



27th Street Business District Plan

DRAFT January 2025



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*

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*



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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.

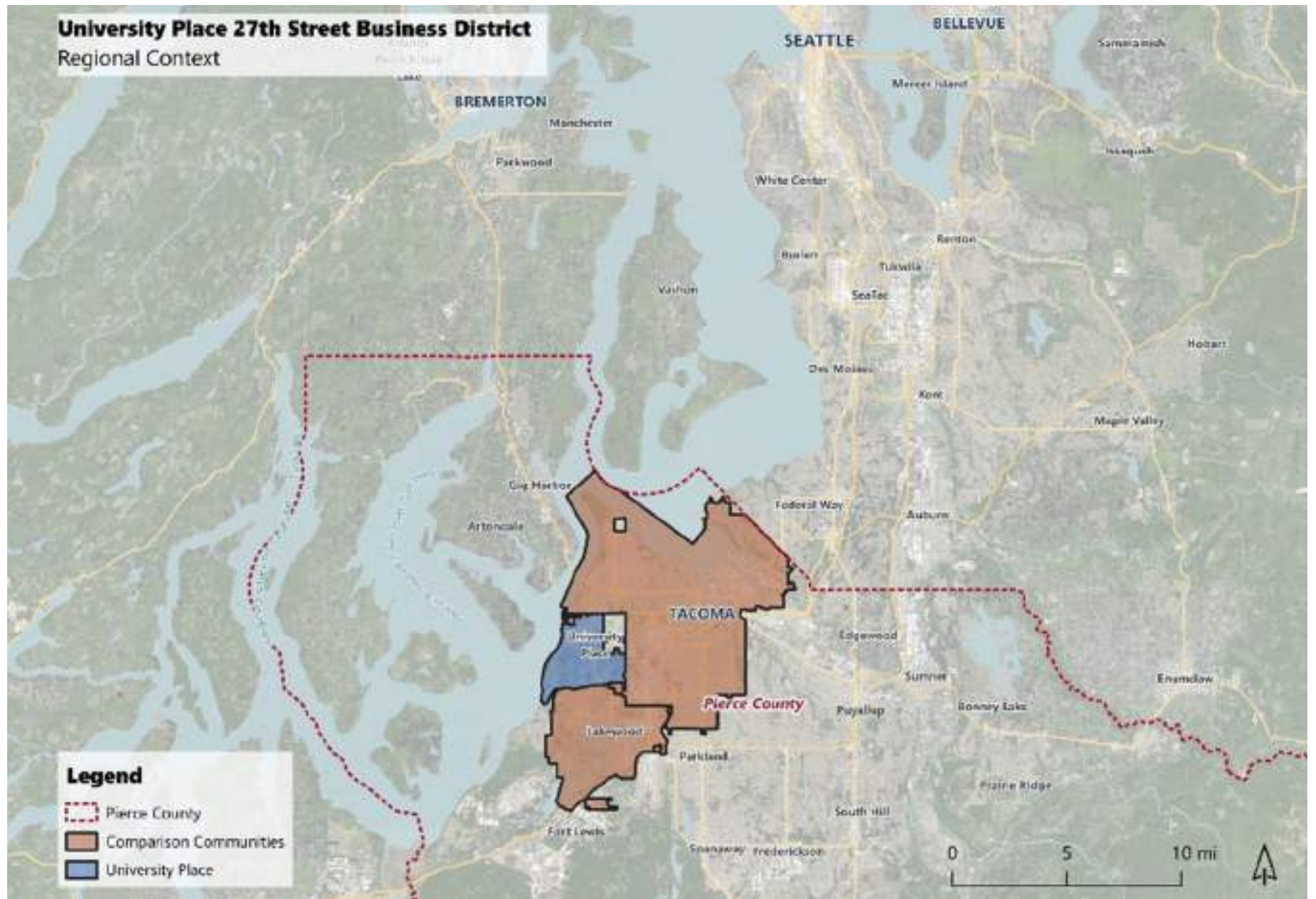


Figure 2. Regional Context Map

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.

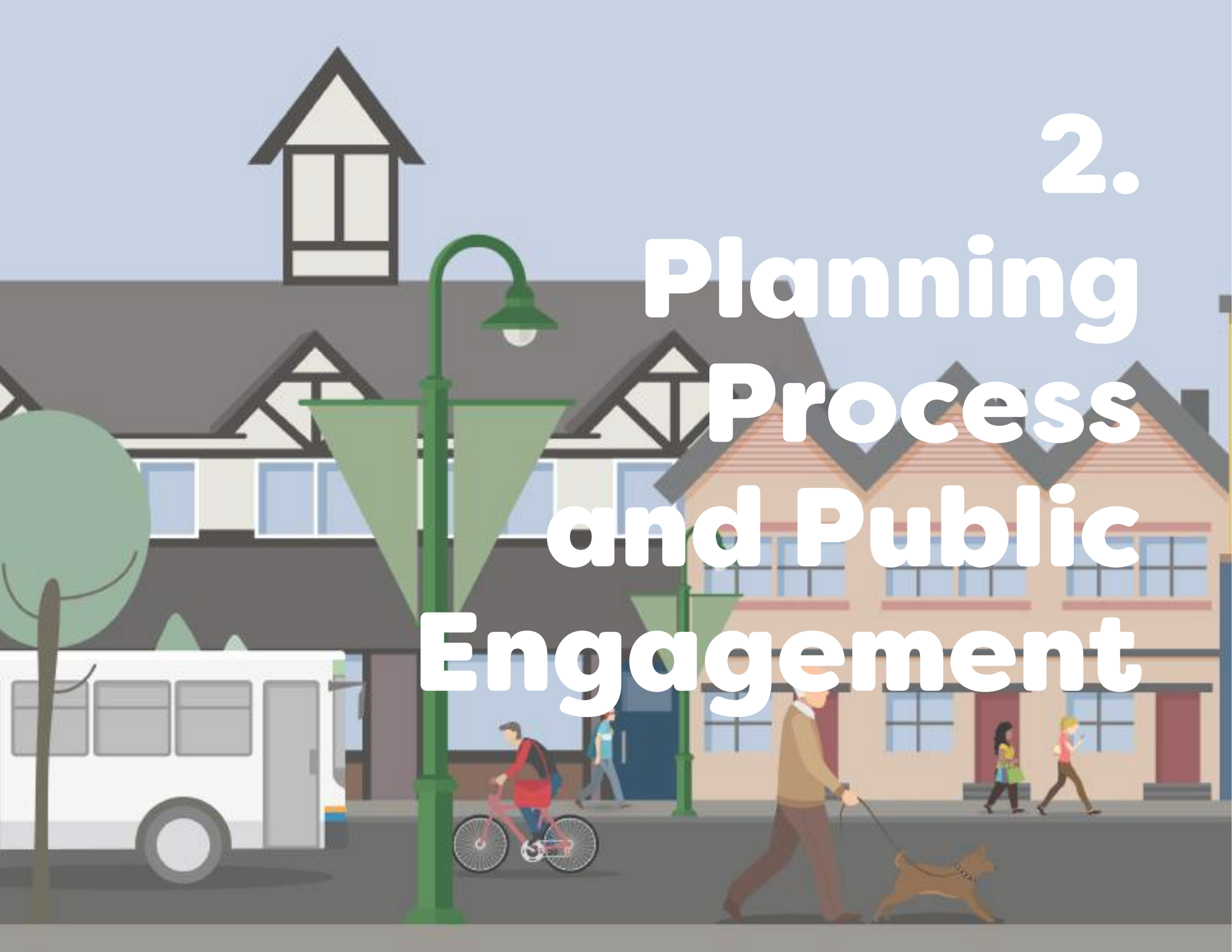
Regional Planning Context Continued

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 LU12C - Complete specific area plans for the three subarea plan districts -- the Town Center District, 27th Street Business District, and the Northeast Mixed-Use District. Create road grid systems to improve circulation and redevelopment opportunities where many of the properties have poor access and visibility. Require 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.

An illustration of a town street scene. In the background, there are several houses with gabled roofs and windows. A white bus is parked on the left side of the street. A person is riding a bicycle in the middle ground. In the foreground, a man is walking a brown dog on a leash. There are also other pedestrians walking. A green street lamp stands in the middle ground. The overall scene is a vibrant, colorful representation of a community.

2. Planning Process and Public Engagement

Overview

The 27th Street Business District Plan was developed over the course of approximately twelve months from the Fall of 2023 through the end of 2024.

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. 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 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.

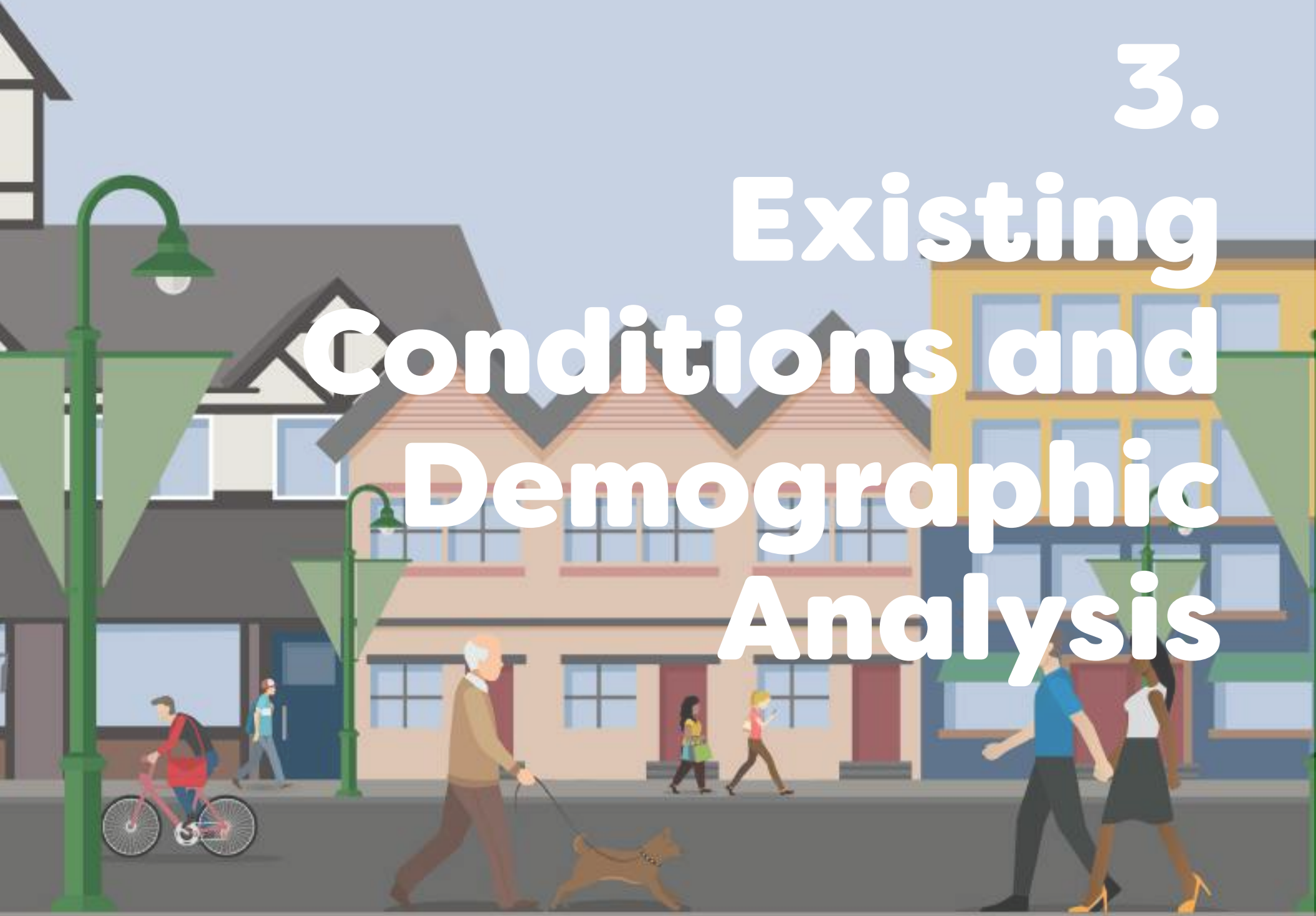
The most common responses were:

- » 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.

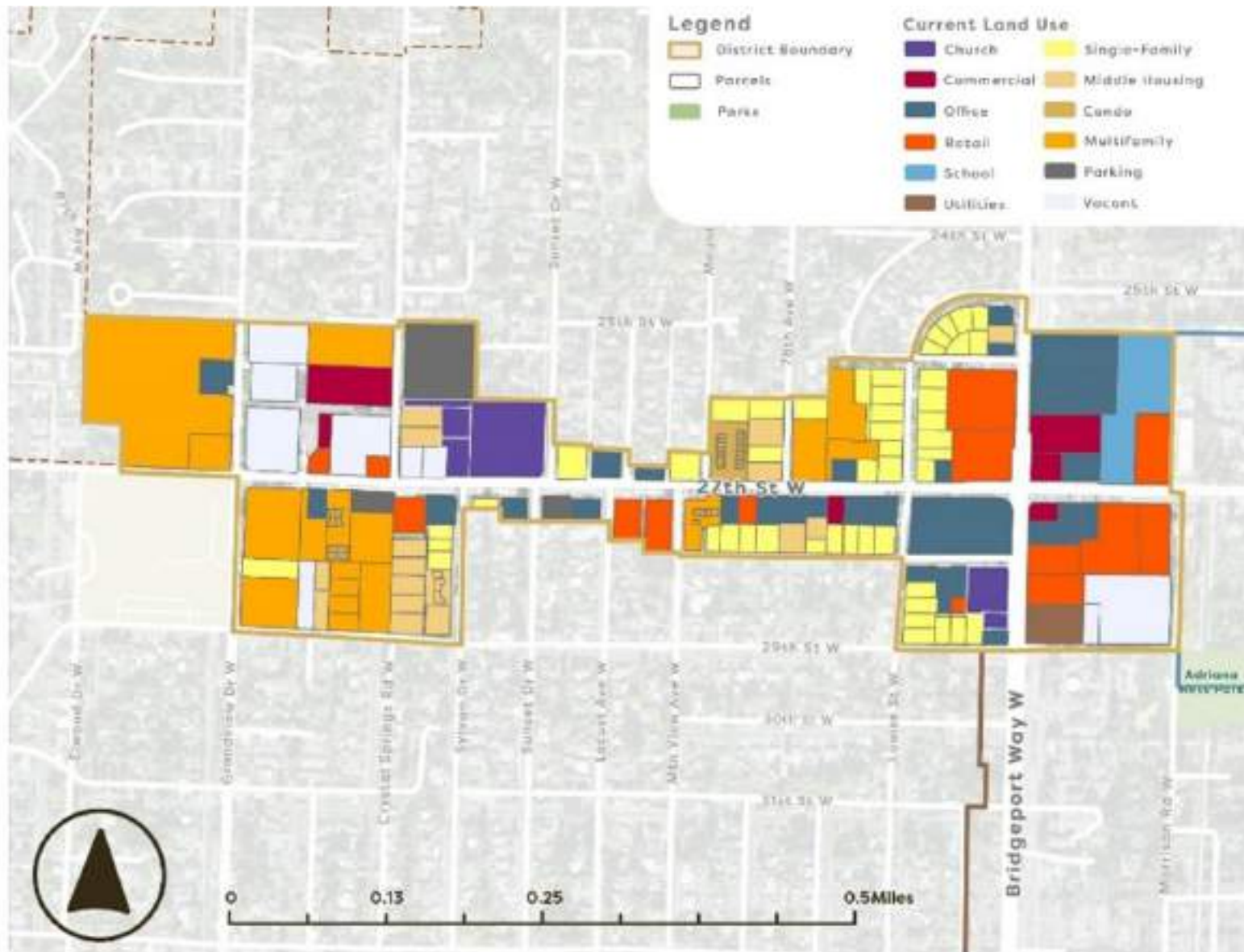


Figure 5. Current Land Uses

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.

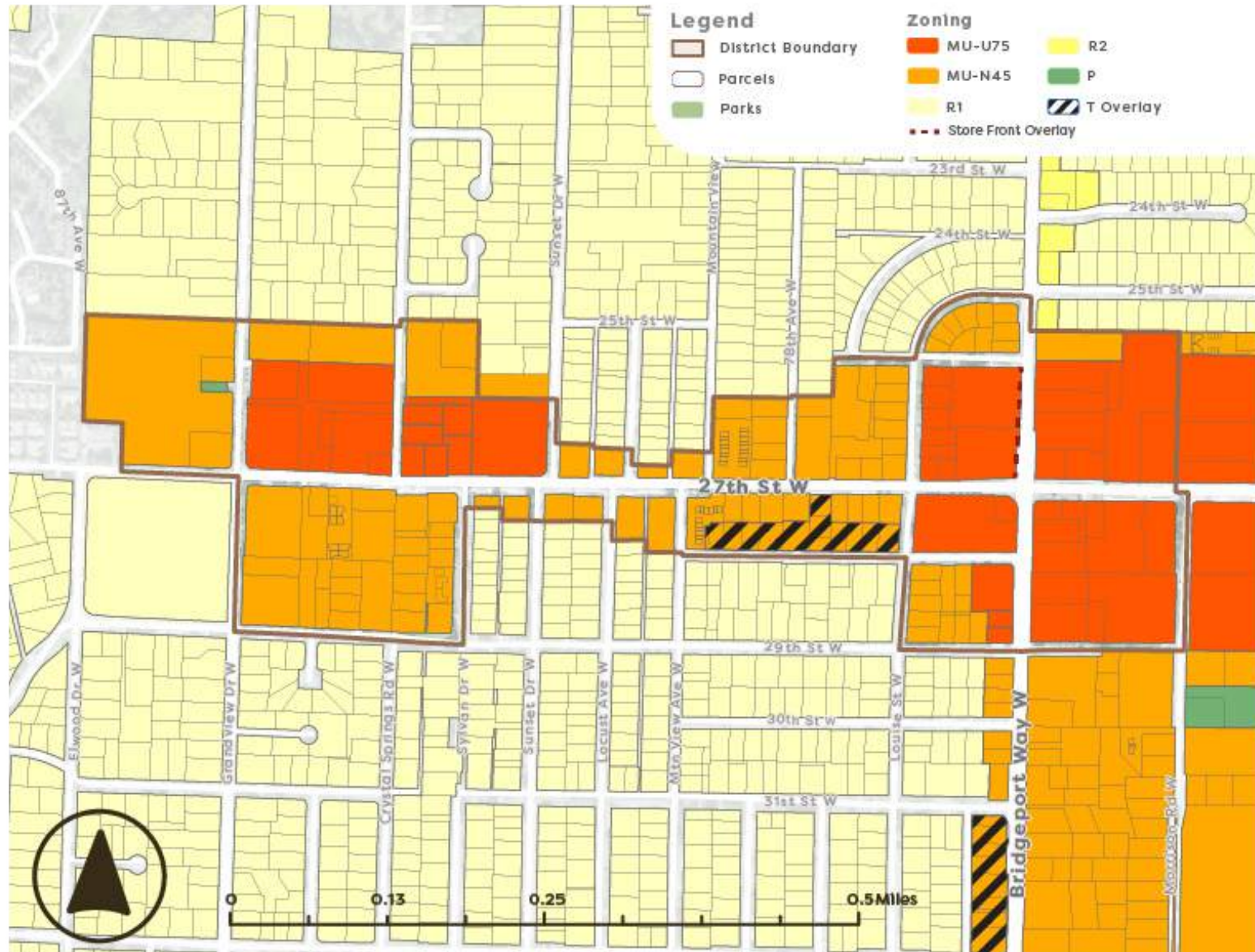


Figure 6. Existing Zoning Map

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. To mitigate impacts to adjacent single-family residential zones, maximum height is reduced to 45 feet. Building types include multiplexes, townhomes, courts, live-work units, commercial, liner, and mixed use building types. The building height would allow five wood frame stories over a one- or two-level concrete podium. 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).

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 Audubon Society 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 oversees a portion of the school property that is slated for future transformation into a park improvement.

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 the City of Lakewood 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.

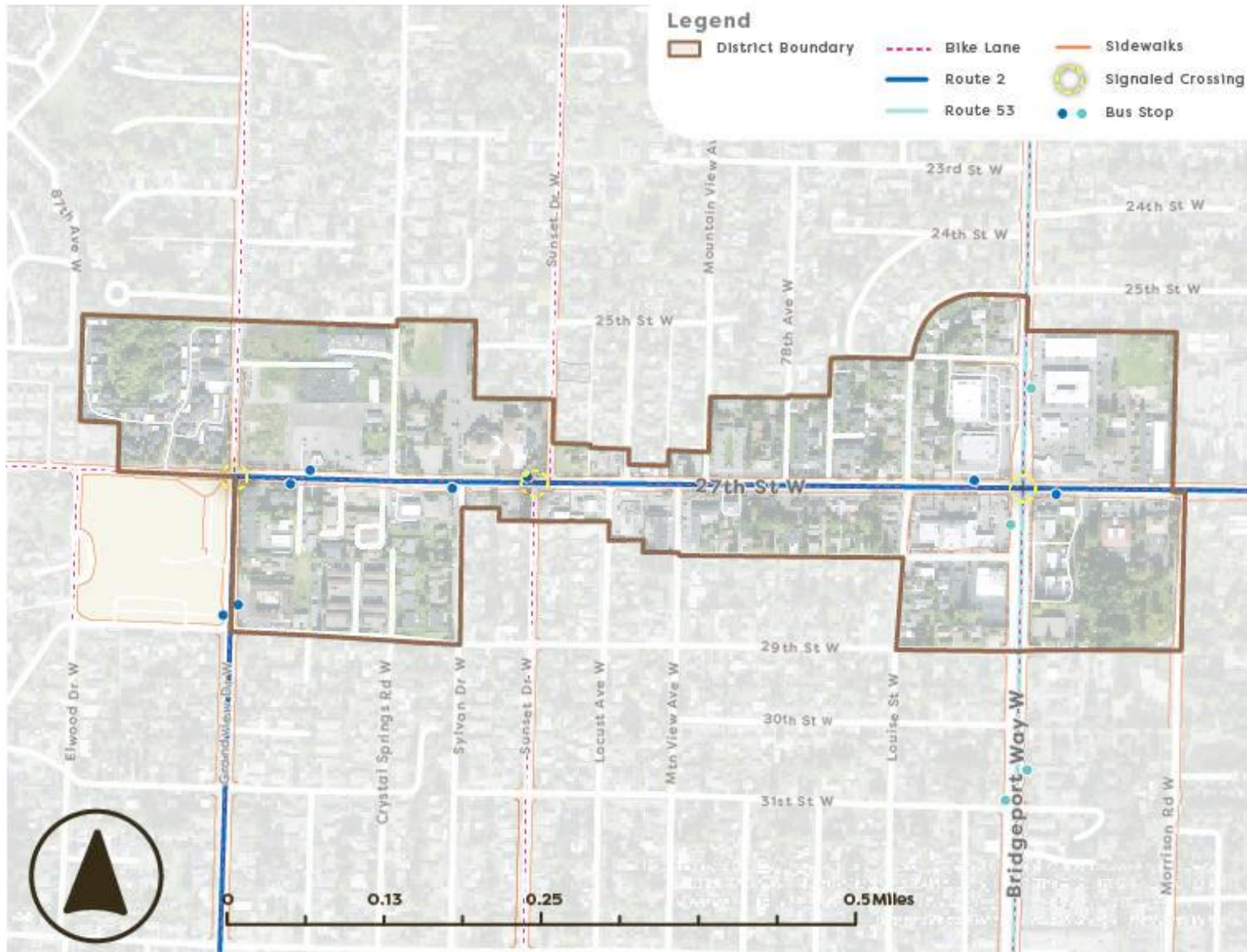


Figure 7. Transportation and Connections

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 both sides 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 53 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 2 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 were developed prior to current stormwater regulations will be required to adhere to 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.

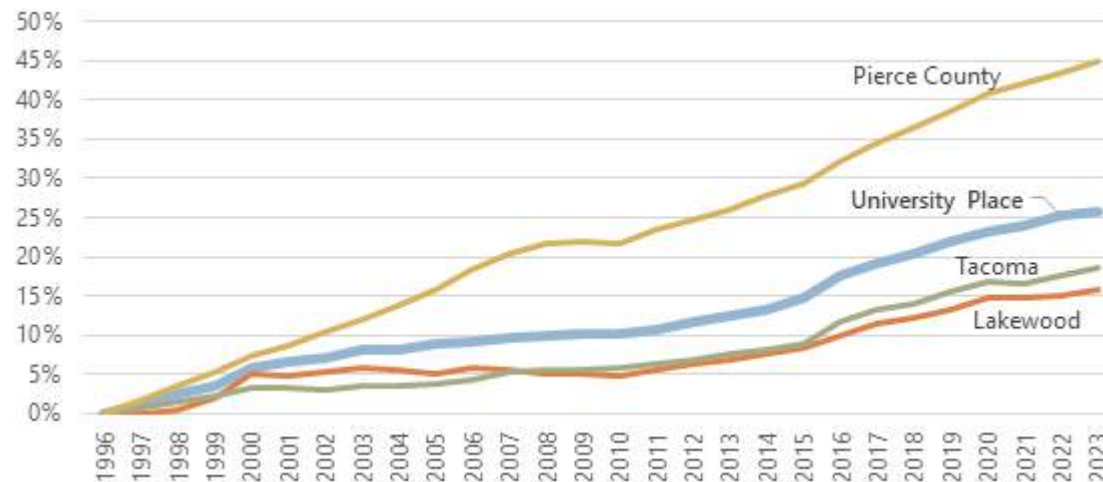
Telecommunications services are provided by several private companies with a division of Tacoma Public Utilities providing cable television services. These service providers continually coordinate with the City to anticipate demand within the geographic area of University Place to provide the most comprehensive 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

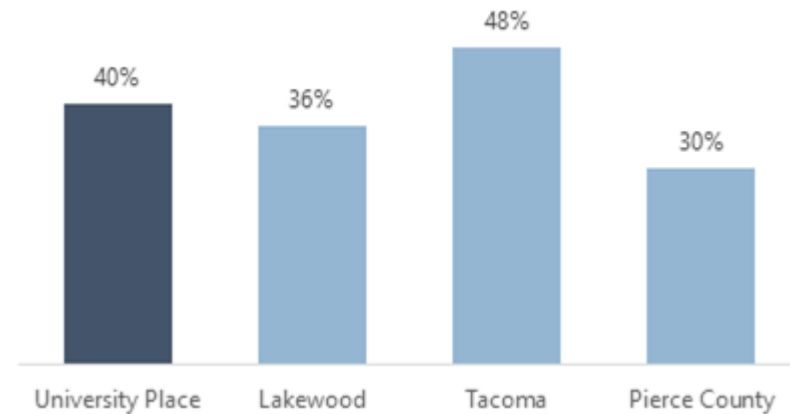


Source: WA Office of Financial Management

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.



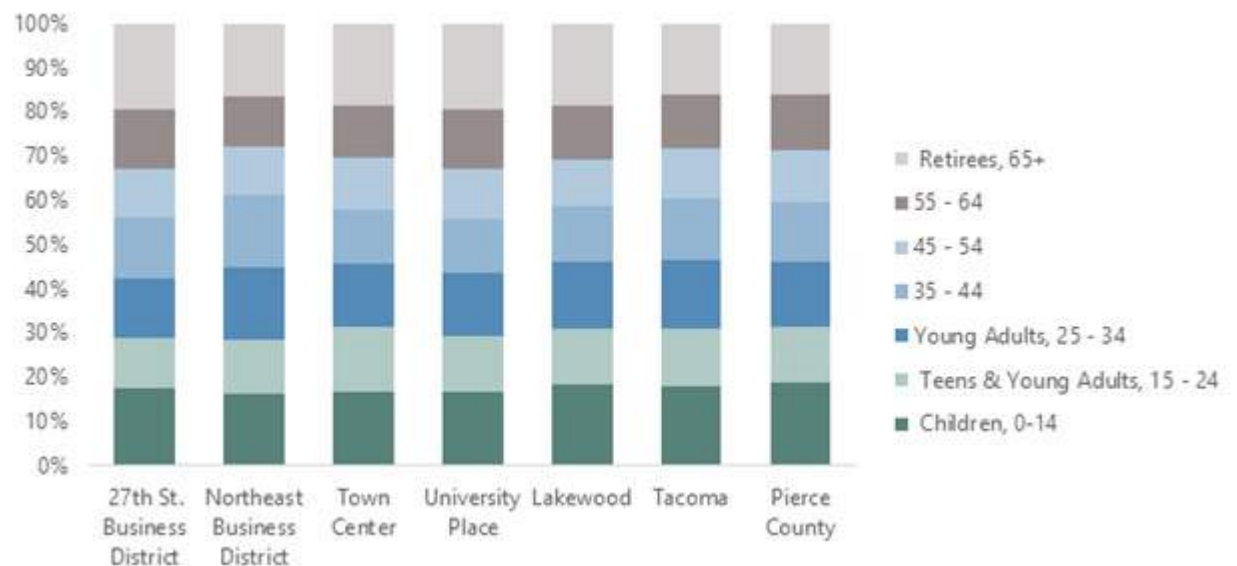
Figure 9. Growth Target Population Increase, 2023-2044



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

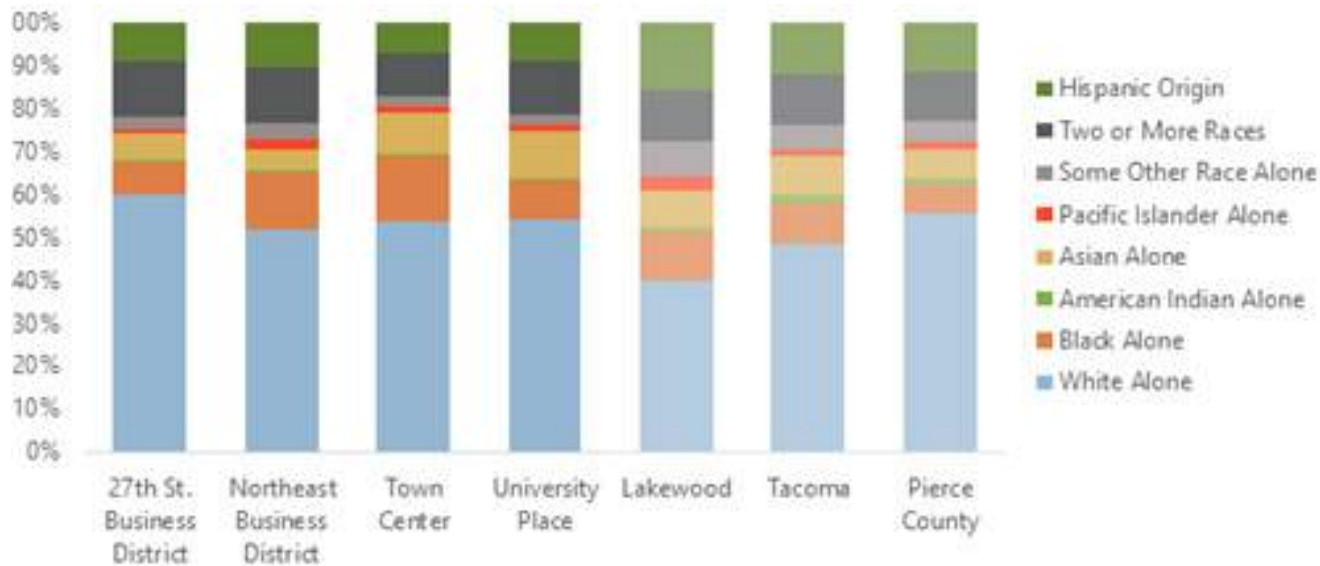


Source: WA Office of Financial Management, Pierce County Countywide Planning Policies

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 significantly more diverse, as are the neighboring communities of Lakewood and Tacoma.



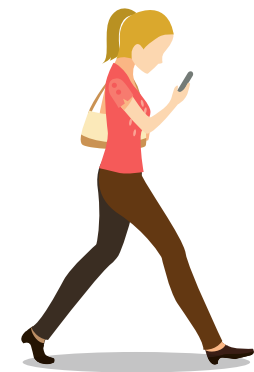
Figure 11. Race & Ethnicity in the University Place RGC Subareas and Comparison Geographies, 2023



Source: ESRI

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 10 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



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 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 14. 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%
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%	4.7%	2.5%	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 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.



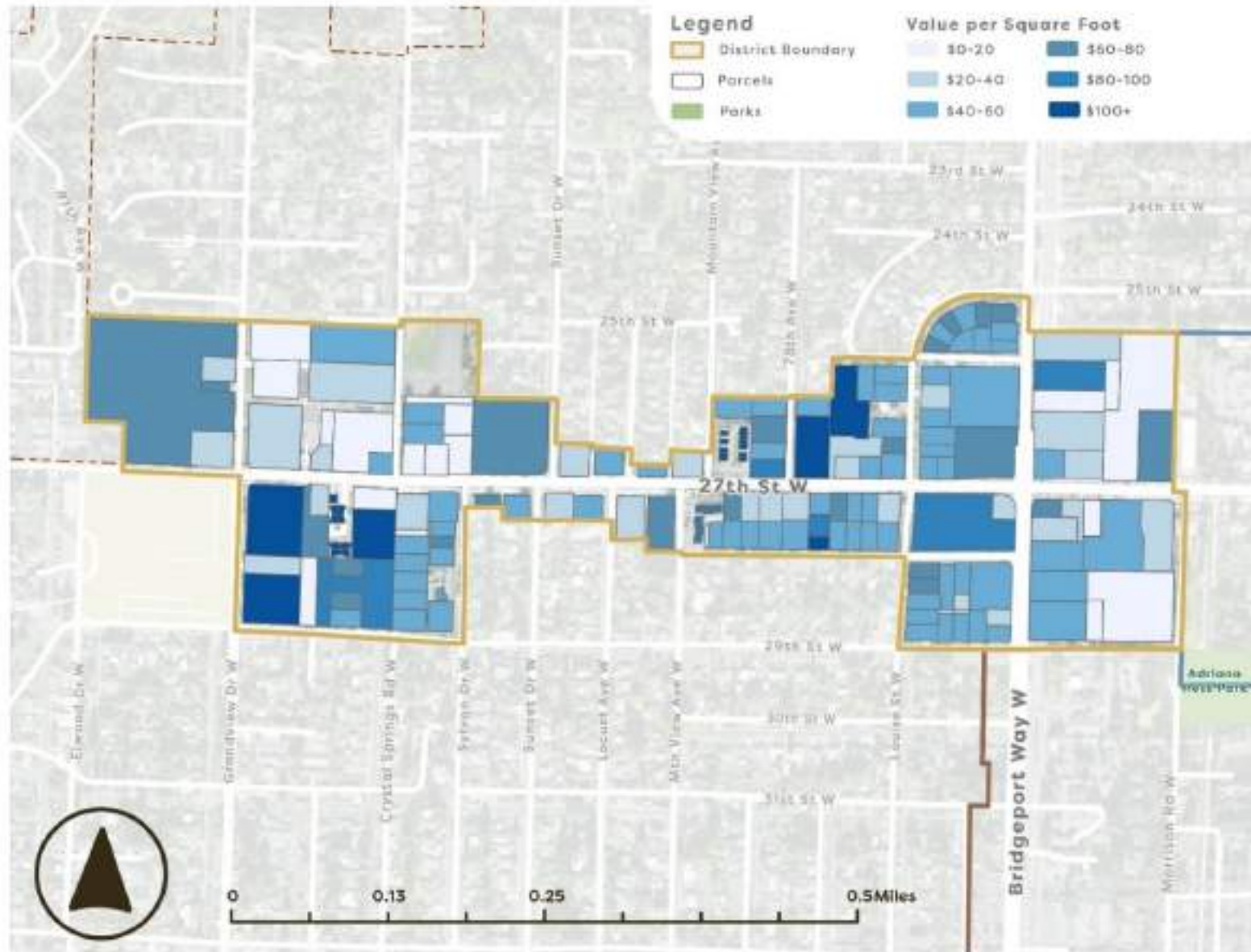


Figure 15. Total Parcel Value in the 27th Street Business District

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.



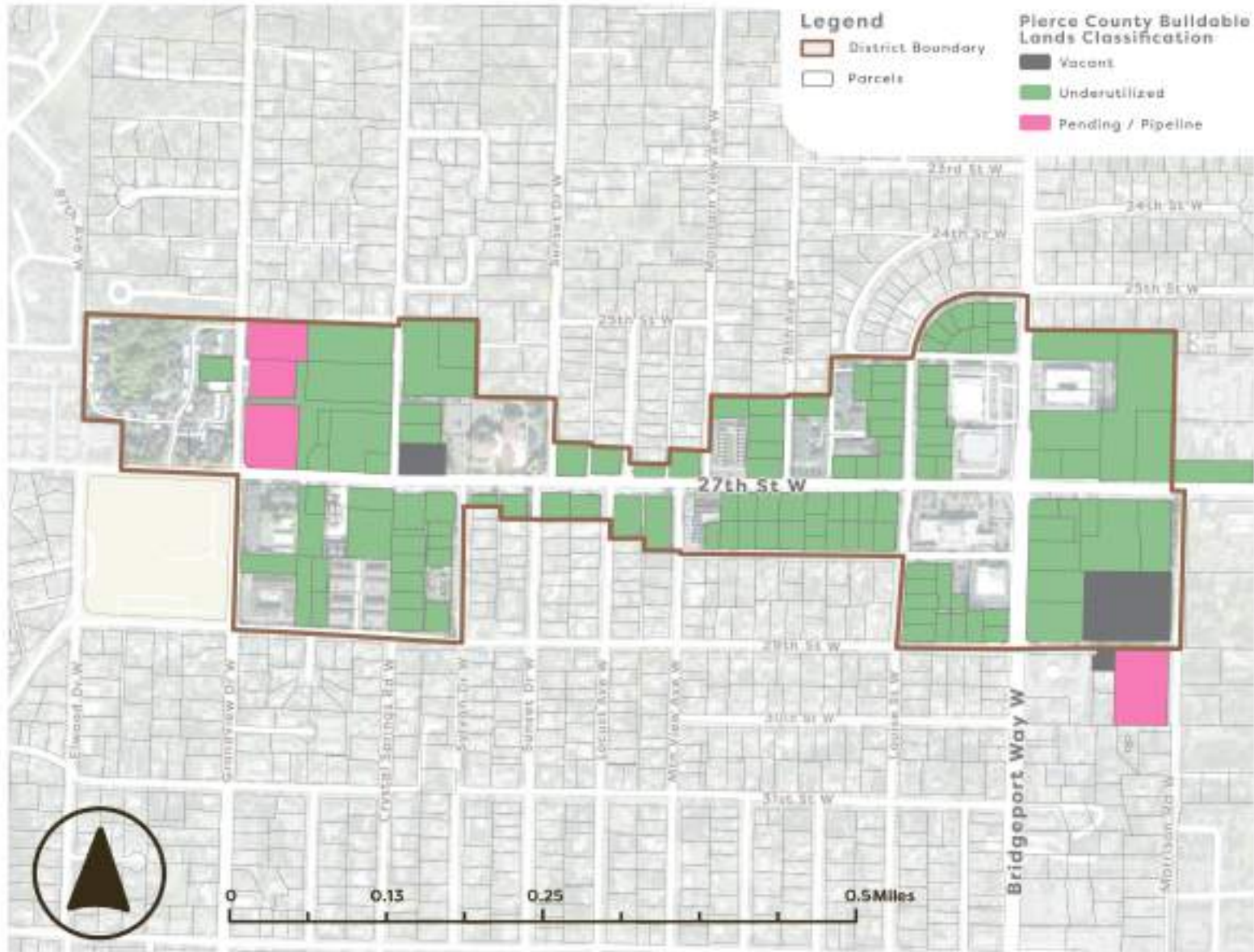


Figure 16. Pierce County Buildable Lands Parcel Classifications, 2021

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 17. Low Redevelopment Scenario

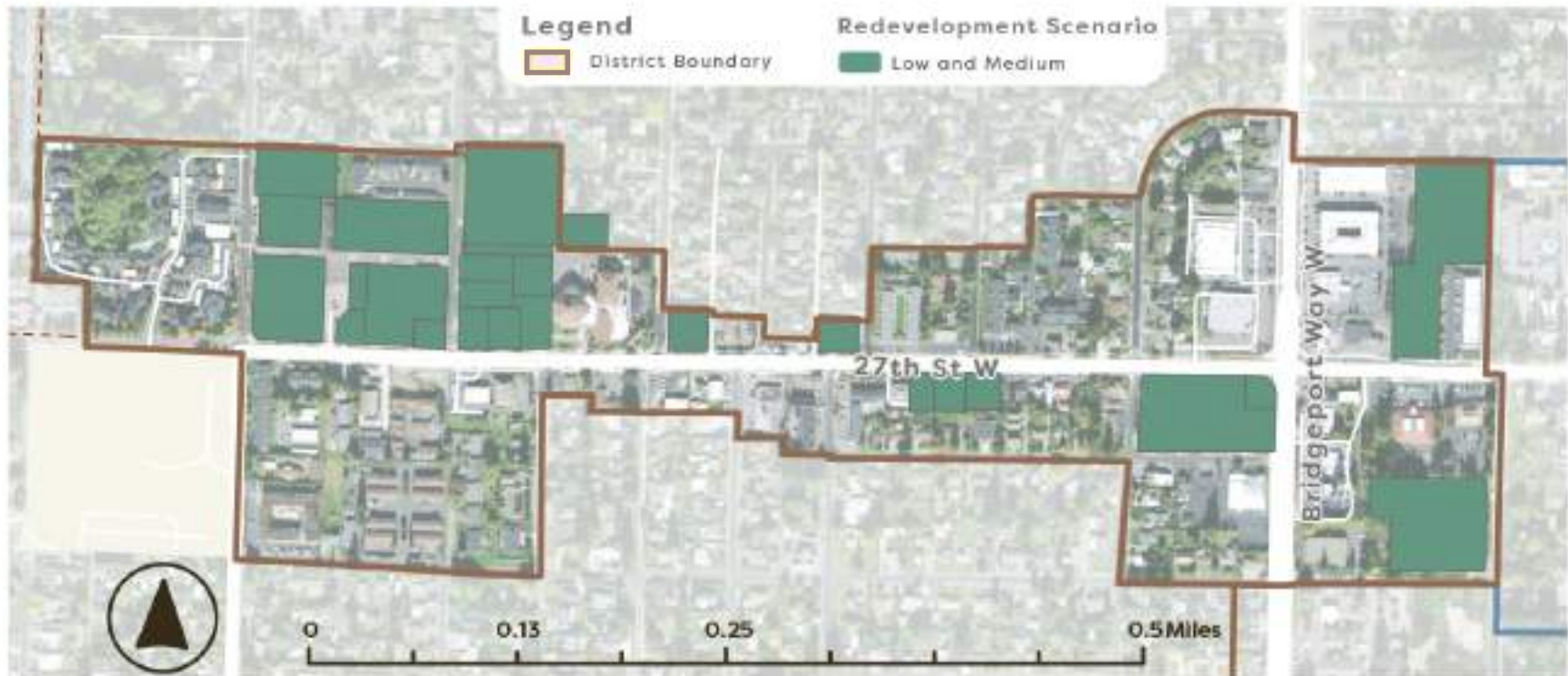


Figure 18. Low and Medium Redevelopment Scenario

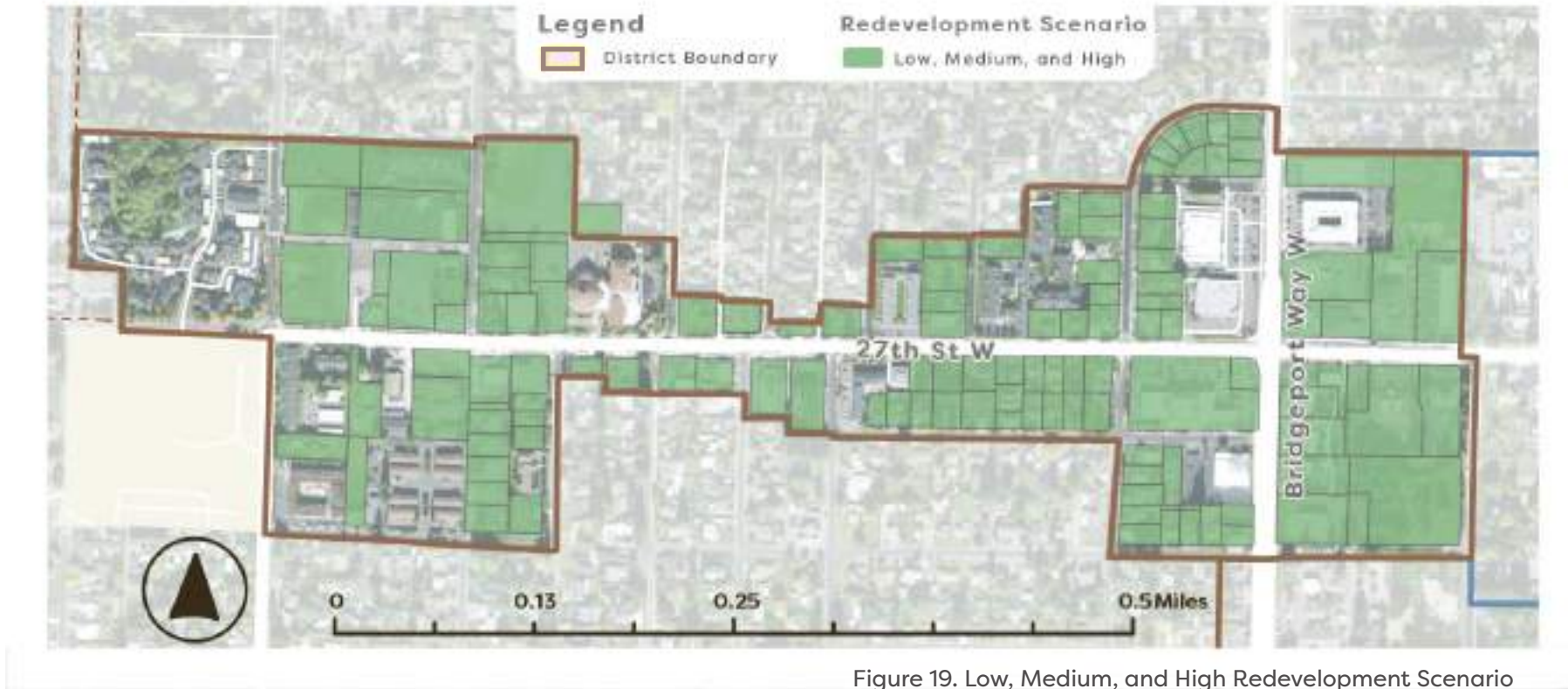


Figure 19. Low, Medium, and High Redevelopment Scenario

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 20. MU-N45 and MU-U75 Prototypes Used in Capacity Analysis

Capacity Analysis Results

The results of the redevelopment analysis are shown in Figure 21. 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 21. 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 22. 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



THE PINE CONE



LOUISE AVE FESTIVAL STREET

LOUISE AVE FESTIVAL STREET





27TH AND BRIDGEPORT WAY AVE, NORTHEAST CORNER



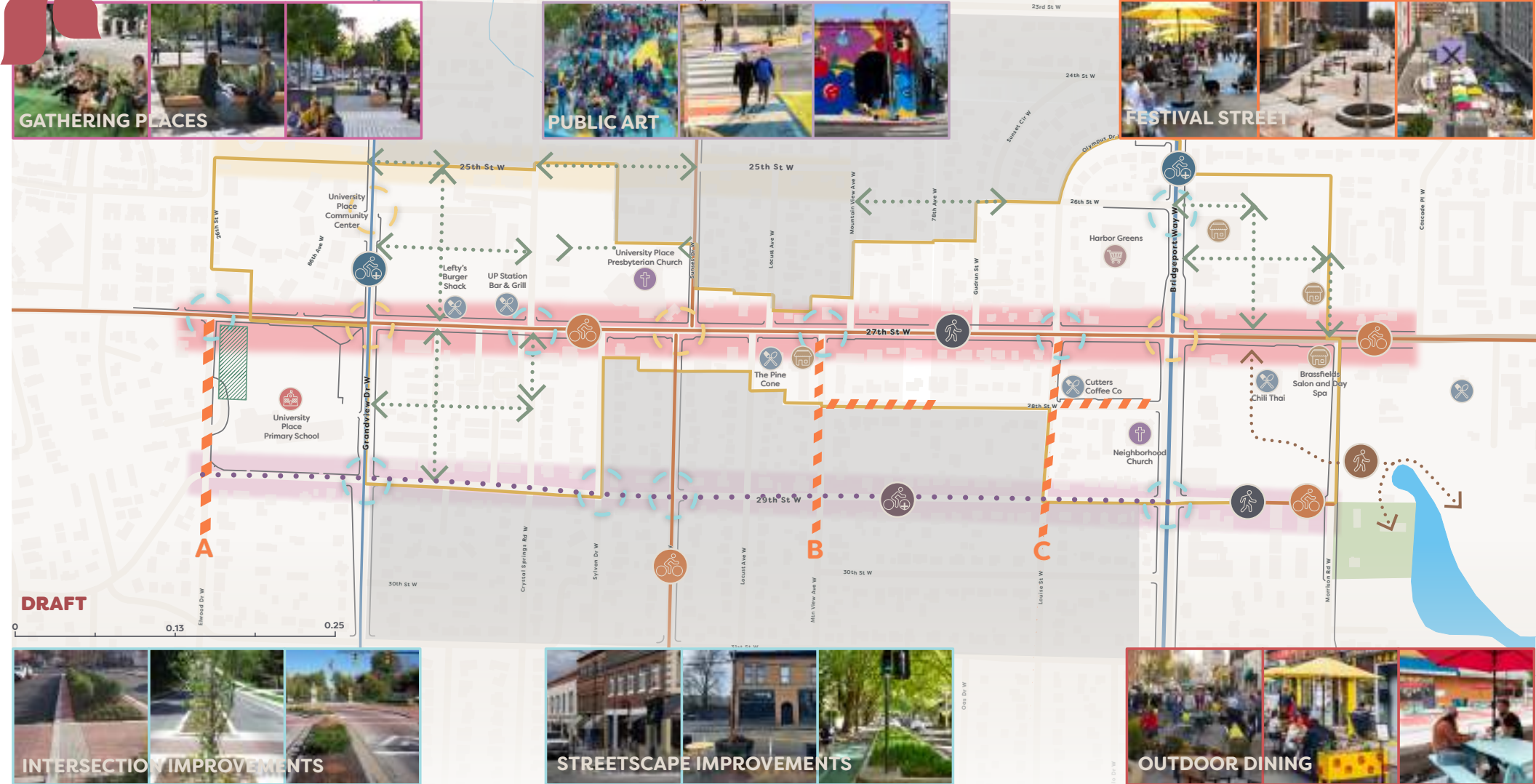
27TH AND BRIDGEPORT WAY AVE, NORTHEAST CORNER

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.

Imagining University Place 27th Street Business District



Legend

Street Uses

- Conceptual Connections (dotted line with arrows)
- Pedestrian Trail (dashed line with arrows)
- Sidewalks (solid line)
- Existing Bike Facility (orange line)
- Existing Bike Facilities Needing Improvements (blue line)
- Bike Facility Improvements (dotted line)
- Festival Street Placement Options (A, B, C)
- Intersection Improvements (dashed circle)
- City Amenity Space (hatched box)
- Increased Density in Housing (grey box)
- 25th St Corridor Improvements (yellow box)
- 27th St Corridor Improvements (pink box)
- 29th St Corridor Improvements (purple box)
- Existing Bike Facility (bicycle icon)
- Bike Facility Improvements (bicycle icon with plus)
- Existing Bike Facilities Needing Improvements (bicycle icon with minus)
- Pedestrian Priority (pedestrian icon)
- Trail Pedestrian Priority (pedestrian icon with plus)

Neighborhood Centers

- School (school icon)
- Religious Institution (church icon)
- Restaurant (fork and knife icon)
- Commercial (store icon)

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 Senior Living projects 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.



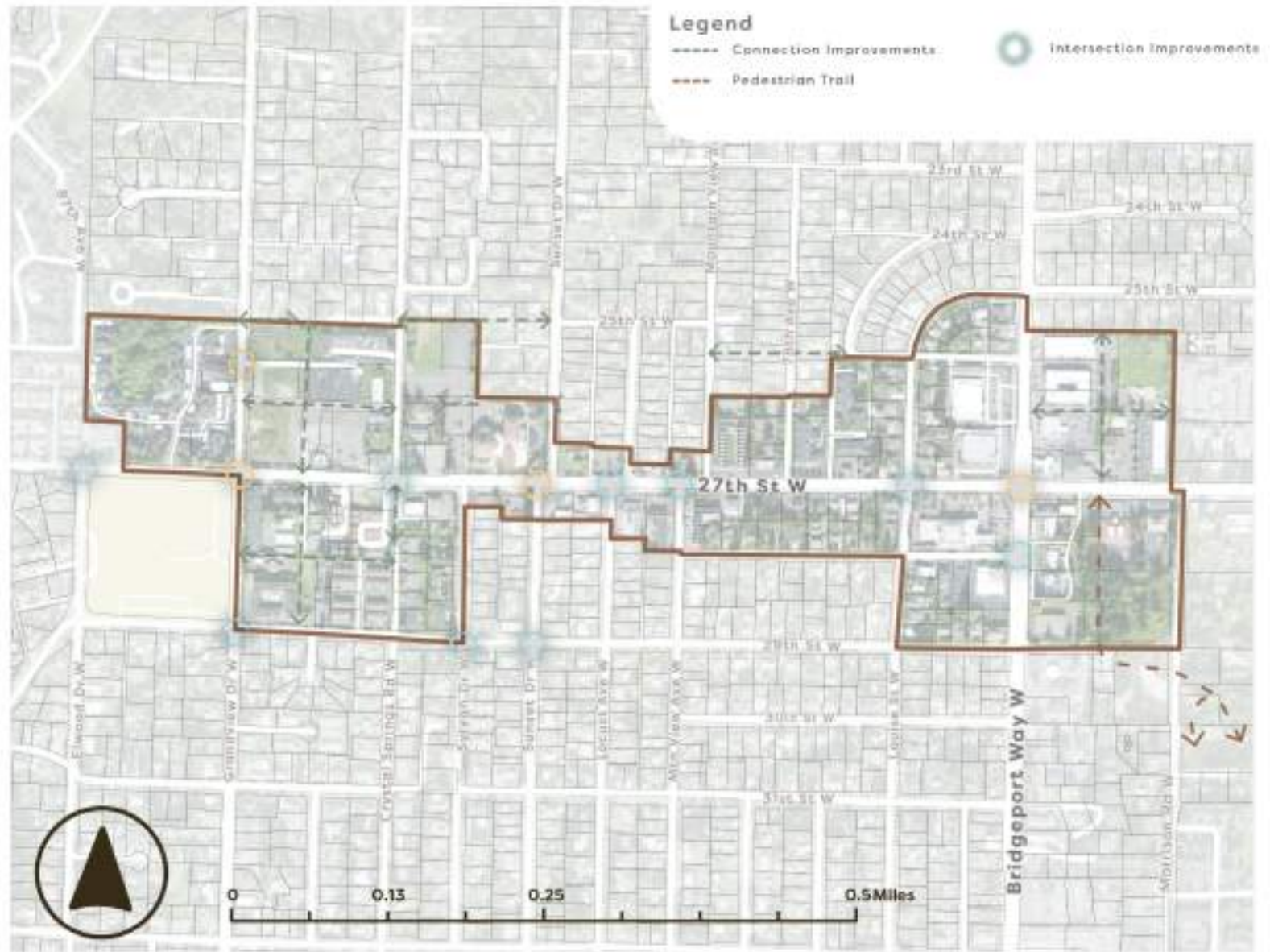


Figure 23. Pedestrian Connections

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.