



TO: Elizabeth Pauli, Interim City Manager
FROM: Phyllis K. Macleod, Hearing Examiner *PKM*
Troy Stevens, Senior Real Estate Specialist, Public Works Real Property Services *TS*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 17-0099 – Street Vacation – February 28, 2017
DATE: February 3, 2017

SUMMARY:

A petition to vacate a portion of the southerly 3.5 feet of North G Street, lying between North 1st and North 2nd Streets, to accommodate patios, stairs, and a community room in a new multi-use residential development.

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.

BACKGROUND:

The Stadium Apartments, LLC is proposing construction of a multi-use residential apartment complex in the Stadium District. The project design includes steps and patio areas leading from apartments toward North G Street. The improvements would extend a short distance into the existing right-of-way for North G Street, but would stop short of the existing sidewalk. The project architect indicated that the developer is seeking to engage with the street and bring the area to life. No walls or barriers will be put into place separating the vacated area from the adjacent sidewalk. The new sidewalk will be wider than the prior sidewalk and will provide an ample path through the area for pedestrians. Two neighbors testified at the hearing and expressed a concern over loss of on-street parking in the area. The proposed street vacation would not directly diminish the available parking along North G Street; however, the City design standards for the development require parking stall dimensions that will reduce existing on-street parking by approximately two spaces. This reduction will occur with or without the street vacation. The project will provide a public benefit to the City. The apartments will provide housing for residents of the area and enhance economic development in the vicinity. The street vacation will not impair traffic circulation or interfere with any traffic improvements in the future. The right-of-way segment in question is not being used actively for any public purpose and, through vacation, would be returned to the tax rolls. The evidence at the hearing demonstrated that the proposed street vacation is consistent with the standards of TMC 9.22.070 governing approval of street vacation requests.

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 contained in the Tacoma Municipal Code for approval of such requests.



RECOMMENDATION:

The street vacation request, as modified, is hereby recommended for approval, subject to the conditions contained in Conclusion 5 of the Hearing Examiner's Report and Recommendation to the City Council.

FISCAL IMPACT:

N/A