



NATURE & ENVIRONMENT ADVISORY COUNCIL THURSDAY, August 8, 2019

Metro Parks Tacoma HQ
Planning Conference Room
4702 S 19th Street
Tacoma, WA 98405
6:00PM

Attendees: Anthea Aasen, Liz Collins, Pam Ketzner, and Jenn Stebbings

Staff: Mary Anderson, Michele Cardinaux, Joe Brady

Called to Order: Meeting was called to order at 6:01PM

Minutes:
Meeting minutes for April and May were approved with corrections.

BOARD REPORT:
No Board Report.

STAFF LIAISON REPORT:
Emailed before the meeting.

HEIDELBERG SPORTS VILLAGE (Joe Brady):

First thing that was emphasized is that currently there is NO project. This is a feasibility study to see if there is a project worth undertaking. No decisions have been made at this point. This is a potential partnership between the Sounders, Rainiers and Soccer Club of Tacoma (SCoT). Tacoma Defiance would be an anchor tenant and there is enough support in the marketplace for the Defiance. The long-term viability of soccer in Tacoma is dependent on a soccer-centric stadium so the idea is to connect two professional sport stadiums into one large stadium complex. It would cost approximately \$60M to build. The money would come from both public and private sources. MPT or the City would own the stadium(s) and SCoT would be the long-term leasee (Sounders and Defiance business partnership with one front office). It is estimated 4,000-5,000 people per match.

Workstream #1 Find a Private Investor – Sports Medicine Facility ancillary (e.g., Multicare). SCoT pay rent and O&M cost. Estimated to have \$1M in profit before rent (rent est. \$700,000 annually). Consistent with 2006 bond measure that included a sports village.

Workstream #2 Mixed Use Development – Thought to be the highest and best use of the site, activating the site when there is no sports event. Economic value to the City and MPT. Multifamily and residential community. No office complex and no hospitality (e.g., hotel). Would require rezoning (years into the future).

Workstream #3 Sports Field Complex – Tacoma needs a sports field complex, specifically soccer. 77 percent of soccer fields are grass and unlit (Tier 3 fields). MPT has not invested in soccer fields in decades. Recommend 8 regulation-sized, synthetic turf fields designed to accommodate 5 baseball and/or softball fields within the same footprint. The magic number of soccer fields is 8 (for tournaments). Possible locations include Tacoma Landfill (no); Meadow Park Golf (no), Mount Tahoma HS (only enough space for 7 fields – no); Tacoma Community College (TCC) possible, but with wetland impacts. Enough space for soccer and base/softball and a regional stormwater treatment facility. Approximately \$35M and will be owned/operated by MPT. Revenue generated can cover expenses but not the development costs.

Sports complex is estimated to have net present value of \$640M over the next 30 years and will generate 360 FT and PT jobs. \$300M investment, 2/3 of which is anticipated to be from private investment.

Bob McGinnis Field would be demolished as part of the complex. Lincoln/Stadium HS to use Cheney Stadium instead.

Public Comment Website will be open for at least 60 days, and a speakers' bureau.

Questions from NEAC included: gentrification of the neighborhood – people priced out of their homes because of new development? Traffic concerns? Parking? Bob McGinnis field may be a historic landmark? Public opposition?

GOOD OF THE ORDER:

- People are loving Dune Peninsula
- Earth Day volunteer event at Gog-le-hi-te Wetlands August 10, 9-12PM

Meeting adjourned at 7:20PM.