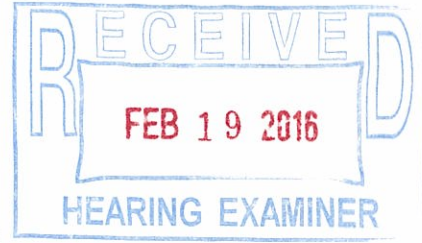


EXHIBIT LIST

Page 1



HEARING DATE: March 3, 2016 at 1:30 p. m.

FILE NUMBER & NAME: (124.1360) Active Investment Co., LLC

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
Ex. 1	Preliminary Staff Report	COT/RPS	X			
Ex. 2	Aerial Maps	COT/RPS	X			
Ex. 3	Plat Map – Cascade Park Addition	COT/RPS	X			
Ex. 4	Tacoma Power Comments via email	COT/RPS	X			
Ex. 5	PW/RPS – In-Lieu Assessment Comments Memo	COT/RPS	X			
Ex. 6	PDS/Long Range Planning Comments via email	COT/RPS	X			
Ex. 7	Active Investment Co., LLC Legal Response to Long Range Planning via email	COT/RPS	X			
Ex. 8	PDS/Site Review Comments via email	COT/RPS	X			
Ex. 9	PW/Traffic Engineering Comments via email	COT/RPS	X			
Ex. 10	Tacoma Fire Comments via email	COT/RPS	X			
Ex. 11	Comcast Comments via email	COT/RPS	X			
Ex. 12	Tacoma Water (Supply) Comments via email	COT/RPS	X			
Ex. 13	Tacoma Water (Distribution) Comments via email	COT/RPS	X			
Ex. 14	Click! Network Comment via email	COT/RPS	X			

KEY

A = Admitted

E = Excluded

W = Withdrawn

ORIGINAL

PRELIMINARY REPORT

PREPARED FOR THE HEARING EXAMINER BY REAL PROPERTY SERVICES

For the Hearing to be Held
Thursday, March 3, 2016 at 1:30 PM

PETITIONER: ACTIVE INVESTMENT CO., LLC

FILE NO. 124.1360

A. SUMMARY OF REQUEST:

Real Property Services has received a petition to vacate the south 125 feet of the alley between Union Avenue and Puget Sound Avenue, lying north of South 40th Street, to allow the Petitioner to consolidate their adjoining properties. The area is shown on the attached map, Exhibit 2.

B. GENERAL INFORMATION:

1. Legal Description of Vacation:

A portion of the Northwest quarter of the Southwest quarter of Section 18, Township 20 North, Range 03 East, W.M. more particularly described as follows:

The alley abutting Lots 1 through 5, inclusive, Blocks 2 and 3, Cascade Park Addition to Tacoma, W.T., according to the Plat recorded in Book 1 of plats, page 120, records of Pierce County, Washington;

Situate in the City of Tacoma, County of Pierce, State of Washington

2. Notification:

9.22.060 NOTICE OF PUBLIC HEARING The Public Works Department shall cause a 30-day notice to be given of the pendency of the petition by written notice posted in three of the most public places in the City, a like notice in a conspicuous place on the street or alley sought to be vacated, a like notice in a newspaper of general circulation in the City, and a like notice to the legal property owners of all property abutting the right of way requested for vacation as enumerated on the applicant's vacation petition, and to any other interested parties of record. In addition to posting notices of the hearing, the Public Works Department shall mail a copy of the notice to all owners and occupants of the property which lies within 300 feet of the street or alley to be vacated. The said notice shall contain the statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed for the hearing of the petition.

In all cases where the proceeding is initiated by the City Council without a petition having been signed by the owners of more than two-thirds of the property abutting upon the part of the street or alley sought to be vacated, notice shall be sent as provided above. Failure to send notice by mail to any such property owner where the current address for such property owner is not a matter of public record shall not invalidate any proceedings in connection with the proposed street vacation.

C. PUBLIC NOTICE:

Real Property Services in conjunction with the City of Tacoma Clerk's office issued the following public notice:

The Public Hearing Notice was posted January 27, 2016:

1. Placed yellow public notice sign 140 feet east of the northeast corner of the intersection of South 40th Street and South Union Avenue.
2. Placed yellow public notice sign 35 feet north the northeast corner of the intersection of South 40th Street and South Union Avenue.
3. Public notice memo placed into the glass display case located on the second floor of the Municipal Building abutting the City Clerk's Office.
4. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
5. Public notice memo advertised on the City of Tacoma web site at address:
<http://www.cityoftacoma.org/page.aspx?nid=596>
6. Public Notice advertised in the Daily Index newspaper.
7. Public Notice mailed to all parties of record within the 500 feet of vacation request.
8. Public Notice advertised on Municipal Television Channel 12.

D. PURPOSE OF REQUEST:

The Petitioner plans on acquiring the south 125 feet of the alley between Union Avenue and Puget Sound Avenue, lying north of South 40th Street, to allow the Petitioner to consolidate their adjoining properties.

E. HISTORY:

The City of Tacoma acquired the alley right of way proposed to be vacated within the plat of Cascade Park Addition to Tacoma, W.T., May 15, 1888, records of Pierce County, Washington.

F. PHYSICAL LAND CHARACTERISTICS:

The subject unimproved right of way is relatively level and contains limited vegetation. The surface is compact dirt and grass. The northerly portion of the alley is being used by the Petitioner, and or its tenants, for vehicle connectivity between adjoining parcels.

G. APPLICABLE SECTIONS OF THE OFFICIAL CODE OF THE CITY OF TACOMA:

9.22.010 PETITION TO VACATE AUTHORIZED: The owners of an interest in any real estate abutting on any street or alley who may desire to vacate any street or alley, or any part thereof, shall petition to the City Council to make vacation in the manner hereafter provided in this chapter and pursuant to RCW 35.79 or the City Council may itself initiate by Resolution such vacation procedure. The City Council shall require the petitioners to compensate the City in an amount which equals one-half of the appraisal value of the area vacated; provided that if the street or alley has been a public right of way for 25 years or more, the City shall be compensated in an amount equal to the full appraised value of the area vacated; provided that when the vacation is initiated by the City or the City Council deems it to be in the best interest of the City, all or any portion of such compensation may be waived. Except as provided below, one-half of the revenue received hereunder shall be devoted to the acquisition, improvement, and maintenance of public open space land and one-half may be devoted to transportation projects and the management and maintenance of other City owned lands and unimproved rights-of-way.

In the case of vacations of rights-of-way in the tide flats area, defined as easterly of the Thea Foss Waterway (inclusive of the Murray Morgan Bridge), northerly of State Route 509 and westerly of Marine View Drive, the total revenue received hereunder shall be devoted to transportation projects in the tide flats area.

9.22.040 PUBLIC'S RIGHT TO TRAVEL – UTILITIES: Vacation of any portion of a street that is designated as an arterial under Section 11.05.490 of the Municipal Code shall be of a minor nature only and shall not unreasonably limit the public's right to travel upon said street or interfere with the ancillary right to occupy said street for utility purposes.

CRITERIA: Section 9.22.070 of the Official Code of the City of Tacoma. The following criteria have been considered:

1. That the vacation will provide a public benefit and/or will be for a public purpose.
2. That the right-of-way vacation shall not adversely affect the street pattern or circulation of the immediate area or the community as a whole.
3. That the public need shall not be adversely affected.
4. That the right-of-way is not contemplated or needed for future public use.

5. That no abutting owner becomes landlocked or his access will not be substantially impaired; i.e., there must be an alternative mode of ingress and egress, even if less convenient.
6. That vacation of right-of-way shall not be in violation of RCW 35.79.035

Regarding the above Criteria, Real Property Services finds the following:

1. The vacation is a public benefit because:
 - a. It will return the property to the tax rolls; and
 - b. Facilitate future economic development.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and does not object to the vacation.
3. The proposed street vacation will not adversely affect future need.
4. The proposed vacate area is not contemplated or needed for future public use.
5. No abutting owner becomes landlocked nor will their access be substantially impaired.
6. The vacate area is not close to a body of water as contemplated under RCW 35.79.035.

H. ADDITIONAL INFORMATION:

The area to be vacated has not been assessed for sanitary sewers and is subject to a Connection Charge In-Lieu-of-Assessment per T.M.C. 12.08.350. Should the petitioner wish to clear this item from title, please contact Sue Simpson of the Public Works Department, Real Property Services, at 591-5529 for the assessment amount. Please note that the ordinance establishing the rate of assessment is updated every few years, and the amount quoted may increase in the future. When the petitioner has submitted a development plan, an in lieu of amount will be computed.

I. PROJECT RECOMMENDATIONS:

As part of the City's review process for street vacation petitions, notice of this application was mailed to various City departments as well as many outside quasi-governmental agencies. These agencies, as noted below, have provided comments and recommended conditions to the Real Property Services Division. These comments, where appropriate, have been incorporated in the "Recommended Conditions of Approval" section of this preliminary report.

Preliminary Report – Exhibit 1
Aerial Maps (2) – Exhibit 2
Plat Map – Exhibit 3

Recommended Conditions:
Tacoma Power – Exhibit 4

Advisory Comments

PW/RPS – No Objection, In-Lieu fee due - Exhibit 5
PDS/Long Range Planning – Exhibit 6
Active Investment Co. Legal Response to Long Range Planning – Exhibit 7
PDS/Site Review – Exhibit 8

PW/Traffic Engineering – No Objection– Exhibit 9
Tacoma Fire– No Objection – Exhibit 10
Comcast – No Objection – Exhibit 11
Tacoma Water (Water Supply) – No Objection – Exhibit 12
Tacoma Water (Distribution) – No Objection – Exhibit 13
Click! Network – No Objection – Exhibit 14
Puget Sound Energy – No Objection – Exhibit 15

J. RECOMMENDED CONDITIONS OF APPROVAL:

Should this street vacation request be approved, the Real Property Services Division recommends that the following conditions be made conditions of approval for this street vacation petition.

1. PAYMENT OF FEES

The petitioner shall compensate the City in an amount equal to the full appraised value of the area vacated. One-half of the revenue received shall be devoted to the acquisition, improvement and maintenance of public open space land and one-half may be devoted to transportation projects and /or management and maintenance of other City owned lands and unimproved rights-of-way. *TMC 9.22.010*

2. CITY EASEMENT RESERVATIONS:

Reservation of a utility easement over a 5-foot x 5-foot area in the southeast corner of the vacate area for the City of Tacoma for maintenance, repair, construction, and replacement of existing and future above ground and underground utilities.

Note: This reservation is required to cover Tacoma Power comments.

K. ADVISORY COMMENTS:

3. PW/REAL PROPERTY SERVICES (RPS)

- a. Please contact Sue Simpson at (253) 591-5529 regarding RPS's comments.
- b. RPS has no objection; however, the petitioner must pay in the In-Lieu assessment of **\$2,124.98** (Parcel No. 289000-003-0 & 0050, \$1,062.48; Parcel No. 289000-004-0, \$462.50; and Parcel No. 289000-066-1, \$600.00) at this time or at time of development. If the petitioner chooses to wait, the amount due may increase.

4. PLANNING AND DEVELOPMENT SERVICES/LONG RANGE PLANNING

- a. Please contact Elliott Barnett at (253) 591-5389 regarding Long Range Planning's comments.
- b. Long Range has no objection; however, the regulations related to right-of-way vacation requests include a review against the Comprehensive Plan and a determination that the vacation would be in the public interest. Pursuant to that assessment we requested additional information regarding the proposal so we can assess whether vacating the alley would be consistent with those policies and in the public interest. The applicants met with us and explained that the intent is to consolidate two parcels owned by Active Investments for more efficient use, as well as land assembly for future use. Long Range staff stated that these objectives are not inconsistent with the public interest in this case, with the following caveat:

Comprehensive Plan policy direction has increasingly emphasized vehicular access from the rear of development sites in order to minimize vehicular crossings of the public sidewalk and generally to enhance the pedestrian environment. (Policy included in Exhibit 6)

In conclusion, Long Range staff do not object to the vacation request. We appreciate that the applicants have expressed understanding that the City is likely to require vehicular access to the rear of the site along with future development.

Note: The Petitioner's legal counsel has provided the following response:

"The City is generally interested in vehicular access to the "rear" of developed property which, in the case of a redevelopment of the Active Investment property, would likely be to South 40th. There is no need for that to be a public access though, and Active believes that a public alley in the present location hampers not only its current use but also creates an impediment to the best design for future access. Active understands this rear access concept and that such access would be consistent with the City's current adopted land use plans. By proposing and accepting this vacation, Active acknowledges and accepts that such "rear" access will likely be requested by the City in connection with any redevelopment of the property in the future. The current alley would not be available so any future access would either have to be on private property or a new dedicated alley."

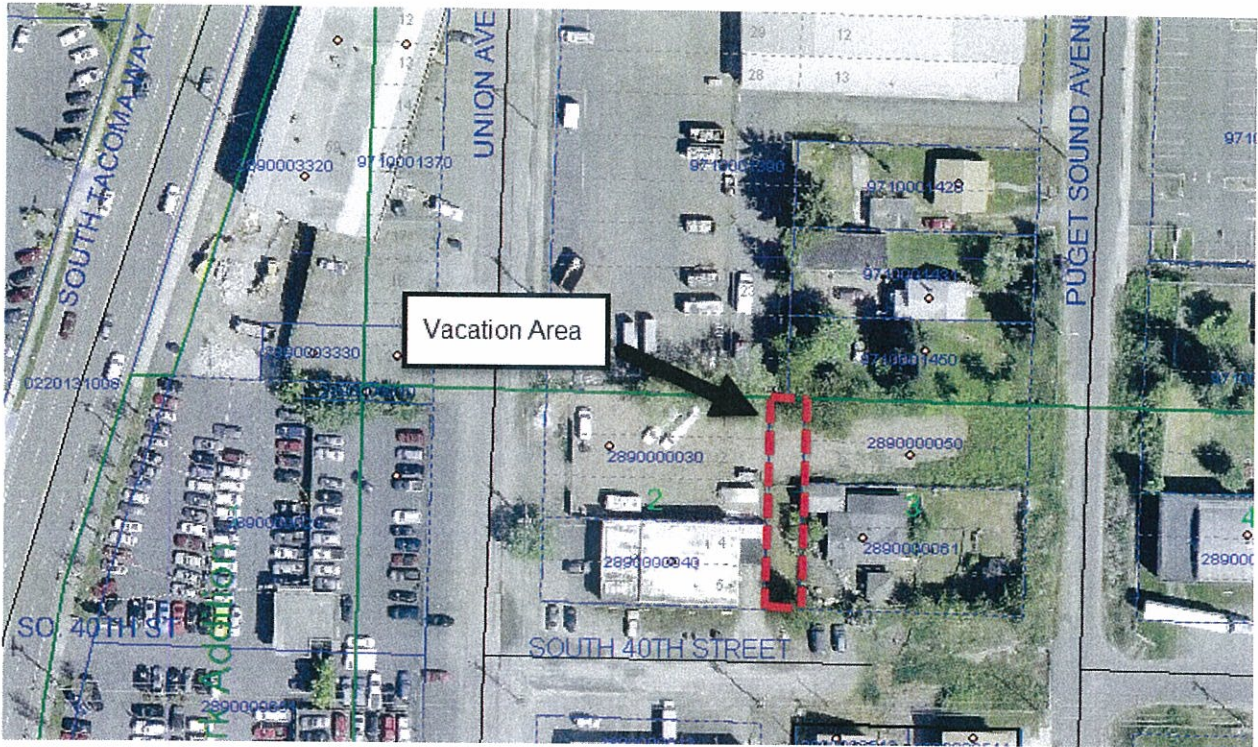
5. PLANNING AND DEVELOPMENT SERVICES/SITE REVIEW

- a. Please contact Bonnie McLeod at (253) 591-5752 regarding Site Review's comments.
- b. Site Review has no objection; however: it believes the vacation of the alley may restrict access to the garage located at the northwest corner of PC Parcel No. 289000-0061.

6. NO OBJECTION

No objection or additional comment was received from PW/Traffic, Tacoma Fire, Comcast, Tacoma Water Supply, Tacoma Water (Distribution), Click! Network, and Puget Sound Energy.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.



CITY OF TACOMA

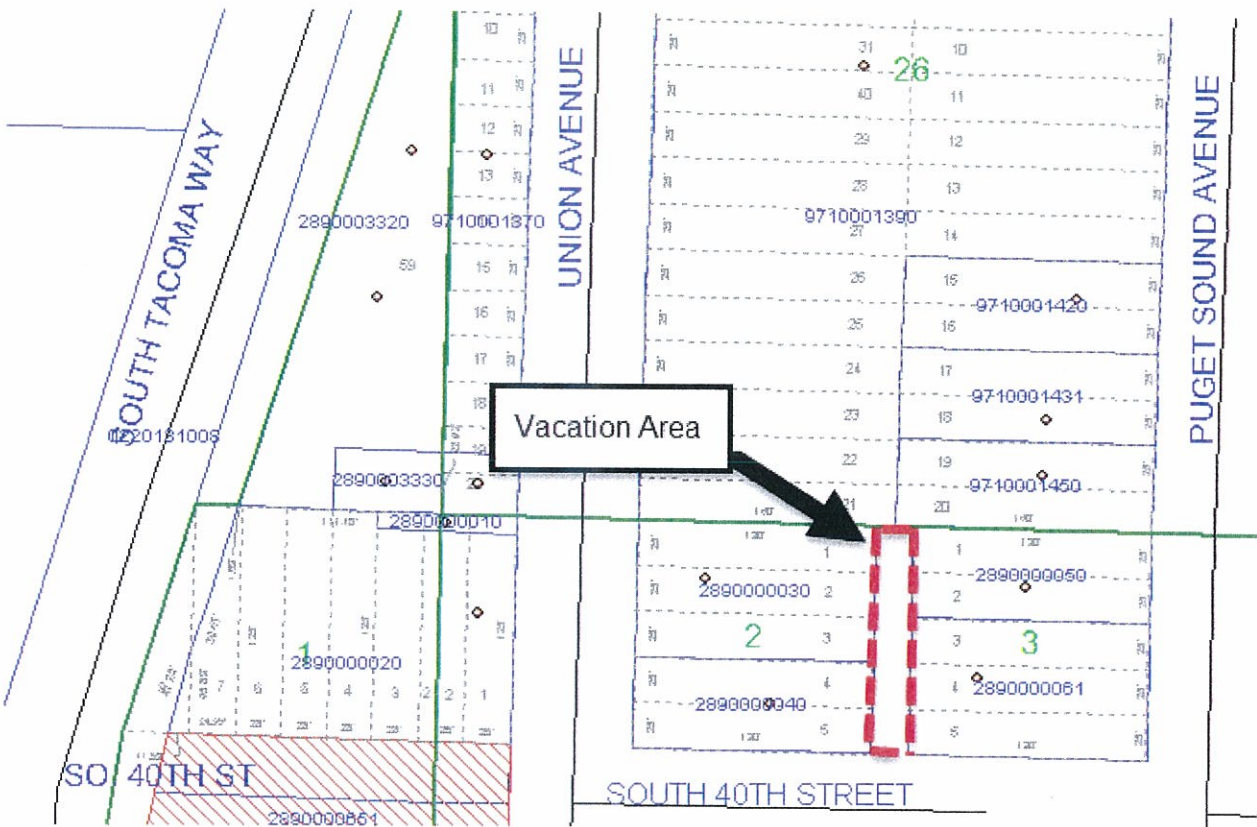
STREET VACATION NO. 124.1360

THE SLY 125 FT. OF ALLEY BETWEEN UNION AVE & PUGET SOUND AVE, LYING NRLY OF S. 40TH ST.

SW 1/4 SEC. 18, T20N, R3E

NOT TO SCALE

Exhibit 2



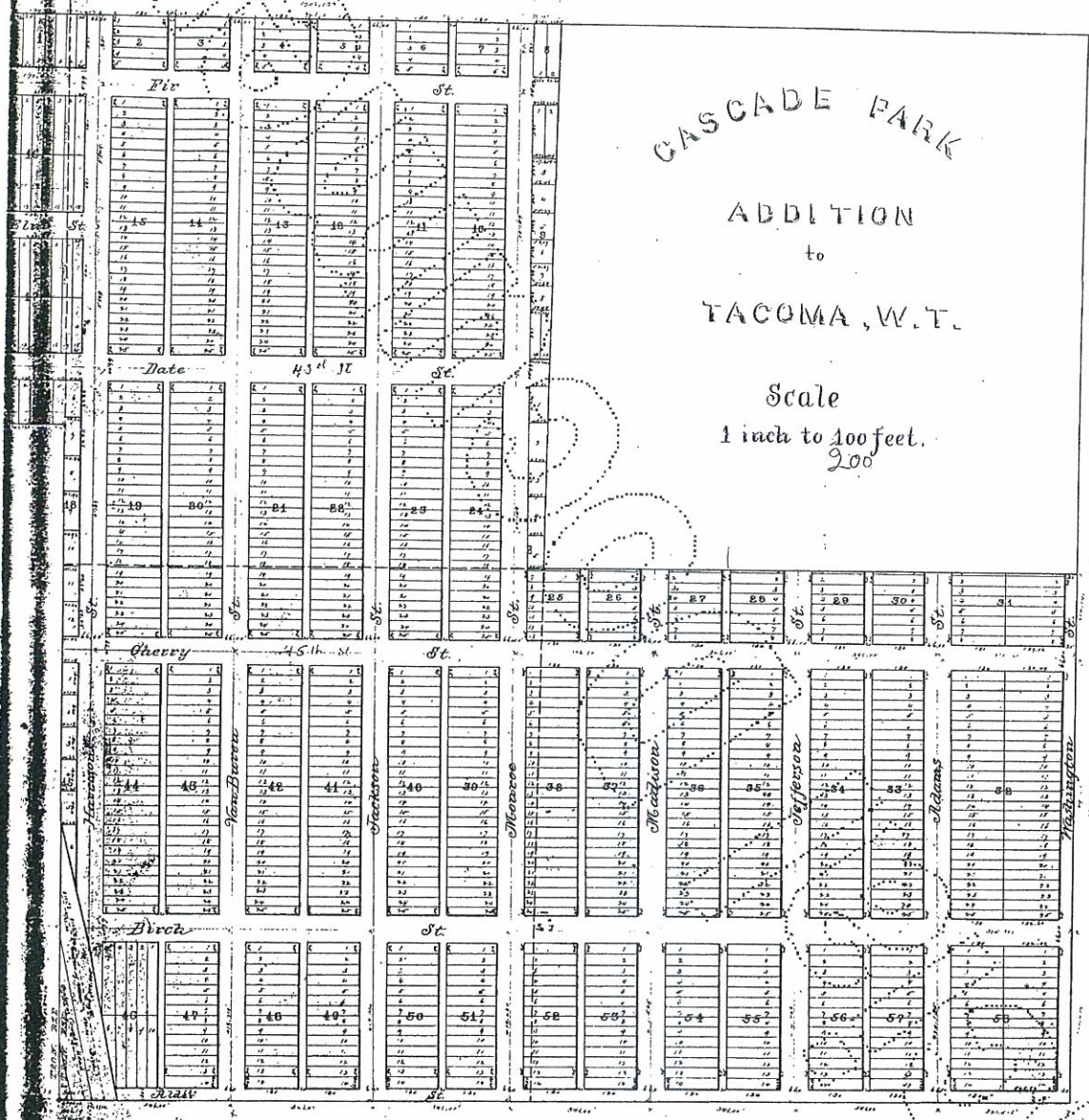
CITY OF TACOMA

STREET VACATION NO. 124.1360

THE SLY 125 FT. OF ALLEY BETWEEN UNION AVE & PUGET SOUND AVE, LYING NRLY OF S. 40TH ST.

SW 1/4 SEC. 18, T20N, R3E

NOT TO SCALE



CASCADE PARK
ADDITION
to
TACOMA, W.T.

Scale
1 inch to 100 feet.
200

I hereby certify that I have surveyed
Cascade Park Addition to Tacoma,
W.T., and that this plat of the same
and the distances marked thereon
are correct.

E. O. Bean
City Surveyor
Tacoma, W.T.

Filed this 15th day of March
1888.

Edward Chapman
Auditor
of Pierce County
W.T.

Declaration of Land Use Restrictions
See file # 250146

Declaration of Land Use Restrictions
See file # 250151

Ordinance # 2007 relating to
See # 257799

Declaration of Land Use Restrictions
See # 257602

Declaration of Land Use Restrictions
See file # 257615

Ordinance # 2058 relating to
paving of:
See file # 265355

Ordinance # 2467-1891
See file # 251030137

ORDINANCE # 2331-1892-AF # 88127196
ORDINANCE # 2457-1893-AF # 2624255
ORDINANCE # 2470-1893

not for re-sale

Now sell men by these presents, that we, Thomas Cooper, as
parties, and for himself, and Mary A. Cooper his wife; Albert A.
Honey, and Mary C. Honey his wife; John B. Cornwall, and Mary
C. Cornwall his wife, do hereby lay out and plat into town lots
and blocks as they, the following described tracts of land, to-wit:
- One of lots numbered Three (3) and Four (4), and the South east
quarter of the southwest quarter of Section Eighteen (18), Town
Two (2) Range Three (3) East of Willamette Mer-
idian, existing, known from the aforesaid lot number Four
(4), the right of way of The Tacoma Light and Water Co., for
their railroad, as the same is located and shown on this
plat, also the following described tract of land: - Beginning
at a point in the eastern boundary of Section Thirteen (13),
Town Two (2) Range Three (3) East of the Willam-
ette Meridian, for one hundred and forty-four (144) feet North
from the point where the said eastern boundary, hence
to the center of said railway, then one half degree (90°) East one
hundred and twenty (120) feet thence running South fifteen
degrees (15°) East one hundred and eighty-three
(183) feet thence running South fifteen
degrees (15°) East one half degree (90°) East
one hundred (100) feet thence running South
thirty degrees (30°) East one hundred and thirty
(130) feet thence running North thirty degrees
(30°) West one hundred (100) feet thence running
North thirty degrees (30°) West one hundred (100)
feet to the point of beginning.

described tract a strip of land, thirty-three feet in width, run-
ning along the entire western side thereof.
And the above described tracts of land will hereafter be known
as Cascade Park Addition to Tacoma, W.T.
And we do hereby donate and dedicate to the use of the public
governor all the streets and alleys in this addition, reserving, how-
ever for the dedicator, or any one of them, the free and unimpaired
right to construct and operate in one or more of the streets in said
addition, a street railroad or motor line for the transportation of passengers.
All full streets are sixty-six (66) feet wide. The alleys are twenty (20)
feet wide, all full lots are twenty feet (20) wide of one hundred and
thirty (130) feet, and fractional lots of the size shown on this plat.
In witness whereof we have hereunto set our hands and seals, this
fourteenth day of March A.D. 1888.
Witness:
J. A. Wintermute
W. C. Peters
Thomas Cooper, Trustee
Mary A. Cooper
Albert A. Honey
Mary C. Honey
John B. Cornwall
Mary C. Cornwall

Seretary of Washington)
County of Pierce
This is to certify that on this 15th day of March A.D. 1888, E. O. Bean, City Surveyor of Tacoma, W.T., has surveyed and platted into town lots and blocks as they, the following described tracts of land, to-wit: - One of lots numbered Three (3) and Four (4), and the South east quarter of the southwest quarter of Section Eighteen (18), Town Two (2) Range Three (3) East of Willamette Meridian, existing, known from the aforesaid lot number Four (4), the right of way of The Tacoma Light and Water Co., for their railroad, as the same is located and shown on this plat, also the following described tract of land: - Beginning at a point in the eastern boundary of Section Thirteen (13), Town Two (2) Range Three (3) East of the Willamette Meridian, for one hundred and forty-four (144) feet North from the point where the said eastern boundary, hence to the center of said railway, then one half degree (90°) East one hundred and twenty (120) feet thence running South fifteen degrees (15°) East one hundred and eighty-three (183) feet thence running South fifteen degrees (15°) East one half degree (90°) East one hundred (100) feet thence running South thirty degrees (30°) East one hundred and thirty (130) feet thence running North thirty degrees (30°) West one hundred (100) feet thence running North thirty degrees (30°) West one hundred (100) feet to the point of beginning.

Stevens, Troy

From: Van Allen, Rick
Sent: Tuesday, December 22, 2015 12:55 PM
To: Muller, Gregory; Mounivong, Vince; Glassy, Thad
Cc: Martinson, John
Subject: RE: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Tacoma Power has no objections to the proposed street vacation provided a 5-foot x 5-foot easement is reserved over the southeast corner of the proposed vacation area for existing facilities.

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: Muller, Gregory
Sent: Thursday, December 17, 2015 3:52 PM
To: Van Allen, Rick; Angel, Jesse; Vaughan, Stuart; Mounivong, Vince; Glassy, Thad
Cc: Volkhardt, Greg; Martinson, John
Subject: FW: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Gentlemen,

Please see following e-mail and attachments for the street vacation request, and send your comments/questions my direction.

Thank you.

Greg Muller,
Real Estate Officer
Tacoma Public Utilities
Phone: (253) 502-8256
Fax: (253) 502-8539

From: Stevens, Troy
Sent: Thursday, December 17, 2015 3:35 PM
To: Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilynn; Erickson, Ryan; Fields, Donni (Donni.J.Fields@centurylink.com); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Muller, Gregory; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita
Subject: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1360, as requested by Active Investment Co., LLC, and provide comments for your respective utility/agency **on or before January 7, 2016**. Responses received later than January 7, 2016 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

tstevens@ci.tacoma.wa.us



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

**FROM: TROY STEVENS
PUBLIC WORKS /REAL PROPERTY SERVICES**

SUBJECT: STREET VACATION REQUEST NO. 124.1360

DATE: December 17, 2015

Active Investment Co., LLC is petitioning to vacate the southerly 125 feet of alley right of way between Union Avenue and Puget Sound Avenue, lying northerly of South 40th Street, as shown on the vicinity maps attached to this email.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by January 7, 2016**. If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

- Attachment(s)
- AT&T Broadband
- Pierce Transit
- Puget Sound Energy
- Qwest Communications
- Fire Department
- Police Department
- TPU/Power/T&D
- TPU/Water/LID
- PW/Director (3)
- PW/BLUS (2)
- PW/Construction
- PW/Engineering
- PW/Engineering/LID
- PW/Engineering/Traffic
- PW/Environmental Services
- PW/Solid Waste
- PW/Street & Grounds
- Tacoma Economic Development
- Click! Network

RESPONSE

_____ No Objections

_____ Comments Attached

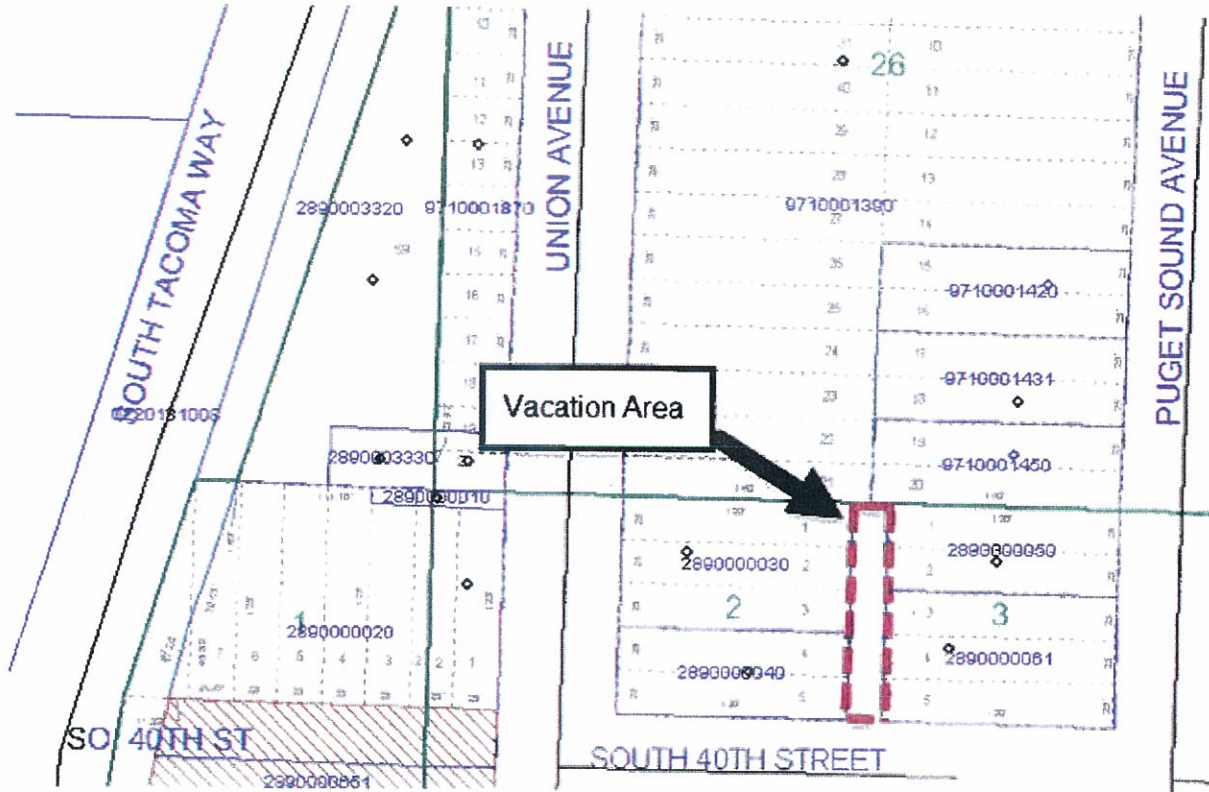
2/18/2016 Date

[Signature] Signature

PW/RPS Department

In lieu of ASSESSMENT FOR PARCELS AS FOLLOWS:

289000-003-0 + 005-0
 \$ 1,062.48
 289000-004-0 462.50
 289000-006-1 600.00



CITY OF TACOMA

STREET VACATION NO. 124.1360

THE SLY 125 FT. OF ALLEY BETWEEN UNION AVE & PUGET SOUND AVE, LYING NRLY OF S. 40TH ST.

SW 1/4 SEC. 18, T20N, R3E

NOT TO SCALE

Stevens, Troy

From: Simpson, Sue
Sent: Thursday, February 18, 2016 9:10 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC
Attachments: 124.1360.pdf

Please find attached the Connection Charge In Lieu of Assessment letter regarding Vac Req 124.1360

Sue Simpson

Real Estate Specialist
Public Works, Real Property Services
747 Market Street Suite 737
(253) 591-5529
ssimpson@cityoftacoma.org

From: Stevens, Troy
Sent: Wednesday, February 10, 2016 12:08 PM
To: Simpson, Sue
Subject: FW: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

FYI

From: Stevens, Troy
Sent: Thursday, December 17, 2015 3:36 PM
To: Stevens, Troy
Subject: FW: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

From: Stevens, Troy
Sent: Thursday, December 17, 2015 3:35 PM
To: Barnett, Elliott; 'Bateman, Joy'; 'Ben Han'; Boczar, Sue; Boudet, Brian; 'Cantrel, Aaron'; Cornforth, Ronda; Coyne, Richard; 'Danby, Marilyn'; Erickson, Ryan; 'Fields, Donni (Donni.J.Fields@centurylink.com)'; Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Muller, Gregory; 'Reynolds, Tanara'; Seaman, Chris; Simpson, Sue; 'Site Development Group'; Standley, Steven; Trohimovich, Merita
Subject: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1360, as requested by Active Investment Co., LLC, and provide comments for your respective utility/agency **on or before January 7, 2016**. Responses received later than January 7, 2016 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

Troy Stevens

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

Stevens, Troy

From: Barnett, Elliott
Sent: Thursday, February 18, 2016 12:02 PM
To: Stevens, Troy
Subject: RE: AIC 3843 SW Alley Vacation - Agency Comments

Long Range Planning comments:

The regulations related to right-of-way vacation requests include a review against the Comprehensive Plan and a determination that the vacation would be in the public interest. Pursuant to that assessment we requested additional information regarding the proposal so we can assess whether vacating the alley would be consistent with those policies and in the public interest. The applicants met with us and explained that the intent is to consolidate two parcels owned by Active Investments for more efficient use, as well as land assembly for future use. Long Range staff stated that these objectives are not inconsistent with the public interest in this case, with the following caveat.

Comprehensive Plan policy direction has increasingly emphasized vehicular access from the rear of development sites in order to minimize vehicular crossings of the public sidewalk and generally to enhance the pedestrian environment. See below for some of the pertinent policies.*

In conclusion, Long Range staff do not object to the vacation request. We appreciate that the applicants have expressed understanding that the City is likely to require vehicular access to the rear of the site along with future development.

*Pertinent policies:

Design + Development Element

GENERAL DEVELOPMENT POLICIES

Goal DD-1 Design new development to respond to and enhance the distinctive physical, historic, aesthetic and cultural qualities of its location, while accommodating growth and change.

Policy DD-1.3 Design buildings and streetscape of a human scale to create a more inviting atmosphere for pedestrians.

DD-1.9 Enhance the pedestrian experience throughout Tacoma, through public and private development that creates accessible and attractive places for all those who walk and/or use wheelchairs or other mobility devices.

Policy DD-1.14 Encourage the continued use of alleys for parking access and expand their use as the location of accessory dwelling units and as multi-purpose community space.

Goal DD-2 Ensure that parking area design and management balances the needs of all users, supports modal priorities, and is responsive to site context.

Policy DD-2.1 Promote site design that minimizes the impacts of vehicular access and parking lots on pedestrian safety and the visual environment:

- a. Locate parking lots to the side or rear of developments and within walking distance of the activities they serve.
- b. Limit the number and width of driveways to those necessary to effectively serve development.
- c. Incorporate design treatments that break up large parking lots into smaller components.
- d. Parking, loading, storage, and utility service areas should be screened from view and landscaped.
- e. On-street parking should be configured in accordance with the context of the street, including consideration of visibility, safety, and the needs of different users.

City of Tacoma PDS
(253) 591-5389

From: Stevens, Troy
Sent: Wednesday, February 17, 2016 5:11 PM
To: Barnett, Elliott
Subject: RE: AIC 3843 SW Alley Vacation - Agency Comments

Thank you very much!

Troy Stevens

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

From: Barnett, Elliott
Sent: Wednesday, February 17, 2016 5:10 PM
To: Stevens, Troy
Subject: RE: AIC 3843 SW Alley Vacation - Agency Comments

No problem, I can do that.

Elliott Barnett, Planner

City of Tacoma PDS
(253) 591-5389

From: Stevens, Troy
Sent: Wednesday, February 17, 2016 4:21 PM
To: Barnett, Elliott
Subject: FW: AIC 3843 SW Alley Vacation - Agency Comments

Hi,

I suppose these are your latest comments.

Please let me know if this is what you want me to submit to the HEX. As mentioned, I need to turn in my report tomorrow.

Thank you,

Troy Stevens

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

From: Barnett, Elliott
Sent: Friday, January 08, 2016 4:37 PM
To: Lynn, Bill; Stevens, Troy

Cc: Boudet, Brian

Subject: RE: AIC 3843 SW Alley Vacation - Agency Comments

Hi Bill,

The regulations related to right-of-way vacation requests include a review against the Comprehensive Plan and a determination that the vacation would be in the public interest. We are requesting additional information regarding the proposal so we can make an assessment whether vacating the alley would be consistent with those policies and in the public interest. The issue has recently been highlighted through discussions about auto-oriented development and lack of street connectivity in the Mall Neighborhood, where vacations over the years have contributed to traffic issues.

Here are a few of the policies about pedestrian environment and alleys...

Design + Development Element

GENERAL DEVELOPMENT POLICIES

Goal DD-1 Design new development to respond to and enhance the distinctive physical, historic, aesthetic and cultural qualities of its location, while accommodating growth and change.

Policy DD-1.3 Design buildings and streetscape of a human scale to create a more inviting atmosphere for pedestrians.

DD-1.9 Enhance the pedestrian experience throughout Tacoma, through public and private development that creates accessible and attractive places for all those who walk and/or use wheelchairs or other mobility devices.

Policy DD-1.14 Encourage the continued use of alleys for parking access and expand their use as the location of accessory dwelling units and as multi-purpose community space.

Goal DD-2 Ensure that parking area design and management balances the needs of all users, supports modal priorities, and is responsive to site context.

Policy DD-2.1 Promote site design that minimizes the impacts of vehicular access and parking lots on pedestrian safety and the visual environment:

- a. Locate parking lots to the side or rear of developments and within walking distance of the activities they serve.
- b. Limit the number and width of driveways to those necessary to effectively serve development.
- c. Incorporate design treatments that break up large parking lots into smaller components.
- d. Parking, loading, storage, and utility service areas should be screened from view and landscaped.
- e. On-street parking should be configured in accordance with the context of the street, including consideration of visibility, safety, and the needs of different users.

Goal DD-5 Ensure long-term resilience in the design of buildings, streets and open spaces, including the ability to adjust to changing demographics, climate, and economy, and withstand and recover from natural disasters.

Policy DD-5.2 Encourage development in centers and corridors to include amenities that create a pedestrian-oriented environment and provide places for people to sit, spend time, and gather

Policy DD-5.6 Site and design new developments with safe, convenient, connected and attractive pedestrian access.

Transportation Master Plan:

6.4 Support Mixed-Use Centers

Serve and support the existing MUCs and aid Tacoma in attracting new investments by giving high priority to those transportation facilities that serve these centers. Increase the livability of the MUCs by providing transportation choices and integrating amenities that create a safe and inviting environment for walking, bicycling,

and taking public transit. Transportation facilities should include context-sensitive design that considers the unique needs of each neighborhood, such as on-street parking and public spaces.

6.7 Street Rights-of-Way

Preserve right-of-way needs for future transportation, recreation, streetscape, essential city service or other City-approved purposes. The City should safeguard the general public interest by inventorying, evaluating, and acquiring right-of-way in advance.

Elliott Barnett, Planner

City of Tacoma PDS
(253) 591-5389

From: Lynn, Bill [<mailto:BLynn@gth-law.com>]
Sent: Friday, January 08, 2016 3:25 PM
To: Stevens, Troy; Barnett, Elliott
Subject: RE: AIC 3843 SW Alley Vacation - Agency Comments

It does seem to be a trend- Elliott; maybe we can talk about this next week. I do have a meeting at City Hall on Monday at ten and might be able to pop in before or after. Or, we can talk by phone. I would be curious to see the comp plan policies that are being considered.

William T. Lynn

Attorney at Law
T 253 620 6416
F 253 620 6565

From: Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]
Sent: Friday, January 08, 2016 3:15 PM
To: Lynn, Bill
Cc: Barnett, Elliott
Subject: RE: AIC 3843 SW Alley Vacation - Agency Comments

Hi Bill,

Are we starting to work on more projects together? I wasn't expecting to hear from you on this one.

You want to talk to Elliott Barnett: elliott.barnett@ci.tacoma.wa.us /253.591.5389.

Please let me know if there is anything else I can do to help.

Thanks,

Troy Stevens

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

From: Lynn, Bill [<mailto:BLynn@gth-law.com>]
Sent: Friday, January 08, 2016 3:06 PM
To: Stevens, Troy
Subject: FW: AIC 3843 SW Alley Vacation - Agency Comments

Troy—can you tell us who at the City made the PDS comments on this? I would like to follow up on those.

Hi Michele,

The City's Building and Land use Department is asking for additional information on what you plan on doing with the vacated right of way. The City is in the midst of doing a Comp Plan update, which might affect whether or not the City supports your petition.

Thank you,

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

[\(253\) 591-5535](tel:(253)591-5535)

tstevens@ci.tacoma.wa.us

On Thu, Jan 7, 2016 at 5:40 PM, Michele Etsekson <metseksonaic@gmail.com> wrote:

Michele Etsekson

Lease Administrator

Active Investment Co.

Cell: [\(206\) 890-3830](tel:(206)890-3830)

Begin forwarded message:

From: "Stevens, Troy" <tstevens@ci.tacoma.wa.us>
Date: January 7, 2016 at 5:33:45 PM PST
To: "Michele Etsekson <metseksonaic@gmail.com> (metseksonaic@gmail.com)"
<metseksonaic@gmail.com>
Subject: SV 124.1360 - Active Investment Co., LLC - Agency Comments

Hi Michele,

Today was the deadline for the agency comment period on Active Investment Co.'s petition to vacate the alley abutting 3843 South Union (SV 124.1360). We received the following:

- 1) Tacoma Power has no objection to the proposed street vacation; however, it will require a 5-foot x 5-foot easement reservation in the ordinance that will span the southeast corner of the proposed vacation area for existing facilities.
- 2) Site Development has not objection; however, as an advisory comment, the vacation of the alley may restrict access to a garage located on the NW corner of PC parcel # 289000-0061. Note: Real Property Services will follow-up on this comment.
- 3) Planning and Development Services --
 - This is an interesting case. Short answer – we do need more information to assess this. Here's why.

The site is currently zoned M-1. The alley doesn't go through. If this were a typical M-1 site, and the intended use is allowed in the M-1 District, we would not have significant concerns. Particularly if the use was a job-generator.

However, the site is currently being studied for potential zoning change to X-District zoning. There, the intent is pedestrian-oriented development, and vehicular access to the rear of the sites is very important. The alley though it doesn't go the whole block. However, it does allow for rear access to four parcels currently. That rear access potential would be eliminated after the vacation request. If we knew how the site is to be used, we could work with the property owner to identify an approach to minimizing impacts to the pedestrian environment. So yes we need more information on the proposal.

True, the Subarea Plan has not been adopted. However, the Comp Plan already has strong policies about these issues and identifies the need to do the subarea planning effort.

As we recently discussed with Rich [Real Property Services – Sr. RE Officer], the street vacation process requires a determination of consistency with the Comp Plan and an assessment of the public benefits of the action. We don't have enough information to do that.

I'm tempted to say we should not approve requests for discretionary actions until the Subarea Plan has been adopted... that would be the most certain step the City could take to protect the public interests.

4) Tacoma Water (Supply), has no objection, as well as, Tacoma Water (Distribution), Click! Network, Tacoma Fire, PSE, Comcast and PW Traffic Engineering.

These comments will also be included in the Preliminary Report to the Hearing Examiner, unless resolved in the meantime; the report will be sent out 7 days before the hearing. The hearing is scheduled for March 3, 2016 at 1: 30 p.m. City Council will make the date official on January 26, 2016.

Please let me know if you have any questions,

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

[\(253\) 591-5535](tel:2535915535)

tstevens@ci.tacoma.wa.us

--
Michele Etsekson

Lease Administrator
Active Investment Co. LLC
14510 NE 20th Street - Suite 205
Bellevue, WA 98007

Email: MetseksonAIC@gmail.com

P) 425-746-1500

F) 425-746-2222

C) 206-890-3830

Stevens, Troy

From: Capell, Jeff (Legal)
Sent: Friday, February 19, 2016 8:21 AM
To: Stevens, Troy
Subject: RE: Active Investments--vacation

That's fine.

From: Stevens, Troy
Sent: Friday, February 19, 2016 8:20 AM
To: Capell, Jeff (Legal)
Subject: FW: Active Investments--vacation

What do you think, Jeff?

Thanks,

Troy Stevens

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

From: Lynn, Bill [<mailto:BLynn@gth-law.com>]
Sent: Thursday, February 18, 2016 5:39 PM
To: Stevens, Troy; Barnett, Elliott
Cc: Michele Etsekson (MetseksonAIC@gmail.com); Paul Etsekson (etsekson@gmail.com)
Subject: RE: Active Investments--vacation

What if we substitute: " The current alley would not be available so any future access would either have to be on private property or a new dedicated alley."

William T. Lynn

Attorney at Law
T 253 620 6416
F 253 620 6565

From: Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]
Sent: Thursday, February 18, 2016 5:18 PM
To: Barnett, Elliott; Lynn, Bill
Cc: Michele Etsekson (MetseksonAIC@gmail.com); Paul Etsekson (etsekson@gmail.com)
Subject: RE: Active Investments--vacation

Bill,

My Legal department has issue with the last sentence that you are proposing (in yellow below) because the petitioner may have to re-dedicate property for an alley in the future.

Troy Stevens

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

From: Barnett, Elliott
Sent: Thursday, February 18, 2016 11:57 AM
To: Lynn, Bill
Cc: Stevens, Troy; Michele Etsekson (MetseksonAIC@gmail.com); Paul Etsekson (etsekson@gmail.com)
Subject: RE: Active Investments--vacation

Hi Bill, thanks for drafting that. I concur with those couple of suggested edits. What do you think?

I'm also putting together a brief policy summary to include in Troy's staff report.

Elliott Barnett, Planner

City of Tacoma PDS
(253) 591-5389

From: Lynn, Bill [<mailto:BLynn@gth-law.com>]
Sent: Thursday, February 18, 2016 10:51 AM
To: Barnett, Elliott
Cc: Stevens, Troy; Michele Etsekson (MetseksonAIC@gmail.com); Paul Etsekson (etsekson@gmail.com)
Subject: Active Investments--vacation

Elliot—as we discussed, the owners of the Active Property are aware that, in a future development of the property, the City would likely be looking for a rear access. We think the following language explains the situation and the expectations. If acceptable to you, we could jointly recommend this as language to be included in the Examiner's findings approving the vacation. Let me know what you think.

"The City is generally interested in vehicular access (~~for pedestrians and cars~~) to the "rear" of developed property which, in the case of a redevelopment of the Active Investment property, would likely be to South 40th. There is no need for that to be a public access though, and Active believes that a public alley in the present location hampers not only its current use but also creates an impediment to the best design for future access. Active understands this rear access concept and that such access would be consistent with the City's current adopted land use plans. By proposing and accepting this vacation, Active acknowledges and accepts that such "rear" access will likely be requested by the City in connection with any redevelopment of the property in the future. Any such future access would be have to be on private property, as a public alley would not be available."

William T. Lynn
Attorney at Law



1201 Pacific Avenue, Suite 2100
Tacoma, Washington 98402
T 253 620 6416
F 253 620 6565

<http://www.gth-law.com>

NOTICE: The information contained in this e-mail communication is confidential and may be protected by the attorney/client or work product privileges. If you are not the intended recipient or believe that you have received this communication in error, please do not print, copy, retransmit, disseminate, or otherwise use the information. Also, please indicate to the sender that you have received this email in error and delete the copy you received. Thank you.

Stevens, Troy

From: McLeod, Bonnie on behalf of Site Development
Sent: Wednesday, December 30, 2015 10:15 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Hi Troy,

It appears that vacation of the entire alley may restrict access to a garage located on the NW corner of parcel #2890000061. Traffic may have additional comments on access.

Thank you,

Bonnie McLeod

Engineering Technician II - (253) 591-5752
Site Development Group
Site and Building Division
City of Tacoma

From: Stevens, Troy
Sent: Thursday, December 17, 2015 3:36 PM
To: Site Development
Subject: FW: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

From: Stevens, Troy
Sent: Thursday, December 17, 2015 3:35 PM
To: Barnett, Elliott; 'Bateman, Joy'; 'Ben Han'; Boczar, Sue; Boudet, Brian; 'Cantrel, Aaron'; Cornforth, Ronda; Coyne, Richard; 'Danby, Marilyn'; Erickson, Ryan; 'Fields, Donni (Donni.J.Fields@centurylink.com)'; Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Muller, Gregory; 'Reynolds, Tanara '; Seaman, Chris; Simpson, Sue; 'Site Development Group'; Standley, Steven; Trohimovich, Merita
Subject: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1360, as requested by Active Investment Co., LLC, and provide comments for your respective utility/agency **on or before January 7, 2016**. Responses received later than January 7, 2016 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

Troy Stevens

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

Stevens, Troy

From: Kammerzell, Jennifer
Sent: Friday, December 18, 2015 5:03 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Traffic has reviewed the request and has not objections.

Jennifer Kammerzell

Senior Engineer
City of Tacoma Public Works Engineering

From: Stevens, Troy
Sent: Thursday, December 17, 2015 3:35 PM
To: Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilyn; Erickson, Ryan; Fields, Donni (Donni.J.Fields@centurylink.com); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Muller, Gregory; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita
Subject: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1360, as requested by Active Investment Co., LLC, and provide comments for your respective utility/agency **on or before January 7, 2016**. Responses received later than January 7, 2016 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

Troy Stevens

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

Stevens, Troy

From: Seaman, Chris
Sent: Thursday, December 31, 2015 11:21 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Troy,

TFD has no objections to the vacation.

Regards,
CHRIS SEAMAN, P.E.
Senior Engineer
Tacoma Fire Department | Prevention Division
901 Fawcett Avenue | Tacoma, WA 98402
253.591.5503 | cseaman@cityoftacoma.org



Please note: in order to accommodate training needs, Planning and Development Services will be making temporary service changes to inspection requests, lobby hours, and pre-application services. See the [Tacoma Permits Message Board](#) for more information.

From: Stevens, Troy
Sent: Thursday, December 17, 2015 3:35 PM
To: Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilyn; Erickson, Ryan; Fields, Donni (Donni.J.Fields@centurylink.com); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Muller, Gregory; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita
Subject: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1360, as requested by Active Investment Co., LLC, and provide comments for your respective utility/agency **on or before January 7, 2016**. Responses received later than January 7, 2016 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

Troy Stevens

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

Exhibit 10

Stevens, Troy

From: Cantrel, Aaron R <Aaron_Cantrel@cable.comcast.com>
Sent: Tuesday, December 22, 2015 6:59 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC
Attachments: Comcast-SV 124 1360 Agency Comments Memo.doc

Let me know if you need anything further. Happy Holidays.

From: Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]
Sent: Thursday, December 17, 2015 3:35 PM
To: Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Bateman, Joy <Joy.Bateman@CenturyLink.com>; Ben Han <bhan@piercetransit.org>; Boczar, Sue <SBoczar@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Cantrel, Aaron R <Aaron_Cantrel@cable.comcast.com>; Cornforth, Ronda <rcornforth@cityoftacoma.org>; Coyne, Richard <RCOYNE@ci.tacoma.wa.us>; Danby, Marilyn <marilynn.danby@pse.com>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Fields, Donni (Donni.J.Fields@centurylink.com) <Donni.J.Fields@centurylink.com>; Howatson, James <JHOWATSO@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <jkammerzell@ci.tacoma.wa.us>; Larson, Chris <CLARSON@ci.tacoma.wa.us>; Muller, Gregory <GMuller@ci.tacoma.wa.us>; Reynolds, Tanara <tvreyno@qwest.com>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Simpson, Sue <SSIMPSON@ci.tacoma.wa.us>; Site Development Group <SiteDevelopment@cityoftacoma.org>; Standley, Steven <sstandley@ci.tacoma.wa.us>; Trohimovich, Merita <MPollard@ci.tacoma.wa.us>
Subject: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1360, as requested by Active Investment Co., LLC, and provide comments for your respective utility/agency **on or before January 7, 2016**. Responses received later than January 7, 2016 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

Troy Stevens

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



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

**FROM: TROY STEVENS
PUBLIC WORKS /REAL PROPERTY SERVICES**

SUBJECT: STREET VACATION REQUEST NO. 124.1360

DATE: December 17, 2015

Active Investment Co., LLC is petitioning to vacate the southerly 125 feet of alley right of way between Union Avenue and Puget Sound Avenue, lying northerly of South 40th Street, as shown on the vicinity maps attached to this email.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by January 7, 2016**. If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

Attachment(s)

- AT&T Broadband
- Pierce Transit
- Puget Sound Energy
- Qwest Communications
- Fire Department
- Police Department
- TPU/Power/T&D
- TPU/Water/LID
- PW/Director (3)
- PW/BLUS (2)
- PW/Construction
- PW/Engineering
- PW/Engineering/LID
- PW/Engineering/Traffic
- PW/Environmental Services
- PW/Solid Waste
- PW/Street & Grounds
- Tacoma Economic Development
- Click! Network

RESPONSE

No Objections

Comments Attached

12-22-15 _____ Date

Aaron Cantrell _____ Signature

Planning & Design _____ Department

- Comcast has no facilities in this Vacation Area

Stevens, Troy

From: Vaughan, Stuart
Sent: Monday, December 21, 2015 9:41 AM
To: Muller, Gregory
Subject: RE: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Greg,

Water Supply has no facilities in the proposed vacation, therefore I have no comment.

Stuart

From: Muller, Gregory
Sent: Thursday, December 17, 2015 3:52 PM
To: Van Allen, Rick; Angel, Jesse; Vaughan, Stuart; Mounivong, Vince; Glassy, Thad
Cc: Volkhardt, Greg; Martinson, John
Subject: FW: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Gentlemen,

Please see following e-mail and attachments for the street vacation request, and send your comments/questions my direction.

Thank you.

Greg Muller,
Real Estate Officer
Tacoma Public Utilities
Phone: (253) 502-8256
Fax: (253) 502-8539

From: Stevens, Troy
Sent: Thursday, December 17, 2015 3:35 PM
To: Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilyn; Erickson, Ryan; Fields, Donni (Donni.J.Fields@centurylink.com); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Muller, Gregory; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita
Subject: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1360, as requested by Active Investment Co., LLC, and provide comments for your respective utility/agency **on or before January 7, 2016**. Responses received later than January 7, 2016 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

Exhibit 12

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

tstevens@ci.tacoma.wa.us

Stevens, Troy

From: Angel, Jesse
Sent: Monday, December 21, 2015 9:38 AM
To: Muller, Gregory
Cc: Volkhardt, Greg; Vaughan, Stuart
Subject: RE: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Water distribution does not have any facilities located in this proposed vacation and thus has no comments.

Jesse Angel - Utility Service Specialist

Tacoma Water

3628 S. 35th St.
Tacoma, WA 98409-3192
253-502-8280 OFFICE
253-380-2614 CELL
253-502-8694 FAX
[Tacoma Water Website](#)

From: Muller, Gregory
Sent: Thursday, December 17, 2015 3:52 PM
To: Van Allen, Rick; Angel, Jesse; Vaughan, Stuart; Mounivong, Vince; Glassy, Thad
Cc: Volkhardt, Greg; Martinson, John
Subject: FW: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Gentlemen,

Please see following e-mail and attachments for the street vacation request, and send your comments/questions my direction.

Thank you.

Greg Muller,
Real Estate Officer
Tacoma Public Utilities
Phone: (253) 502-8256
Fax: (253) 502-8539

From: Stevens, Troy
Sent: Thursday, December 17, 2015 3:35 PM
To: Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilynn; Erickson, Ryan; Fields, Donni (Donni.J.Fields@centurylink.com); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Muller, Gregory; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita
Subject: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1360, as requested by Active Investment Co., LLC, and provide comments for your respective utility/agency **on or before January 7, 2016**. Responses received later than January 7, 2016 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

tstevens@ci.tacoma.wa.us

Stevens, Troy

From: Mounivong, Vince
Sent: Monday, December 21, 2015 8:13 AM
To: Muller, Gregory; Van Allen, Rick; Angel, Jesse; Vaughan, Stuart; Glassy, Thad
Cc: Volkhardt, Greg; Martinson, John
Subject: RE: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Greg,

Click has no facilities in proposed area.

Thanks,

Vince Mounivong

Tacoma Power/Click Network - HFC Engineering
Planning & Design Technician
O: (253) 502-8868
M: (253) 389-1811
vmounivong@cityoftacoma.org

From: Muller, Gregory
Sent: Thursday, December 17, 2015 3:52 PM
To: Van Allen, Rick; Angel, Jesse; Vaughan, Stuart; Mounivong, Vince; Glassy, Thad
Cc: Volkhardt, Greg; Martinson, John
Subject: FW: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Gentlemen,

Please see following e-mail and attachments for the street vacation request, and send your comments/questions my direction.

Thank you.

Greg Muller,
Real Estate Officer
Tacoma Public Utilities
Phone: (253) 502-8256
Fax: (253) 502-8539

From: Stevens, Troy
Sent: Thursday, December 17, 2015 3:35 PM
To: Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilyn; Erickson, Ryan; Fields, Donni (Donni.J.Fields@centurylink.com); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Muller, Gregory; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita
Subject: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Agency Reviewer,

Exhibit 14

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1360, as requested by Active Investment Co., LLC, and provide comments for your respective utility/agency **on or before January 7, 2016**. Responses received later than January 7, 2016 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

tstevens@ci.tacoma.wa.us

Stevens, Troy

From: Danby, Marilyn M <marilynn.danby@pse.com>
Sent: Wednesday, December 23, 2015 1:19 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

PSE has no facilities within the proposed vacate area and therefore has no objection to the vacate.

Marilynn

Marilynn M. Danby SR/WA
Senior Real Estate Representative
Puget Sound Energy
3130 South 38th Street
Tacoma, Wa 98409
Work: 253/476-6451
Work Cell: 253/905-4668
e-mail: marilynn.danby@pse.com

From: Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]
Sent: Thursday, December 17, 2015 3:35 PM
To: Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilyn M; Erickson, Ryan; Fields, Donni (Donni.J.Fields@centurylink.com); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Muller, Gregory; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita
Subject: Street Vacation 124.1360 - Comments DUE January 7th - Active Investment Co., LLC

Agency Reviewer,

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