



**TO:** T.C. Broadnax, City Manager  
**FROM:** Phyllis K. Macleod, Hearing Examiner *PKM*  
Troy Stevens, Senior Real Estate Specialist, Public Works, Facilities  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No.: 16-0289 – Street Vacation No. 124.1363– April 26, 2016  
**DATE:** April 11, 2016

**SUMMARY:**

An ordinance to vacate the north 125 feet of the southerly 215 feet of Broadway, lying north of South 17<sup>th</sup> Street, for the future development of a hotel near the Greater Tacoma Convention and Trade Center.

**COUNCIL SPONSORS:**

N/A.

**STRATEGIC POLICY PRIORITY:**

The proposed street vacation will further the following strategic policy priorities:

- 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.
- Cultivate a vibrant cultural sector that fosters a creative, cohesive community.

**BACKGROUND:**

The City is assembling property that will be needed for a future hotel development proposed for an area adjacent to the Greater Tacoma Convention and Trade Center. The right-of-way in question is a portion of Broadway that is fully improved with pavement, sidewalks and gutters. The roadway serves the Convention Center parking area and the Carleton Building, which is leased by University of Washington Tacoma. The right-of-way is not used for general circulation, although cars use it to approach the Convention Center. The City’s Traffic Engineering Division has indicated that a turnaround should be required to avoid the problem of traffic dead ending at the location. Accordingly, a condition has been recommended to require a turn-around for vehicles approaching the vacated area.

The proposed street vacation would benefit design of a hotel with blocks of rooms that would expand the types of events that could be successfully conducted at the Convention and Trade Center. The hotel project would create construction jobs and permanent staff positions within the area. The overall project will benefit the public by enhancing economic vitality in the downtown core. Once the project is complete, the parcel would be returned to the property tax rolls.

The City is requesting that the fees otherwise associated with street vacations be waived pursuant to TMC 9.22.010, which allows waiver of charges when the vacation is initiated by the City or the City Council deems it to be in the best interest of the City to waive the fees. In this case, the City has provided evidence that the project will benefit the public and the City through its role as an economic catalyst and through the employment opportunities it will create. When the parcel is ultimately sold to a hotel developer, the value of the property will be recovered as part of the sale. Under the circumstances, it is appropriate for the City Council to waive the street vacation fees.

**ISSUE:**

Whether the Council should approve the proposed 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 vacation requested is hereby recommended for approval, subject to the conditions contained in Conclusion 6. Waiver of the fees normally associated with a right-of-way vacation is also recommended.

**FISCAL IMPACT:**

This is a City initiated street vacation that attaches to abutting city owned property (convention center). The City is asking to postpone the ordinary street vacation payment due until the property is sold to a developer. The cost associated with the vacation action will be included in the sales price of the larger parcel to a developer pursuant to a Development Agreement. The City will be made whole for the value of the vacated property at the time of the sale.