



**TO:** T.C. Broadnax, City Manager  
**FROM:** Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer / *IKD*  
Justin E. Davis Interim Division Manager, Facilities Management  
Ronda Cornforth, Sr. Real Estate Specialist, Real Property Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution: Setting Public Hearing - Street Vacation 124.1341 – Wesco Management, LLC – June 3, 2014  
**DATE:** May 15, 2014

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**SUMMARY:**

Setting Thursday, July 10, 2014 at 9:00 a.m., as the date and time for a public hearing before the Hearing Examiner on the request to vacate a portion of South 49<sup>th</sup> Street between South Wilkeson Street and I-5 to Wesco Management, LLC for commercial retail development.

**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 by increasing local business and employment opportunities. Vacation of this section of South 49<sup>th</sup> Street right-of-way will reduce City maintenance obligations and increase lands to be added to the tax rolls.

**BACKGROUND:**

A petition has been filed by Wesco Management, LLC for the vacation of South 49<sup>th</sup> Street between South Wilkeson Street and I-5 for the necessary parking lot and fire access lane for the intended commercial retail development.

Wesco Management, LLC is currently under negotiations for the purchase of four parcels of land bounded on the north and south by South 48<sup>th</sup> and South 49<sup>th</sup> Streets and east and west by South Wilkeson Street and Interstate 5, for a commercial retail development of a single Mor Furniture for Less store. The Petition has been acknowledged by all abutting/impacted property owners with no objections to proceed. Petitioner, Wesco Management, LLC, will be required to negotiate and purchase the southerly half of the proposed vacation from the Tacoma School District for the construction of said parking lot and fire access lane prior to the completion of such vacation.

This vacation proceeding is in concert with the submitted rezone, sign and parking variance and will be collectively presented at the public hearing on July 10, 2014. Development is anticipated to consist of a 45,000 square foot retail building and parking reduced to 116 parking stalls as further submitted on April 16, 2014, under City of Tacoma Permit No. 40000221955.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

Real Property Services recommends City Council approval of this request to set the Hearing Examiner's public hearing date for July 10, 2014 at 9:00 a.m.

**FISCAL IMPACT:**

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