



**TO:** T.C. Broadnax, City Manager  
**FROM:** Phyllis K. Macleod, Hearing Examiner *PKM*  
 Ronda Cornforth, Senior Real Estate Specialist, Public Works, Facilities Division *RC*  
 City Council and City Clerk  
**COPY:**  
**SUBJECT:** 15-0592 – Street Vacation Petition No. 124.1342 – June 30, 2015  
**DATE:** June 4, 2015

**SUMMARY:**

CFW, LLC, the developer of a proposed subdivision known as “Heritage Gardens,” has petitioned the City to vacate the easterly 35 feet of East “L” Street right-of-way lying between East 52<sup>nd</sup> Street and East 54<sup>th</sup> Street. The vacated portion of East “L” Street would be incorporated into the preliminary plat of Heritage Gardens, a proposed 38-lot residential subdivision adjacent to East “L” Street.

**COUNCIL SPONSORS:**

N/A

**STRATEGIC POLICY PRIORITY:**

By supporting the development of the Heritage Gardens subdivision, the proposed street vacation would align with the following strategic policy priorities:

- Foster neighborhood, community, and economic development vitality and sustainability.
- Plan for and improve public infrastructure that meets the transportation needs of all Tacoma residents and visitors.

**BACKGROUND:**

CFW, LLC is developing a residential subdivision in the area between East “L” Street and East “N” Street and between East 52<sup>nd</sup> Street and East 54<sup>th</sup> Street in the City of Tacoma. The subdivision design utilizes a portion of the undeveloped East “L” Street right-of-way. The right-of-way is 95 feet in width and is currently developed with a narrow paved surface lacking curbs, gutters or sidewalks. The development would include upgrading the portion of East “L” Street roadway, remaining after the street vacation, to full City standards. The vacated 35 feet of right-of-way would not be needed to support transportation needs of the area, now or in the future. The evidence at the hearing on the proposed street vacation demonstrated that the vacation meets the standards for approval contained in Tacoma Municipal Code (TMC) 9.22.070. The street vacation would result in a public benefit from returning the property to the tax rolls. Traffic flow in the area would not be harmed by the proposed street vacation. In fact, the subdivision project would upgrade the streets in the vicinity. Accordingly, the Hearing Examiner has recommended approval of the street vacation.

**ISSUE:**

Whether the proposed street vacation should be approved based on its compliance with TMC 9.22.070.

**ALTERNATIVES:**

The Hearing Examiner is recommending approval of the proposed street vacation because it meets the criteria contained in TMC 9.22.070. The Council could choose to deny the street vacation, but that would be inconsistent with governing standards for street vacations.

**RECOMMENDATION:**

The requested vacation is recommended for approval, subject to conditions.



**FISCAL IMPACT:**

N/A