.

The City and UP for Art are independent parties. The employees, agents, or volunteers of each party who are engaged in the performance of this Agreement shall continue to be employees, agents, or volunteers of that party and shall not be considered for any purpose to be the employees, agents, or volunteers of the other party. In addition, neither of the parties, nor its employees, agents, or volunteers will hold themselves out to be vested with any power or right to contractually bind or act on the behalf of the other party.

9. Use of City Logo.

Any and all information sent out naming University Place and/or using the City of University Place logo must first be screened and approved by the City of University Place.

10. Public Art Policy.

In addition to the adopted Public Art Plan, the City has adopted an administrative Public Art Policy. All actions under this Agreement must comply with the City's Public Art Policy as promulgated or hereafter amended.

11. City has Ultimate Authority on All Decisions.

The Parties agree that all decisions and/or proposed actions related to public art for the City of University Place are subject to approval by the City.

DATED this 20th day of March, 2007.

UP for ART

CITY OF UNIVERSITY PLACE

By: Mary B. Lloyd
Mary B. Lloyd, President

By: Robert W. Jean
Robert W. Jean, City Manager

STAFF REPORT

**Memorandum of Agreement
by and between the City of University Place and UP for Art
for the Implementation of the City's Public Art Plan**

This Agreement, which is effective this 3rd day of September, 2008, extends and amends the original Agreement dated March 20, 2007, between the City of University Place, a Washington municipal corporation ("City") and UP for Art, a non-profit organization.

Whereas, UP for Art is a non-profit 501(c)(3) community organization formed in 2000 to bring public art to University Place; and

Whereas, UP for Art is a city partner with the City of University Place ("City") that has worked with the City to install public art in public places throughout the City and has collaborated on several development projects throughout the community to assist in promoting the placement of art; and

Whereas, in October 2005, UP for Art and the City partnered to develop a Public Art Plan (the "Plan") for the City that was based upon input from community members, leaders, City staff and Council, and regional partners; and

Whereas, the Plan was finalized in the fall of 2006 after the expenditure of over 700 volunteer hours from UP for Art members and was adopted by the City Council on December 11, 2006; and

Whereas, the City seeks to implement the Plan to promote and develop art throughout the City to reflect the community, contribute to the sense of place and community pride, expand individual appreciation for art, and attract visitors and prospective business; and

Whereas, UP for Art seeks to further its goals to:

1. Develop an outdoor public art program to enhance the attractiveness and vitality of the community.
2. Provide opportunities for regional artists to exhibit their work.
3. Provide people of all ages the opportunity to experience and appreciate cultural, historical, and artistic expressions.
4. Develop partnerships with business, artists, schools, and organizations to maximize private and public participation.
5. Heighten the awareness of art as an integral part of our quality of life.

NOW THEREFORE, in consideration of the mutual benefits received by both parties from the promotion and development of art throughout the community and the terms and conditions contained below,

The City and UP for Art hereby agree as follows:

1. Purpose.

The purpose of this Agreement is to promote the placement of art within the City of University Place community. By this Agreement, the parties intend for UP for Art to assist the City in the implementation of its Public Art Plan, adopted on December 11, 2006 to establish a clear, unified, organized, and effective method for the funding, procurement, placement, and maintenance of art throughout the City.

2. Term.

The Term of this Agreement shall commence on the effective date of this Agreement and shall be renewed automatically for an additional one-year term on December 31st of each year, unless terminated in writing as provided herein.

3. City's Roles and Responsibilities.

- a. Consider and support public art in City public spaces and public projects as the City's budget may allow.
- b. Coordinate with UP for Art on issues related to existing and future public art.
- c. Develop and cooperate on an annual work plan with UP for Art to begin implementing the Public Art Plan.
- d. Direct private developers to UP for Art for assistance as needed.

4. UP for Art's Roles and Responsibilities.

- a. Perform work items as agreed in the annual Work Plan attached hereto and made a part hereof.
- b. Foster local, regional and public-private partnerships to create public art.
- c. Assist the development/business community in seeking art for private projects.
- d. Advise the City in City-initiated public art projects and on public art related issues.
- e. Provide an annual report to the City regarding work activities and status.
- f. Work collaboratively with the City and its committees and commissions in providing artwork within the City.

5. Annual Work Plan

UP for Art and City staff shall meet to define the annual Work Plan. The annual Work Plan will establish and prioritize projects for the year, define responsibilities for specific tasks, and determine timing for public art related work to be accomplished for that calendar year. Each year's Plan will be agreed to in writing by both parties and included as a separate addendum to this Agreement.

6. Indemnification.

UP for Art agrees to indemnify and hold the City, its elected officials, officers, employees, agents, and volunteers harmless from any and all claims, demands, losses, actions and liabilities, (including costs and all attorney's fees) arising from UP for Art's negligent acts, errors or omissions or intentional misconduct.

7. Termination.

During any term, this Agreement may be terminated, with or without cause by either party by giving 30 days' written notice to the other party.

8. Independent Entity Status.

The City and UP for Art are independent parties. The employees, agents, or volunteers of each party who are engaged in the performance of this Agreement shall continue to be employees, agents, or volunteers of that party and shall not be considered for any purpose to be the employees, agents, or volunteers of the other party. In addition, neither of the parties, nor its employees, agents, or volunteers will hold themselves out to be vested with any power or right to contractually bind or act on the behalf of the other party.

9. Use of City Logo.

Any and all information sent out naming University Place and/or using the City of University Place logo must first be screened and approved by the City Council of the City of University Place.

10. Public Art Policy.

In addition to the adopted Public Art Plan, the City has adopted an administrative Public Art Policy. All actions under this Agreement must comply with the City's Public Art Policy as promulgated or hereafter amended.

11. City Council has Ultimate Authority on All Decisions.

The Parties agree that all decisions and/or proposed actions related to public art for the City of University Place are subject to approval by the City Council of the City of University Place.

DATED this 3rd day of September, 2008.

UP for ART

CITY OF UNIVERSITY PLACE

By Patricia Lebbert
Patricia Lebbert, President

By Mariza Craig, Asst. City Manager
for Robert W. Jean, City Manager