



TO: T.C. Broadnax, City Manager
FROM: Phyllis Macleod, Hearing Examiner and Troy Stevens, Sr. Real Estate Specialist *TS*
COPY: City Council and City Clerk
SUBJECT: Ordinance 14-0128 – Street Vacation Petition No. 124.1338
City Council Meeting March 18, 2014
DATE: March 3, 2014

SUMMARY:

A petition to vacate a portion of Dock Street air rights north of State Route 509, to allow building modulation and design features for a mixed use project at 1933 Dock Street in Tacoma, Washington.

STRATEGIC POLICY PRIORITY:

This action will support the Strategic Policy Priority of fostering neighborhood, community, and economic development vitality and sustainability.

The air rights vacation will allow for a more engaging exterior design for a mixed use/residential project being constructed along Dock Street. The improved aesthetics and associated public amenities provide by the project will enhance the Foss Waterway neighborhood and foster public use of the waterfront area and adjacent public spaces.

BACKGROUND:

The Henry Foss Group, LLC is pursuing a development at 1933 Dock Street known as “The Henry.” The Henry will include approximately 161 residential apartment units and 10,400 square feet of retail space. The Henry Foss Group, LLC is seeking to vacate a portion of the air rights over Dock Street to accommodate an angled design element that adds interest to the façade of the building. The vacation of air rights would include only the area 16.5 feet above grade and higher. The proposed vacation would not interfere with full use of Dock Street for vehicular and pedestrian travel. The project, including the air rights vacation, has been reviewed by the Urban Design Review Committee of the Foss Waterway Development Authority. The Urban Design Review Committee supports the angled design element as a method for creating a visual gateway to the Foss Waterway area. The project will include direct public amenities such as completion of landscaping and utility work on a view corridor to the north of the building, improvements to a public waterfront plaza and esplanade to the east of the project, improvements to a park on the south side of the project, and completion of the Dock Street sidewalk to the west of the project. These project elements are part of the development agreement between the Henry Foss Group, LLC and the Foss Waterway Development Authority. No one appeared at the public hearing opposing the air rights vacation request.

ISSUE: N/A

ALTERNATIVES: N/A

RECOMMENDATION: The vacation request is hereby recommended for approval, subject to conditions.

FISCAL NOTE: There is no fiscal note.