



**MINUTES OF COMMITTEE OF THE WHOLE  
BOARD OF PARK COMMISSIONERS  
JULY 29, 2024**

PRESENT: Andrea Smith  
Aaron Pointer  
Rosie Ayala  
Matthew Mauer

REMOTE: Tim Reid

IN THE CHAIR: Andrea Smith

PLACE: MPT Headquarters 4702 S. 19<sup>th</sup> St.

The meeting was called to order by President Smith at 5:30pm.

Commissioner Pointer was appointed as acting clerk since Commissioner Ried was participating remotely.

**APPROVAL OF THE MINUTES**

June 3, 2024 COW Minutes.

It was moved and seconded that the minutes be approved as presented; seconded and passed unanimously.

**SURPLUSING AND SALE OF REAL PROPERTY AT SOUTH END RECREATION AREA (SERA) TO THE CITY OF TACOMA FOR FUTURE CONSTRUCTION OF FIRE STATION #7**

Marty Stump opened the meeting by reminding the Board of the development process, outreach and proposal refinements and discussions that have occurred since 2022 that include to following:

- TFD Site Search
- Letter of Interest
- Draft Proposal
- Site Analysis
- Conceptual Planning
- Online Survey
- Through September 14, 2023
- Park Board Presentation August 14th, 2023
- Community Workshop August 31, 2023
- Plan Refinement, PSA Draft
- Park Board 1st Read of Resolution for Surplus & Sale June 10, 2024
- Public Hearing July 8, 2024
- COW July 29, 2024
- Park Board 2nd Read of Resolution for Surplus & Sale August 12, 2024

Marty Stump then reviewed the site context noting the address, acreage, and current condition.

Justin Davis representing the City of Tacoma Public Works Department provided the Board with the background of the surplus request including the City's Fire Facilities Master Plan. Mr. Davis highlighted that many facilities have extensive deferred repair and replacement needs, lack gender-neutral amenities, do not meet ADA requirements, need seismic enhancements, are inefficient or operationally obsolete, lack the capacity for growth to meet the requirements of a modern facility, and do not provide the highest level of service to the staff that occupies them or the public. Board members were also reminded that Fire Station #7 was constructed in 1959 and is a single bay staffed with one engine company that responds to over 3,500 emergencies annually. Mr. Davis stated that the current station located on So. 56th & So. Warner St. is undersized and the existing property lacks the capacity for the needed expansion to accommodate additional emergency vehicles, equipment, and staff.

Mr. Davis then commented on the considerations prescribed in the master plan including location, condition, functionality, adaptability, call volume and equity index. Maps of the proposed station footprint for the preferred location were then reviewed.

Mr. Davis commented that a new South Tacoma Fire Station is proposed for the vacant corner of the SERA campus, near South 58th and South Tyler. He noted that approximately 7.8 acres of land and hillside are unimproved on the northwest corner of the 60-acre MPT campus. Mr. Davis continued by stating that the City is requesting the opportunity to purchase approximately 2.3-acres of the unimproved MPT property. Board Members were reminded that the new station would strategically place TFD in a better location to respond more effectively to the growing south end community while co-locating vital emergency response resources on the campus, a designated disaster/crisis response site.

Preliminary feasibility concept of the siting and station renderings were shown to the Board.

Assistant Fire Chief Wilsie commented on the improved response time that will result with a new station.

Marty Stump commented that during community input on the proposal several themes have emerged including:

- Fire Station Need
- Urban Forestry / Canopy Coverage
- Park Land / Open Space
- South Tacoma Aquifer Protection
- SERA Campus and Master Plan

Joe Brady was introduced and reported on the urban forest and canopy coverage of the site. He commented that a site inspection and tree analysis was conducted on October 25, 2023. Findings of the inspection included:

- Site has History of Disturbance
- Minimal Tree Removal Impact
- Pioneer Trees and Invasive Species
- Majority of Trees in Poor Health
- Fir and Madrone at Margins of Development Area
- MPT Would Adhere to 2:1 Mitigation Planting SOPs

MPT staff then reviewed several tables highlighting the number of trees planted between 2014 and 2024 in SW & SE Planning area.

Commissioner Mauer requested District park-by-park tree coverage data if available.

Alisa O'Hanlon Regala and Marty Stump then commented on the policy document guidance as laid out in the 2023/2024 Budget Guiding Principles and the 2024-2023 MPT System Strategic Plan that support the FS7 proposal such as:

- Access & Inclusion
- Conservation, Preservation & Sustainability
- Engagement
- Health, Wellness & Safety
- Partnerships
- Racial Equity

There was brief discussion that ensued related to the District's funding for property acquisition.

Marty Stump stated that if the project goes through there are known coding perimeters that need to be followed related to ground water protection.

Lastly, staff commented on the SERA Campus Master Plan and the 2014 Bond Improvements including multi-use turf field, ballfield lighting and playground surfacing.

Commissioner Ayala commend that she appreciates the meeting and the opportunity to get all the known information.

President Smith commented that she sees the potential for improved safety to the community with a new station.

**OTHER**

**ADJOURNMENT**

Being no further business, Commissioner Smith adjourned the meeting at 6:30 p.m.

**APPROVED:**

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President

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Clerk

Submitted by:  
Jennifer Bowman, Secretary