



**TO:** T.C. Broadnax, City Manager  
**FROM:** Phyllis Macleod, Hearing Examiner *Phyllis Macleod*  
Troy Stevens, Senior Real Estate Specialist, Public Works, Facilities  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No.15-0973 – Street Vacation – October 20, 2015  
**DATE:** September 24, 2015

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**SUMMARY:**

An ordinance to vacate portions of several street and alley right-of-way segments in the area lying between N. Waterview Street and N. Stevens Street. The area requested for vacation totals approximately 95,060 square feet of undeveloped and sloped property that would be used in creating residential building lots.

**COUNCIL SPONSORS:**

N/A

**STRATEGIC POLICY PRIORITY:**

The requested street vacation supports the following strategic policy priorities:

- 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:**

Waterview Point, LLC is seeking to vacate portions of several street and alley rights-of-way in the area lying generally between N. Waterview Street and N. Stevens Street. The petition seeks to vacate approximately 95,060 square feet of property that is undeveloped and steeply sloped. The vacated properties would be added to existing ownerships in the area to facilitate the creation of residential building sites through segregations and boundary line adjustments. A similar request was brought forward by James McGranahan on behalf of essentially the same ownership group in 2007. The Hearing Examiner conducted a hearing on the 2007 petition to vacate and made a recommendation to the City Council for approval. The City Council conducted a first reading of the matter, but the proposal did not come on for second reading because the conditions of the approval were not completed. The project was not pursued further at that time due to the economic downturn. Recently, Waterview Point, LLC contacted the City to reinstitute the vacation process. The matter was set for a new public hearing which was conducted on July 16, and August 20, 2015. Two citizens with property uphill from the area expressed concern that development on the hillside could destabilize the slope. The City indicated that steep slope issues would be addressed as part of any development permit review. The Hearing Examiner found that the proposed street and alley vacation would provide a public benefit and would return unused property to the tax rolls. The project would not landlock existing properties and would not be needed for future street development by the City. Accordingly, the Hearing Examiner recommended approval of the requested street and alley vacations.

**ISSUE:**

Whether the City Council should approve the requested street vacation.



**ALTERNATIVES:**

The City Council could choose to deny the requested street vacations; however, the proposal appears to meet the criteria established for approval of street vacations.

**RECOMMENDATION:**

The request is recommended for approval subject to the conditions set forth in the Hearing Examiner's Report and Recommendation.

**FISCAL IMPACT:**

N/A