



TO: T.C. Broadnax, City Manager
FROM: Phyllis Macleod, Hearing Examiner *PM*
COPY: City Council and City Clerk
SUBJECT: 14-0256 – Street Vacation 124.1339 – April 22, 2014
DATE: April 1, 2014

SUMMARY:

Real Property Services has received a petition from 4910 Pine Street, LLC to vacate the remaining portion of the alley between Pine Street and vacated South Junett Street from South 50th Street, north approximately 50 feet in Tacoma, Washington, for a low density multi-family housing development.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

The alley vacation, which is requested to facilitate construction of a multi-family housing development, will further the strategic policy priority of fostering neighborhood, community, and economic development vitality and sustainability.

BACKGROUND:

The 4910 Pine Street, LLC has requested vacation of the remaining portion of an alley that runs between Pine Street and vacated South Junett Street north from South 50th Street. The majority of the alley was vacated many years ago by prior owners and a 50-foot segment remains. The 4910 Pine Street, LLC is planning to construct a low density multi-family housing development on a tract of property that surrounds the alley remnant in question. The development will have a perimeter fence which could be uniform in setback if the vacation is approved. Without the vacation, the fence would have to be indented to leave the alley remnant 50 feet in length outside the perimeter fence. The project developers believe that such an indentation would present a possible safety hazard because it would provide an area shielded from general view for vehicles or persons to congregate. The project meets the criteria for the approval of street vacations contained in the Municipal Code. Furthermore, no members of the public appeared at the hearing, or submitted written comments, opposing the proposed alley vacation, although one citizen called Public Works to suggest a different use for the development site. Therefore, the Hearing Examiner recommended approval of the requested alley vacation.

ISSUE:

N/A

ALTERNATIVES:

The Council could deny the requested alley/street vacation and the property would not be returned to the tax rolls and would not be available for use in the proposed multi-family housing development.

RECOMMENDATION:

The requested petition is recommended for approval, subject to conditions.

FISCAL IMPACT:

There is no fiscal impact.