



TO: T.C. Broadnax, City Manager
FROM: Phyllis K. Macleod, Hearing Examiner *PKM*
Troy Stevens, Senior Real Estate Specialist, Public Works, Facilities *ts*
City Council and City Clerk
COPY:
SUBJECT: Ordinance Request No.: 61-0295- Street Vacation 124.1361 – April 26, 2016
DATE: March 31, 2016

SUMMARY:

An ordinance to vacate the unimproved alley lying easterly and abutting Norpoint Way Northeast, and lying between 28th Street NE and 29th Street NE, for use in a multi-family residential development.

COUNCIL SPONSORS:

N/A.

STRATEGIC POLICY PRIORITY:

The proposed alley vacation would be most aligned with the following strategic policy priorities:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.

BACKGROUND:

The Petitioner is seeking vacation of an alley that bisects property it owns at the corner of Norpoint Way Northeast and 29th Street NE. The Petitioner is planning to develop the property with a multi-family residential complex containing affordable housing. The parcel is unimproved at this time. The alley is currently covered with vegetation and the right-of-way has never been used for vehicles. The site is situated on a busy corner and the alley would not be appropriate for vehicular access to Norpoint Way Northeast at that location. Vacation of the alley right-of-way will allow a valuable use of unneeded City property and will return the land to property tax rolls.

The project was opposed by one neighbor who resides in a nearby single-family residence. He believes the density being proposed for the multi-family complex will be inconsistent with the adjacent single-family residential neighborhood. He would prefer to see the site developed with residences, rather than apartments. The multi-family residential project will be subject to additional permitting, which will provide a platform for neighborhood compatibility concerns. The street vacation decision is focused on the criteria contained in the Tacoma Municipal Code governing street vacations. The project appears consistent with those governing criteria and the Hearing Examiner is recommending approval of the alley vacation, subject to conditions.

ISSUE:

Whether the Council should approve this street vacation.

ALTERNATIVES:

The Council could choose to uphold the Hearing Examiner’s Recommendation to approve the requested street vacation or the Council could deny the street vacation request. The proposed street vacation appears to meet the standards for approval of such requests contained in the Tacoma Municipal Code. If the street vacation is denied, the multi-family housing project will likely not move forward.



RECOMMENDATION:

The Hearing Examiner hereby recommends this vacation request for approval, subject to the conditions contained in Conclusion 5.