



The applicant has expressed a desire to in future to develop the site with a soccer stadium possibly including accessory educational and healthcare facilities. To ensure that the future plans are in compliance with the land use designation the applicant is requesting the change now.

Project Summary	
Application No.:	2020-01
Applicant:	Metropolitan Park District of Tacoma
Location and Size of Area:	1902 S Tyler Street (APN 9450000133) - 16.16 acres/703,930 SF
Current Land Use and Zoning:	Designated Parks and Open Space and Zoned R2- Single Family Residential
Neighborhood Council Area:	Central
Staff Recommendation:	Accept the application subject to Planning Commission direction
Date of Report:	5/23/2019
Project Proposal:	<p>A request for a land use designation change at the subject site from the “Parks and Open Space” designation to “Major Institutional Campus.”</p> <p>The applicant expresses the long term interest in developing the site with a soccer stadium and possible accessory educational and healthcare uses. The designation of Major Institutional Campus would be more appropriate given those desired uses.</p>



Planning and Development Services

City of Tacoma, Washington

Peter Huffman, Director

Project Manager
Contact information
Larry Harala, Senior Planner
(253)591-5640
lharala@cityoftacoma.org
www.cityoftacoma.org/planning

Section A. Proposed Scope of Work

1. Area of Applicability



2. Background

The Heidelberg-Davis sports complex was developed in 1955 as “Snake Lake Park” and presently contains Bob Maguinez Field (a lighted baseball stadium), two lighted softball/baseball fields and two unlighted softball/baseball fields and a shared parking area. The site directly abuts Tacoma Nature Center/Snake Lake, Henry Foss High School and Metro Parks Headquarters.

- **2015/16** – Proposed Rezone as part of the area wide rezoning effort. The proposal would have rezoned the subject site from R-2 Single Family Dwelling to C-2 General Commercial. The proposal also included Cheney Stadium and Foss High School. Area residents expressed concerns about intensity and impact of possible uses allowed in the C-2 General Commercial district.

The Planning Commission concluded that the area warranted further study for a potential institutional overlay or zoning district and that, given the public ownership of the properties, a public agency master plan for the area should be considered and coordinated among the City of Tacoma, Metro Parks Tacoma, the Tacoma School District, and other stakeholders, including the Central Neighborhood Council.

- **2017** – Development of institutional zoning category considered, however during initial scoping it was determined that there were not adequate resources to continue with the project given other City Council and Planning Commission priorities at that time.

3. Policy Framework

How does the proposed amendment seek to implement applicable provisions of State statutes, case law, regional policies, and the Comprehensive Plan?

The application is compliant with standards set forth in Tacoma Municipal Code 13.02.045, as well the proposal is supported by several policy elements from the City of Tacoma’s One Tacoma Comprehensive Plan. Overall the proposal seeks to bring the underlying designation more in line with what the future use of the site is intended to be, as well with adjacent Major Institutional Campus properties: Cheney Stadium and Foss High School.

From the Urban Form Element of the One Tacoma Plan:

Park and Open Space

This designation is intended to conserve and enhance open, natural and improved areas valuable for their environmental, recreational, green infrastructure and scenic character and the benefits they provide. The designation encompasses public and private parks and open space lands, with lands set aside for these purposes by the City of Tacoma and the Metropolitan Parks District forming the core of the designation. As more land is placed in conservation status by these agencies as well as other public and private entities, the extent of the designation will be expanded to include them.

The designation supports Tacoma’s vision of an integrated parks and open space system that defines and enhances the built and natural environment, supports and nurtures plant and wildlife habitat, enhances and protects trees and the urban forest, preserves the capacity and water quality of the stormwater drainage system, offers recreational opportunities, and provides pedestrian and bicycle connections. Lands within this designation include both natural open space areas and active use parks and recreational areas. Natural open space is intended to be conserved and enhanced through habitat restoration and vegetation management to maximize its environmental and stormwater benefits, along with low-impact public access such as natural area trails and viewpoints, when appropriate. Parks and recreation lands are intended to provide opportunities for active recreational such as playfields and sports facilities, and urban amenities such as plazas, pocket parks and community gardens.

Major Institutional Campus

This Designation is intended for large institutional campuses that are centers of employment and that service a broader population than that of the neighborhood in which it is located. This designations includes hospitals, medical centers, colleges, universities and high schools typically greater than 10 acres in size. The designation recognizes the unique characteristics of these institutions and is intended to accommodate the changing needs of the institution while enhancing the livability of surrounding residential neighborhood and the viability of nearby business areas.

Urban Form Policies:

- Policy UF-1.5 Strive for a built environment designed to provide a safe, healthful and attractive environment for people of all ages and abilities.
- Policy UF-1.10 Leverage the power of the arts, culture and creativity to serve the communities interest while driving growth in a way that builds character and quality of place.
- Policy UF-3.4 Encourage the placement of services in centers, including schools and colleges, health services, community centers, daycare, parks and plazas, library services and justice services.
- Policy UF -3.5 Ensure that land use plans and infrastructure investments allow for and incorporate arts and culture as central components of centers and as identity forming creative processes.
- Policy UF- 3.6 Encourage public and private investment in infrastructure, economic development and community services in centers to ensure that all centers will support the populations they serve.

Major Campus Institutions Policies:

- Policy EC-6.15 Support the stability and growth of Tacoma’s major campus institutions as essential service providers, centers of innovation and community activity, workforce development resources and major employers.
- Policy EC-6.18 Encourage the expansion of local colleges, trade schools and technical training institutions to increase local employment opportunities within the education sector and increase the number of students in Tacoma.

Parks and Recreation Goals:

- Policy P-1.4 Provide a variety of recreational facilities and services that contribute to the health and well-being of Tacomans of all ages and abilities.
- Policy P-1.5 Establish and manage specialized recreational facilities within the park system to respond to identified public needs, take advantage of land assets, and meet cost recovery goals.
- Policy P-1.8 Maintain special recreational facilities (such as golf courses and sports stadiums) as enterprises to meet public needs, ensure maximum use, and financial self-sufficiency.
- Policy P-2.3 Encourage public-private partnerships to develop and operate publicly-accessible recreational facilities that meet identified public needs.
- Policy P-7.12 Give priority for the location of new special recreational facilities to areas that are currently underserved.
- Policy P-7.13 To the extent feasible, locate new destination facilities within or in close proximity to designated centers.

Public Facilities Policies:

- Policy PFS-1.1 Plan public facilities and services that have the capacity and are located to serve existing development and future growth planned in the Urban Form Element.
- Policy PFS-7.2 Incorporate considerations of physical health and well-being into discussions regarding the location, design and operation of public facilities.

4. Objectives

Would the proposed amendment achieve any of the following objectives?

- *Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services;*
- *Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern*

The proposal would meet the above objectives. The property is controlled by the primary public parks and recreational organization in the area, Metropolitan Parks District of Tacoma and their primary mission is serving Tacoma's Parks and Recreational needs. Metro Parks has a long term desire to develop the property potentially with a soccer stadium which fits with the surrounding uses. The proposal will allow Metro Parks to continue providing recreational services at the site and possible expand new service to the area which does not presently exist.

5. Options Analysis

Possibly consider including expanding the scope to include the Metropolitan Parks office complex which abuts the site to the west.

6. Proposed Outreach

Tacoma Public Schools should be consulted early and neighborhood meetings should be held for the surrounding businesses and neighborhoods which are primarily to the north of the site. Standard City of Tacoma Planning and Development Services outreach would be conducted including mailings and a webpage. Press releases would be issued in advance of meetings. There is a possibility that there could be a need for multiple neighborhood meetings depending on interest and concerns expressed by area residents.

7. Impacts Assessment

Given the applicants possible desire for future development of stadium, educational and health care facilities on the site, if such facilities are developed in future there could be traffic impacts.

8. Supplemental Information

What studies/analysis/information will be necessary to help the Commission to select an option and make a recommendation?

It is possible that preliminary traffic studies would be useful in this process. If the Planning Commission directs staff to accept this application and move forward on it staff will work with the applicant and the Public Works Department to ensure that any necessary reports or studies are provided.

More information and clarity on the future development of the site would be useful to provide during public outreach and for City of Tacoma staff in order to adequately consider this proposal in a transparent fashion.

Section B. Assessment

The applications were reviewed against the following assessment criteria pursuant to TMC 13.02.045:

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.

Staff Assessment: The amendment is legislative and properly subject to Planning Commission review.

2. If there have been recent studies of the same area or issue, which may be sufficient cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.

Staff Assessment: While there have been similar considerations for the overall site, these considerations were City of Tacoma initiated and different enough in scope that staff does not consider this a repetitive request. The request is also appropriate given the possibility that it could be many years before Planning and Development Services is able to revisit the issue of Civic/Institutional Zoning.

3. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Staff Assessment: The proposal as submitted should be reasonable to manage by staff given the current workload and resources of the department and commission.

The following sections to be completed after public hearing:

Section C. Summary of Public Comments

Issue	Staff Response

Section C. Recommendation

According to TMC 13.02.045, the Planning Commission will review this assessment and make its decision as to:

1. Whether or not the application is complete, and if not, what information is needed to make it complete;
2. Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and

3. Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.

Based on the review of the proposals against the assessment criteria, staff concludes that they are ready/not ready for technical analysis. Staff recommends/does not recommend that the Planning Commission accept the application, as submitted, for consideration during the XXXX Amendment cycle.



Application

Proposed Amendments to

The Comprehensive Plan and/or Land Use Regulatory Code

Application No.:

#2020 - _____

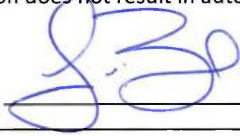
Date Received:

4/1/19

Application Deadline	Monday, April 1, 2019, 5:00 p.m.	
Application Fee	\$1,400	
Type of Amendment (Check all that apply)	<input type="checkbox"/> Comprehensive Plan Text Change <input type="checkbox"/> Regulatory Code Text Change <input checked="" type="checkbox"/> Land Use Designation Change <input type="checkbox"/> Area-wide Rezone <input type="checkbox"/> Interim Zoning or Moratorium	
Summary of Proposed Amendment (Limit to 100 words)	This is an application for a land use designation change. The property at issue is owned by the Metropolitan Park District of Tacoma and is located near SR 16 and adjacent to South 19 th Street. The change would revise the City of Tacoma's Future Land Use Map designation for the property at issue from "Parks and Open Space" to "Major Institutional Campus." This change would make the property at issue consistent with the adjacent designation and allow for a broader variety of uses, including an athletic stadium, educational facilities, and hospitals and medical centers, in addition to other institutional uses.	
Applicant	Name	Joe Brady
	Affiliation / Title	Chief Strategy Officer, Metropolitan Park District of Tacoma
	Address, City, State and Zip Code	4702 S. 19 th St., Tacoma, WA 98405
	E-mail	JoeB@tacomaparks.com
	Phone	253-305-1014
Co-Applicant, or Additional Contact (If applicable)	Name	
	Affiliation / Title	
	Address, City, State and Zip Code	
	E-mail	
	Phone	
	Relationship to Applicant	

I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantee its final approval.

Signature: _____



Date: _____

4/1/2019

REQUIRED QUESTIONNAIRE

The applicant is responsible for providing complete and accurate information in response to the following questions. You may type in the space under each question or provide your answers in text and/or graphic form on separate sheets of paper and reference the question numbers in your answer. List and label all applicable attachments that are included with the application. The Planning Commission and Department staff reserve the right to request additional information as needed. Any modification to the application must be submitted prior to the deadline. A pre-application meeting with staff before submitting an application is strongly advised.

1. Project Summary – Please provide the following information:

- (a) A description of the proposed amendment, including the amendatory language, if applicable.

The proposed amendment would change the land use designation on the Future Land Use Map for the affected parcel to Major Institutional Campus.

- (b) A description, along with maps if applicable, of the area of applicability and the surrounding areas, including identification of affected parcels, ownership, current land uses, site characteristics, and natural features.

The immediate surrounding area is comprised of City of Tacoma, Metro Parks, and Tacoma Schools District-owned properties that are located between SR 16 and South 19th Street. This includes Cheney Stadium and its support and parking facilities; Foss Highschool and its support, parking, and athletic facilities; Heidelberg-Davis Park athletic fields; and City of Tacoma parking facilities.

The parcel that would be subject to the land use designation change is Pierce County Parcel No. 9450000133. This parcel is owned by Metro Parks and is currently used as the Heidelberg-Davis athletic fields and associated parking, and as parking facilities for Cheney Stadium.

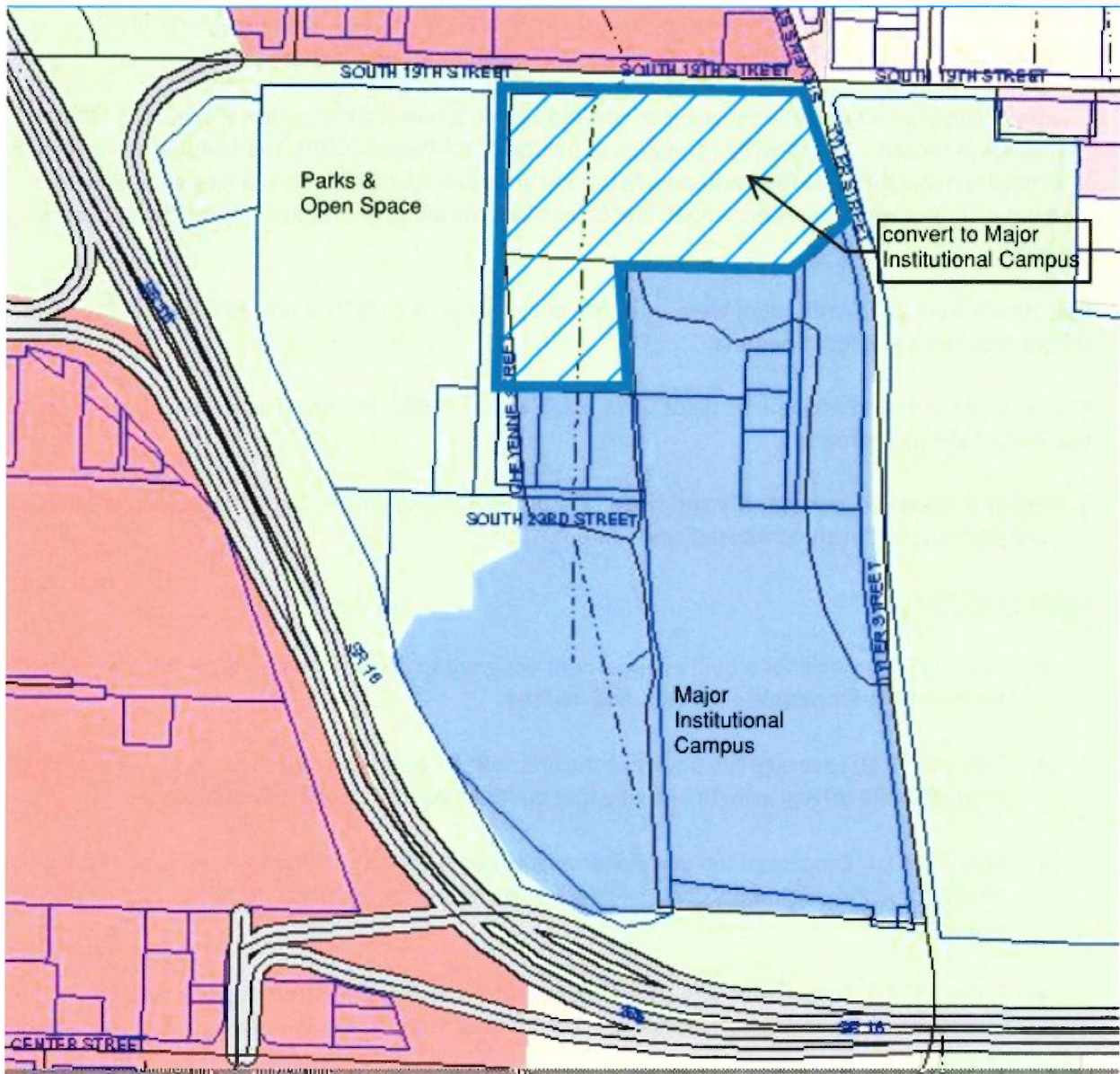
- (c) The current and proposed Comprehensive Plan land use designation and zoning classification for the affected area.

The City of Tacoma- and Metro Parks-owned properties in this area are currently in one of two designations – Major Institutional Campus and Parks and Open Space. The majority of the Metro Parks-owned property is in the Parks and Open Space classification, including the parcel at issue.

The zoning for the area is R-2 STGPD, or Single Family Dwelling District with South Tacoma Groundwater Protection overlay.

The proposed land use designation change would be to Major Institutional Campus, as shown on the following map:





The City of Tacoma- and Metro Parks-owned properties in this area constitute a “Public Facilities Site” under Tacoma Municipal Code (“TMC”) 13.06.700.P. Future uses may be approved and conditioned pursuant to a Development Regulation Agreement with the City of Tacoma as authorized by TMC 13.06.601. Such future uses may include a stadium with an associated medical center, a potential sports museum, and educational facilities.

2. **Background** – Please provide appropriate history and context for the proposed amendment, such as prior permits or rezones, concomitant zoning agreements, enforcement actions, or changes in use.

This area has been zoned Single Family Dwelling District for many years. In 1988, the City of Tacoma established the South Tacoma Groundwater Protection District (TMC 13.09), which prohibits uses such as chemical manufacturing, creosote treatment, manufacture of certain flammable liquids, petroleum refining, wood products preserving, and hazardous waste treatment from the district and requires a

permit from the Health Department before constructing/modifying/or changing the use of any structures or land used for storing, handling, or disposing hazardous waste.

Cheney Stadium was originally constructed in 1960 and underwent a major remodel in 2010. The remodel was vetted and approved through a Conditional Use Permit (CUP). The building was approved to a maximum height of 70 feet, and capacity of the structure to 7,839 seats. Parking to the north of the stadium is shared with Foss High School. The City of Tacoma owns the stadium and associated parking parcels.

Foss High School and Gymnasium were originally constructed in 1979. It is unclear whether the high school required any special permits.

The Heidelberg-Davis Park athletic fields were established in 1955. Prior to that the parcel was part of the Snake Lake park property.

3. Policy Review – Please identify and cite any applicable policies of the Comprehensive Plan that provide support for the proposed amendment.

Urban Form Policies:

- Policy UF-1.5 Strive for a built environment designed to provide a safe, healthful, and attractive environment for people of all ages and abilities.
- Policy UF-1.10 Leverage the power of the arts, culture and creativity to serve the community's interest while driving growth in a way that builds character and quality of place.
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- Policy PFS-7.2 Incorporate consideration of physical health and well-being into decisions regarding the location, design, and operation of public facilities.

4. Objectives – Please describe how the proposed amendment achieves the following objectives, where applicable:

- (a) Address inconsistencies or errors in the Comprehensive Plan or development regulations;
- (b) Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services;
- (c) Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and
- (d) Enhance the quality of the neighborhood.

This proposal would expand the Major Institutional Campus designation that includes Cheney Stadium and Foss High School to include the adjacent Heidelberg-Davis athletic fields parcel.

While there is overlap in the purposes of Major Institutional Campus and Parks and Open Space designations, the Major Institutional Campus allows for a broader variety of uses. Uses that are contemplated for this area at this time include a soccer stadium with an associated medical center, a potential sports museum, and educational facilities, which are allowed under the Major Institutional Campus designation. These uses would respond to the needs of the community and would enhance the quality of the neighborhood.

- 5. Community Outreach** – Please provide a description of any community outreach that you have conducted, and the response received, with respect to the proposed amendment.

The Applicant will reach out to the Central Neighborhood Council, neighboring landowners, and the public living in the vicinity to discuss this application and the contemplated uses for the parcel at issue, including a soccer stadium with an associated medical center, a potential sports museum, and educational facilities. The contemplated uses may also intersect with potential projects in the same location(s) currently undergoing feasibility, the results and conclusions from which may guide additional public outreach.

- 6. Supplemental Information** – Please provide supplemental information as you deem appropriate and necessary and/or as may be requested by the Department, which may include, but is not limited to, completion of an environmental checklist, wetland delineation study, visual analysis, or other studies.

To be determined.