



TO: Elizabeth A. Pauli, City Manager
FROM: Ronda Cornforth, Senior Real Estate Specialist, Facilities Management Division
Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer *FDK*
COPY: City Council and City Clerk
SUBJECT: Resolution – Setting Public Hearing – April 9, 2019
Street Vacation 124.1396 – Greenwood Property Mgmt., LLC et al.
DATE: March 22, 2019

SUMMARY:

A resolution setting Thursday, May 16, 2019, at 1:30 p.m., as the date and time for a hearing before the Hearing Examiner for Greenwood Property Mgmt., LLC’s request to vacate the remaining Chandler Street, lying north of Center Street, in order to cure an existing permitted encroachment of the structure.

STRATEGIC POLICY PRIORITY:

- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

Vacation of this segment of Chandler Street will reduce the City’s risk and expenditure for maintenance obligations of an area of the right-of-way not widely accessed by the public. Furthermore, this vacation will add additional taxable square footage of land to the tax rolls.

BACKGROUND:

A petition has been filed by Greenwood Property Mgmt., LLC for that portion of Chandler Street, lying north of Center Street, to cure an encroachment of a portion of the structure as previously permitted during expansion. Plan submittal from 1966 misinterpreted the curb line as the property line allowing the building expansion to be permitted. Vacation of this right-of-way, with a reciprocal easement between each of the abutters for ingress/egress and utilities, would allow the encroachments to remain. Retention of this public right-of-way would require the removal and demolition of portions of the building to reestablish appropriate access requirements.

ISSUE:

Pursuant to RCW 35.79 and Tacoma Municipal Code 9.22, the Public Works Department is requesting the City Council set a date to consider this request for a street vacation to be heard by the Hearing Examiner and report the findings of fact, conclusions of law, and recommendation to the City Council for their consideration.

ALTERNATIVES:

City Council could decide not to approve this request to set a date for public hearing, which will halt the application for street vacation.

RECOMMENDATION:

The Public Works Department recommends City Council approve this request to set the Hearing Examiner’s public hearing date for Thursday, May 16, 2019, at 1:30 p.m.

FISCAL IMPACT:

There is no fiscal impact.