



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Jeff H. Capell, Hearing Examiner *JHC*  
Troy Stevens, Senior Real Estate Specialist, Public Works Real Property Services Division *tas*  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No. 23-0202 – Street Vacation 124.1426 – March 21, 2023  
**DATE:** March 1, 2023

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**SUMMARY AND PURPOSE:**

An ordinance vacating a portion of South L Street, lying north of South 5th Street, and a portion of South 4th Street, lying westerly of South L Street.

**BACKGROUND:**

The Hearing Examiner’s recommendation is based on the evidence and testimony presented at a public hearing held on January 19, 2023. The Vacation Areas (as defined by the Hearing Examiner’s Report and Recommendation) are a portion of South L Street, lying north of South 5th Street, and a portion of South 4th Street, lying westerly of South L Street. Petitioner, MultiCare Health System, requested the street vacations to facilitate a health-care redevelopment project. The smallish right-of-way segments comprising the Vacation Areas were determined to be able to be removed from the City’s street system without any detrimental effects with traffic into and out of the area and the Petitioner’s facilities using other readily available routes.

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

A public hearing was held on this petition on January 19, 2023, at which members of the community could attend and speak to express their concerns, opposition to, and/or support for the proposed vacation. No members of the public appeared. The Vacation will benefit the Petitioner (and the public) by aiding in the realization of Petitioner’s plan to develop a new state-of-the-art pediatric hospital. Expansion of health-care services is beneficial to the entire community.

**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:**

The primary positive impact on equity, equality, diversity, or inclusion that could result from approving this vacation would be the eventual realization of the Petitioner’s new state-of-the-art pediatric hospital, which would result in expanded and more readily available health care services for the community as a whole.

**Economy/Workforce:** *Equity Index Score:* Moderate Opportunity

Increase the number of infrastructure projects and improvements that support existing and new business developments.

**Livability:** *Equity Index Score:* Moderate Opportunity

Improve access and proximity by residents to diverse income levels and race/ethnicity to community facilities, services, infrastructure, and employment.

Improve health outcomes and reduce disparities, in alignment with the community health needs assessment and CHIP, for all Tacoma residents

**Explain how your legislation will affect the selected indicator(s).**

Expanding and improving health care options within the City will create jobs during and after the project’s completion, as well as benefit the community by increasing the access and options for quality health services.



**ALTERNATIVES:**

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. The Council could approve the vacation request under conditions different than those recommended.	Any positive impacts arising from different conditions would depend on what those conditions are.	Different conditions could require an additional hearing with different findings and conclusions than are present now to support them.
2. The Council could deny the vacation petition.	The most positive impacts come from approving the vacation. Denial simply maintains the status quo of using the Vacation areas for ROW with limited actual benefit.	The most positive impacts come from approving the vacation. Denial simply maintains the status quo preserving the City's right-of-way for somewhat limited functionality.

**EVALUATION AND FOLLOW UP:**

The recommendation is made subject to the conditions listed in Conclusion 8 of the Hearing Examiner’s Report and Recommendation, issued on January 24, 2023. All evaluation and follow-up should be coordinated between the Petitioner and the appropriate City departments referenced in the Report and Recommendation.

**STAFF/SPONSOR RECOMMENDATION:**

The Hearing Examiner recommends approval of the requested vacation subject to the condition(s) contained in Conclusion 8 of the Hearing Examiner’s Report and Recommendation.

**FISCAL IMPACT:**

The potential fiscal impact of this street vacation is not known at this time. If the vacation is approved, a fair market appraisal or a market rate analysis for the area to be vacated will be conducted after first reading of the ordinance. The Petitioner will be required to pay the City the market value amount as a condition to the street vacation being finalized. In addition, if the street vacation is finalized, the vacated area(s) will be added to the taxable square-footage of the abutting real property, thereby possibly generating additional ongoing property tax income.

**ATTACHMENTS:**

- The Hearing Examiner’s City Council Action Memorandum, dated March 1, 2023
- The Hearing Examiner’s Report and Recommendation to the City Council, issued on January 24, 2023.
- The City Exhibit List, City Exhibits C-1 through C-17, and City Clarification to the Examiner’s Question (via email, received January 19, 2023).
- The verbatim electronic recording from the hearing held on January 19, 2023.