

EXHIBIT LIST

HEARING DATE: November 16, 2017 at 9:00 a.m.

FILE NUMBER & NAME: (124.1384) Puyallup Tribe of Indians, Petitioner

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
Ex. 1	Preliminary Report	COT/RPS	X			
Ex. 1a	Amendment to Preliminary Report	COT/RPS	X			
Ex. 2	Map Exhibit	COT/RPS	X			
Ex. 3	Aerial Map Exhibit	COT/RPS	X			
Ex. 4	Plat	COT/RPS	X			
Ex. 5	Plat Enlargement of area to be vacated	COT/RPS	X			
Ex. 6	Environmental Services Comments	COT/RPS	X			
Ex. 7	Tacoma Power Comments	COT/RPS	X			
Ex. 8	Public Works LID Comments	COT/RPS	X			
Ex. 9	Comcast Comments	COT/RPS	X			
Ex. 10	Map depiction for East 30 th Street connector road	COT/RPS	X			
Ex. 11	Temporary Access Agreement between Puyallup Tribe of Indians and Mr. Lyle Conway	COT/RPS	X			
Ex. 12	Prepared Statement by Julie Hamilton on behalf of the Puyallup Tribe of Indians	Petitioner Puyallup Tribe of Indians (PTI)	X			
Ex. 13	Prepared Statement by Matt Wadhvani on behalf of the Puyallup Tribe of Indians	Petitioner PTI	X			
Ex. 14	Prepared Statement by Robert L. Hunter, Jr. on behalf of the Puyallup Tribe of Indians	Petitioner PTI	X			
Ex. 15	Prepared Statement by Frank Wright on behalf of the Puyallup Tribe of Indians	Petitioner PTI	X			

KEY

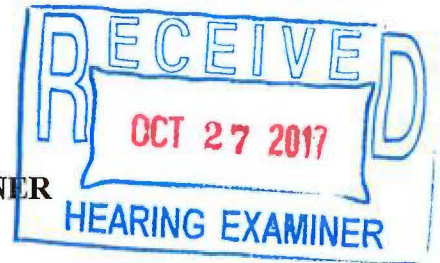
A = Admitted

E = Excluded

W = Withdrawn

ORIGINAL

PRELIMINARY REPORT
PREPARED FOR THE HEARING EXAMINER
BY REAL PROPERTY SERVICES



For the Hearing to be Held
Thursday, November 16, 2017 at 9:00 AM

PETITIONER: PUYALLUP TRIBE OF INDIANS

FILE NO. 124.1384

A. SUMMARY OF REQUEST:

Real Property Services has received a petition from the Puyallup Tribe of Indians to vacate that portion of the alley lying between East 29th Street and East 30th Street, lying easterly of East "R" Street and westerly of the west margin of the proposed East 30th Street connector road as approved under Work Order Number 16-0040, as depicted on the attached Exhibits 2 and 3, abutting and adjacent Tribal property, in connection with the Emerald Queen Casino Relocation project.

B. GENERAL INFORMATION:

1. Legal Description of Vacation:

That portion of the Southwest Quarter of the Northeast Quarter of Section 10, Township 20 North, Range 03 East of the Willamette Meridian, more particularly described as follows:

That portion of alley right of way lying easterly of East 'R' Street, being between and abutting Lots 1 through 20, of Blocks 7950 to the north and Block 8049 to the south, both of the Map of Indian Addition to the City of Tacoma, according to the Plat thereof filed on May 1, 1896 in Book 7 of Plats at pages 30 and 31, records of Pierce County, Washington, lying westerly of the following described line;

Commencing at the Southwest corner of Lot 20 of said Block 7950, thence easterly along the south line of said Lot 20 a distance of 3.41 feet;

Thence southeasterly to a point on the north line of Lot 20 of said Block 8049 which is 10.00 feet east of the northwest corner of said Lot 20, as measured along the north line, and end of this line description.

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 October 5, 2017 at approximately 3:30 p.m. at locations described in item 1 below:

1. Placed yellow public notice sign at the Westerly end of the alley at East "R" Street.
2. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
3. Public notice memo advertised on the City of Tacoma web site at address:
<http://www.cityoftacoma.org/notices>
4. Public Notice advertised in the Daily Index newspaper.
5. Public Notice mailed to all parties of record within the 1,000 feet of vacation request.
6. Public Notice advertised on Municipal Television Channel 12.

D. PURPOSE OF REQUEST:

The Petitioner is currently assembling all property rights necessary for current and future development and construction of a multi-leveled garage structure, casino, hotel and restaurant development in connection with the Emerald Queen Casino Relocation project in furtherance of Puyallup Tribal community.

E. HISTORY:

The City of Tacoma acquired this alley right of way to be vacated by Plat filing of the Indian Addition to the City of Tacoma as filed of record in Volume 7, at Page 30, records of Pierce County, Washington. Copy of filed Plat attached as Exhibit 4 and enlargement of the platted vacation area attached as Exhibit 5.

F. PHYSICAL LAND CHARACTERISTICS:

This alley is partially improved with deteriorating asphalt, used primarily as ingress and egress to the abutting parking lots, and is not fully improved. This alley terminates at East T Street and does not make a secondary connection to a public roadway.

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 produce commercial uses of the adjoining lands;
 - b. Will provide economic, and employment viability to the community; and
 - c. Facilitate economic development.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and does not object to the vacation.
3. No general public is served by this right of way.
4. The vacation area is not contemplated or needed for continued public use as a right of way.
5. No abutting owner becomes landlocked nor will their access be negatively impaired. Puyallup Tribe of Indians has negotiated with and provided Mr. Shawn Conway with a temporary access agreement for accesses through the Tribal parking lot until such time as the East 30th Street connector road is completed and Mr. Conway's alley accesses are restored.
6. The vacation 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, L.I.D. Section, at 591-5529 for the most current 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
- Map Exhibit – Exhibit 2
- Aerial Map Exhibit – Exhibit 3
- Plat – Exhibit 4
- Plat Enlargement – Exhibit 5
- Environmental Services – Exhibit 6
- Tacoma Power – Exhibit 7
- Public Works/LID – Exhibit 8
- Comcast Communications – Exhibit 9

- Tacoma Water – No Objection
- Puget Sound Energy – No Objection
- Tacoma Fire – No Objection
- Solid Waste – No Response
- Click! Network – No Response
- PW Traffic – No Response
- PW Engineering – No Response
- Police – No Response
- Planning & Development Services – No Response
- CenturyLink – No Response
- Pierce Transit – No Objection

J. RECOMMENDED CONDITIONS OF APPROVAL:

Should this street vacation request be approved, the Real Property Services Department of Public Works recommends that the following conditions be made conditions of approval:

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. ENVIRONMENTAL SERVICES

- a. Please contact Larry Criswell at (253) 591-5787 regarding Environmental Service's comments.
- b. Environmental Services has no objection; however, ESSE has infrastructure proposed to be relocated, abandoned and or removed in connection with the East 30th Street connector road under Work Order Number 16-0040. Second Reading of the Ordinance shall be conditioned upon the completion of Work Order Number 16-0040.

3. TACOMA POWER

- a. Please contact Jeffrey Rusler at (253) 502-8309 regarding Tacoma Power's comments.
- b. Tacoma Power has no objection; however, Tacoma Power has infrastructure proposed to be relocated, abandoned and or removed in connection with the East 30th Street connector road under Work Order Number 16-0040. Second Reading of the Ordinance shall be conditioned upon the completion of Work Order Number 16-0040.

4. PUBLIC WORKS/LID

- a. Please contact Sue Simpson at (253) 591-5529 regarding LID's comments.
- b. LID has no objection; however has provided an Advisory Comment for the Petitioner that there currently is an in-lieu of assessment for sanitary sewer in the amount of \$1,353.44.

Note: Advisory Comment only- this can be voluntarily paid at time of purchase or will be required at time of development.

Third Party Comments for the record:

5. COMCAST

- a. Please contact Aaron Cantrel at Aaron_Cantrel@comcast.net regarding Comcast's comments.
- b. Comcast has no objection; however, they do have infrastructure attached to Tacoma Power poles within the area of vacation anticipated to be relocated with Tacoma Power to the East 30th Street connector road under Work Order 16-0040. Execution of third party easement is required in the event relocation is not completed.

6. PUBLIC COMMENT

Real Property Services has received the following public comment:

None

The applicant shall comply with all City regulations for any future use of the subject site.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.

**AMENDMENT TO
THE PRELIMINARY REPORT**

**Prepared for the Hearing Examiner
By the Real Property Services Division
To Be Held on
THURSDAY, November 16, 2017, AT 9:00 A.M.**

**PETITIONER: PUYALLUP TRIBE OF INDIANS
FILE NO. 124.1384**

A. SUMMARY OF REQUEST:

Real Property Services has received a petition to vacate a portion of alley right of way between East 29th and East 30th Streets from East "R" Street to the westerly margin of the proposed East 30th Street connector road.

B. ADDITIONAL COMMENTS/DATA/EXHIBITS:

Throughout the previously provided Preliminary Report, references are made to the proposed East 30th Street connector road to be constructed under Work Order Number 16-0040 for which a visual depiction was inadvertently not provided.

For clarity and point of reference Real Property Services has prepared a map depiction, being a modified excerpt from the Work Order, of the proposed East 30th Street connector road construction and requests such be incorporated into the record and referenced as Exhibit number 10.

Additionally, and subsequent to the Preliminary Staff Report, the Puyallup Tribe of Indians has provided to the City an executed copy of an Agreement for Access to Mr. Conway dated October 17, 2017 to address impacts to accesses resulting from this vacation and during construction activities for the East 30th Street connector road. A copy of said Agreement for Access is submitted here and referenced as Exhibit number 11 for incorporation into the record.

Permanent accesses to this property will ultimately be revised, re-established and improved with the completion of the East 30th Street connector road by providing an alley approach accessible from north and south directions of travel.

Copies of this requested Amendment, map depiction of connector road and the Tribal Agreement for Access will be made available at the scheduled hearing to be referenced as Exhibits 1a, 10 and 11, respectively.



Puyallup Tribe of Indians

STREET VACATION NO. 124.1384

Alley between East R Street and East T Street (to new 30th Street connector to roundabout)
between East 29th Street and East 30th Street

NE 1/4 SEC. 10, T20N, R3E

NOT TO SCALE



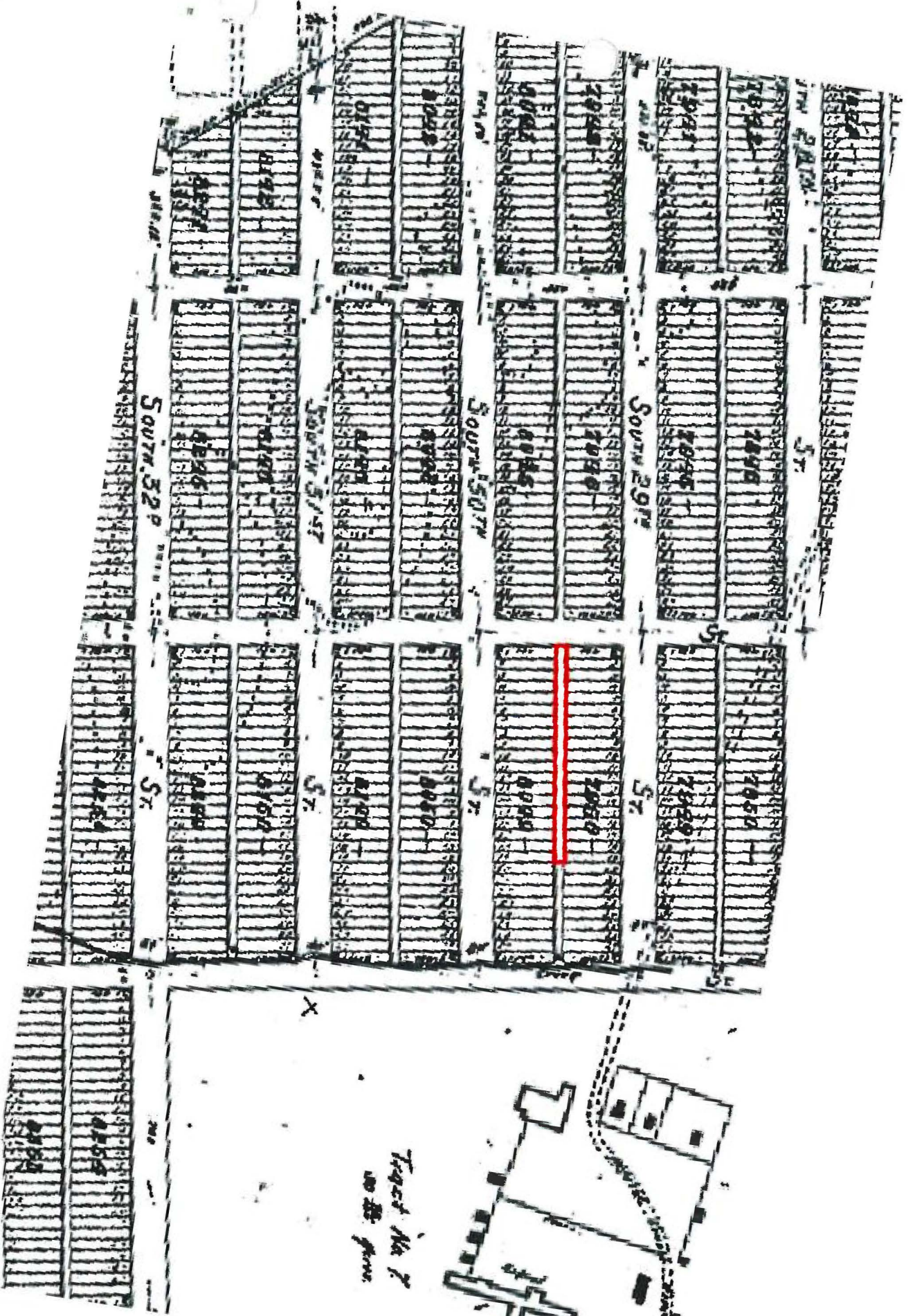
Puyallup Tribe of Indians

STREET VACATION NO. 124.1384

**Alley between East R Street and East T Street (to new 30th Street connector to roundabout)
between East 29th Street and East 30th Street**

NE 1/4 SEC. 10, T20N, R3E

NOT TO SCALE



Cornforth, Ronda

From: Criswell, Larry
Sent: Wednesday, August 16, 2017 2:44 PM
To: Cornforth, Ronda
Subject: RE: WO16-0040 RE: Street Vacation 124.1384 - Comments DUE August 25th - Puyallup Tribe of Indians
Attachments: Site Development comments 8-16-2017.pdf

Ronda,

Site Development has the following comments for the vacation request:

- 1) The sanitary sewer MH at "R" ST and the alley shall be plugged to current standards for the flow going East down the alley
- 2) Remove the sewer line in the alley to current standards for that portion that is to be abandoned.
- 3) Install sanitary sewer MH in the alley ROW at the end of the sewer main.

Items noted above are part of WO16-0040 approved plans and shall be completed as part of that Work Order.

Larry Criswell

Construction Engineer
City of Tacoma
Site and Building Division
Planning & Development Services
253-591-5787

From: Criswell, Larry
Sent: Wednesday, August 16, 2017 1:19 PM
To: Cornforth, Ronda
Subject: WO16-0040 RE: Street Vacation 124.1384 - Comments DUE August 25th - Puyallup Tribe of Indians

Ronda,

See attached for comments.

Larry Criswell

Construction Engineer
City of Tacoma
Site and Building Division
Planning & Development Services
253-591-5787

From: Ratliff, Nicole **On Behalf Of** Site Development
Sent: Tuesday, August 08, 2017 12:58 PM
To: Criswell, Larry

Subject: FW: Street Vacation 124.1384 - Comments DUE August 25th - Puyallup Tribe of Indians
Importance: High

From: Cornforth, Ronda

Sent: Tuesday, August 08, 2017 12:32 PM

To: Barnett, Elliott; Boudet, Brian; Cantrel, Aaron; Comer, Victoria; Cornforth, Ronda; Danby, Marilyn; Erickson, Ryan; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Larson, Chris; Muller, Gregory; Rossi, Rod; Seaman, Chris; Simpson, Sue; Site Development; Spencer, William; Standley, Steven; Stringer, Shawn; Tina Vaslet

Cc: Cornforth, Ronda; Victor, Steve(Legal)

Subject: Street Vacation 124.1384 - Comments DUE August 25th - Puyallup Tribe of Indians

Importance: High

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1384 as requested by the Puyallup Tribe of Indians and provide comments for your respective utility/agency **on or before August 25, 2017**. This request impacts that segment of alley lying westerly of the proposed connector road of the new roundabout currently under review for approval with the City of Tacoma. Responses received later than August 25, 2017 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you.

R. J. Cornforth

City of Tacoma, Public Works

Real Property Services

747 Market Street, Ste. 737

Tacoma, WA 98402-7941

(253) 591-5052 / Fax (253) 594-7941

rcornfor@cityoftacoma.org

We are made wise not by the recollection of our past, but by the responsibility for our future.

Cornforth, Ronda

From: Rusler, Jeffrey
Sent: Thursday, October 26, 2017 1:11 PM
To: Cornforth, Ronda; Muller, Gregory
Subject: RE: 124.1383

Alright, that'll work as well then.

Jeff Rusler, P.E. | Tacoma Power
T&D Electrical Services - New Services Engineering
P: (253) 502-8309 | F: (253) 502-8659
<http://www.mytpu.org/tacomapower/permitting/>

From: Cornforth, Ronda
Sent: Thursday, October 26, 2017 1:10 PM
To: Rusler, Jeffrey; Muller, Gregory
Subject: RE: 124.1383

The surface alley between r and the connector road.... Between 29/30th streets.

From: Rusler, Jeffrey
Sent: Thursday, October 26, 2017 1:10 PM
To: Cornforth, Ronda; Muller, Gregory
Subject: RE: 124.1383

What street does that one cover?

Jeff Rusler, P.E. | Tacoma Power
T&D Electrical Services - New Services Engineering
P: (253) 502-8309 | F: (253) 502-8659
<http://www.mytpu.org/tacomapower/permitting/>

From: Cornforth, Ronda
Sent: Thursday, October 26, 2017 1:07 PM
To: Rusler, Jeffrey; Muller, Gregory
Subject: RE: 124.1383

I intend to use the same for 124.1384

From: Rusler, Jeffrey
Sent: Thursday, October 26, 2017 1:00 PM
To: Cornforth, Ronda; Muller, Gregory
Subject: RE: 124.1383

Ronda,

This works for me.

Thanks,

Jeff Rusler, P.E. | Tacoma Power
T&D Electrical Services - New Services Engineering
P: (253) 502-8309 | F: (253) 502-8659
<http://www.mytpu.org/tacomapower/permitting/>

From: Cornforth, Ronda
Sent: Thursday, October 26, 2017 12:34 PM
To: Rusler, Jeffrey; Muller, Gregory
Subject: 124.1383

Jeff,

Good?

- a. Tacoma Power has no objection; however, Second Reading of the Ordinance shall be conditioned upon the completion of Work Order Number 16-0040 for the formal and proper relocation and undergrounding of infrastructure thru the new East 30th Street connector road.

Cornforth, Ronda

From: Simpson, Sue
Sent: Thursday, October 26, 2017 1:25 PM
To: Cornforth, Ronda
Subject: RE: Street Vacation 124.1384 - Comments DUE August 25th - Puyallup Tribe of Indians

The Connection Charge In Lieu of Assessment for Vacation 124.1384 is \$1,353.44.

Sue Simpson

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

From: Cornforth, Ronda
Sent: Tuesday, August 08, 2017 12:32 PM
To: Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Cantrel, Aaron <Aaron_Cantrel@cable.comcast.com>; Comer, Victoria <Victoria.Comer@CenturyLink.com>; Cornforth, Ronda <rcornforth@cityoftacoma.org>; Danby, Marilyn <marilynn.danby@pse.com>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <jkammerzell@ci.tacoma.wa.us>; Kidd, Brennan <bkidd@ci.tacoma.wa.us>; Larson, Chris <CLARSON@ci.tacoma.wa.us>; Muller, Gregory <GMuller@ci.tacoma.wa.us>; Rossi, Rod <rrossi@ci.tacoma.wa.us>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Simpson, Sue <ssimpson@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Spencer, William <WSpencer@ci.tacoma.wa.us>; Standley, Steven <sstandle@ci.tacoma.wa.us>; Stringer, Shawn <SStringe@ci.tacoma.wa.us>; Tina Vaslet <tvaslet@piercetransit.org>
Cc: Cornforth, Ronda <rcornforth@cityoftacoma.org>; Victor, Steve(Legal) <svictor@ci.tacoma.wa.us>
Subject: Street Vacation 124.1384 - Comments DUE August 25th - Puyallup Tribe of Indians
Importance: High

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1384 as requested by the Puyallup Tribe of Indians and provide comments for your respective utility/agency **on or before August 25, 2017**. This request impacts that segment of alley lying westerly of the proposed connector road of the new roundabout currently under review for approval with the City of Tacoma. Responses received later than August 25, 2017 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you.

R. J. Cornforth

City of Tacoma, Public Works
Real Property Services

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Tacoma, WA 98402-7941
(253) 591-5052 / Fax (253) 594-7941
rcornfor@cityoftacoma.org

We are made wise not by the recollection of our past, but by the responsibility for our future.

Cornforth, Ronda

From: Cantrel, Aaron R <Aaron_Cantrel@comcast.com>
Sent: Friday, August 11, 2017 11:33 AM
To: Cornforth, Ronda
Subject: RE: Street Vacation 124.1384 - Comments DUE August 25th - Puyallup Tribe of Indians
Attachments: Comcast Comments-124.1384.pdf

Comcast comments and markup attached.

From: Cornforth, Ronda [<mailto:rcornforth@cityoftacoma.org>]
Sent: Tuesday, August 08, 2017 12:32 PM
To: Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Cantrel, Aaron R <Aaron_Cantrel@cable.comcast.com>; Comer, Victoria <Victoria.Comer@CenturyLink.com>; Cornforth, Ronda <rcornforth@cityoftacoma.org>; Danby, Marilyn <marilynn.danby@pse.com>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <jkammerzell@ci.tacoma.wa.us>; Kidd, Brennan <bkidd@ci.tacoma.wa.us>; Larson, Chris <CLARSON@ci.tacoma.wa.us>; Muller, Gregory <GMuller@ci.tacoma.wa.us>; Rossi, Rod <rrossi@ci.tacoma.wa.us>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Simpson, Sue <SSIMPSON@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Spencer, William <WSpencer@ci.tacoma.wa.us>; Standley, Steven <sstandley@ci.tacoma.wa.us>; Stringer, Shawn <SStringe@ci.tacoma.wa.us>; Tina Vaslet <tvastlet@piercetransit.org>
Cc: Cornforth, Ronda <rcornforth@cityoftacoma.org>; Victor, Steve(Legal) <svictor@ci.tacoma.wa.us>
Subject: Street Vacation 124.1384 - Comments DUE August 25th - Puyallup Tribe of Indians
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Please review the attached map exhibits for the proposed Street Vacation Petition 124.1384 as requested by the Puyallup Tribe of Indians and provide comments for your respective utility/agency **on or before August 25, 2017**. This request impacts that segment of alley lying westerly of the proposed connector road of the new roundabout currently under review for approval with the City of Tacoma. Responses received later than August 25, 2017 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you.

R. J. Cornforth

City of Tacoma, Public Works
Real Property Services
747 Market Street, Ste. 737
Tacoma, WA 98402-7941
(253) 591-5052 / Fax (253) 594-7941
rcornfor@cityoftacoma.org

We are made wise not by the recollection of our past, but by the responsibility for our future.



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

FROM: RJ CORNFORTH
PUBLIC WORKS /REAL PROPERTY SERVICES

SUBJECT: STREET VACATION REQUEST NO. 124.1384

DATE: August 8, 2017

Real Property Services has received a petition from the Puyallup Tribe of Indians to vacate the alley lying between East R Street and the proposed East 30th Street connector street serving the proposed round-about, lying between East 29th and East 30th Streets in preparation for the proposed Emerald Queen Casino development and relocation.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by August 25, 2017.** 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

8-11-17 Date

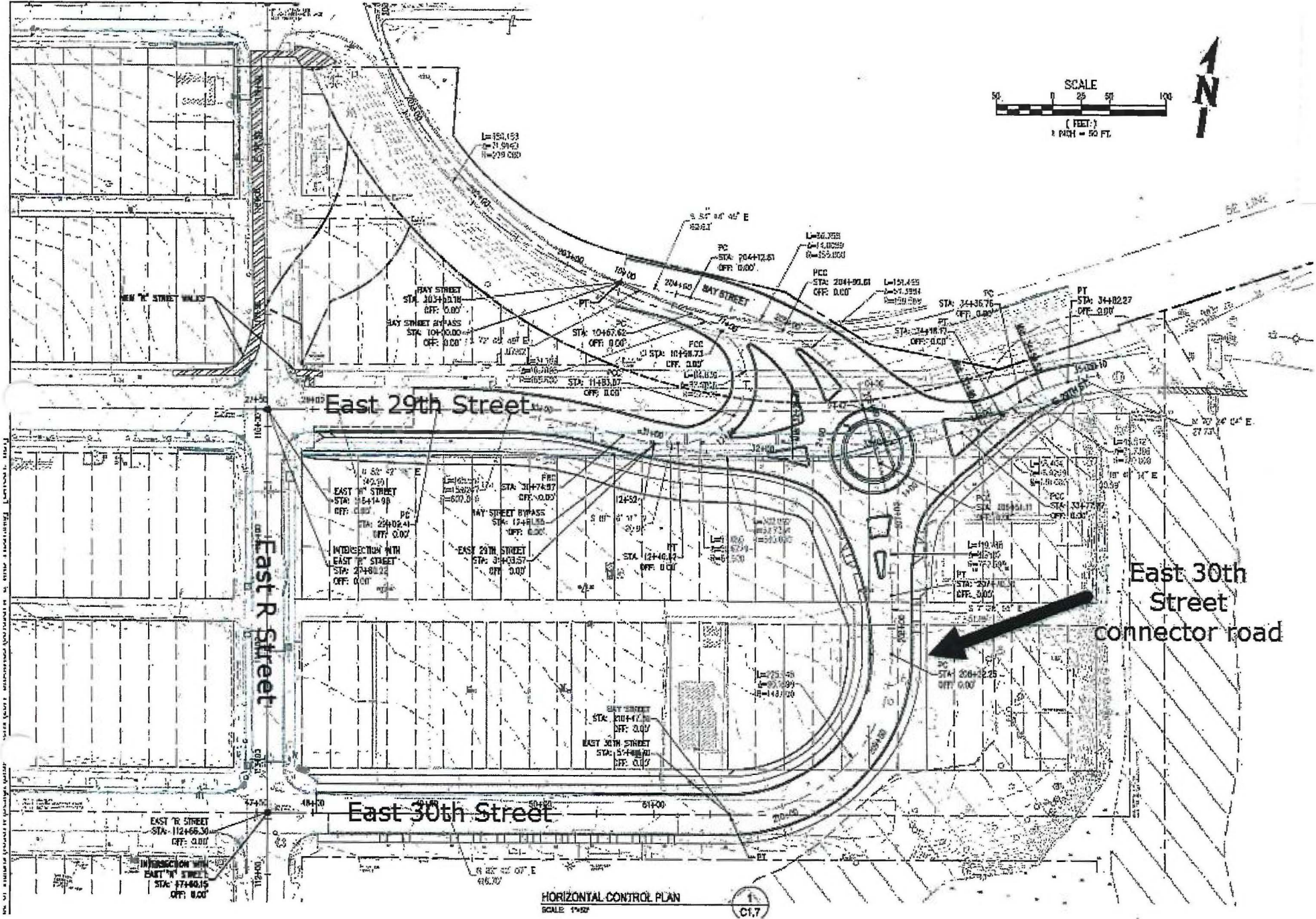
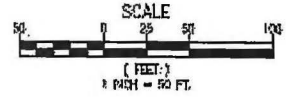
Raon Cantel Signature

Planning & Design Department

* Comcast has aerial syst attached to TPU poles through the entire vacation route.

* Any relocation of these facilities will be at the owner developer's expense.

* Mark-up attached



East 30th Street connector road

C1.7



PUYALLUP TRIBE OF INDIANS

October 17, 2017

Agreement for access to Conway parcel 4715013120

To whom it may concern:

The Puyallup Tribe of Indians and the owner of parcel 4715013120, Lyle Conway at the street address of 1860 East 29th Street, Tacoma, WA agree to the following access provisions during the construction of the Round About construction project:

Swinerton Builders will provide access to the Conway property located between E 29th St and E 30th St, east of E R St, aka 1860 E 29th St, during all round about construction activities. The gravel alleyway currently running to the property from E 29th St will be accessible for most of the project. When this access is blocked, access will be provided from the west approximately halfway between E 29th St and E 30th St.

It is the parties intent that access to the sign for Conway will be available at all times during the construction.

Puyallup Tribe of Indians

Signature

10/18/17

Date

Property owner

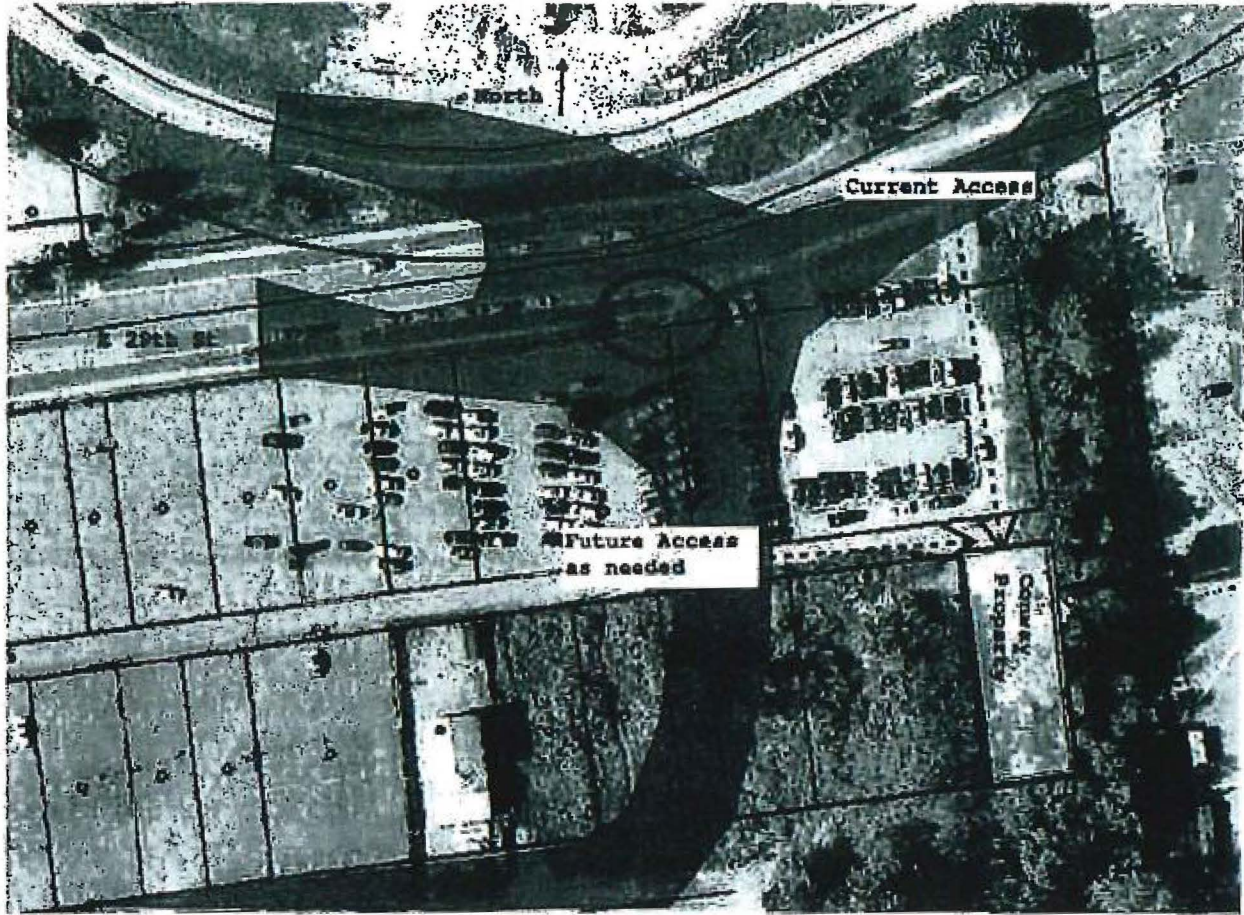
Signature

10/18/17

Date

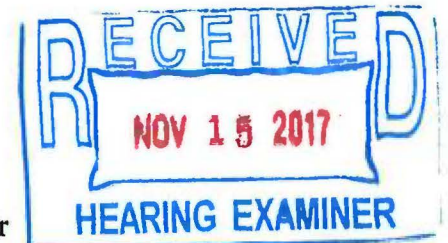
encl: Site access plan

Access to Conway Property:



PREPARED STATEMENT

Submitted for the Record of the Hearing Examiner
By **Julie Hamilton** on Behalf of the Puyallup Tribe of Indians



For the Hearing to be Held
Thursday, November 16, 2017 at 9:00 A.M.

PETITIONER: The Puyallup Tribe of Indians

FILE NO: 124.1384

A. Overview:

The Puyallup Tribe of Indians is an important economic partner in the greater Tacoma region. With both its business enterprises and government programs combined, the Puyallup Tribe is Pierce County's sixth largest employer, according to the Tacoma Economic Development Board's List of 2016 Major Employers. More than two-thirds of the 3,000 plus employees are non-Native, and most work full time and are provided competitive compensation and generous benefits.

The Tribe's economic success is evident not only in the jobs it creates, but also measured by its investment in activities that improve the quality of life for Tribal members and other residents of the larger community and the region. In particular, the Tribe has invested its business enterprise proceeds and tax receipts in education, healthcare, housing, income support and other social services, and sustainable natural resource management. It consciously seeks to be a good neighbor, to pursue collaborative relationships with other governments, and to generate both immediate and long-lasting benefits for the entire region. As a result, the Tribe has very positive working relationships with the City of Tacoma, Pierce County, and the other local governments on and around the Puyallup Indian Reservation.

B. Charity Contributions:

The Tribe donates millions of dollars each year, both through its Charity Fund and General Fund, to various non-profit organizations supporting food banks, children's literacy programs, medical research, education, job training, assistance to the homeless and many others, all aimed at assisting the most vulnerable populations. As reflected in the missions of the many organizations it supports, the Tribe's giving benefits the broad regional population, not simply Puyallup Tribal members.

C. Community Impact Contributions (also known as the 2% Fund):

The Tribe distributes approximately a million dollars each year to sister governments whose costs are increased by the Tribe's casino operations. These funds help pay for local police and fire and emergency services, as well as road and traffic flow enhancements.

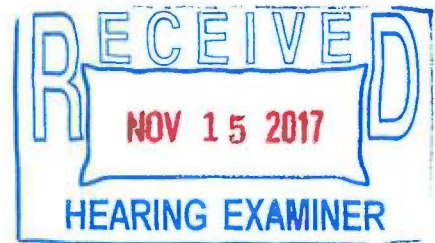
EX.12

D. Problem Gambling and Smoking Cessation Funding:

The Tribe distributes nearly a million dollars each year earmarked for problem gambling and smoking cessation programs.

E. Conclusion:

The Puyallup Tribe of Indians is a key player in regional affairs, from business development to environmental management, infrastructure improvement, and social services provisions. The new I-5 Casino project, of which these vacate petitions are an essential part, will provide economic benefits, both directly and indirectly, to the larger community and the region. Matt Wadhvani, also from the Tribe's Finance Department, will be presenting more specifics about the economic benefits of the new casino project.



PREPARED STATEMENT

Submitted for the Record of the Hearing Examiner
By **Matt Wadhvani** on Behalf of the Puyallup Tribe of Indians

For the Hearing to be Held
Thursday, November 16, 2017 at 9:00 A.M.

PETITIONER: The Puyallup Tribe of Indians

FILE NO: 124.1384

Project Overview and Rationale

- 1. The existing facility has exceeded its useful life**
 - a. The current tent structure is only insured until the Project is complete
 - b. Building a new facility ensures current operations will continue without interruption

- 2. Opportunity to capture significant new revenue**
 - a. Prior to designing the casino, the Tribe hired a third party to conduct a feasibility study. The study concluded that the Project, including an on-site 200 room hotel, is viable and economically attractive due to:
 - i. Market density and population growth – potential to expand the day/trip vacation base with a new hotel
 - ii. Emerald Queen properties are the top two properties in terms of their access and convenience to residents in the greater Seattle/Tacoma area (4MM population)
 - iii. The current I-5 casino is strongly locals oriented and a new facility is needed to remain competitive
 - iv. Both net revenues and operating income forecasted to increase over 40%
 1. Profits used to fund Tribal programs

Market Study Recommendations ¹	
Investment	Over \$200 Million
Hotel	200 Rooms
Parking	2,400 Stalls
Casino Floor	117,00 - 146,000 SF
Event Space	10,000 - 25,000 SF
Retail	Up to 2,000 SF
Food and Beverage	Up to 38,000 SF

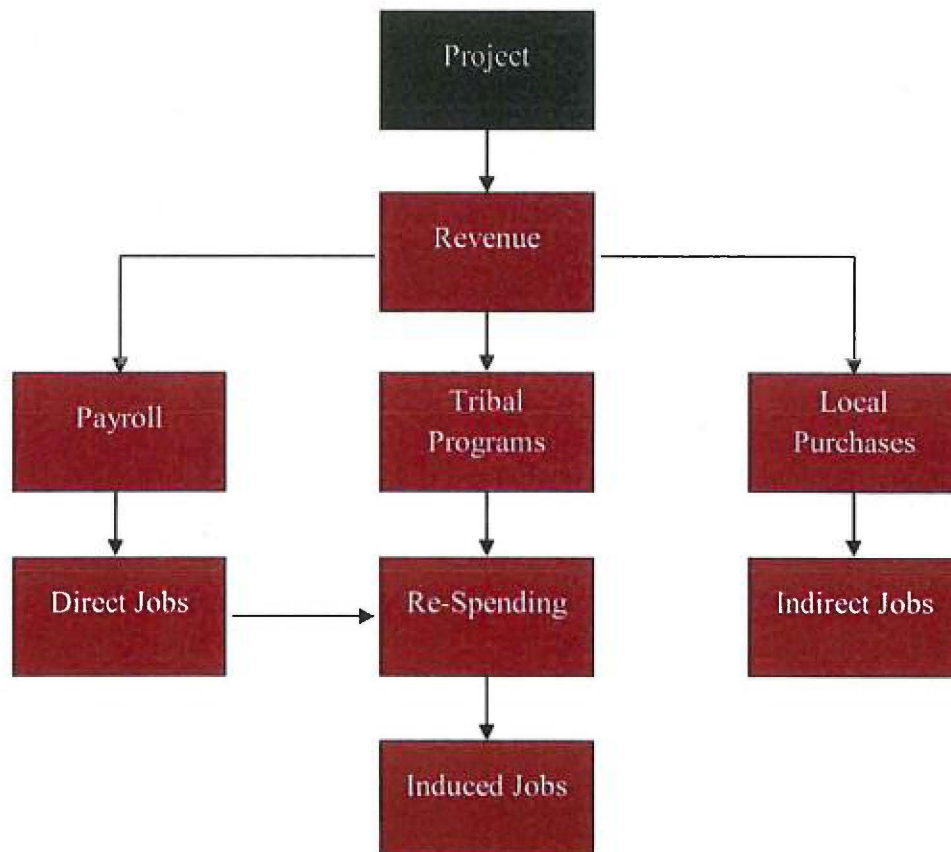
EX.13

Local Market Impact

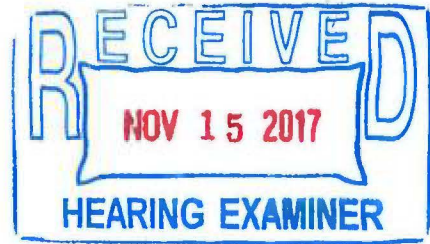
The Seattle area is one of the fastest growing in the U.S.² and the Project will provide employment opportunities that will support the demand of the growing population.

Local Population Overview ¹			
County	2015	2020	Growth
Pierce	844	884	1.0%
King	2,112	2,297	1.7%
Snohomish	773	825	1.3%
Thurston	269	265	1.1%
Total	3,988	4,292	1.4%

The current I-5 location employs over 1,000 people and the new facility is expected to create an additional 200 jobs. Per U.S. Department of Commerce (2014)³, for every one dollar earned by Tacoma area residents, \$2.19 of income is created as result of re-spending the direct income for purchases of goods and services in the state of Washington. With \$70 million in forecasted direct wages, it is expected that the Project will have economic impact of \$150 million per year, which is equal to ~\$1.5 billion over 10 years. Furthermore, there will be an increase in the number of indirect and induced jobs created due to purchases from local vendors and the re-spending of profits distributed to Tribal programs.



1. *Pro Forma Advisors – Market Study for Emerald Queen Casino, July 2016*
2. *Seattle Times (corroborated by US Census Bureau), 2017*
3. U.S. Department of Commerce, Bureau of Economic Analysis, RIMS II, 2014



PREPARED STATEMENT

Submitted for the Record of the Hearing Examiner
By **Robert L. Hunter, Jr.** on Behalf of the Puyallup Tribe of Indians

For the Hearing to be Held
Thursday, November 16, 2017 at 9:00 A.M.

PETITIONER: The Puyallup Tribe of Indians

FILE NO: 124.1384

A. Summary of Request:

The Puyallup Tribe of Indians requests the City of Tacoma to vacate that portion of the right-of-way encumbering the alley located between East 29th Street and East 30th Street beginning easterly of East R Street and westerly of the western margin of the proposed East 30th Street connector road as approved under City Work Order Number 16-0040. This described alley right of way abuts Tribal property on the north and south between Blocks 7950 and 8049, all located within the Indian Addition to the City of Tacoma (see Attachment A).

As set forth below, the vacate meets all the Tacoma Municipal Code criteria contained at Section 9.22.070 for the granting of alley vacates. By granting this vacate, no landowner in the immediate area will become landlocked.

The Tribe agrees with the Preliminary Report, as amended, submitted by the City's Real Property Services, including the conditions set forth therein. We request that the City grant the alley vacate.

B. Introduction and Background:

From time immemorial the Puyallup Tribe of Indians made their home in and around Commencement Bay and the Puyallup River. In their aboriginal language, the Tribe is known as "S'Puyalupubsh" meaning "generous and welcoming behavior to all people (friends and strangers) who enter our lands." Since the beginning, Tribal members knew how blessed they were in natural resources and saw themselves as stewards of the land responsible for existing in harmony with all living things. Tribal members live by this responsibility to this day and have contributed immeasurable efforts at preserving the natural resources remaining in the area.

Unfortunately, the Tribe has not always received reciprocal treatment. Failed federal policies, broken promises, cultural prohibition, and dwindling Tribal membership resulted in enormous land and natural resource loss for the Tribe. For example, as a result of the General Allotment Act of 1887, the federal government sold the majority of the Puyallup Indian Reservation, against tribal interests (see Attachment B for Allotment Era Land Sale Example). At its lowest point, the Tribe owned one-tenth of one percent of the original Reservation.

EX. 14

Only in the last decade has the Tribe started to reverse this trend. Thanks to other federal enactments such as the Congressional Act of May 18, 2006, directing the Secretary of the Interior to accept certain lands in trust for the benefit of the Puyallup Indian Tribe (see Attachment C), the Tribe has been able to recover up to 6% of lands lost. The Congressional Act covers lands adjacent to the seat of the Tribe's government - commonly referred to as the "Congressional Mandate area." The Act requires the Secretary of the Interior to take any land into trust the Tribe reacquires within the Congressional Mandate area, which area includes Blocks 7846, 7850, 7945, 7946, 8045 and 7949 within the Indian Addition to the City of Tacoma, State of Washington, including Blocks 7950 and 8049, the Blocks abutting the vacation requested here (see Attachment A).

Yet, the Tribe can only begin to reacquire its land base through the efforts of economic development and the cooperation of local governments.¹ Positive economic growth and intergovernmental collaboration can only be possible with the resources gained through projects like the construction of the Tribe's new gaming facility. With this facility, the Tribe will continue providing for its membership through governmental authority, programs and services while maintaining the generous support the Tribe affords to the surrounding community through vendor purchases, employment, entertainment venues, charitable donations, and partnerships.

The alley vacation requested by the Tribe is needed to accommodate the Tribe's new facility, which facility will replace the old and outdated temporary structure now being used.

C. The alley vacate meets Section 9.22.070 Tacoma Municipal Code Criteria:

1. The Vacate Will Provide A Public Benefit And/Or Will Be For A Public Purpose:

The new gaming facility (to be partially located within the targeted alley) will allow the Tribe to continue providing large economic benefits to the surrounding community.

- See the testimony and documents submitted for the Hearing Record by Frank Wright, Julie Hamilton and Matt Wadhvani.

2. The Right-Of-Way Vacation Shall Not Adversely Affect The Street Pattern Or Circulation Of The Immediate Area Or The Community As A Whole:

- The alley to be vacated has very little, if any, use and consequently, the traffic pattern and circulation will not be impacted by the alley vacation.

3. The Public Need Shall Not Be Adversely Affected:

- There is no general public need for the alley, thus no adverse interests affected by the vacate.

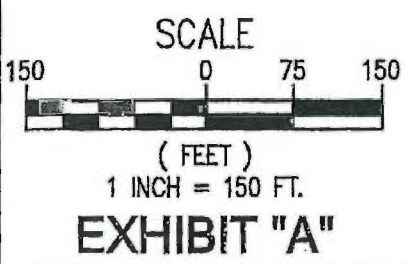
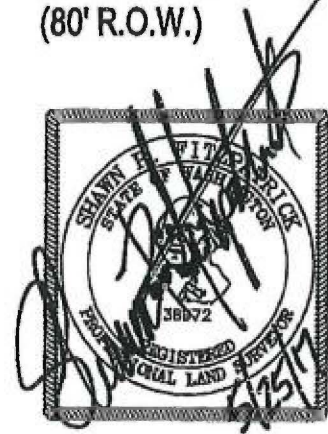
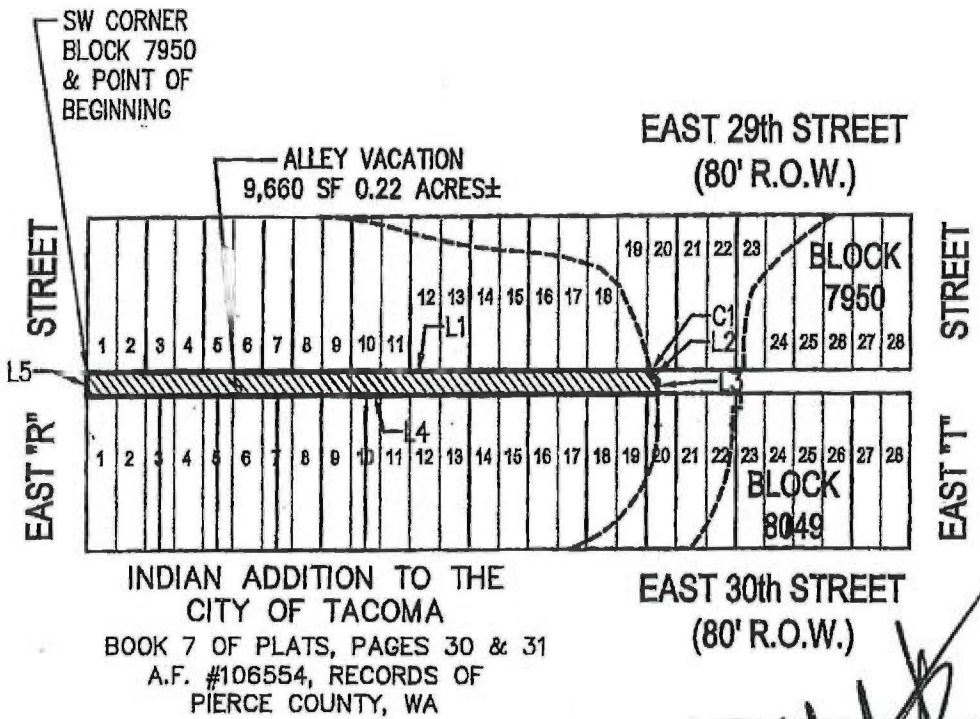
¹Congress found in passing the May 18, 2006 Congressional Act, P.L. 109-224, that the Tribe worked closely with the City of Tacoma (among other local governments) and that the City supported the Tribe's efforts with the acquisition of land into federal trust.

- With the Tribe's environmental regulatory requirements, the structure utilizing the alley will not harm the environment.
 - The federal Indian Gaming Regulatory Act requires that any facility built by the Tribe for gaming meet health and safety regulations.
4. The Right-Of-Way Is Not Contemplated Or Needed For Future Public Use:
- The Tribe has no knowledge that the alley is needed or intended for future use by the public. Alternatively, with the Tribe's build out of its new facility, the public will have much greater use of the alley than it otherwise would if the vacation were not granted.
5. 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:
- No landowner will become landlocked with this alley vacation. While one landowner, Lyle Conway, abuts the alley at the east end, this portion of the alley is not requested to be vacated. Mr. Conway will continue to have alley access to his property through the remaining alley starting at the easterly edge of the contemplated East 30th Street connector road. Per agreement with Mr. Conway, the Tribe will provide continuous access to Mr. Conway's property during construction (see Attachment **II**).
 - All land now accessible before the alley vacation will be accessible after the vacation.
 - Other than the Tribe and Mr. Conway, there are no other landowners whose rights are connected with the vacation.
6. Vacation Of Right-Of-Way Shall Not Be In Violation Of RCW 35.79.035:
- This criteria is not applicable as there is no body of water impacted by this vacate.

D. Conclusion:

The Puyallup Tribe is committed to developing a facility that is beneficial for the Tribe and to the surrounding community. As a gateway to Tacoma, the Tribe wants this gaming venue to be safe, exciting, easily accessible, and advantageous not only to the Tribe, but to the local population as well. The Tribe truly believes it is on the verge of creating something special – a business everyone can be proud of and which truly encapsulates the claim of being “The Entertainment Capital of the Northwest.” To this end, the Tribe requests that the City grant the air rights vacation, which air rights are needed for the new facility.

ATTACHMENT A
MAPS

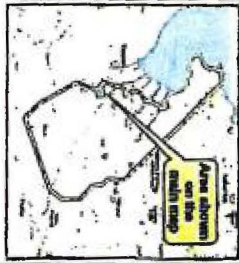


PARCEL LINE TABLE			PARCEL CURVE TABLE			
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
L1	478.03	N82°42'13"E	C1	2.15	231.00	0°31'57"
L2	8.68	S52°28'08"E				
L3	11.77	S7°28'08"E				
L4	484.62	S82°42'13"W				
L5	20.00	N7°20'49"W				

SHEET NUMBER 2 of 2	ALLEY VACATION	DRAWING INFO	SHEET INFO	WHPacific 13100 NE 180th St, Ste 200 Bellevue, WA 98011 425-851-8800 Fax 425-851-4608 www.whpacific.com
		PUYALLUP TRIBE OF INDIANS	DRAWN TTW	
		ALLEY-VAC-RND	CHECKED JMT	
		SCALE 1"=120'	LAST EDIT 8/22/2017	
			PLOT DATE 8/23/2017	

EX-14

Payallup Tribal
Ready and Trust Services
Street Vacations



- 1973 Survey Area
- Lot Lines
- COT File, Data along Polyline
- Member Trust
- Payallup Tribal Lands



Payallup Tribal Lands
1973 Survey Area
COT File, Data along Polyline
Member Trust
Payallup Tribal Lands



Payallup Tribal Lands
1973 Survey Area
COT File, Data along Polyline
Member Trust
Payallup Tribal Lands



ex. 14

ATTACHMENT B.
EXAMPLE INDIAN LAND SALE
ADVERTISEMENT

INDIAN LAND FOR SALE

GET A HOME

OF
YOUR OWN



EASY PAYMENTS



PERFECT TITLE



POSSESSION

WITHIN

THIRTY DAYS

FINE LANDS IN THE WEST

IRRIGATED
IRRIGABLE

GRAZING

AGRICULTURAL
DRY FARMING

IN 1910 THE DEPARTMENT OF THE INTERIOR SOLD UNDER SEALED BIDS ALLOTTED INDIAN LAND AS FOLLOWS:

Location.	Acres.	Average Price per Acre.	Location.	Acres.	Average Price per Acre.
Colorado	5,211.21	\$7.27	Oklahoma	34,664.00	\$19.14
Idaho	17,013.00	24.85	Oregon	1,020.00	15.43
Kansas	1,684.50	33.45	South Dakota	120,445.00	16.53
Montana	11,034.00	9.86	Washington	4,879.00	41.37
Nebraska	5,641.00	36.65	Wisconsin	1,069.00	17.00
North Dakota	22,610.70	9.93	Wyoming	865.00	20.64

FOR THE YEAR 1911 IT IS ESTIMATED THAT 350,000 ACRES WILL BE OFFERED FOR SALE

For information as to the character of the land write for booklet, "INDIAN LANDS FOR SALE," to the Superintendent U. S. Indian School at any one of the following places:

- | | | | | | |
|--------------------------------------|--|---|---|---|---|
| CALIFORNIA:
Hoopa. | MINNESOTA:
Onigum. | NORTH DAKOTA:
Fort Totten.
Fort Yates. | OKLAHOMA—Coo.
Sac and Fox Agency.
Shawnee.
Wyandotte. | SOUTH DAKOTA:
Cheyenne Agency.
Crow Creek.
Greenwood.
Lower Brule.
Pine Ridge.
Rosebud.
Sisseton. | WASHINGTON:
Fort Simcoe.
Fort Spokane.
Tekoa.
Tatalip. |
| COLORADO:
Ignacio. | MONTANA:
Crow Agency. | OKLAHOMA:
Anadarko.
Cantonment.
Colony.
Darlington.
Muskogee, ^{and} _{near}
Pawnee. | OREGON:
Klamath Agency.
Pendleton.
Roseburg.
Siletz. | WISCONSIN:
Ozida. | |
| IDAHO:
Lapwai. | NEBRASKA:
Macy.
Santee.
Winnebago. | | | | |
| KANSAS:
Horton.
Hudson. | | | | | |

WALTER L. FISHER,
Secretary of the Interior.

ROBERT G. VALENTINE,
Commissioner of Indian Affairs.

EX-14

ATTACHMENT C
PUBLIC LAW 109-224

Public Law 109-224
109th Congress

An Act

May 18, 2006
[S. 1382]

To require the Secretary of the Interior to accept the conveyance of certain land,
to be held in trust for the benefit of the Puyallup Indian tribe.

*Be it enacted by the Senate and House of Representatives of
the United States of America in Congress assembled,*

Washington.

SECTION 1. PUYALLUP INDIAN TRIBE LAND CLAIMS SETTLEMENT.

(a) **IN GENERAL.**—The Secretary of the Interior shall—

(1) accept the conveyance of the parcels of land within
the Puyallup Reservation described in subsection (b); and

(2) hold the land in trust for the benefit of the Puyallup
Indian tribe.

(b) **LAND DESCRIPTION.**—The parcels of land referred to in
subsection (a) are as follows:

(1) **PARCEL A.**—Lot B, boundary line adjustment
9508150496, as depicted on the map dated August 15, 1995,
held in the records of the Pierce County Auditor, situated
in the city of Fife, county of Pierce, State of Washington.

(2) **PARCEL B.**—

(A) **IN GENERAL.**—Parcel B shall be comprised of land
situated in the city of Fife, county of Pierce, State of Wash-
ington, more particularly described as follows:

(i) Lots 3 and 4, Pierce County Short Plat No.
8908020412, as depicted on the map dated August
2, 1989, held in the records of the Pierce County
Auditor, together with portion of SR 5 abutting lot
4, conveyed by the deed recorded under Recording No.
9309070433, described as follows:

(I) That portion of Government lot 1, sec. 07,
T. 20 N., R. 4 E., of the Willamette Meridian,
described as commencing at Highway Engineer's
Station AL 26 6+38.0 P.O.T. on the AL26 line
survey of SR 5, Tacoma to King County line.

(II) Thence S88°54'30" E., along the north line
of said lot 1 a distance of 95 feet to the true
point of beginning.

(III) Thence S01°05'30" W87.4' feet.

(IV) Thence westerly to a point opposite High-
way Engineer's Station AL26 5+50.6 P.O.T. on said
AL26 line survey and 75 feet easterly therefrom.

(V) Thence northwesterly to a point opposite
AL26 5+80.6 on said AL26 line survey and 55
feet easterly therefrom.

(VI) Thence northerly parallel with said line
survey to the north line of said lot 1.

EX. 14

(VII) Thence N88°54'30" E., to the true point of beginning.

(ii) Chicago Title Insurance Company Order No. 4293514 lot A boundary line adjustment recorded under Recording No. 9508150496, as depicted on the map dated August 15, 1995, held in the records of the Pierce County Auditor.

(B) EXCLUSION.—Excluded from Parcel B shall be that portion of lot 4 conveyed to the State of Washington by deed recorded under recording number 9308100165 and more particularly described as follows:

(i) Commencing at the northeast corner of said lot 4.

(ii) Thence N89°53'30" W., along the north line of said lot 4 a distance of 147.44 feet to the true point of beginning and a point of curvature.

(iii) Thence southwesterly along a curve to the left, the center of which bears S0°06'30" W., 55.00 feet distance, through a central angle of 89°01'00", an arc distance of 85.45 feet.

(iv) Thence S01°05'30" W., 59.43 feet.

(v) Thence N88°54'30" W., 20.00 feet to a point on the westerly line of said lot 4.

(vi) Thence N0°57'10" E., along said westerly line 113.15 feet to the northwest corner of said lot 4.

(vii) Thence S89°53'30" east along said north line, a distance of 74.34 feet to the true point of beginning.

(3) ADDITIONAL LOTS.—Any lots acquired by the Puyallup Indian tribe located in block 7846, 7850, 7945, 7946, 7949, 7950, 8045, or 8049 in the Indian Addition to the city of Tacoma, State of Washington.

Approved May 18, 2006.

LEGISLATIVE HISTORY—S. 1382 (H.R. 374):

HOUSE REPORTS: No. 109-422 accompanying H.R. 374 (Comm. on Resources).

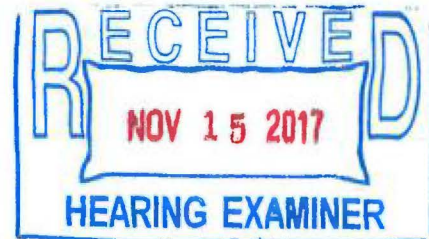
CONGRESSIONAL RECORD:

Vol. 151 (2005): Oct. 24, considered and passed Senate.

Vol. 152 (2006): May 9, considered and passed House.

EX-14

PREPARED STATEMENT



Submitted for Record on the Hearing Examiner
By Frank Wright on Behalf of the Puyallup Tribe of Indians

For the Hearing to be Held
Thursday, November 16, 2017 at 9:00 A.M.

PETITIONER: The Puyallup Tribe of Indians

FILE: 124.1384

Since early 1996, The Puyallup Tribe and employees of the Emerald Queen Casino have enjoyed working with the City of Tacoma and its staff in making this dream come true. As our first venture was the Riverboat on the Blair Waterway. The Riverboat came from the great Mississippi River to the Great Northwest and City of Tacoma, which brought our area into the spotlight while this vessel was making its journey.

With help from the City of Tacoma we were able to have the shore side facility, parking and birthing ready for the vessel when it arrived in Tacoma. This lead our venture into the casino business with great success as it is today. We are in the top 5 casinos in the United States every year over the past 10 years.

This hasn't come without growing pains. As we continued to grow the Port of Tacoma also experienced large growth. Our growth lead us to opening a temporary facility at our Tribal grounds which was our old Bingo Hall, now known as our I-5 facility. To accommodate Port of Tacoma growth, we agreed to the closure of Alexander Avenue, which was our main entry to our Riverboat site. In exchange, the City of Tacoma and Port of Tacoma assisted the Puyallup Tribe in opening a facility within the City of Fife.

Keep in mind our I-5 tent structures, were always intended to be a temporary. At this point our I-5 facility has outlived the time we have intended. So, the need to develop a permanent facility comes as no surprise as we started improvements over 10 years ago. We have made improvements to the electrical substation, new sewer lines, new water lines, roads and sidewalks. We have completed all this work with the assistance of the City of Tacoma staff.

Keep in mind that 1,000-1,200 employees will be able to work in a modern and improved environment. With the continuation of \$70 million in wages that are earned and spent in the City of Tacoma and surrounding areas.

Now before you, we are demonstrating some of the facility we would like to construct on the property adjoining Portland Avenue and 29th Street. These designs are going to require the action taken today to vacate several alleyways and use air rights.

Approval of these requests will give us the ability to build a facility that we all can be proud of. This will be a great benefit to the City of Tacoma and great Northwest.

EX.15