



ORDINANCE NO. 28723

1 AN ORDINANCE relating to the One Tacoma Plan Future Land Use Map;
2 amending the Heidelberg-Davis site, located in the vicinity of South 19th
3 Street and South Tyler Street, from a Parks and Open Space land use
4 designation to a Major Institutional Campus designation, as recommended
5 by the Planning Commission as part of the 2020 Amendments to the
6 Comprehensive Plan and Land Use Regulatory Code, to become effective
7 January 1, 2021.

8 WHEREAS, on March 3, 2020, the City Council adopted Resolution
9 No. 40568, authorizing the execution of a non-binding Letter of Intent (“LOI”)
10 between the Metropolitan Park District of Tacoma (“Metro Parks”), the Soccer
11 Club of Tacoma, and the City, establishing terms for the negotiation of future
12 agreements regarding a potential future soccer stadium and future adjacent
13 development in the vicinity of Cheney Stadium, and

14 WHEREAS Metro Parks seeks to change the land use designation for the
15 16-acre Heidelberg-Davis site, located in the vicinity of South 19th Street and
16 South Tyler Street and as shown in the attached Exhibit “A,” from a Parks and
17 Open Space designation to a Major Institutional Campus designation to allow
18 future development of a soccer stadium and possible co-location of accessory
19 educational and healthcare facilities, and

20 WHEREAS the Planning Commission (“Commission”) completed its review
21 of the 2020 Amendments to the Comprehensive Plan and Land Use Regulatory
22 Code through an extensive and inclusive public engagement process, including a
23 public hearing held on October 7, 2020, and

24 WHEREAS the Commission has recommended adoption of the proposed
25 land use designation change for the Heidelberg-Davis site, which is consistent with
26



1 the Growth Management Act; the One Tacoma Plan; Tacoma 2025; and the City's
2 health, equity, and sustainability policy, and

3 WHEREAS, given the large scale and complexity of potential developments
4 anticipated in and around this area, the Commission acknowledged the emerging
5 need for development of a master plan which would enable a more comprehensive
6 review of the general area surrounding the Heidelberg-Davis site, and
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8 WHEREAS, pursuant to Tacoma Municipal Code ("TMC") 13.02.070, the
9 City Council must hold a public hearing before enacting any proposed
10 amendments to the Comprehensive Plan and development regulations, and
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12 WHEREAS, on November 24, 2020, a public hearing was held before the
13 City Council on the proposed 2020 Amendments, and

14 WHEREAS staff is recommending that the proposed land use designation
15 change for the Heidelberg-Davis site, as recommended by the Planning
16 Commission, be approved, and further, that the Commission consider
17 amendments to zoning and permit procedures that support master planning or
18 other heightened public process for the general area of the Heidelberg-Davis site,
19 as part of the Planning Work Program for 2020-2022; Now, Therefore,
20

21 BE IT ORDAINED BY THE CITY OF TACOMA:

22 Section 1. That the Heidelberg-Davis site, located in the vicinity of
23 South 19th Street and South Tyler Street and as shown in the attached Exhibit "A,"
24 is hereby amended from a Parks and Open Space land use designation to a Major
25 Institutional Campus designation, as recommended by the Planning Commission
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1 as part of the 2020 Amendments to the Comprehensive Plan and Land Use
2 Regulatory Code, to become effective January 1, 2021.

3 Section 2. That the City Clerk, in consultation with the City Attorney, is
4 authorized to make necessary corrections to this ordinance, including, but not
5 limited to, the correction of scrivener's/clerical errors, references, ordinance
6 numbering, section/subsection numbers, and any references thereto.
7

8 Passed _____
9

10 _____
11 Mayor

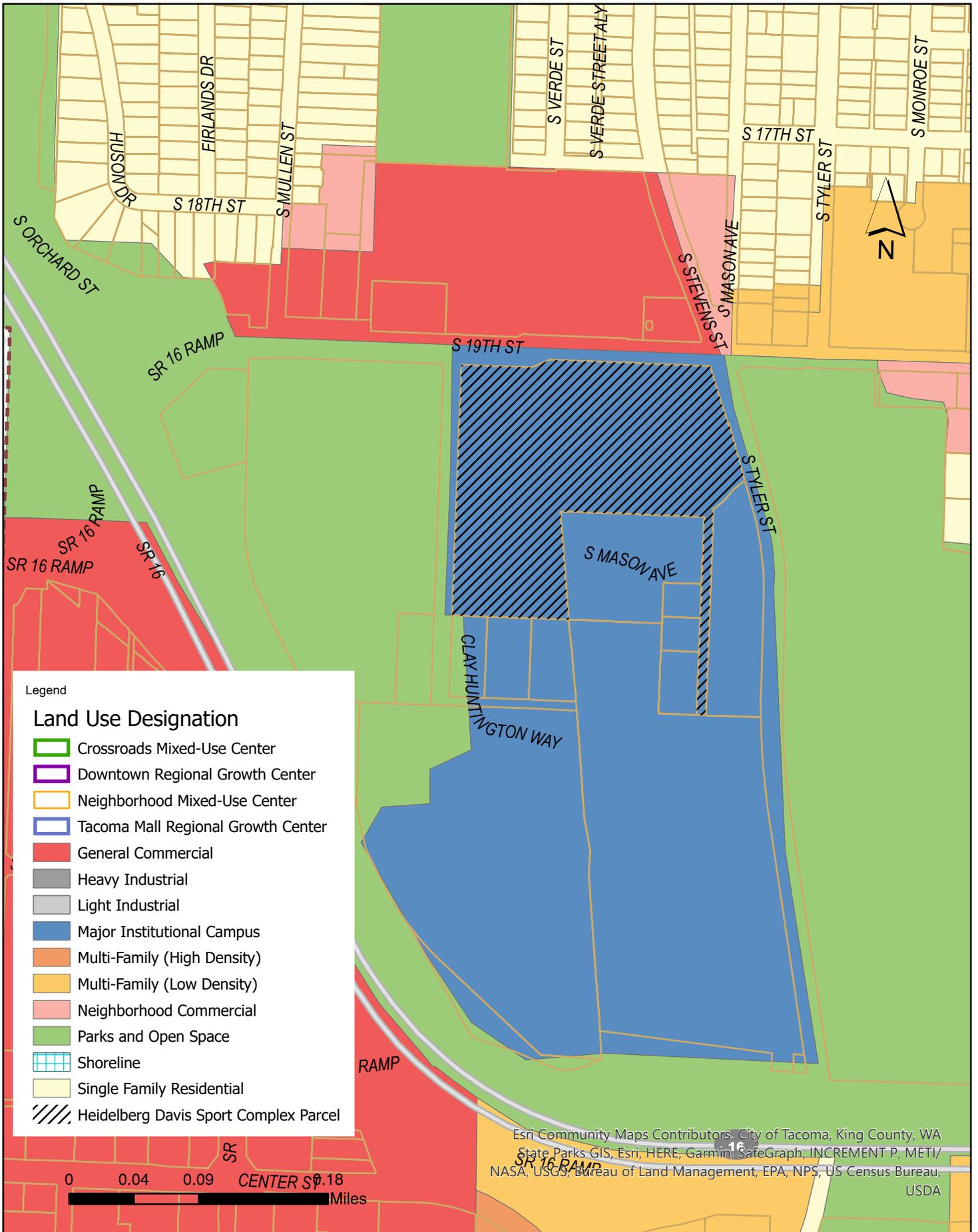
12 Attest:
13
14 _____
15 City Clerk

16 Approved as to form:
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18 _____
19 Deputy City Attorney

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Proposed Land Use Designation for the Heidelberg-Davis Site

(Amending the Comprehensive Plan, Urban Form Element, Figure 2. Comprehensive Plan Future Land Use Map)



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