



TO: Elizabeth Pauli, Interim City Manager
FROM: Phyllis K. Macleod, Hearing Examiner *PM*
Troy Stevens, Senior Real Estate Specialist, Public Works Real Property Services *ts*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 17-0232 – Street Vacation - March 21, 2017
DATE: February 28, 2017

SUMMARY:

An ordinance to vacate a sub-surface portion of Court E, lying between South 13th and South 15th Streets, to accommodate the Petitioner Alma Mater, LLC's existing building wall.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

The proposed action would be aligned with the following strategic policy priorities:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Encourage thriving residents with abundant opportunities for life-long learning.
- Cultivate a vibrant cultural sector that fosters a creative, cohesive community.

BACKGROUND:

The Petitioner is engaged in a renovation and redevelopment project at the Carpenters Building located at 1322 Fawcett Street in downtown Tacoma. Tenant improvements will be constructed to create a multi-use arts center including a 500 person performance venue, restaurant, bar, community meeting space, artists' studio space, and nine living units. The existing building has been in place since 1954 and the west side of the footprint extends under the subsurface portion of Court E right-of-way by approximately five feet. The requested right-of-way vacation will cure this encroachment. Court E is 40 feet wide, mostly level, and paved with concrete and limited curbing. The street slopes slightly downward from north to south. The west side of Court E has office buildings and parking lots and the east side of Court E is a combination of multi-story commercial buildings, office space, parking lots, and residential uses.

Vacating the proposed sub-surface right-of-way area will not adversely affect the street pattern or circulation of the immediate area or the community as a whole because the area being vacated is below a sidewalk. Free movement on the sidewalk will be retained. The vacation being requested is solely designed to cure a sub-surface building wall encroachment. Vacating the requested street segment would provide a public benefit by adding unused property to the tax rolls. In addition, the vacation would facilitate a building renovation and redevelopment project that will foster a vibrant and diverse economy. The redevelopment project will support economic growth through increasing employment and hosting a small business incubator. The building renovation will cultivate a thriving arts community by establishing space for multi-disciplinary performing arts, visual artists, and a restaurant/bar music venue. The project will also add nine rooftop living units to the downtown area. No members of the public appeared at the hearing opposing the proposed vacation and no City departments testified against the project.



ISSUE:

Whether the Council should approve the proposed street vacation?

ALTERNATIVES:

The Council could choose to uphold the Hearing Examiner's Recommendation to approve the requested street vacation or the Council could deny the street vacation request. The proposed street vacation appears to meet the standards for approval of such requests contained in the Tacoma Municipal Code.

RECOMMENDATION:

The street vacation request is hereby recommended for approval, subject to the conditions contained in Conclusion 6 of the Hearing Examiner's Report and Recommendation to the City Council.

FISCAL IMPACT:

N/A