



TO: T.C. Broadnax, City Manager
FROM: Phyllis Macleod, Hearing Examiner *PM*
Ronda Cornforth, Senior Real Estate Specialist, Public Works *RC*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 15-0808 – Street Vacation – August 18, 2015
DATE: July 30, 2015

SUMMARY:

An ordinance seeking to vacate that portion of undeveloped S. 52nd Street lying easterly of S. Trafton Street and westerly of the alley, to accommodate the construction of single family residences.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

The proposed street vacation aligns with the following strategic 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 Petitioner SNR Northwest Properties, LLC (SNR) is developing ten single-family residences on land adjacent to the proposed street vacation. The right-of-way proposed for vacation is undeveloped and is overgrown with vegetation. Neighbors report troubling activity on the overgrown property. SNR is building a series of single-family residences that will incorporate the right-of-way and remove the vegetation that has encouraged illegal activities on the site. The new residences will enhance the neighborhood and provide reasonably priced housing options. The portion of S. 52nd Street in question is not part of the traffic circulation pattern in the area and is not well suited to development with street improvements in the future. The area is steeply sloped and no future street installation is anticipated. The Hearing Examiner conducted a public hearing on this proposed street vacation on July 16, 2015. No members of the public appeared opposing the street vacation. One neighbor testified in support of SNR's petition and indicated she believes construction of the new homes will solve the problems that have occurred on the overgrown right-of-way and enhance the neighborhood. The Hearing Examiner prepared Findings of Fact, Conclusions of Law, and a Recommendation supporting approval of the petition to vacate.

ISSUE:

Whether the City Council should approve the requested street vacation.

ALTERNATIVES:

The City Council could choose to deny the street vacation petition, however, the proposal appears to comply with the criteria for approval of street vacation requests.

RECOMMENDATION:

The requested street vacation petition is recommended for approval, subject to the conditions contained in the Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation.



FISCAL IMPACT:

N/A.