



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer *1/10/17*
Justin E. Davis, Division Manager, Facilities Management
Troy Stevens, Senior Real Estate Specialist, Real Property Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Setting Public Hearing – January 10, 2017
Street Vacation 124.1375 – Alma Mater, LLC
DATE: December 7, 2016

SUMMARY:

A resolution setting Thursday, February 16, 2017, at 9:00 a.m., as the date and time for a hearing before the Hearing Examiner on Alma Mater, LLC’s request to vacate a sub-surface portion of Court E, lying between South 13th and South 15th Streets, to accommodate the Petitioner’s existing building wall.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.

Alma Mater, LLC’s partial acquisition of the sub-surface right-of-way will cure a longstanding building wall encroachment into Court E.

BACKGROUND:

The street right-of-way was dedicated in the Map of New Tacoma, W.T., on February 3, 1875. The Carpenter’s Local Building at 1322 Fawcett Street was permitted and constructed in 1954. Review by staff of the Petitioner’s current remodel plans require the Petitioner to pursue the partial street vacation of Court E.

ISSUE:

Pursuant to RCW 35.79 and TMC 9.22 the Public Works Department is requesting the City Council set a date to consider this request for this street vacation to be heard by the Hearing Examiner and report the findings of fact, conclusions of law, and recommendation to the City Council for their consideration.

ALTERNATIVES:

City Council could decide not to approve the resolution setting the hearing date; however, the existing building already encroaches into the public right-of-way. The Petitioner would need to pursue a less desirable option such as a Right-of-Way Occupancy Permit.

RECOMMENDATION:

The Public Works Department recommends City Council approval of this request to set the Hearing Examiner’s public hearing date for Thursday, February 16, 2017, at 9:00 a.m.

FISCAL IMPACT:

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