



**TO:** T.C. Broadnax, City Manager  
**FROM:** Phyllis K. Macleod, Hearing Examiner *PKM tar*  
Troy Stevens, Senior Real Estate Specialist  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ord. Request No.:16-0837 - SV No. 124.1369 – October 11, 2016  
**DATE:** September 22, 2016

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**SUMMARY:**

An ordinance to vacate the north 10 feet of South 23<sup>rd</sup> Street lying between the westerly margin of Jefferson Avenue and the westerly margin of Fawcett Avenue to the City of Tacoma for use in an economic development project.

**COUNCIL SPONSORS:**

N/A

**STRATEGIC POLICY PRIORITY:**

The project is most closely aligned with 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 of Tacoma is petitioning to vacate the north 10 feet of South 23<sup>rd</sup> Street in the area between Fawcett Avenue and Jefferson Avenue, adjacent to the planned Tacoma Town Center development. The property will facilitate a better alignment of South 23<sup>rd</sup> Street along the boundary of the large mixed use development that will be constructed directly to the north. The recommended conditions for the street vacation would protect the non-motorized and emergency vehicle access across the adjoining portion of previously vacated Fawcett Avenue. The remaining street right-of-way will accommodate anticipated transportation needs in the future. There would be a public benefit associated with the vacation in that the roadway would be improved and the property would ultimately return to the tax rolls as part of the Tacoma Town Center development. The overall project would serve as an economic stimulus in the area and would generate increased tax revenues.

The Hearing Examiner is recommending approval of the proposed street vacation and is proposing that the Petitioner City of Tacoma be allowed to forego payment of the otherwise required appraised value of the vacated property. The City would, however, be compensated for the full value of the property upon closing of the sale of the larger project parcels to the developer.

**ISSUE:**

Whether the Council should approve this street vacation?

**ALTERNATIVES:**

The Council could choose to deny the requested street vacation, but the proposal complies with the criteria for approval of a street vacation and would generate benefits to the public.



**RECOMMENDATION:**

The vacation request is hereby recommended for approval, subject to the conditions contained in Conclusion 6 of the Hearing Examiner's Report and Recommendation to the Council. As to compensation, the Hearing Examiner recommends waiver of the City's requirement to pay the full appraised value of the area to be vacated under Tacoma Municipal Code 9.22.010.

**FISCAL IMPACT:**

This is a City initiated street vacation. 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.