



TO: T.C. Broadnax, City Manager
FROM: Phyllis K. Macleod, Hearing Examiner
Troy Stevens, Senior Real Estate Specialist, Public Works, Facilities
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No.: 16-0260 – Street Vacation 124.1359 – May 10, 2016
DATE: March 31, 2016

SUMMARY:

An ordinance to vacate the south 130 feet of East K Street, lying north of East 26th Street to consolidate parcels for parking and future development.

COUNCIL SPONSORS:

N/A.

STRATEGIC POLICY PRIORITY:

The proposed street vacation is most aligned with 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 seeking to vacate the south 130 feet of East K Street, lying north of East 26th Street. The area is an 80-foot wide unimproved street right-of-way containing trees, blackberry vines, and other vegetation. The property is not currently used for traffic circulation and the west half of the street is too steep to accommodate such use in the future. The area has attracted illegal dumping and the Petitioner is hoping to exclude people from the lot after the vacation is complete, to allow for clean-up of the site and future development. He is exploring construction of a work/live space for artists.

The proposed street vacation would block abutting owners’ access to a remaining alley and City Traffic Engineering conditioned their position on the vacation on the Petitioner’s ability to resolve this access issue. The Petitioner agreed to provide an access easement to the impacted owners, which is proposed as a condition of the street vacation approval. With this feature, the public interest in the vacated area is protected.

No members of the public appeared in opposition to the project or filed written objections. The street vacation would allow clean-up of an area that has attracted illegal dumping and would provide a beneficial use of unneeded property. The street vacation would also return the land to the property tax rolls. The Hearing Examiner is recommending approval of the street vacation, subject to conditions.

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 hereby recommends this vacation request for approval, subject to the conditions contained in Conclusion 5.