ORDINANCE NO. 28723

AN ORDINANCE relating to the One Tacoma Plan Future Land Use Map; 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 Amendments to the Comprehensive Plan and Land Use Regulatory Code, to become effective January 1, 2021.

WHEREAS, on March 3, 2020, the City Council adopted Resolution No. 40568, authorizing the execution of a non-binding Letter of Intent (“LOI”) between the Metropolitan Park District of Tacoma ("Metro Parks"), 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, and

WHEREAS Metro Parks 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 and as shown in the attached Exhibit “A,” from a Parks and Open Space designation to a Major Institutional Campus designation to allow future development of a soccer stadium and possible co-location of accessory educational and healthcare facilities, and

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

WHEREAS the Commission has recommended adoption of the proposed land use designation change for the Heidelberg-Davis site, which is consistent with
the Growth Management Act; the One Tacoma Plan; Tacoma 2025; and the City’s
health, equity, and sustainability policy, and

WHEREAS, given the large scale and complexity of potential developments
anticipated in and around this area, the Commission acknowledged the emerging
need for development of a master plan which would enable a more comprehensive
review of the general area surrounding the Heidelberg-Davis site, and

WHEREAS, pursuant to Tacoma Municipal Code (“TMC”) 13.02.070, the
City Council must hold a public hearing before enacting any proposed
amendments to the Comprehensive Plan and development regulations, and

WHEREAS, on November 24, 2020, a public hearing was held before the
City Council on the proposed 2020 Amendments, and

WHEREAS staff is recommending that the proposed land use designation
change for the Heidelberg-Davis site, as recommended by the Planning
Commission, be approved, and further, that the Commission consider
amendments to zoning and permit procedures that 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; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the Heidelberg-Davis site, located in the vicinity of
South 19th Street and South Tyler Street and as shown in the attached Exhibit “A,”
is hereby amended 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 Amendments to the Comprehensive Plan and Land Use
Regulatory Code, to become effective January 1, 2021.

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

Passed December 8, 2020

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney
Current Land Use Designations in the Vicinity of the Heidelberg-Davis Site

Legend

- Heidelberg Davis Sport Complex Parcel
- Land Use Designations
  - Crossroads Mixed-Use Center
  - Downtown Regional Growth Center
  - Neighborhood Mixed-Use Center
  - Tacoma Mall Regional Growth Center
  - General Commercial
  - Heavy Industrial
  - Light Industrial
  - Major Institutional Campus
  - Multi-Family (High Density)
  - Multi-Family (Low Density)
  - Neighborhood Commercial
  - Parks and Open Space
  - Shoreline
  - Single Family Residential

EXHIBIT A

Current Land Use Designations in the Vicinity of the Heidelberg-Davis Site
Proposed Land Use Designation for the Heidelberg-Davis Site
(Amending the Comprehensive Plan, Urban Form Element, Figure 2. Comprehensive Plan Future Land Use Map)