



**TO:** T.C. Broadnax, City Manager  
**FROM:** Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer  
Justin E. Davis, Division Manager, Facilities Management  
Troy Stevens, Sr. Real Estate Specialist, Real Property Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution - Setting Public Hearing – January 26, 2016  
Street Vacation 124.1361 – LPI Holdings, LLC  
**DATE:** December 28, 2015

**SUMMARY:**

A resolution setting Thursday, March 3, 2016, at 9:30 a.m., as the date and time for a hearing before the Hearing Examiner on LPI Holdings, LLC’s request to vacate the unimproved alley lying easterly and abutting Norpoint Way Northeast, and lying between 28<sup>th</sup> Street NE and 29<sup>th</sup> Street NE, for a multi-family development.

**STRATEGIC POLICY PRIORITY:**

- Assure outstanding stewardship of the natural and built environment.

Vacating the unimproved alley will facilitate development by allowing the developer to combine right-of-way with real property to help create a more economically viable multi-family development with two buildings and parking.

**BACKGROUND:**

The unimproved alley right-of-way was dedicated in the plat of Northeast Tacoma and filed in the records of Pierce County, December 7, 1911. LPI Holdings, LLC acquired the private property abutting the right-of-way in November 2015.

**ISSUE:**

Pursuant to RCW 35.79 and TMC 9.22, the Public Works Department is requesting the City Council set a date to consider this request for this street vacation to be heard by the Hearing Examiner and report the findings of fact, conclusions of law, and recommendation back to the City Council for their consideration.

**ALTERNATIVES:**

City Council could deny the street vacation, subsequently reducing the potential development footprint and feasibility of the proposed project.

**RECOMMENDATION:**

The Public Works Department recommends City Council approval of this request to set the Hearing Examiner’s public hearing date for March 3, 2016, at 9:30 a.m.

**FISCAL IMPACT:**

This action only sets the date of the hearing before the Hearing Examiner. The City will receive market value compensation for the vacated right-of-way. The proceeds will be deposited in accordance with TMC 9.22.