

Stevens, Troy

From: Van Allen, Rick
Sent: Thursday, December 12, 2013 10:32 AM
To: Bishop, Dori
Cc: Carper, Robert; Barnes, Maureen; Fletcher, Gloria; Stevens, Troy
Subject: RE: Proctor 28 - Street Vacation 124.1337 - Request for Agency Comment

Hi Troy, previous comments sent 10/28/13 are as follows:

“Vacation of the alley way air rights will be dependent on the existing overhead power lines being converted to underground. The developer is aware of these requirements and will be responsible for all associated costs.”

If the developer wishes to proceed before he pays for and executes the overhead to underground conversion then we will need to maintain the air rights over the entire area. If he wishes to proceed then we will need to make it contingent on the lines being converted or maintaining an easement over the entire area, please work with Robert on language.

Thanks, Rick

Rick Van Allen | Tacoma Power
T&D Electrical Services - New Services Engineering
P: (253) 502-8076 | F: (253) 502-8659
<http://www.mytpu.org/tacomapower/permitting>

From: Bishop, Dori
Sent: Thursday, December 12, 2013 10:15 AM
To: Van Allen, Rick
Cc: Carper, Robert; Barnes, Maureen; Fletcher, Gloria; Stevens, Troy
Subject: FW: Proctor 28 - Street Vacation 124.1337 - Request for Agency Comment

Hi Rick,

I believe this is your project. You and I were discussing it briefly back in late October 2013. Troy Steven's is asking after Agency Comments.

Sincerely,

Dori Bishop
Sr. Real Estate Specialist
Tacoma Public Utilities
Phone: (253) 502-8873
Fax: (253) 502-8539

From: Stevens, Troy
Sent: Thursday, December 12, 2013 9:56 AM
To: Adams, Monica (Pierce Transit); Angel, Jesse; Barnes, Maureen; Bateman, Joy; Bishop, Dori; Boudet, Brian; Cantrel, Aaron; Chris Mantle; Coffman, James; Coyne, Richard; Danby, Marilyn; Dykas, Veronica; Erickson, Ryan; Ferrell, Phil; Fletcher, Gloria; Harrison, Dylan; Howatson, James; Jeff Lawrey; Jeff Rusler; Kammerzell, Jennifer; Kingsolver, Kurtis; Larson, Tracy; Luchini, Melissa; Martinson, John; Reynolds, Tanara ; Simpson, Sue; Smith, Anne; Trohimovich, Merita
Subject: Proctor 28 - Street Vacation 124.1337 - Request for Agency Comment

Hi everyone,

Please see the attached Request for Agency Comments sheet regarding 28 Proctor Holdings proposed alley air rights vacation.

Thank you very much,

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

tstevens@ci.tacoma.wa.us

Stevens, Troy

From: Van Allen, Rick
Sent: Monday, October 28, 2013 10:27 AM
To: Stevens, Troy; Coyne, Richard
Cc: Bishop, Dori
Subject: RE: Minimum clearance - 28 Proctor Development

Hi Troy,

Vacation of the alley way air rights will be dependent on the existing overhead power lines being converted to underground. The developer is aware of these requirements and will be responsible for all associated costs.

Let me know if you have additional questions.

Thanks, Rick

Rick Van Allen | Tacoma Power

T&D Electrical Services - New Services Engineering

P: (253) 502-8076 | F: (253) 502-8659

<http://www.mytpu.org/tacomapower/permitting>

From: Stevens, Troy
Sent: Monday, October 28, 2013 10:09 AM
To: Coyne, Richard; Van Allen, Rick
Cc: Bishop, Dori
Subject: RE: Minimum clearance - 28 Proctor Development

Okay, thanks!

If I get information that shows they want to store containers in that area, I'll let you know. I'll also let them know it could be an issue if they do.

From: Coyne, Richard
Sent: Monday, October 28, 2013 10:07 AM
To: Stevens, Troy; Van Allen, Rick
Cc: Bishop, Dori
Subject: RE: Minimum clearance - 28 Proctor Development

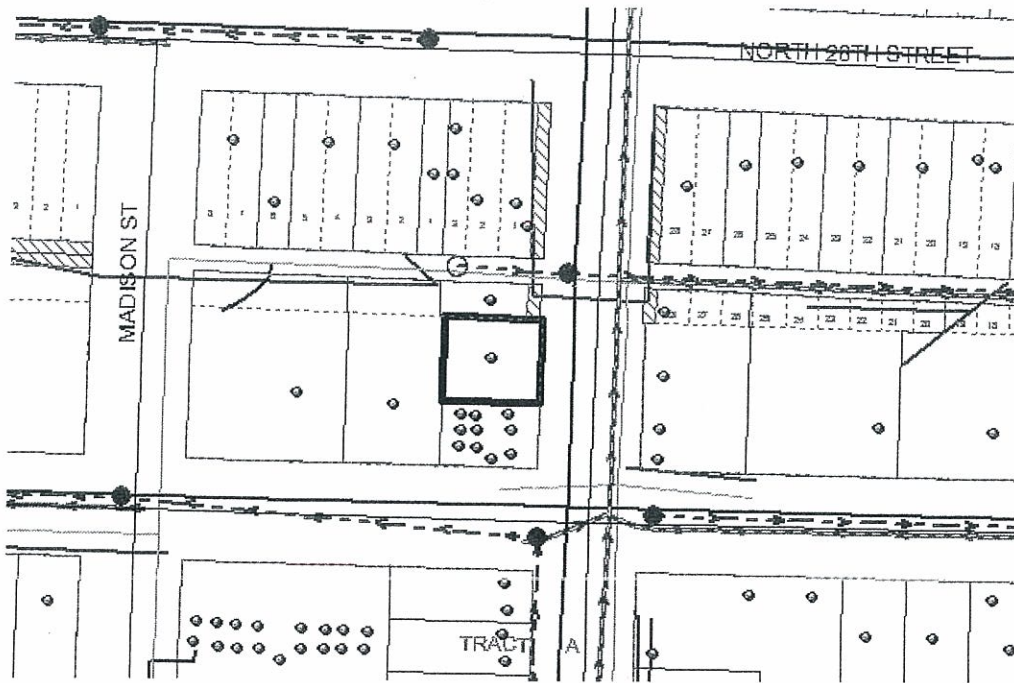
Of course, not knowing what type of service or type(s) of containers they will use at the proposed development, or the locations of the containers, it would be difficult to say. But just off the top of my head, I would say the 16.5' would not be a problem as long as no containers are located directly underneath.

From: Stevens, Troy
Sent: Monday, October 28, 2013 9:39 AM
To: Coyne, Richard; Van Allen, Rick
Cc: Bishop, Dori
Subject: Minimum clearance - 28 Proctor Development
Importance: High

Hi guys,

I have a meeting today about a potential air rights vacation for the [redacted] between North 27th and 28th and Proctor (east 75 feet) with the CED Director at 11:30 a.m. He's calling the meeting because the developer is concerned about the vacation and possible issues.

One of the potential deal killers is the air rights vacation. The IBC has the minimum clearance for the alley of 16.5 feet. Is there any reason TPU and Solid Waste would need more?



Thank you very much,

Troy Stevens
City of Tacoma, Public Works
Sr. Real Estate Specialist
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy

From: Coyne, Richard
Sent: Thursday, December 12, 2013 12:15 PM
To: Stevens, Troy
Subject: RE: Proctor 28 - Street Vacation 124.1337 - Request for Agency Comment

Solid Waste Management currently utilizes this alley for the collection of solid waste/recycle containers. Relocating containers to the curb would not be an option.

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Sent: Thursday, December 12, 2013 9:58 AM
To: Adams, Monica (Pierce Transit); Angel, Jesse; Barnes, Maureen; Bateman, Joy; Bishop, Dori; Boudet, Brian; Cantrel, Aaron; Chris Mantle; Coffman, James; Coyne, Richard; Danby, Marilyn; Dykas, Veronica; Erickson, Ryan; Ferrell, Phil; Fletcher, Gloria; Harrison, Dylan; Howatson, James; Jeff Lawrey; Jeff Rusler; Kammerzell, Jennifer; Kingsolver, Kurtis; Larson, Tracy; Luchini, Melissa; Martinson, John; Reynolds, Tanara ; Simpson, Sue; Smith, Anne; Trohimovich, Merita
Subject: RE: Proctor 28 - Street Vacation 124.1337 - Request for Agency Comment

With maps. ☺

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To: 'Adams, Monica '; Angel, Jesse; Barnes, Maureen; 'Bateman, Joy'; Bishop, Dori; Boudet, Brian; 'Cantrel, Aaron'; 'Chris Mantle'; Coffman, James; Coyne, Richard; 'Danby, Marilyn'; Dykas, Veronica; Erickson, Ryan; 'Ferrell, Phil'; Fletcher, Gloria; Harrison, Dylan; Howatson, James; 'Jeff Lawrey'; 'Jeff Rusler'; Kammerzell, Jennifer; Kingsolver, Kurtis; Larson, Tracy; Luchini, Melissa; Martinson, John; 'Reynolds, Tanara '; Simpson, Sue; Smith, Anne; Trohimovich, Merita
Subject: Proctor 28 - Street Vacation 124.1337 - Request for Agency Comment

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Troy Stevens

City of Tacoma, Public Works
Sr. Real Estate Specialist
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy

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Subject: RE: Minimum clearance - 28 Proctor Development

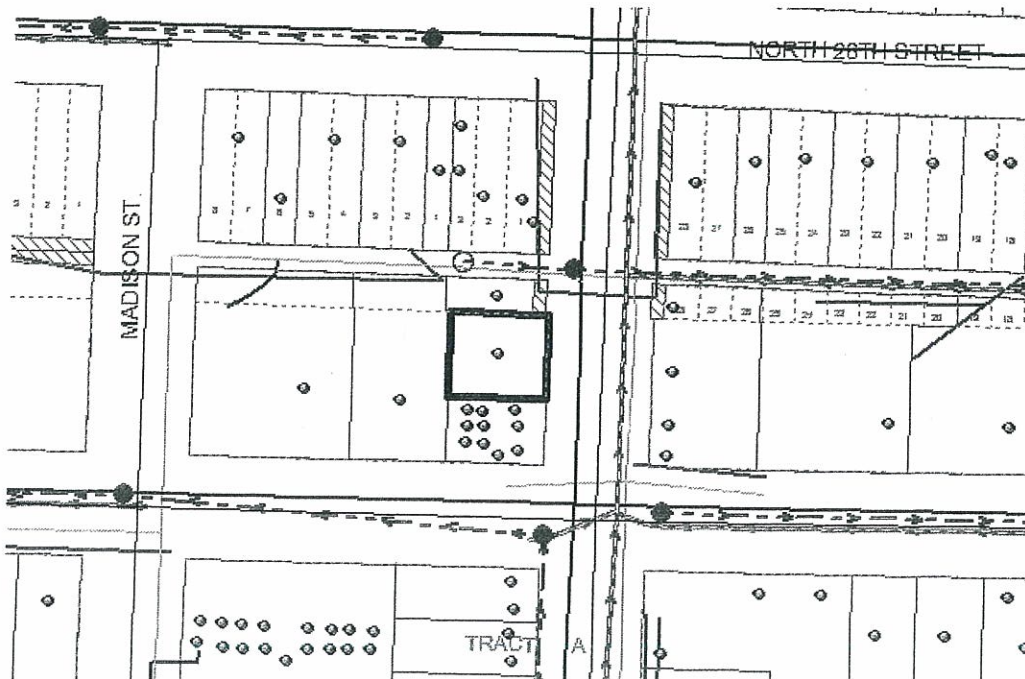
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One of the potential deal killers is the air rights vacation. The IBC has the minimum clearance for the alley of 16.5 feet. Is there any reason TPU and Solid Waste would need more?



Thank you very much,

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

tstevens@ci.tacoma.wa.us

From: Spadoni, Lisa
Sent: Friday, December 27, 2013 12:18 PM
To: quaternion1; Kao, Philip; Stevens, Troy
Cc: jlopez98406@yahoo.com; 'Morf Morford'; beamaillady707@yahoo.com
Subject: RE: Proctor Alley Street Vacation - Air Rights - RPS Project information

Good afternoon Mr. Duggan,

I understand that you would like additional information regarding the proposed development at N. 28th and N. Proctor Street. The most effective way of obtaining the drawings and other descriptions would be to file a Public Disclosure Request (PDR) with the City Clerk's Office. A similar PDR request has been made recently and all the materials except for a recently submitted SEPA application are already on file with the Clerk's Office. Once you make the request, Planning and Development Services will make sure the recently submitted SEPA application is also included in the available documentation. You can file a request on-line here:

<https://www.cityoftacoma.org/cms/one.aspx?portalId=169&pageId=18119>

The permit processes involved with this type of development proposal include:

- 1) An alley air rights vacation in order to build a portion of the structure above the N.28th Street alley. This part of the building would include some of the apartments and other building features. The alley air rights vacation application is being processed by Troy Stevens in Real Property Services and I understand that there is public hearing scheduled for January 16th at 9am. If you have specific questions on the vacation process, Troy can assist you with those. I understand from Troy's recent email that you have already discussed your concerns regarding the public notice.
- 2) The proposal will also require review under the State Environmental Policy Act (SEPA) and the developers submitted an application for that review last week to Planning and Development Services. Potential impacts from traffic and parking are reviewed under SEPA along with other potential impacts to services and the environment. There is an opportunity for public comment during the SEPA review process. Public notice of when that comment period occurs is published in the Dailey Index and posted on the Department of Ecology's SEPA register. The comment period lasts for two weeks and written comments will be reviewed and considered as part of the process.
- 3) There will also be building and site development permits required. These are non-discretionary permits.

Information on the planning in place for the Proctor district can be found in the City of Tacoma Comprehensive Plan which is available on-line here: <http://www.cityoftacoma.org/cms/one.aspx?portalId=169&pageId=15801> The type of information you are looking for is contained in multiple Elements of the Plan including, but not limited to, the Growth Strategy and Development Concept Element, the Generalized Land Use Element, and the Neighborhood Element.

Any development must also meet the requirements of the zone district in which it is located. This proposed project is located in the NCX – Neighborhood Commercial Mixed-use District. The requirements for the NCX district can be found in Title 13 of the City Municipal Code which can be found on-line here:

<http://www.cityoftacoma.org/cms/one.aspx?portalId=169&pageId=2255>. It is my understanding that the developers intend to meet all code requirements and will not be asking for variance to any of the requirements.

If you have additional questions on the alley vacation process, please contact Troy Stevens.

If you have questions on the SEPA application or other permits through Planning and Development Services, please contact me or Philip Kao. Philip will be processing the SEPA application and I have included him on this email.

Regards,

Lisa Spadoni

Principal Planner
Planning and Development Services
(253) 591-5281

From: quaternion1 [mailto:quaternion1@hotmail.com]
Sent: Thursday, December 26, 2013 2:15 PM
To: Spadoni, Lisa
Cc: jlopez98406@yahoo.com; 'Morf Morford'; beamaillady707@yahoo.com
Subject: RE: Proctor Alley Street Vacation - Air Rights - RPS Project information

Ms. Spadoni,

I left a detailed message on your phone.

I request a copy of all drawings and planning descriptions regarding this addition and its impact on the locality.

I have no opinion for or against this project but it is important that the public be kept fully informed and not be misled.

Why is there such a dearth of information on this development???? The descriptor "to vacate a portion of the alleyway air rights" is cryptic and would seem to be crafted with intent to be intentionally uninformative. The last time I checked on the process at City Hall I was assured that it supported full and accurate disclosure. The information on the yellow sign is so vague that it could apply to a proposal for a rocket launching pad or a sky bridge.

I also request full information on the process and the planning in place for the development of the entire Proctor District and to rest assured that this development is harmonious with such plans.

Having resided just one block off of Proctor for over 35 years my major concern is that the character of this district be preserved and improved and that City Hall does not in any way allow regression. Far too many of our American cities have been allowed to fall prey to poor taste and unimaginative so called planning.

If you review my presentation to Mayor and Council this past Dec 17 re Ibsen interim replacement you will know that I am for increasing the commerce and wealth in this city but I am adamant that it be done to the finest standards. Proctor is one of the few gems of Tacoma and we must make sure it keeps on improving.

Sincerely,

Denis Duggan

(253)682-8664

quaternion1@hotmail.com

"Great wits are sure to madness near allied, and thin partitions do their bounds divide"

John Dryden (1681)

From: Stevens, Troy [mailto:tstevens@ci.tacoma.wa.us]
Sent: Thursday, December 26, 2013 1:05 PM
To: quaternion1@hotmail.com
Cc: Spadoni, Lisa; Price, Richard; Randy Gould
Subject: Proctor Alley Street Vacation - Air Rights - RPS Project information

Hi Dennis,

Thank you for your interest in the vacation of the alley air rights in the Proctor neighborhood. As I mentioned on the phone, my knowledge of the project is somewhat limited to the right of way, and the information provided to me (attached); I am not a planner. I apologize if I was not able to answer your questions. Please contact Lisa Spadoni (253-591-5291). She is great, and should be able to talk to your questions, or know who you need to contact. You may need to contact Randy Gould, the architect on the project, at 253-627-4367.

I appreciate your constructive criticism about my public notice signs. In the future, I will try to write my descriptions better, and in a way for a layman/public to better understand.

Respectfully,

Troy Stevens

City of Tacoma, Public Works
Sr. Real Estate Specialist
(253) 591-5535
tstevens@ci.tacoma.wa.us