



TO: Elizabeth Pauli, City Manager
FROM: Jeff H. Capell, Hearing Examiner
 Teague Pasco, Senior Real Estate Specialist, Public Works, Real Property Services *TP*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 20-0013 - Street Vacation 124.1402 - January 28, 2020
DATE: 1/7/2020

SUMMARY & PURPOSE:

An ordinance vacating a remnant portion of East 51st Street unopened, unimproved right-of-way, to facilitate access within a new residential subdivision.

BACKGROUND:

The Hearing Examiner’s recommendation is based on the evidence and testimony presented at a public hearing held on December 5, 2019. The vacation area is an approximately 40-foot by 80-foot portion of East 51st Street right-of-way left over from a prior vacation of what was originally platted as a 70-foot wide street. The vacation area is not used for access to any abutting property, nor is it part of the City’s street grid. If vacated, it will be incorporated into a private access way for the Cook’s Landing residential subdivision.

COMMUNITY ENGAGEMENT/ (CUSTOMER RESEARCH):

A public hearing was held on this petition on December 5, 2019, at which members of the community could attend and speak to express their concerns with, and/or support for the proposed street vacation. No members of the public appeared. The street vacation will benefit petitioner Northwest Vintage Homes LLC, by allowing it to use the vacation area as access both for residents of the subdivision and for service providers. If approved, the vacation will have nominal benefit or effect on the community surrounding the area because the vacation area is not used as right-of-way presently, nor is there any need for it in the future. When the entire Cook’s Landing project is complete, it will offer the benefit of additional housing within the City of Tacoma.

2025 STRATEGIC PRIORITIES:

Economy/Workforce: *Equity Index Score*

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions. 30%

Increase the number of infrastructure projects and improvements that support existing and new business developments. 40%

Livability: *Equity Index Score*

Increase the number of Complete Compact Communities/ 20-Minute Neighborhoods throughout the city. 30%

The vacation will facilitate the availability of new housing and provide work opportunities while the subdivision is being developed.

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ALTERNATIVES:

Alternative	Positive Impacts	Negative Impacts
1. The Council could approve the vacation request under conditions different than those recommended.	The most positive impacts come from approving the vacation.	Different conditions would have to be justified by the conditions surrounding the petition. Additional conditions might delay the completion of additional housing stock.
2. The Council could deny the vacation petition.	The most positive impacts come from approving the vacation.	Denying the petition would create potential problems for the developer in meeting access requirements and prevent additional housing from being completed.

EVALUATIONS AND FOLLOW UP:

The recommended street vacation is subject to the conditions listed in the Hearing Examiner’s Report and Recommendation, issued on December 31, 2019. All evaluations and follow up should be coordinated between the petitioner and the appropriate City Departments referenced in the Report and Recommendation.

STAFF RECOMMENDATION:

The Hearing Examiner recommends approval of the requested street vacation, subject to the conditions contained in Conclusion 9 of the Hearing Examiner’s Report and Recommendation.

FISCAL IMPACT:

There is no apparent fiscal impact with this street vacation other than minimal income to be collected as the cost to the petitioner for releasing the City’s right-of-way interest.

ATTACHMENTS:

The following attachments can be found in Legistar:

- The City’s Exhibit List and City Exhibits C-1 through C-14.
- (1) Public Comment from Frankie Davis.
- The Hearing Examiner’s Report and Recommendation to the City Council, entered on December 31, 2019.
- The Hearing Examiner’s City Council Action Memorandum, dated January 7, 2020.

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