



TO: T.C. Broadnax, City Manager
FROM: Phyllis K. Macleod, Hearing Examiner *PKM*
Troy Stevens, Real Estate Specialist *TS*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No.: 16-0177 – Street Vacation – March 29, 2016
DATE: March 1, 2016

SUMMARY:

An ordinance to vacate the south 200 feet of the alley between Martin Luther King Jr. Way and South J Street, lying between South 10th and 11th Streets, for use as part of a mixed-use development project.

COUNCIL SPONSORS:

N/A.

STRATEGIC POLICY PRIORITY:

The project will support 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.
- Assure outstanding stewardship of the natural and built environment.

BACKGROUND:

The petitioner Jagpal Basra is planning development of a mixed-use community in the area of Martin Luther King Jr. Way and South 11th Street. The project will include compact, high quality, residential units oriented toward the anticipated light rail stop in the area. The mixed-use community is designed to function as a center for the Martin Luther King Jr. Way area and, to that end, will include restaurants and coffee houses. The project will hopefully energize the neighborhood and enhance the emerging medical, education, and transit oriented focus in the area. The alley vacation will allow Mr. Basra to utilize the site more effectively for the planned development while retaining alley access for adjacent properties. The existing alley is in disrepair and is not an integral part of vehicular travel in the area. The proposed street vacation would retain City rights in existing utility installations located in the vacated alley. No citizens opposed the proposed street vacation by testifying at the public hearing or by submitting written comments.

ISSUE:

Whether the City Council should approve this street vacation request.

ALTERNATIVES:

The Council could choose to deny the requested street vacation; however, the petition appears to be consistent with the established criteria for approval of a street vacation.

RECOMMENDATION:

The vacation request is hereby recommended for approval, subject to the conditions contained in the Hearing Examiner's Recommendation.