




**TO:** Elizabeth Pauli, City Manager  
**FROM:** Jeff H. Capell, Hearing Examiner  
Troy Stevens, Senior Real Estate Specialist, Public Works Real Property Services   
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No. 19-0997 – Street Vacation 124.1397 – October 1, 2019  
**DATE:** September 12, 2019

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**SUMMARY:**

An ordinance granting a petition to vacate the east 12 feet of Fawcett Avenue, lying between the southerly line of South 21st Street and the northerly line of South 23rd Street, for the purpose of facilitating site improvements and future development.

**COUNCIL SPONSORS:**

N/A

**STRATEGIC POLICY PRIORITY:**

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.

**BACKGROUND:**

As an alternative to its prior (abandoned) request to vacate the entirety of Fawcett Street between South 21st Street and South 23rd Street, North American Asset Management Group, LLC (the “Petitioner”), petitioned for the vacation of only the east 12 feet of Fawcett Avenue over that same length (the “Vacation Area”), to be used for expanded sidewalk and other improvements as part of Petitioner’s overall development. Petitioner is the only property owner adjacent to the Vacation Area. No access will be impaired, and vehicular traversal over Fawcett Street will be maintained.

**ISSUE:**

Whether the Council should approve the proposed street vacation, and if so what conditions should be imposed?

**ALTERNATIVES:**

The Council could (1) choose to follow the Hearing Examiner’s Recommendation and approve the requested vacation, (2) the Council could approve the requested vacation under conditions different than those recommended, or (3) the Council could deny the vacation petition.

**RECOMMENDATION:**

The Hearing Examiner has determined that the requested vacation meets the criteria for approval of such petitions as set forth in Chapter 9.22 of the Tacoma Municipal Code and Chapter 35.79 of the Revised Code of Washington. Therefore, the request is hereby recommended for approval, subject to the conditions contained in Conclusion 8 of the Hearing Examiner’s Report and Recommendation to the City Council.

**FISCAL IMPACT:**

Minor revenue from compensation for the Vacation Area, if approved.

**ORIGINAL**