



Tacoma City Council
Metro Parks Tacoma Board of Park Commissioners



Joint Agency Meeting
November 13, 2018



JOINT MEETING OVERVIEW



- **Welcome**
- **Updates on Collaborative Projects**
 - Interagency Coordinating Committee (ICC) Guiding Principles
 - Heidelberg Sports Village Feasibility Project
 - Ruston Way Joint Planning Project- *Envision Our Waterfront*
- **Other Items of Interest**
- **Brief Recess**



ICC – Guiding Principles



- **Background**
- **Process**
- **Outcome**
- **Next Steps**



Background



- **Dual Parks Systems.** Since creation of the Park District in 1907, the City and MPT have acquired, developed and maintained parks independently resulting in a series of efforts to consolidate park services within the MPT.
- **1982 MOU.** MPT and City executed an MOU assigning primary responsibility to MPT
“it is in the best interest of the people that one entity be primarily responsible for [these] services.”



Background – Cont.'



- **MPT Responsibility.** MPT was tasked with:
 - Planning, design, acquisition, improvement maintenance and operation of public parks, playgrounds, open and other recreational spaces, and
 - Providing recreational programs, services and opportunities
- **Conveyance of Parks.** Certain parks were conveyed to the MPT (e.g. Swan Creek, People's Park, Sheridan Park, Lincoln Park, etc.)



Background – Cont'



- **Since 1982.** A number of agreements have been executed between the City and MPT
 - 1997 Master Agreement (Replacing 1982 MOU)
 - 2001 Master Agreement (Replacing 1997 Agreement – No term)
 - 2004 Service Contract (Supplement 1997 Agreement)
 - 2008 Interlocal Agreement (Replacing 2004 Contract)
 - 2016 Interlocal Agreement (Replacing 2008 Contract)



Background – Cont'



- **Common Elements.** These agreements carry through certain common elements.
 - **Centralization.** MPT assigned responsibility for planning, administering, maintaining and managing parks and recreation programs with on-going financial support from the City
 - **Joint Planning.** Joint planning to ensure that MPT park plans and the City's comprehensive plan parks and neighborhood elements are consistent and comply with GMA



Background – Cont'

- Transfer of Parks. City owned parks should be transferred to MPT so that responsibility is centralized with one entity
- Efficiency. MPT and City can be more efficient and cost-effective by coordinating work, aligning core competencies and reducing duplicative services and functions
- Joint Advisory Board. Joint MPT Board/City Council committee created to advise their respective governing bodies of activities of the MPT and staff



Background – Cont'



- Staff Advisory Committee. Staff committees created to oversee implementation of the work plan developed under the various agreements and report to MPT Executive Director and City Manager.
- Sustainable Resources. MPT and City to explore avenues for sustainable funding
- Guiding Principles. Adoption of principles to govern acquisition, operation, maintenance, disposition, development, planning, service delivery, and funding of parks, recreation, programs, open space and related facilities and amenities



Process



- **Implementation of Sept 2016 Agreement.** MPT retained a facilitator in April of 2018 to facilitate meetings of ICC
- **Purpose.** Purpose of the meetings was to create a new imprimatur to serve as an effective reference tool to help resolve key issues and develop a new master agreement.
- **Meeting Schedule.** ICC representatives met five times between July and September and presented to the Park Policy Group in October



Process



- **Barriers**. Much of the discussion focused upon barriers to an effective working relationship
- **Core Principles**. The discussions eventually developed into identification of seven core principles that would assist in removing these barriers
- **Overarching Goal**. The overarching goal of core principles and new master agreement is to lead to unification of all ark property facilities, operation and maintenance with MPT as the primary provider



Outcome – Core Principles



- **Core Principles.**

1. MPT and COT will engage in consistent, systematic, joint planning.
2. MPT and COT will create an overarching document that clearly defines ownership and management responsibilities for properties in the City's park system.
3. MPT and COT will develop an improved system for property transfers and dispositions.



Outcome – Core Principles



4. MPT and COT will develop a new framework for collaboration to ensure that the services they provide are being delivered: a) by the entity best suited to provide that service; and b) in a manner that minimizes the unnecessary duplication of services.
5. MPT and COT will provide greater transparency on funding sources and develop funding structure in alignment with management responsibilities.



Outcome – Core Principles



6. MPT and COT will collaborate to develop a financial approach to meet the park system's future needs.
7. MPT and COT will work more cohesively to inform elected officials about the park system.



Next Steps



- **PPG Review**. Will take comments and recommendations back to the Parks Policy Group at their next meeting in the first quarter of 2019
- **Finalize**. Refine and finalize the goals and core principles
- **Master Agreement**. Begin developing a master agreement consistent with the finalized goals and core principles



Next Steps



- **Joint Planning MOU**. Will Concurrently prepare a draft joint-planning MOU (to be completed before the Master Agreement).
- **Input from PPG**. Seek input from Park Policy Group on draft Master Agreement and joint planning MOU
- **Joint Meeting of Board/Council**. Return to the Board and Council with a draft master agreement for review and comment
- **Final Master Agreement**. Final Master Agreement to respective governing bodies for consideration and approval.



DISCUSSION



- **Feedback.** Would like feedback from the MPT Board and City Council regarding:
 - The efficacy of the overarching goal and the common elements and policy statements in the prior agreements
 - Whether the core principles appropriately reflect the direction of the current Board and Council
 - Need for changes to the core principles and goals and policy decisions reflected in prior agreements



AGENDA



Heidelberg Sports Village Feasibility Project





HEIDELBERG SPORTS VILLAGE FEASIBILITY

History / Context

- Public – Public – Private Partnership

Metro Parks – City of Tacoma – Tacoma Rainiers/Seattle Sounders Joint Venture (JV)

- Core Project & Timeline:

- Sports stadium for Seattle Sounders 2 franchise.
- 5,000 seat, USL Compliant, Ready for start of 2020 season.

- Relevant Policies and Plans:

- COT / MPT Interlocal Agreement – Need for sustainable new funding.
- 2016 MPT / TPS Field Study – City lacks sufficient field spaces and amenities.



HEIDELBERG SPORTS VILLAGE FEASIBILITY



COT Resolution 39900

MPT Board Resolution R107-17

- Instructed staff to initiate a feasibility study aimed at evaluating three projects:
 - Soccer specific stadium, located on the Heidelberg Sports Complex footprint;
 - Mixed-use development, located on public lands- aimed at long term new revenue generation and a new economic nexus in Central Tacoma; and
 - A multi-field sports complex.
- RFP issued in April 2018.
 - Populous Inc. consultant team selected in May 2018.

POPULOUS®

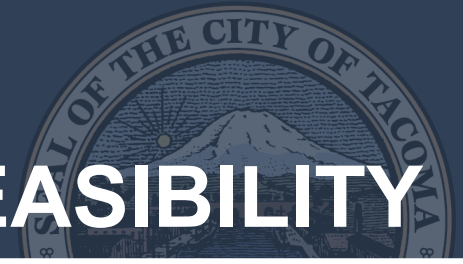


HR&A

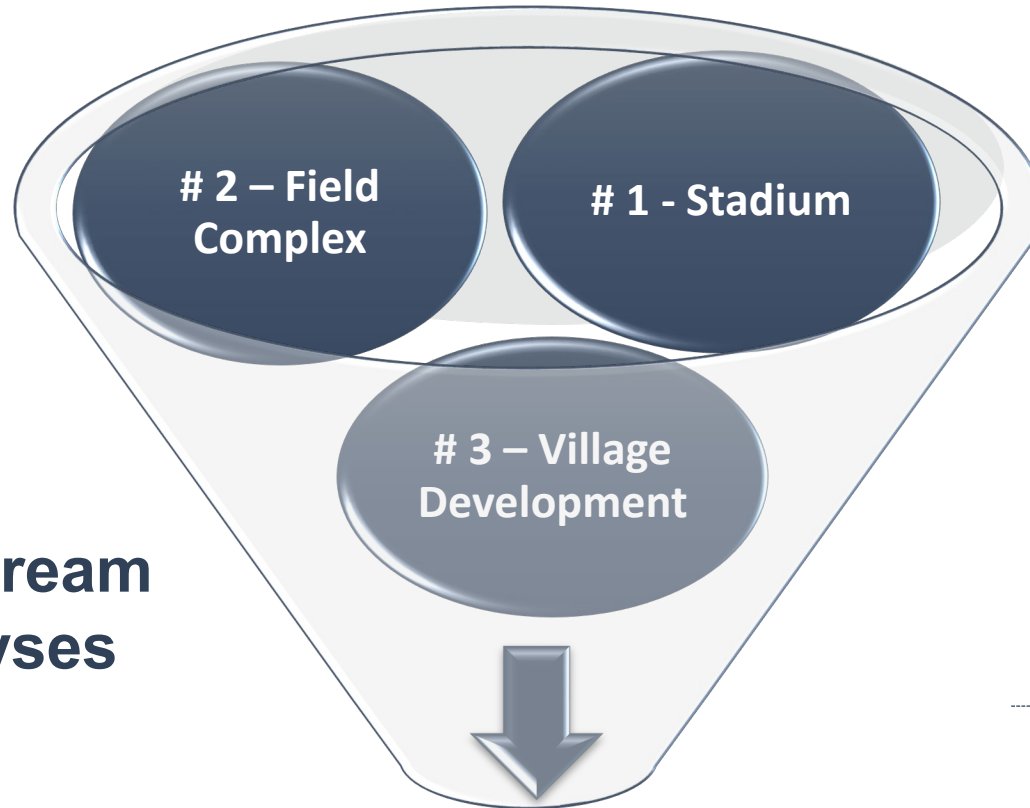


GEOENGINEERS 

HEIDELBERG SPORTS VILLAGE FEASIBILITY



Workstream Analyses



Feasibility Results

Workstream Tasks:

1. Information Gathering & Document Review
 2. Market Analysis
 3. Program Recommendations
 4. Initial Facility Design
 5. Cost Estimations
-
6. Financial Operating Projections
 7. Economic & Fiscal Impacts
 8. Funding Options





HSV: Mixed Use Workstream

SUMMARY OF MARKET SCAN | Tacoma's market is well-positioned for a new stadium-anchored, mixed-used district at Heidelberg.



Well-positioned
to capture
regional growth



Strengthening
multifamily
residential market



Shifting trends
towards
mixed-use
development

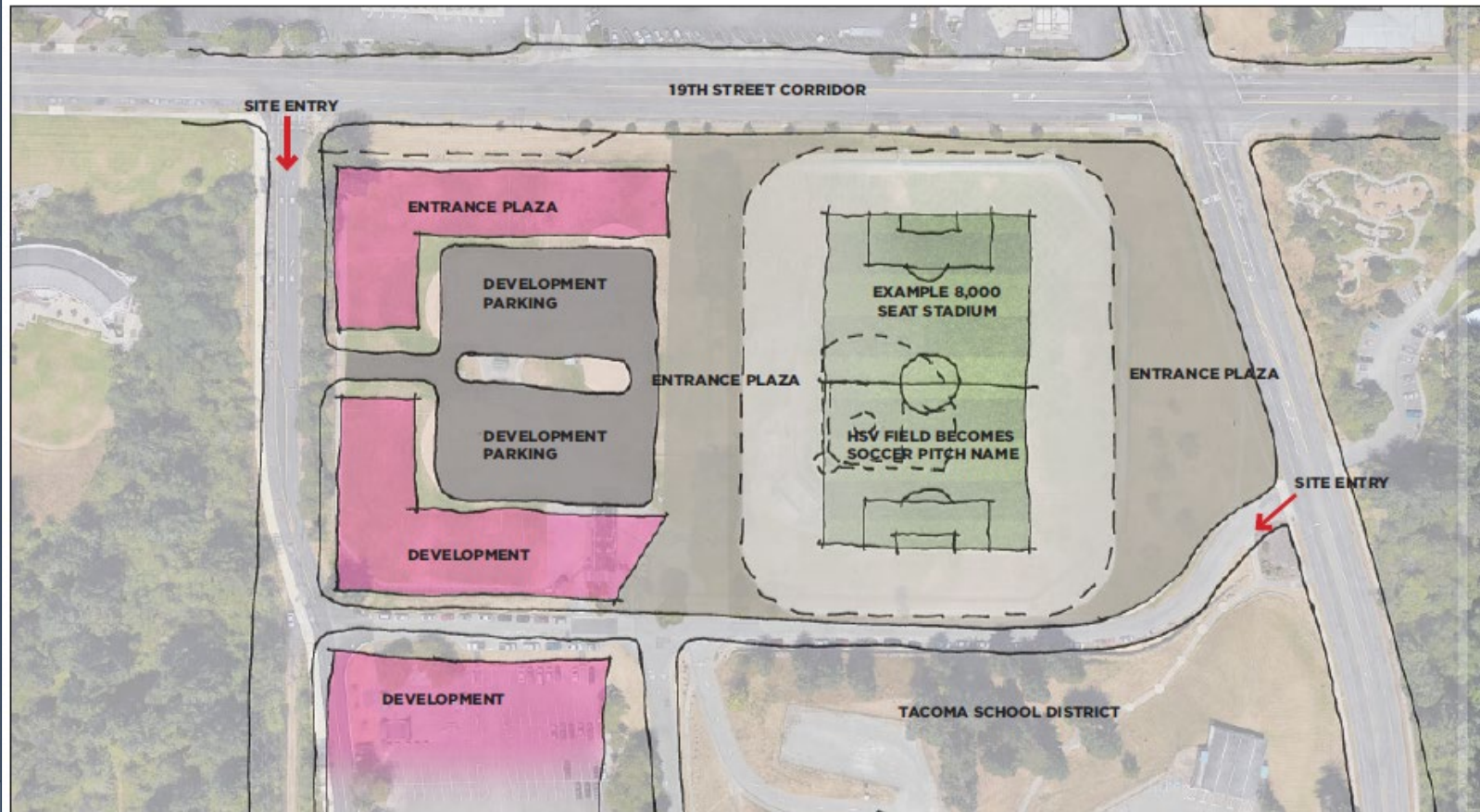


Experiential retail
to shape
identity & brand

“An active, mixed-use District in the heart of Tacoma, celebrating sport, recreation & wellness.”



HSV: Site Development Scenarios



Early work identified 5 possible site development scenarios.

Each was evaluated for utility, feasibility, cost/benefit, and reality.

A final preferred alternative will be presented after all components of the analyses are completed.

TACOMA SOCCER STUDY: STADIUM ORIENTATION 04.10.2018
SCHEME C

POPULOUS



HSV: Soccer Stadium Workstream



1. S2 Historical Operations

- Cheney performing much better than Starfire;
- Tacoma well placed to capture a new market;

2. USL Market Trends

- Soccer specific stadiums are now the norm;
- 7 recent USL Stadia used as benchmarks;





HSV: Soccer Stadium Workstream



3. Market Survey and Results

- +/- 22,000 surveys distributed, 3.35% margin of error;
- Topics Included:
 - Attendance history, Support for stadium project, Pricing sensitivity
Design preferences, etc.

4. Stadium Program Recommendations

- 5,500 person capacity w/ grass berm;
- Combination of general fixed seats, club seating and small group premium seating experiences;
- 10 luxury boxes would be supported and marketable;



HSV: Field Complex Workstream



- **Sports Complex Market Study Findings:**

1. Soccer participation in the greater Tacoma area / Pacific region outpaces national averages;
2. City and youth soccer participation growth presents opportunity for region;
3. Significant barriers to participation could stymie long-term market potential;
4. Opportunity to capture market potential with new facility;
5. Untapped tournament market potential presents a new earned revenue opportunity.

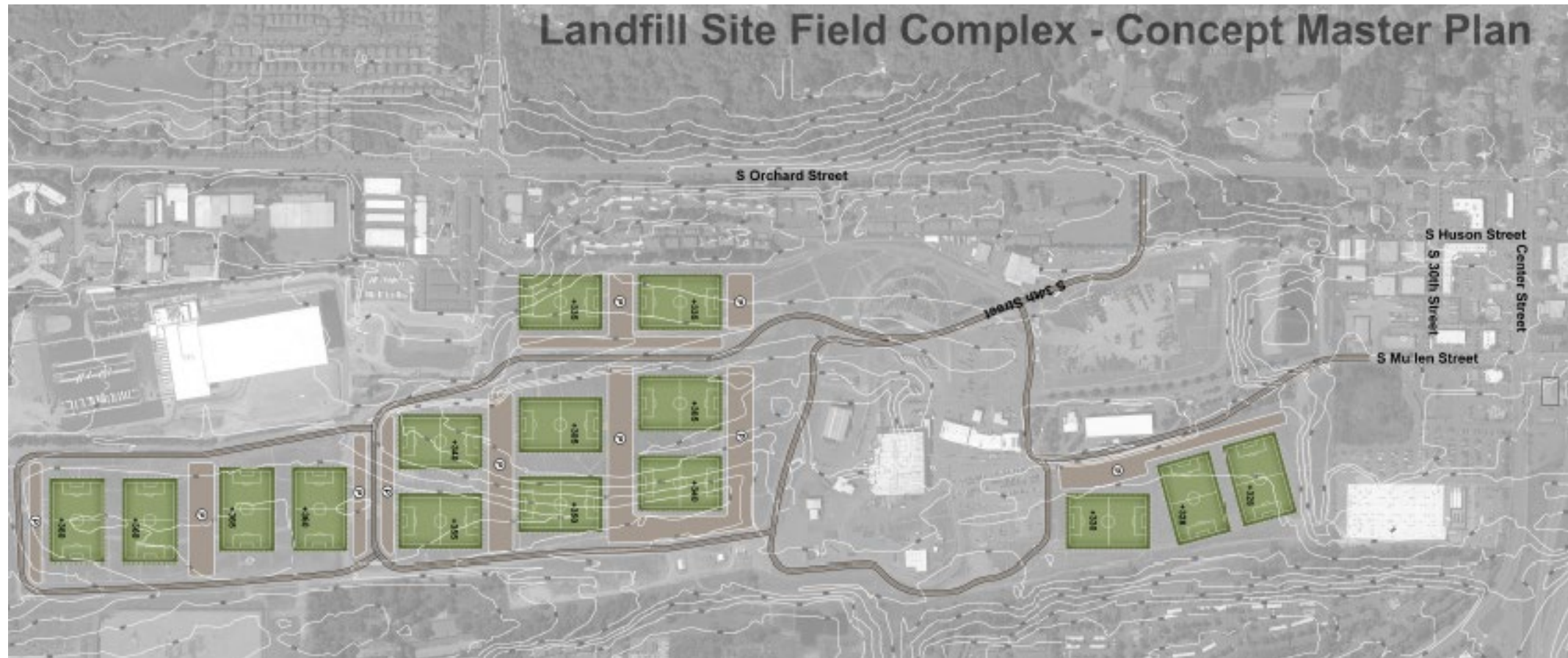




HSV: Field Complex Workstream



Potential Site Location # 1: Municipal Landfill





HSV: Field Complex Workstream



Potential Site Location # 2:

Mount Tahoma High School

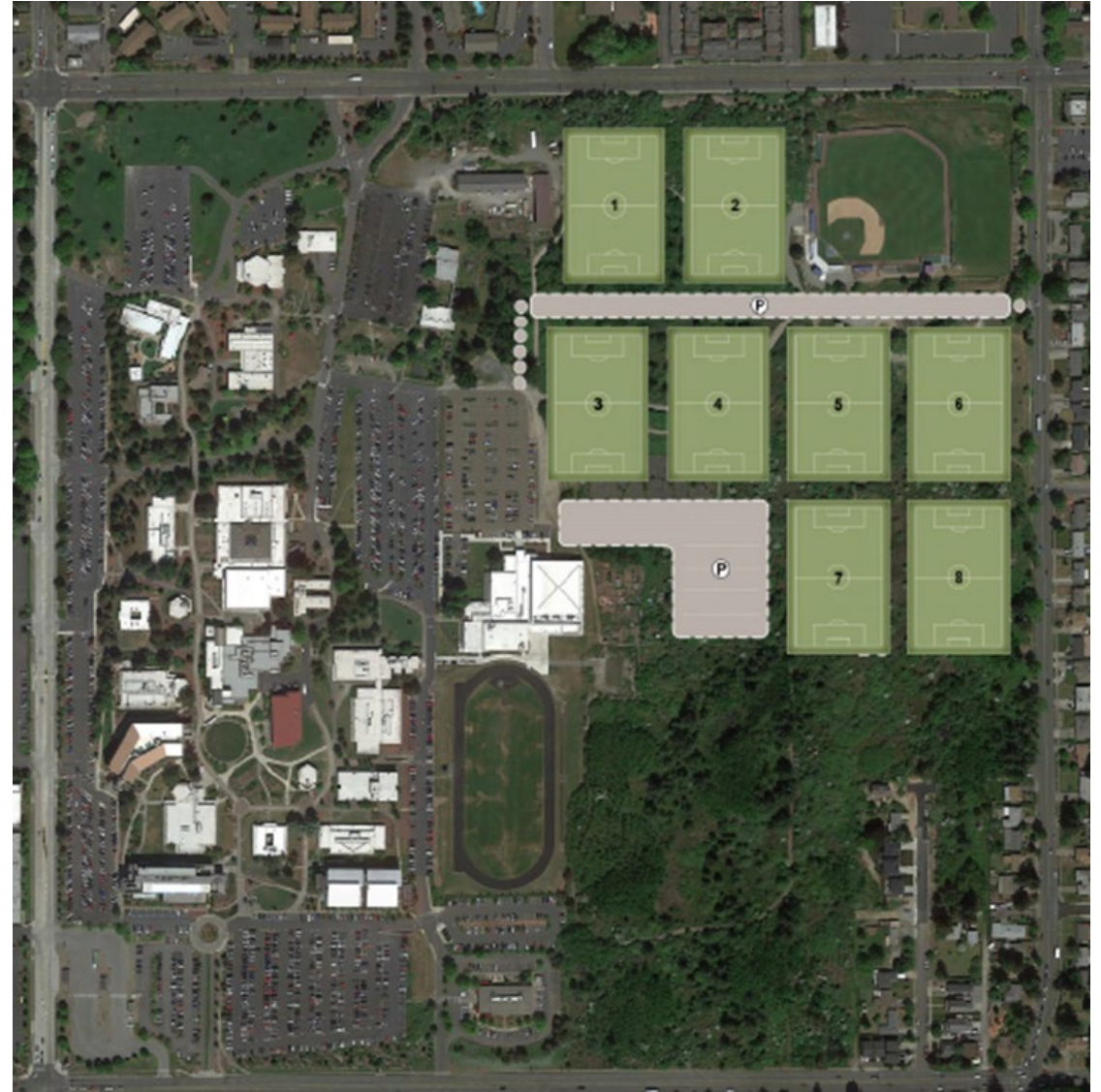




HSV: Field Complex Workstream



Potential Site Location # 3: Tacoma Community College



NEXT STEPS



- **Financial Operating Projections, Economic & Fiscal Impacts & Funding Options: November 2018**
- **Feasibility Report Finalization: December 2018**
- **Term Negotiations & Financing Plans: Ongoing**
- **Presentations to City Council / Committees: January 2019**
- **Presentations to Parks Board: January 2019**
- **Public Meetings, Agreements, Permits, etc.: TBD**





QUESTIONS & DISCUSSION



AGENDA



Ruston Way Joint Planning Project

Envision Our Waterfront





Ruston Way Planning: Envision Our Waterfront



Develop a community vision for the Tacoma waterfront and a conceptual design and action plan for Ruston Way.





Envision Our Waterfront - Plan Objectives

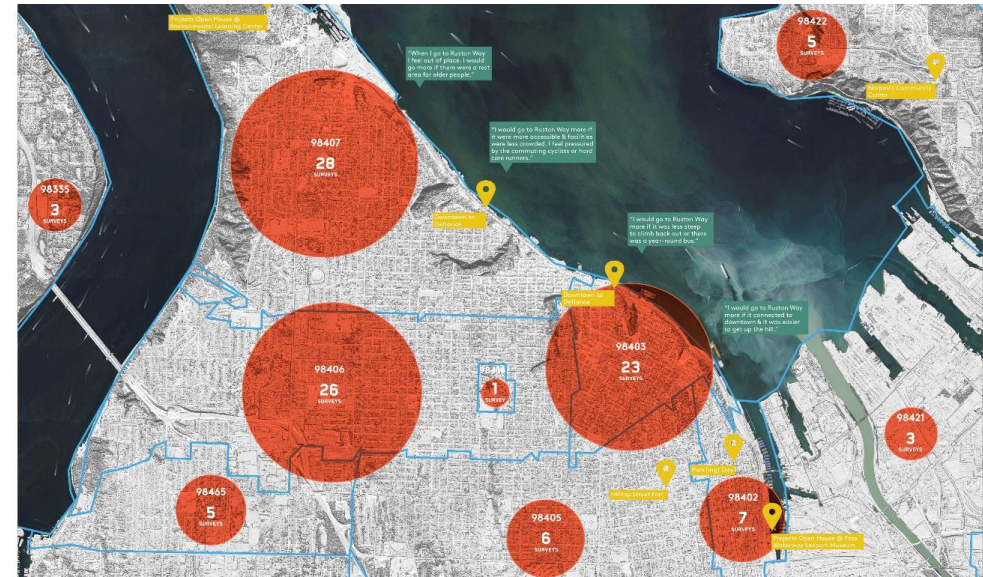


1. Garner meaningful public and stakeholder **input and buy in**.
2. Be **visionary**, yet rooted in current **constraints**.
3. Develop a **shared vision** for Ruston Way that connects all of Tacoma to its waterfront with a focus on **equity**.
4. Provide the guidance for long-term approach to **capital improvements** to Ruston Way and leverage future bond, grant, and philanthropic dollars.

● ● ● Envision Our Waterfront Study Area



All corners of our city...





Ruston Way – Emerging Themes & Foci



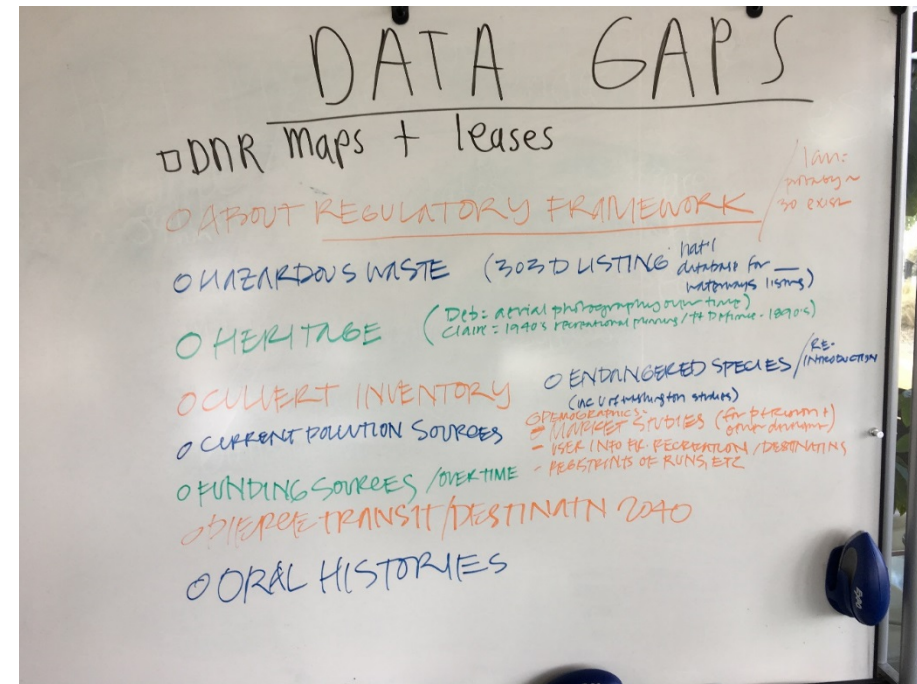
Overarching Themes:

- History, culture & context: What is this place? What do we want it to be?
- Equity: creating a waterfront for everyone
- Climate resiliency & sea level rise

Three Focus Areas:

1. Transportation: equitable access & use of space
2. Nature: where land & The Salish Sea meet
3. Uses: programming & function of public and private space

● ● ● Partner Agency Coordination



Time to build your waterfront of the future...



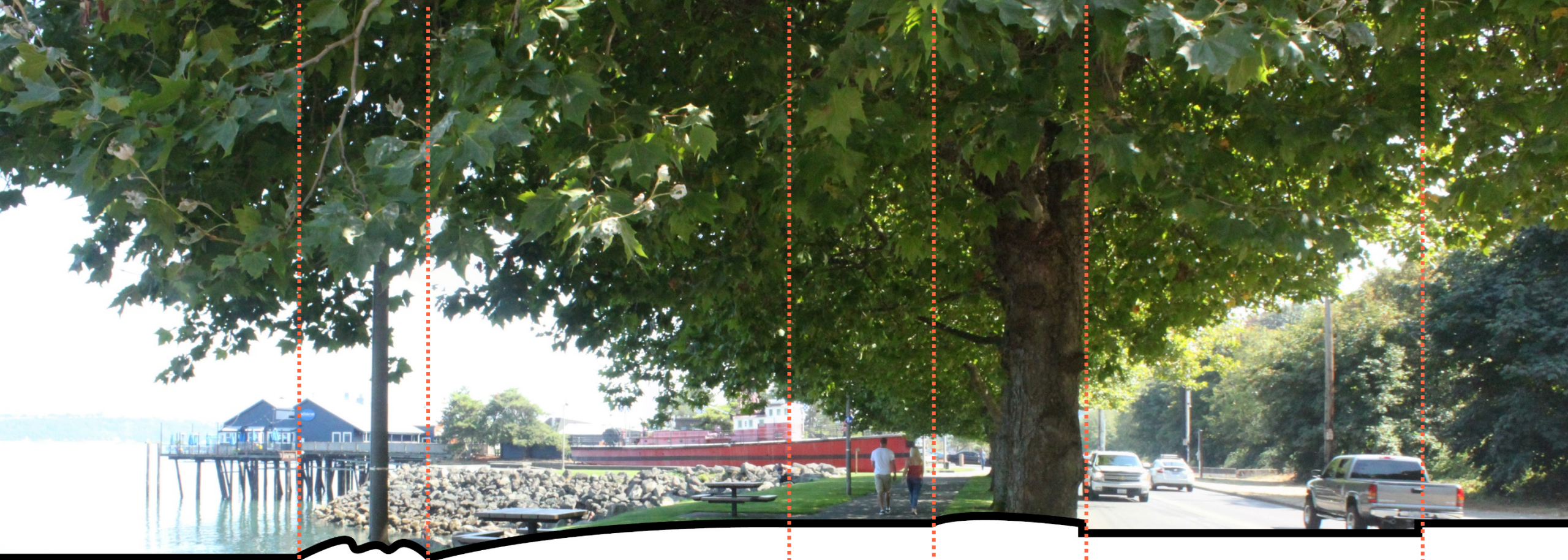
October Public Workshops & Charrettes



	OCT 29	OCT 30	OCT 31
MORNING	SITE TOUR	REVIEW PUBLIC WORKSHOP W/ TECH TEAM	WORKSHOP DEBRIEF
AFTERNOON	PREP FOR PUBLIC WORKSHOP	CORE TEAM REVIEW & PREP	CORE TEAM DEBRIEF
EVENING	PUBLIC WORKSHOP	PUBLIC OPEN HOUSE	









WATER

ROCKS

LAWN

**SIDE-
WALK**

BUFFER

ROAD

GRASS



WATER

ROCKS

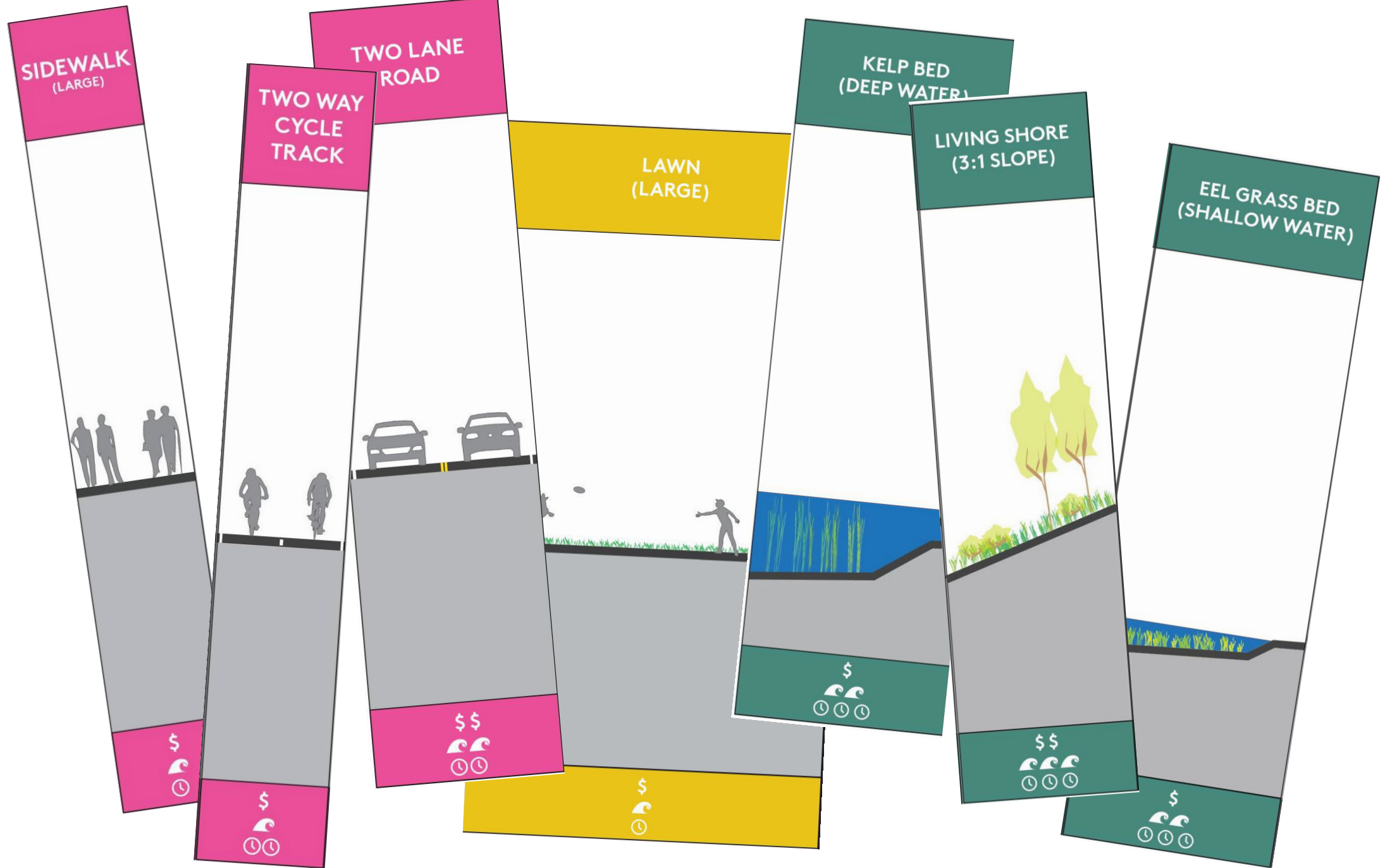
LAWN

**SIDE-
WALK**

BUFFER

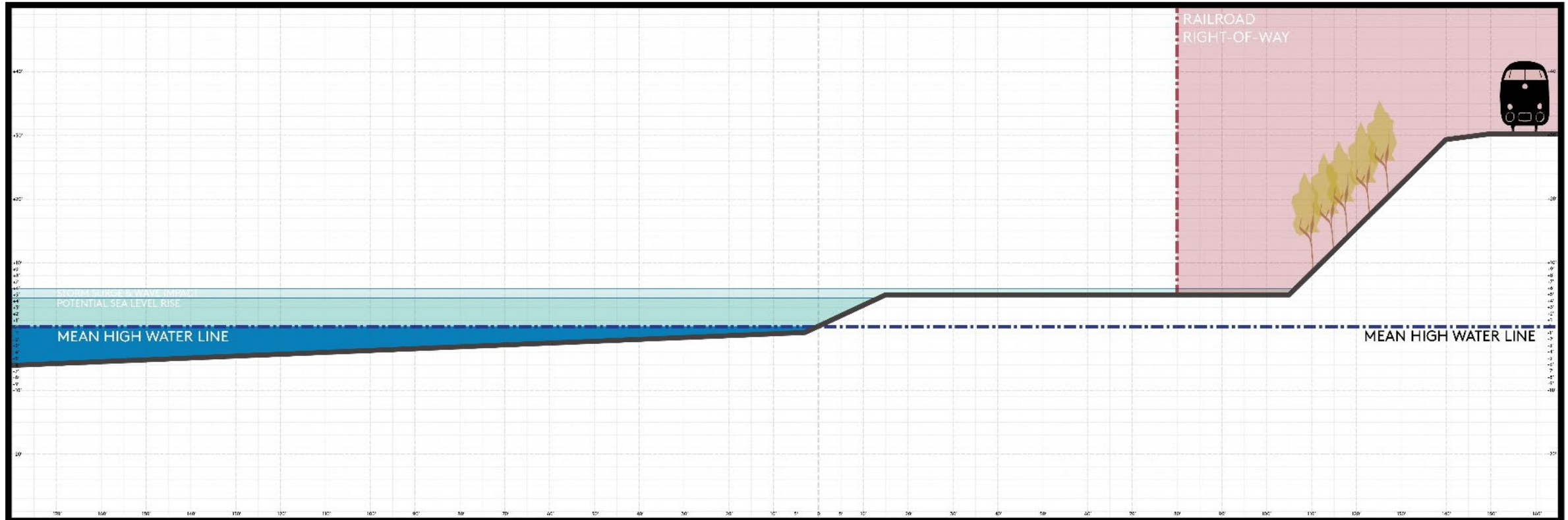
ROAD

GRASS





Our Ruston Way Waterfront





PRE-1850

...the first European settlement in the area...

PRE-EUROPEAN ARRIVAL

...the first human habitation in the area...

UNTOLD STORIES

...the stories of the people who lived here before...

VALUES

PAST, PRESENT, FUTURE

Take a look at the timeline on the...

EQUITY

ENGAGEMENT PROCESS

Who is missing? Metro Parks has carried out a wide range of surveys and engagement since September 2017, including on site surveys, events, and online outreach. An equitable process means checking to see what voices are missing.



Where do regional Keston Way waterfront users come from?



RESILIENCE

OPPORTUNITIES



What opportunities exist at the waterfront? How can these opportunities help adapt to sea level rise and provide other public benefits?

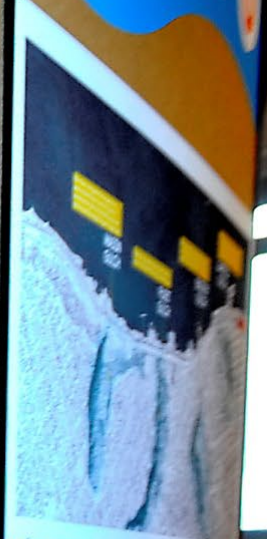
The highlighted opportunities on the map below represent a range of potentially feasible options based on a high-level assessment of existing conditions, constraints, vulnerabilities, as well as stated

community and agency priorities. This diagram will be further refined through an understanding of community values and priorities based on the outcomes of the Evision our Waterfront process.



RESILIENCE

GULCHES



How do/will you use the space?

University of Washington Tacoma Architecture Studio



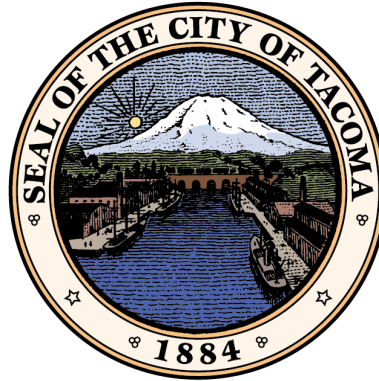


●●● NEXT STEPS



1. Synthesize workshop comments, feedback and discussion.
2. Draft plan outline and format
3. Review plan outline with stakeholders
4. Draft plan
5. Review final plan and adoption (Q1 2018)





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