



## RESOLUTION NO. 40568

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A RESOLUTION relating to economic development; authorizing execution of a Letter of Intent among Metropolitan Park District of Tacoma, The Soccer Club of Tacoma and the City of Tacoma establishing terms for the negotiation of future agreements regarding a potential future soccer stadium and future adjacent development, in the vicinity of Cheney Stadium.

WHEREAS, in 2017, The Soccer Club of Tacoma (“TSCOT”), a joint venture of the Tacoma Rainiers and Seattle Sounders, approached Metropolitan Park District of Tacoma (“MPT”) and the City about the possibility of developing a professional soccer stadium, and co-located commercial and housing development near Cheney Stadium, and

WHEREAS, the original proposed project originally included three elements, anticipated to be phased in, but now has only two elements; the two remaining elements have been referred to as the Heidelberg Sports Village, and

WHEREAS, the first phase element consists of a 5,000 seat professional stadium that can include educational, and sports medicine facilities, and

WHEREAS, the future phase element includes surrounding mixed-use commercial and residential development with approximately 500 residential units, including affordable housing, and approximately 70,000 square feet of commercial and retail space, which numbers are drawn from the 2019 feasibility study, and

WHEREAS, the now-removed third element was new public soccer fields to be developed at a location that has some connectivity to the Heidelberg Sports Village location; during feasibility, it was determined that there was no suitable property proximate to the proposed stadium and mixed-use site, and this element



1 is no longer part of the proposed project; MPT continues to independently consider  
2 public soccer fields at other locations, and

3           WHEREAS, in order to evaluate the proposal, TSCOT, MPT and the City  
4 competitively and jointly selected Populous, one of the world's premier sports and  
5 entertainment consultants, to conduct a feasibility study, which study was funded in  
6 equal thirds by TSCOT, MPT and the City to ensure the consultant had  
7 professional obligations to all, and

8           WHEREAS, the completed feasibility study was presented to the City  
9 Council and the MPT Board of Park Commissioners in a public study session on  
10 July 9, 2019, and  
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12           WHEREAS, following the study session, TSCOT, MPT and the City  
13 negotiated high-level conceptual terms for how the project could be funded and  
14 developed, which terms are currently included in a Letter of Intent, which was  
15 studied by the MPT Board of Park Commissioners at its Study Session on Monday,  
16 February 3, 2020, and by the City Council at its Study Session on Tuesday,  
17 February 4, 2020; Now, Therefore,  
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19           BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:  
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21           Section 1. The City Council authorizes execution of a non-binding Letter of  
22 Intent ("LOI") among Metropolitan Park District of Tacoma, The Soccer Club of  
23 Tacoma and the City establishing terms for the negotiation of future agreements  
24 regarding a potential future soccer stadium and future adjacent development, in  
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the vicinity of Cheney Stadium. Though the LOI is not a binding contract, it must be executed by all three parties to be effective.

Section 2. The City directs that there be a robust and inclusive public outreach regarding the potential future soccer stadium and future adjacent development, in the vicinity of Cheney Stadium.

Section 3. Any future proposed binding agreements on the subject of the Letter of Intent shall be considered by the City Council for approval or rejection.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney