



TO: T.C. Broadnax, City Manager
FROM: Phyllis K. Macleod, Hearing Examiner *PKM*
Troy Stevens, Senior Real Estate Specialist, Public Works, Facilities *TS*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 16-0258 – Street Vacation No. 124.1360 – April 19, 2016
DATE: March 30, 2016

SUMMARY:

An ordinance to vacate the south 125 feet of the alley between Union Avenue and Puget Sound Avenue, lying north of South 40th Street, to allow the Petitioner to consolidate its adjoining properties and facilitate future development of the site.

COUNCIL SPONSORS:

N/A.

STRATEGIC POLICY PRIORITY:

The proposed street vacation aligns most closely to the following strategic policy priorities:

- Strengthen and support a safe city with healthy residents.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.

BACKGROUND:

The Petitioner is interested in acquiring the proposed alley property to consolidate with its adjoining property. This consolidation would provide more design flexibility for the owners' plans to develop the site in the future. The vacation would eliminate alley access to one garage on adjoining property; however, the owner of that property joined in the vacation petition and did not comment opposing the project. The alley vacation would be undertaken with the understanding that future development would probably require a design involving vehicular access to the "rear" of developed property. In this case that would be South 40th Street. The Petitioner has acknowledged the City's Comprehensive Plan policies addressing this issue. No members of the public opposed the project. The project would allow productive use of unneeded City property and return the land to the tax rolls.

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.

RECOMMENDATION:

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