



**TO:** T.C. Broadnax, City Manager  
**FROM:** Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer /KDK  
Justin E. Davis, Facilities Division Manager, Public Works  
Ronda Cornforth, Sr. Real Estate Specialist, Real Property Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution - Setting Public Hearing – March 31, 2015  
Street Vacation 124.1351 – Narrows Marina, LLC  
**DATE:** February 19, 2015

**SUMMARY:**

A resolution setting Thursday, May 14, 2015, at 9:00 a.m., as the date and time for a hearing before the Hearing Examiner on the request to vacate the north half of the 19<sup>th</sup> Street West right-of-way, lying westerly of the BNSF railroad right-of-way and the terminus of City of Tacoma right-of-way, to Narrows Marina, LLC for future improvements to pedestrian access ways and boat launch parking.

Petitioner is seeking vacation of the South half of said 19<sup>th</sup> Street West from University Place in conjunction with this vacation action.

**STRATEGIC POLICY PRIORITY:**

- Strengthen and maintain a strong fiscal management position.
- Foster neighborhood, community, and economic development vitality and sustainability.

This vacation will benefit the community at large by improving the on-site pedestrian flow and providing expanded boat and trailer parking to the patrons of the marina. Vacation of this section of 19<sup>th</sup> Street West will reduce City maintenance obligations and increase lands to be added to the tax rolls.

**BACKGROUND:**

A petition has been filed by Narrows Marina, LLC for the vacation of the north half of 19<sup>th</sup> Street West lying westerly of the BNSF railroad right-of-way and the terminus of City of Tacoma right-of-way, necessary for the intended improvements to on-site pedestrian access ways and expanded boat launch parking. Narrows Marina, LLC holds title to each of the parcels abutting and adjacent to the requested vacation area.

Petitioner is working to finalize a Master Development plan. This section of right-of-way to be vacated will also serve future residential development needs.

**ALTERNATIVES:**

An alternative is to deny the street vacation, subsequently reducing potential development footprint and feasibility of proposed development. Additionally, denial of the requested street vacation perpetuates the City's maintenance obligations.

**RECOMMENDATION:**

The Public Works Department recommends City Council approval of this request to set the Hearing Examiner's public hearing date for May 14, 2015, at 9:00 a.m.

**FISCAL IMPACT:**

This action only sets the date of the hearing before the Hearing Examiner. Unless decided otherwise, the City will receive market value compensation for the vacated right-of-way. The proceeds will be deposited in accordance with Tacoma Municipal Code 9.22.