

Item #: 10B

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# Street Vacation Priorities

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Port of Tacoma Commission Meeting

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The purpose of this briefing is to inform the Port of Tacoma Commission of the short, mid-range, and long-term plan for acquiring public right-of-way from the City of Tacoma in support of Port/NWSA operations.

The street vacation strategy supports strategic goal EV-1, in that the Port of Tacoma will acquire and develop real estate to support maritime trade activity.

# Background – Street Vacation Process

- Private acquisition of public rights-of-way (ROW) is authorized via State of Washington RCW 35.79
- The City of Tacoma's Real Estate Department manages the ROW process in accordance with RCW 35.79 and Tacoma Municipal Code 9.22. (Street Vacation Process)
- This process includes a review by all City Departments, resulting in recommended conditions for Street Vacations that are included in a City Staff Report that is brought to the City's Hearing Examiner in preparation for City Council Approval.
- The timeline for this process varies according to the complexity of the request, but typically is anticipated to take 18 months.

# Background – Street Vacation Approval Process



Receive Petition	Resolution Adopted	Notice Period	Preliminary Report Mailed	Hearing Date	Report Mailed	Appeal Period	Ordinance First Reading	Payment Notice Mailed	Conditions Met	Payment Due	Passage Of Ordinance
	30 – 60 Days* Before Hearing	30 Days* Before Hearing	1 Week* Before Hearing	Held in City Council Chamber	Within 1-2 Weeks After Hearing	2 Weeks* After Report	3 Weeks After Appeal Period	Within 1 Week After First Reading	60 Days* After First Reading	90 Days* After Notice	3 Weeks After Payment Received & Conditions Met

\*By RCW and/or Tacoma Municipal Code

The Hearing Date drives all other dates after receipt of the Petition and is subject to Hearing Examiner's availability.

- The Tideflats Truck Freight Study was completed in 2022 and included an evaluation of traffic impacts from potential street vacations within the tideflats.
- Port staff, working with our legal counsel, reviewed existing Interlocal Agreements (ILAs) between the Port and the City of Tacoma to understand prior efforts and funding commitments that were made regarding those potential Street Vacations.
- Port staff reviewed operational needs, in consultation with the NWSA, to establish priorities and sequencing of a Street Vacation plan.
- The Port of Tacoma has a current credit with the City for approximately \$8M that can be used for Street Vacations and the ILAs allow for a valuation methodology based on historic values in some cases.

# Area Map of Priorities

## High Priority

1. Milwaukee Way from Lincoln to E. 11<sup>th</sup> Street
2. E. 11<sup>th</sup> Avenue from Stewart Street to Thorne Road

## Medium Priority

3. Port of Tacoma Road to E. 11<sup>th</sup> Street
4. E. 11<sup>th</sup> Street to Port of Tacoma Road
5. Alexander Avenue at PCT

## Longer Term

6. Ross Way
7. Maxwell Way



# Priority #1 – Milwaukee Way

- The City initiated the Milwaukee Way Street Vacation between Lincoln Avenue and E. 11<sup>th</sup> Street as part of the 1996 ILA.
- This vacation was revisited in 2012 and additional conditions were added:
  - Utility considerations
  - The Port's authorization of the development of the Lincoln Loop Road to accommodate the Lincoln Avenue overpass.
- Staff recommends moving forward with 2<sup>nd</sup> reading at City Council, as all conditions have been met.



# Priority #2 – 11<sup>th</sup> Street from Stewart to Thorne Road

- The Port currently holds street use/occupancy permits for some sections of E. 11<sup>th</sup> street and is in the process of obtaining a permit for the portion of E. 11<sup>th</sup> street that was underneath the former viaduct.
- This area includes the TWIC gate infrastructure.
- Staff recommends initiating this process to support terminal operations.





# 2025 and Beyond

Location	Timing
E. 11 <sup>th</sup> – Thorne to Port of Tacoma Road	Initiate in 2025 to accommodate Terminal Expansion
Port of Tacoma Road – Ross to E. 11th	Initiate upon Property Acquisitions to accommodate Terminal Expansion
Alexander Avenue – Pierce County Terminal	This vacation was initiated by the Port in 2010, conditions need to be revisited prior to determining next steps
Ross Way – Between Thorne and Port of Tacoma Road	Revisit in 2025 to assess priority
Maxwell Way – Between Thorne and Port of Tacoma Road	Revisit in 2025 to assess priority

# Next Steps

- Obtain feedback from Port of Tacoma Commission.
- Complete the Milwaukee Way Street Vacation from Lincoln Avenue to E. 11<sup>th</sup> Street.
- Initiate the E. 11<sup>th</sup> Street Vacation from Stewart Street to Milwaukee Way.
- Revisit the Alexander Avenue Street Vacation and compile information needed for completion.

# Questions & Discussion



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