



TO: T.C. Broadnax, City Manager
FROM: Phyllis Macleod, Hearing Examiner *PM*
Troy Stevens, Senior Real Estate Specialist, Public Works, Facilities *TS*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 15-1249 – Street Vacation – December 15, 2015
DATE: November 17, 2015

SUMMARY:

An ordinance to vacate the alley between East D Street and East E Street, north of Puyallup Avenue and south of BNSF Railway Company property and the terminus of the City right-of-way, for use as a passenger drop-off and bus zone for PCSD’s adjacent school.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

The proposed right-of-way vacation is 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.
- Encourage thriving residents with abundant opportunities for life-long learning.
- Assure outstanding stewardship of the natural and built environment.

BACKGROUND:

PCSD Tacoma Facilities I, LLC is petitioning the City to vacate an alley right-of-way that lies adjacent to a charter school they are developing on Puyallup Avenue. The property proposed for vacation is approximately 20 feet wide and 160 feet long. The alley is not being used for general traffic circulation in the area and is not planned for such use in the future. Use of the alley would provide the school with flexibility in creating a drop-off and bus zone adjacent to the school building. The improvement would provide enhanced safety for students and visitors to the school. The unneeded alley right-of-way would serve a useful purpose and would be added back to the tax rolls. The Hearing Examiner conducted a public hearing on this matter on November 5, 2015. No members of the public appeared at the hearing in opposition to the proposed alley vacation. The Hearing Examiner issued a Report and Recommendation in favor of approving the proposed right-of-way vacation.

ISSUE:

Whether the Council should approve this alley vacation request.

ALTERNATIVES:

The Council could choose to deny the request for right-of-way vacation, however, the proposal appears to meet the criteria for approval of vacation requests. The project would return unneeded right-of-way to a useful purpose, enhance safety, and add property to the tax rolls.

RECOMMENDATION:

The Hearing Examiner recommends this street vacation for approval, subject to the conditions outlined in the recommendation.

FISCAL IMPACT:

N/A