



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer *IKDL*
Justin E. Davis, Division Manager, Facilities Management
Richard Price, Sr. Real Estate Officer, Real Property Services
COPY: City Council and City Clerk
SUBJECT: Resolution - Setting Public Hearing – April 5, 2016
Street Vacation 124.1358 – North American Asset Management
DATE: March 16, 2016

SUMMARY:

A resolution setting Thursday, May 12, 2016, at 1:30 p.m., as the date and time for a hearing before the Hearing Examiner on North American Asset Management’s request to vacate that portion of Fawcett Avenue lying between South 21st and South 23rd Streets, to facilitate a future mixed use development.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.

Vacating this right-of-way will benefit the adjoining properties by converting the right-of-way to parceled property allowing the owners greater control of the area for maintenance and management to facilitate future development. Vacating this unimproved right-of-way will also return the property to the tax rolls.

BACKGROUND:

The City acquired the unimproved right-of-way in the plat of The Tacoma Land Company’s First Addition to Tacoma, July 7, 1884. The abutting real property was assembled by the City of Tacoma in 1999-2000 for the purpose of constructing a Police Department Headquarters building. This property is classified as a Tier 1 property and will be sold via a Request for Proposal process and Development Agreement.

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 to the City Council for their consideration.

ALTERNATIVES:

An alternative is to deny the street vacation; however, denying the petition will reduce maintenance and management options for the unimproved right-of-way and potentially diminish future development.

RECOMMENDATION:

The Public Works Department recommends City Council approval of this request to set the Hearing Examiner’s public hearing date for May 12, 2016, at 1:30 p.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.