



TO: Elizabeth Pauli, City Manager
FROM: Stephen Atkinson, Principal Planner, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Ordinance - Adopting Proposed Land Use Designation Change for the Heidelberg-Davis Site -
December 1, 2020
DATE: November 12, 2020

SUMMARY AND PURPOSE:

An ordinance amending the Heidelberg-Davis site, located in the vicinity of South 19th Street and South Tyler Street, from a Parks and Open Space land use designation to a Major Institutional Campus designation, as recommended by the Planning Commission as part of the 2020 Amendment to the Comprehensive Plan and Land Use Regulatory Code.

BACKGROUND:

The 2020 Amendment to the Comprehensive Plan and Land Use Regulatory Code (2020 Amendment) includes three applications, including (1) a land use designation change to the Heidelberg-Davis site, (2) a height limit change to the View Sensitive Overlay District, and (3) minor plan and code amendments. This ordinance pertains to the land use designation change for the Heidelberg-Davis site.

This application, proposed by Metro Parks Tacoma, seeks to change the land use designation for the 16-acre Heidelberg-Davis site, located in the vicinity of South 19th Street and South Tyler Street, from a Parks and Open Space designation to a Major Institutional Campus designation to allow future development of a soccer stadium and possibly co-location of accessory educational and healthcare facilities.

The Planning Commission completed its review of the 2020 Amendment through an extensive and inclusive public engagement process, including a public hearing conducted on October 7, 2020. The Commission has forwarded to the City Council, and filed with the City Clerk's Office, the Planning Commission's Findings of Fact and Recommendations Report for the 2020 Amendment and the Letter of Recommendation, both dated November 4, 2020. The items document the public review and community engagement process and the Commission's deliberations and decision making concerning the three applications.

The Planning Commission has recommended adoption of the proposed land use designation change for the Heidelberg-Davis site, as set forth in Exhibit A below. The Commission's recommendations are consistent with the Growth Management Act, the One Tacoma Plan, Tacoma 2025, and the City's health, equity and sustainability policy.

Furthermore, given the large scale and complexity of potential developments anticipated in and around the subject area, the Commission also acknowledges the emerging need for the development of a master plan which would enable a more comprehensive review of the community vision, equity, land use, zoning, housing, transportation, open space, recreation, and other relevant issues for the general area surrounding the Heidelberg-Davis site.

Pursuant to Tacoma Municipal Code (TMC) 13.02.070.I.1, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and development regulations as recommended by



the Planning Commission. The City Council is scheduled to conduct a public hearing concerning all three applications for the 2020 Amendment on November 24, 2020.

The City Council adopted Resolution No. 40568 on March 3, 2020, authorizing the execution of a non-binding Letter of Intent (LOI) among Metro Parks Tacoma, the Soccer Club of Tacoma and the City establishing terms for the negotiation of future agreements regarding a potential future soccer stadium and future adjacent development, in the vicinity of Cheney Stadium. The decision to authorize execution of the LOI was fundamentally a matter of legislative discretion and policy, and should not be construed as the sole basis for the City Council's consideration of the Planning Commission's recommendation.

COMMUNITY ENGAGEMENT:

In assisting the Planning Commission in shaping its recommendations on the 2020 Amendment, planning staff has reached out to identified stakeholders (e.g., Community and Neighborhood Councils, School District, Metro Parks, Puyallup Tribe, JBLM, and business and property owners near the various project sites), conducted on-site visits, conducted open houses (physical and virtual), and maintained a project website. The Planning Commission also conducted a public hearing on October 7, 2020, for which the notice was distributed to residents within 1,000 feet of affected sites and posted on the project website, newspapers, and social media.

Through the review process for the application of the Heidelberg-Davis site land use designation change, in particular, staff has actively engaged with the Metro Parks Tacoma, the Tacoma School District, the Central Neighborhood Council, and residents in the study area.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The review process for the 2020 Amendment, including the Planning Commission's public hearing, provides an equal opportunity for all residents with diverse background and interests to learn about and comment on the proposed amendments contained therein.

The application of Heidelberg-Davis site land use designation change, if adopted, would facilitate the potential development of a sports village with co-located commercial, residential, recreational, educational and healthcare development/facilities. This would significantly increase Tacoma residents' accessibility to and opportunities for various services offered, in an equitable manner, in the Cheney Stadium area.

Economy/Workforce: *Equity Index Score: Very High Opportunity*

Increase the number of infrastructure projects and improvements that support existing and new business developments.

Increase positive public perception related to the Tacoma economy.

Education: *Equity Index Score: High Opportunity*

Increase the number of quality out of school time learning opportunities distributed equitably across the city.

Civic Engagement: *Equity Index Score: High Opportunity*

Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

Representation at public meetings will reflect the diversity of the Tacoma community



Livability: *Equity Index Score:* Very High Opportunity

Improve access and proximity by residents to diverse income levels and race/ethnicity to community facilities, services, infrastructure, and employment.

Increase positive public perception of safety and overall quality of life.

Explain how your legislation will affect the selected indicator(s).

The proposed change in the land use designation for the Heidelberg-Davis site is primarily intended to facilitate the potential development of a sports village with co-located commercial, residential, recreational, educational and healthcare development/facilities. Such a campus is expected to significantly increase Tacoma residents’ access to various community facilities, services, infrastructure, housing, and employment, and increase the positive public perception of overall quality of life.

ALTERNATIVES:

| Alternative(s) | Positive Impact(s) | Negative Impact(s) |
|----------------------|---|---|
| Reject the proposal. | Rejecting the proposal would leave the current Parks and Open Space land use designation in place. The current designation would still support a sports complex, but not the accessory uses. The current designation was generally supported by public input. | Rejecting the proposal would reduce opportunities to increase employment and medical services on a planned high capacity transit corridor and negatively impact the feasibility of a proposed sports complex. The Planning Commission recognized the unique opportunities at this site to create a new community focal point at a location suitable to more intensive uses. |

EVALUATION AND FOLLOW UP:

If the legislation is adopted, staff will update the Comprehensive Plan’s Future Land Use Map and other relevant provisions accordingly and continue to work with Metro Parks Tacoma towards the development of the conceptual sports village project. If the legislation is rejected, staff will continue to work with Metro Park Tacoma to address the impacts as outlined above.

STAFF RECOMMENDATION:

Staff recommends the City Council adopt the proposed land use designation change for the Heidelberg-Davis site as recommended by the Planning Commission and as set forth in Exhibit A, and direct the Planning Commission to consider further amendments to zoning and permit procedures that would support master planning or other heightened public process for the general area of the Heidelberg-Davis site as part of the Planning Work Program for 2020-2022. Staff also recommends the effective date of the legislation be set as January 1, 2021.

FISCAL IMPACT:

There is no fiscal impact.