



**TO:** T.C. Broadnax, City Manager  
**FROM:** Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer / KD/K  
Justin E. Davis, Division Manager, Facilities Management  
Troy Stevens, Sr. Real Estate Specialist, Real Property Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution - Setting Public Hearing – January 12, 2016  
Street Vacation 124.1357 – Jagpal Basra  
**DATE:** December 15, 2015

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**SUMMARY:**

A resolution setting Thursday, February 18, 2016, at 9:00 a.m., as the date and time for a hearing before the Hearing Examiner on Jagpal Basra's request to vacate the southerly 200 feet of the alley between Martin Luther King Jr Way and South J Street, lying between South 10<sup>th</sup> and 11<sup>th</sup> Street, for a mixed use development.

**STRATEGIC POLICY PRIORITY:**

- Assure outstanding stewardship of the natural and built environment.

Vacating the southerly 200 feet of the alley between Martin Luther King Jr Way and South J Street, lying between South 10<sup>th</sup> and 11<sup>th</sup> Streets, will facilitate development by allowing the developer to combine right-of-way with real property to help create a more economically viable mixed use development.

**BACKGROUND:**

The subject alley was previously considered for vacation under Street Vacation File No. 124.1299 in 2008; however, the vacation was suspended due to economic downturn. A new petitioner is working with the same architectural firm to restart the project.

Use of the alley will allow consolidation of the parcels in the area and facilitate the commercial development, which will include a parking structure and residential use in the upper levels of the structure.

**ISSUE:**

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

**ALTERNATIVES:**

An alternative is to deny the street vacation, subsequently reducing the potential development footprint and feasibility of the proposed project. Denial of the street vacation will limit the property consolidation, and potentially limit mixed use opportunities and future property tax collection.

**RECOMMENDATION:**

The Public Works Department recommends City Council approval of this request to set the Hearing Examiner's public hearing date for February 18, 2016, at 9:00 a.m.



**FISCAL IMPACT:**

This action only sets the date of the hearing before the Hearing Examiner. The City will receive market value compensation for the vacated right-of-way. The proceeds will be deposited in accordance with TMC 9.22.