



BOARD OF PARK COMMISSIONERS CAPITAL IMPROVEMENT COMMITTEE

**March 27, 2019
5:00 PM
MINUTES**

Attendees: Commissioner Pointer, Commissioner Baines

Staff Support: **Debbie Terwilleger**, Director of Planning & Development; **Marty Stump**, Design and Construction Manager; **Joe Brady**, Chief Strategy Officer; **Tom Dargan**, Project Administrator

Acceptance of Minutes: Minutes from the February 27, 2019 meeting were approved as written.

Project Status

- None mentioned

Discussion Items

City of Tacoma Comprehensive Plan Amendment – S2 at Heidelberg

- Meeting guests included Brian Boudet (Planning Division Manager at City of Tacoma) and Steve Victor (Deputy City Attorney, Economic Development and Planning & CM's representative to this project).
- It was reported the Heidelberg Feasibility Study is close to wrapping up.
- Joe Brady mentioned three key project elements:
 - Building a United Soccer League compliant soccer stadium somewhere on Heidelberg/Davis Park footprint
 - Locating land for an athletic field complex
 - Mixed use development on property; municipally owned or leased to another for long-term revenue potential
- Metro Parks and City of Tacoma remain committed to being transparent and preserve the ability to pursue elements proposed in the Feasibility Study. It was added that the public and public/private partnership process is complex, involving numerous agreements.
- City of Tacoma representatives noted the project will require a Comprehensive Plan amendment and zoning changes. The Comprehensive Plan is the City of Tacoma's overarching policy document. It addresses the future vision; land use and zoning. State law dictates only one amendment a year to be presented as a package to see interrelationships.
 - The 2020 cycle (June to July) is being considered with the application window ending April 1, 2019. It was noted we could always extend to another cycle to file.
 - Joe Brady asked how significant Land Use code changes would be. It was explained the City of Tacoma is going through public hearing process right now to look into this type of development. It was noted up-zoning is being proposed to bring consistency with zoning and Comprehensive Plan process.

- The Comprehensive Plan is now a mix of institutional and open space areas.
 - Cheney Stadium - half of the property is zoned institutional; more flexible
 - Parks --Parks and open space; relatively limited designation
 - The concept includes soccer fields/sports complex with educational/medical components. This fits well into institutional, but not the parks and open space designation. Interest in having more flexibility for the campus, changing it all too institutional.
 - It was noted this will require broader community conversations.
- Steve added that although the study itself is closed; we still need to have important questions answered. He added the study sets the stage for further investigation; financial/public benefit etc.
- The sports museum would seat 5,000.
- The proposed application is not for the full sports village concept. Suggested keeping it narrow and proceed with a more limited scope. The Sports Village takes a bigger conversation. It was noted there has been some public conversation.
- The importance of not overcommitting was mentioned. The limited application would allow for a stadium, museum, clinic, education, but not apartments, retail etc.
- It was mentioned the project still needs to identify tens of millions of dollars to begin. Parks will submit with City of Tacoma an application for stadium/museum/educational/clinic to be extended to 19th over the Parks & Open Space zone.
- This action **does not commit MPT to any future development**. Rather it is an administrative step that starts the rezone conversation.

Foss Melanie's Park – 100% DD Design Review

- Formerly known as Central Park, Melanie's park is a small site that will be family oriented. The dominant piece is the children's play area, built upon a mound. Materials used will be consistent with Foss Waterway material palette, noting reference to the wharf and use of timber. Other items planned include a small restroom building, picnic area and esplanade with viewing area.
- It was noted there will not be direct water access and another project (City of Tacoma stormwater outfall improvement) is progressing design/permitting work for the site right now.
- Concerns around street parking and that downtown Tacoma is underserved with children's play areas were raised. Commissioner Baines suggested advocating for skateboards, but acknowledges that they might not travel the distance to this site.
- Next steps is to move into the construction drawing phase.

ACTION ITEMS

Surveying and Wetlands Services Master Agreement Contract

- This resolution authorizes a professional services contract award to David Evans and Associates for Topographic Surveying and Wetlands/Stream Services for a number of Metro Parks capital projects throughout the District. This contract shall extend from April 2019 through March 2021 and may be extended, if necessary. The total contract expenditures will not exceed \$300,000.00.
- The District practice has been to issue stand-alone projects with services integrated into the contract. But for smaller projects, we establish on-call for services with a master agreement in place.
- Having one single vendor was questioned. The possibility of repackaging this solicitation to allow for more than one vendor was brought up. Tom explained it would add approximately 3 months and will involve a new selection committee.

- It was agreed commissioners will be presented with responses to their questions at the next CIC meeting in two weeks.
 - The importance of double check impacts to current workflow and solicitation language was stressed.

Meeting Adjourned