

CITY EXHIBIT LIST

HEARING DATE: Thursday, May 15, 2025, at 9:00 a.m.

FILE NUMBER: HEX2025-028 (SV 124.1456)

FILE NAME: Dazaifu LLC, Petitioner

RECEIVED

APRIL 30, 2025

HEARING EXAMINER

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-1	Preliminary Report	City of Tacoma, Real Property Services ("COT, RPS")	X			
EX. C-2	Aerial Maps (2)	COT, RPS	X			
EX. C-3	Petitioner Petition Legal Description and Exhibit	COT, RPS	X			
EX. C-4	Petitioner Memo (Criteria Questions)	COT, RPS	X			
EX. C-5	Plat Map – Hawkins Addition to Tacoma, W.T.	COT, RPS	X			
EX. C-6	Dedication Deed – D-1236	COT, RPS	X			
EX. C-7	PW/Traffic Signal/Street Lighting – No Objection – Comment via Email	COT, RPS	X			
EX. C-8	PW/Transportation Division – No Objection – Comment via Email	COT, RPS	X			
EX. C-9	ES/Engineering – No Objection – Comment via Email	COT, RPS	X			
EX. C-10	ES/Solid Waste – No Objection – Comment via Email	COT, RPS	X			
EX. C-11	Tacoma Power/Tacoma Water – No Objection – Comment via Email	COT, RPS	X			
EX. C-12	CEDD – No Objection – Comment via Email	COT, RPS	X			

KEY

A = Admitted

E = Excluded

W = Withdrawn

CITY EXHIBIT LIST

HEARING DATE: Thursday, May 15, 2025, at 9:00 a.m.

FILE NUMBER: HEX2025-028 (SV 124.1456)

FILE NAME: Dazaifu LLC, Petitioner

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-13	PDS/Land Use – No Objection – Comment via Email	COT, RPS	X			
EX. C-14	Tacoma Fire – No Objection – Comment via Email	COT, RPS	X			
EX. C-15	RPS (In-Lieu) – No Objection – Comment via Email	COT, RPS	X			
EX. C-16	PSE – No Objection – Comment via Email	COT, RPS	X			
EX. C-17	Lumen/CenturyLink – No Objection – Comment via Email	COT, RPS	X			
EX. C-18	Pierce Transit – No Objection – Comment via Email	COT, RPS	X			
EX. C-		COT, RPS				
EX. C-		COT, RPS				
EX. C-		COT, RPS				
EX. C-		COT, RPS				

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HEARING EXAMINER

PRELIMINARY REPORT

PREPARED FOR THE HEARING EXAMINER
BY REAL PROPERTY SERVICES

For the Hearing to be Held
Thursday, May 15, 2025 at 9:00 AM

PETITIONER: DAZAIFU, LLC, KIM D. MARVIK, LLC
HAMMER ADVANTAGE, LLC

FILE NO. 124.1456

A. SUMMARY OF REQUEST:

Real Property Services has received a petition to vacate portions of 6th Avenue and North Prospect Street, to cure building encroachments. The area is shown on the attached map, Exhibit 2.

B. GENERAL INFORMATION:

1. Legal Description of Vacation:

BEGINNING AT THE NORTHWEST CORNER OF LOT 20, BLOCK 1, HAWKINS ADDITION TO TACOMA W.T., ACCORDING TO PLAT RECORDED IN BOOK 3 OF PLATS AT PAGE 23, RECORDS OF PIERCE COUNTY AUDITOR, SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON, SAID CORNER BEING ON THE EAST MARGIN OF NORTH PROSPECT STREET;

THENCE SOUTH 1°18'27" WEST ALONG THE EAST MARGIN OF NORTH PROSPECT STREET 99.84 FEET TO THE SOUTHWEST CORNER OF LOT 23 OF SAID PLAT AND BEING ON THE NORTH MARGIN OF 6TH AVENUE;
THENCE SOUTH 88°44'53" EAST ALONG SAID NORTH MARGIN 54.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23;
THENCE SOUTH 1°20'13" WEST 1.20 FEET;
THENCE NORTH 88°44'53" WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 23 A DISTANCE OF 54.94 FEET;
THENCE NORTH 1°18'27" EAST PARALLEL WITH THE EAST MARGIN OF SAID NORTH PROSPECT STREET A DISTANCE OF 101.04 FEET;
THENCE SOUTH 88°43'03" EAST 0.20 FEET TO SAID EAST MARGIN AND THE TRUE POINT OF BEGINNING.

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 Notices and the yellow public notice signs were posted on March 26, 2025:

1. Placed yellow public notice sign at the southeast corner of 6th Avenue and North Prospect; and
2. Placed yellow public notice sign 98 feet north of the southeast corner of 6th Avenue and North Prospect.
3. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
4. Public notice memo advertised on the City of Tacoma web site at address:
<http://www.cityoftacoma.org/page.aspx?objectId=2283>
5. Public Notice advertised in the Daily Index newspaper.
6. Public Notice mailed to all parties of record within the **300** feet of vacation request.
7. Public Notice advertised on Municipal Television Channel 12.

D. PURPOSE OF REQUEST:

The Petitioner plans on acquiring the alley right of way to cure building encroachments.

E. HISTORY:

The City acquired the street right of way under Dedication Deed D-1236, filed in the records of Pierce County, Washington, on November 23, 1888, under Vol. 38, Page 96.

Note: The affect, if any, of the plat dedication on the plat of Hawkins Addition to Tacoma W.T. filed on May 6, 1889, filed in the records of Pierce County.

F. PHYSICAL LAND CHARACTERISTICS:

6th Avenue is a 70 foot wide arterial street right of way with sidewalk, curb, and gutter along with parallel parking. It is also one of Tacoma's vibrant business districts. North Prospect Street is a 65 wide residential street right of way with sidewalk, curb, gutter, and planting strips that include a mixture of gravel and/or grass and vegetation along with parallel parking in the street.

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 resolves a building encroachment.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and does not object.
3. The petition has been considered by City staff and outside quasi-governmental agencies and it does not adversely affect the public need; and
4. The right of way is not needed for future public use.
5. No abutting owner becomes landlocked nor will their access be substantially impaired.
6. The vacated area is not close to a body of water as contemplated under RCW 35.79.035.

H. 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
 Petitioner Petition Legal Description/Exhibit – Exhibit 3
 Petitioner Memo (Criteria Questions) – Exhibit 4
 Plat Map: Hawkins Addition to Tacoma, W.T. – Exhibit 5
 Dedication Deed – D-1236 – Exhibit 6

Recommended Conditions

Payment of Fees

Advisory Comments

PW/Traffic Engineering/Traffic Signal/Streetlight – No Objection - Exhibit 7
 PW/Traffic Engineering/Transportation Planning – No Objection – Exhibit 8
 ES/Engineering –No Objection - Exhibit 9
 ES Solid Waste - No Objection – Exhibit 10

Tacoma Power/Tacoma Water – No Objection – Exhibit 11
CEDD – No Objection – Exhibit 12
PDS, Land Use – No Objection – Exhibit 13
Tacoma Fire– No Objection – Exhibit 14
RPS (In-Lieu) – No Objection/No In-Lieu Due - Exhibit 15
Puget Sound Energy – No Objection - Exhibit 16
Lumen/CenturyLink – No Objection - Exhibit 17
Pierce Transit – No Objection – Exhibit 18

I. 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*

J. ADVISORY COMMENTS:

2. NO OBJECTION

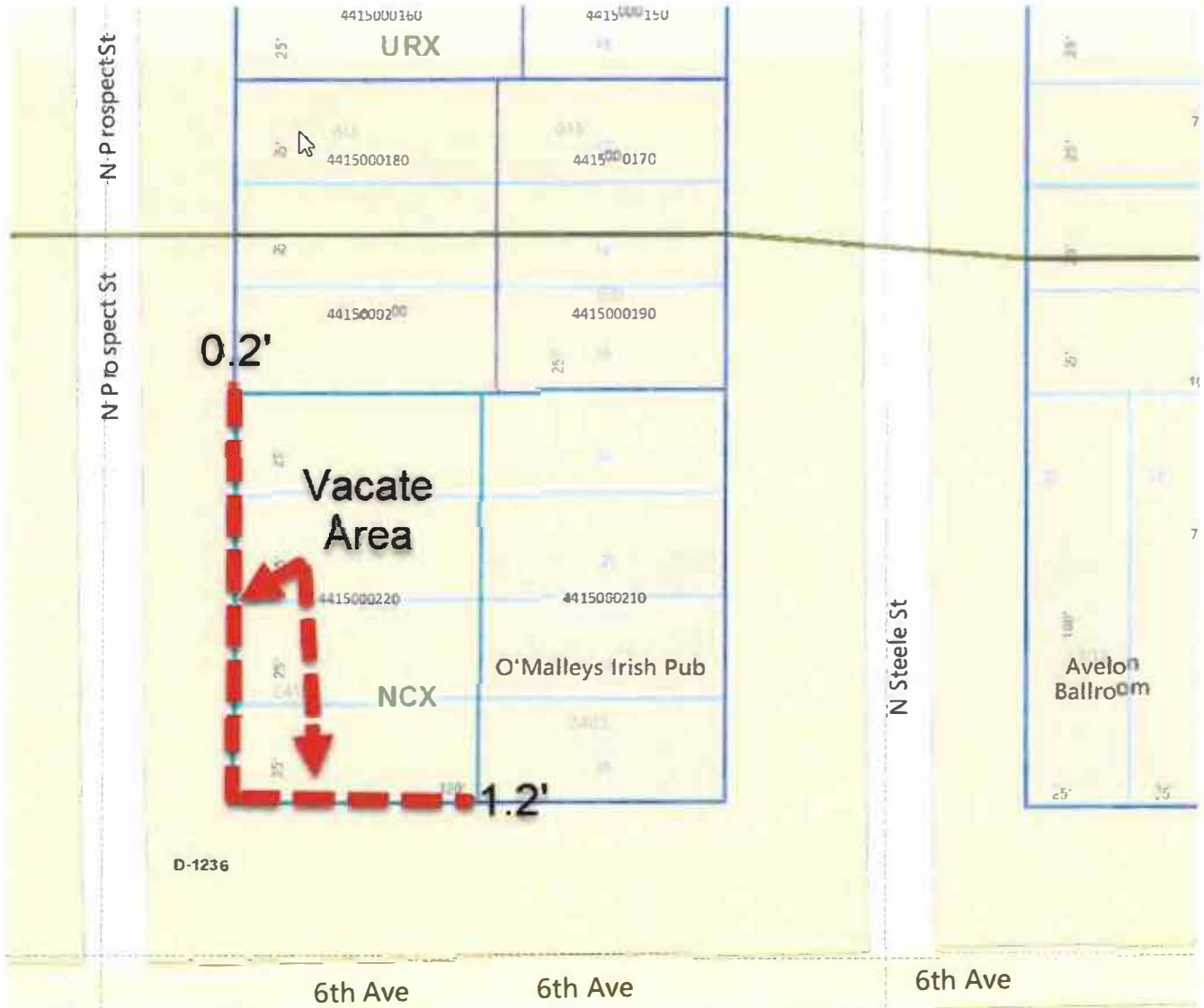
No objection was received from: PW Traffic Signal/Street Lighting PW; Transportation Division, Planning; ES/Engineering; ES/Solid Waste; Tacoma Power/Water; CEDD; PDS/Land Use; Tacoma Fire; CEDD; PW/In-Lieu; PSE; Lumen/CenturyLink; and Pierce Transit

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.

RECEIVED

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D-1236

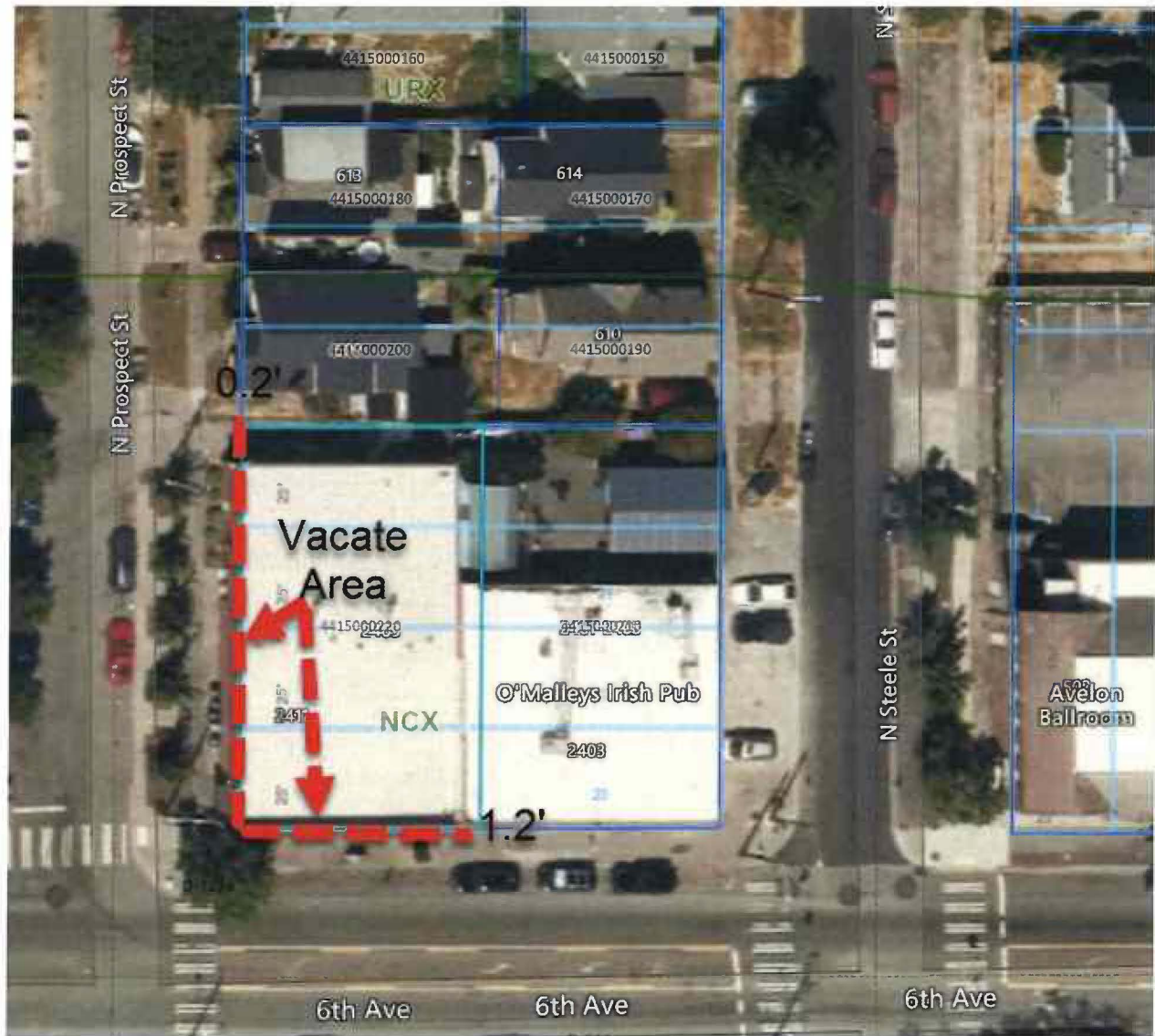
CITY OF TACOMA

STREET VACATION NO. 124.1456

PORTION OF SIXTH AVENUE AND A PORTION OF NORTH PROSPECT STREET

NE 1/4 SEC. 06, T20N, R03E

NOT TO SCALE



CITY OF TACOMA

STREET VACATION NO. 124.1456

PORTION OF SIXTH AVENUE AND A PORTION OF NORTH PROSPECT STREET

NE 1/4 SEC. 06, T20N, R03E

NOT TO SCALE

RECEIVED

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HEARING EXAMINER

EXHIBIT A**PIERCE COUNTY, WASHINGTON***A Portion of the NW ¼ of the NE ¼**Sec 6, T 20 N, R 3 E, W.M., Pierce County, Washington***RIGHT OF WAY VACATION LEGAL DESCRIPTION**

VACATING PORTIONS OF NORTH PROSPECT STREET AND 6TH AVENUE MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHWEST CORNER OF LOT 20, BLOCK 1, HAWKINS ADDITION TO TACOMA W.T., ACCORDING TO PLAT RECORDED IN BOOK 3 OF PLATS AT PAGE 23, RECORDS OF PIERCE COUNTY AUDITOR, SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON, SAID CORNER BEING ON THE EAST MARGIN OF NORTH PROSPECT STREET; THENCE S 1°18'27" W ALONG THE EAST MARGIN OF NORTH PROSPECT STREET 99.84 FEET TO THE SOUTHWEST CORNER OF LOT 23 OF SAID PLAT AND BEING ON THE NORTH MARGIN OF 6TH AVENUE; THENCE S 88°44'53" E ALONG SAID NORTH MARGIN 54.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE S 1°20'13" W 1.20 FEET; THENCE N 88°44'53" W PARALLEL TO THE SOUTH LINE OF SAID LOT 23 A DISTANCE OF 54.94 FEET; THENCE N 1°18'27" E PARALLEL WITH THE EAST LINE OF SAID NORTH PROSPECT STREET A DISTANCE OF 101.04 FEET; THENCE S 88°43'03" E 0.20 FEET TO SAID EAST MARGIN AND THE TRUE POINT OF BEGINNING.

CONTAINING +/- 86 SQUARE FEET OR APPROXIMATELY 0.002 ACRES.

PAGE 1 OF 2



**Aspen
Land Surveying
LLC**

at The Landing in Key Center
P.O. Box 124, Vaughn, WA 98394-0124
(253) 303-0270 FAX (253) 303-0273

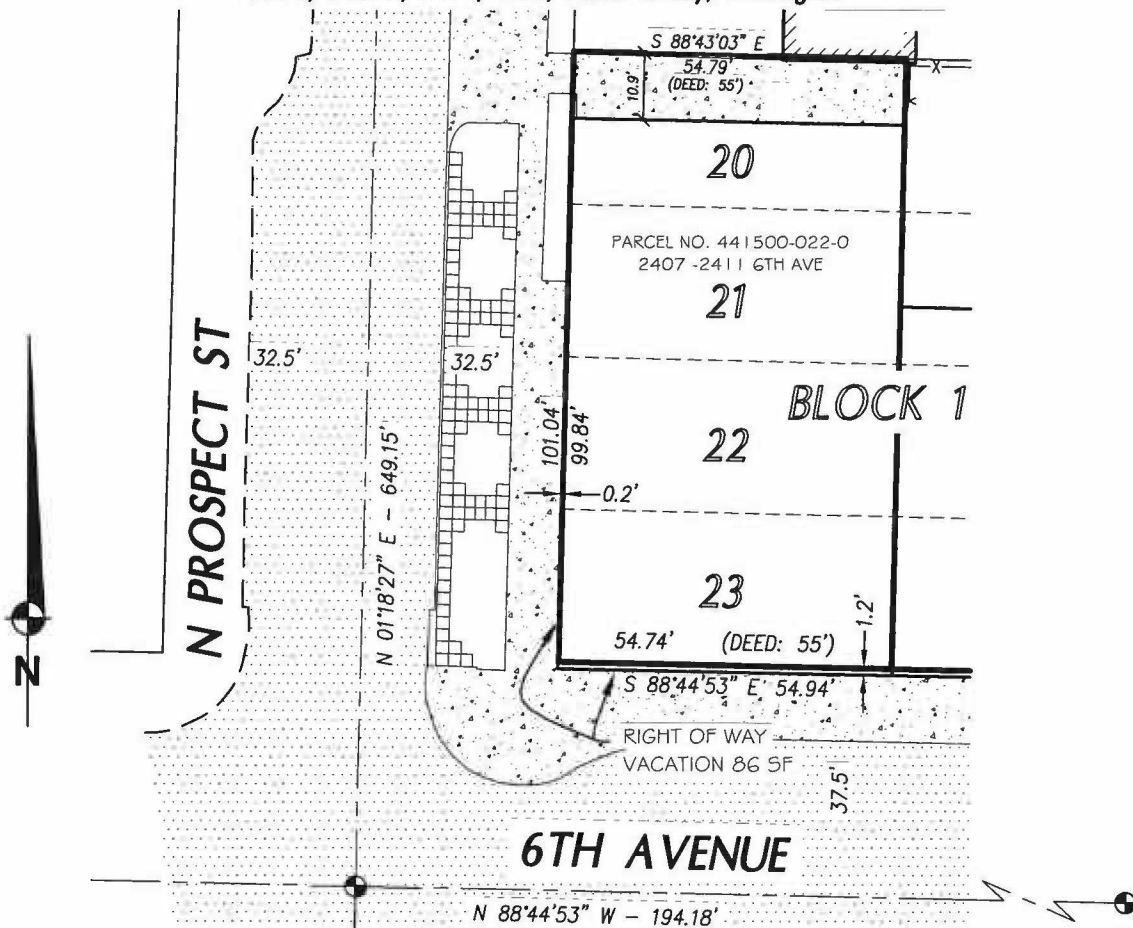


EXHIBIT MAP

PIERCE COUNTY, WASHINGTON

A Portion of the NW 1/4 of the NE 1/4

Sec 6, T 20 N, R 3 E, W.M., Pierce County, Washington



LEGEND



FOUND CASE MONUMENT 9/23



ASPHALT PAVEMENT



CONCRETE

PAGE 2 OF 2



Aspen
Land Surveying
LLC

at The Landing in Key Center
P.O. Box 124, Vaughn, WA 98394-0124
(253) 303-0270 FAX (253) 303-0273



Scale 1" = 30 ft

DRAWN BY: ENJ
DATE: 1/7/25
DRAWING NO. 7974A



RECEIVED
APRIL 30, 2025
HEARING EXAMINER

November 8, 2024

Troy Stevens, MSML
Real Property Services
City of Tacoma Public Works
Real Property Services
747 Market St., Rm. 737
Tacoma, WA 98402

Subject: Petition to Vacate Right of Way
2407-2411 6th Avenue
Parcel Number 441500-022-0
Tacoma, WA 98406

The letter provides supporting information for the Petition to Vacate Right of Way in relation to the above owned parcel owned by Dazaifu LLC, Kim D. Marvik LLC and Hammer Advantage LLC, as Tenants in Common. The existing building was constructed in 1946; there have been various renovations and tenant improvements over the years; however, the building footprint has not changed since original construction. According to the parcel survey, the building extends over the property line approximately 1.1 feet along the 6th Avenue sidewalk and 0.1-0.2 feet along the N. Prospect Street sidewalk.

Below are the responses to the *Criteria* from TMC 9.22.070:

1. *That the vacation will provide a public benefit and/or will be for a public purpose.*
The vacation does not affect the existing City sidewalk and thus the public benefit and public purpose remain unchanged.
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.*
The vacation has no affect on 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.*
The existing adjacent sidewalks would not change; thus there are no adverse effects.
4. *That the right-of-way is not contemplated or needed for future public use.*
The vacation does not affect current or future uses associated with the existing adjacent sidewalks.

Received 11/12/24

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.*

The vacation does not affect abutting owners.

6. *That vacation of right-of-way shall not be in violation of RCW 35.79.035.*

The vacation does not violate RCW 35.79.035.

I can be reached at 425-417-9260 should you have further questions.

Thank you

Dana Carlisle

Dazaifu LLC

P.O. Box 394

Tacoma, WA 98401

danacarlisle@live.com

A handwritten signature in blue ink that reads "Dana Carlisle". The signature is written in a cursive, flowing style.

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APRIL 30, 2025

HEARING EXAMINER

HAWKINS' ADDITION TO TACOMA W. T.

Know all Men by these Presents

I, the Capital Hill Land Company, a corporation duly organized, and existing under and by virtue of the laws of Washington Territory, desiring to provide for the use of the public, and to plat into lots, blocks, streets, and alleys, the following described parcel of land viz: - Beginning at a point 600 feet east of the 1/4 post between Sections 31 and 32, of Twp. 20 and 21 N., R. 3 E.; thence south 600 feet; thence east 600 feet; thence north 600 feet; thence west to the place of beginning, containing 13.3 acres, more or less.

The width of the streets, and alleys, the dimensions of the lots, and blocks, and the lengths of boundaries, are as appear upon the annexed plat.

We hereby donate and dedicate to the use of the public forever, all the streets and alleys as shown upon said plat.

In Witness Whereof The Capital Hill Land Company has this 16th day of February A.D. 1889, by its President and Secretary set its name and affixed its corporate seal.

Witnessed by }
A. M. Litch }
H. L. Schiller }

Secretary of Washington

County of Pierce

This is to certify that on this 16th day of February A.D. 1889, before me a Notary Public in and for Washington Territory, personally appeared Isaac O. Jones, President, and H. L. Schiller, Secretary of the Capital Hill Land Company, both being personally known to me, and they acknowledged to me that they executed the foregoing instrument, as the free act and deed of the said The Capital Hill Land Company, for the use and purposes therein set forth. In Witness Whereof I have hereunto set my hand and affixed my official seal.

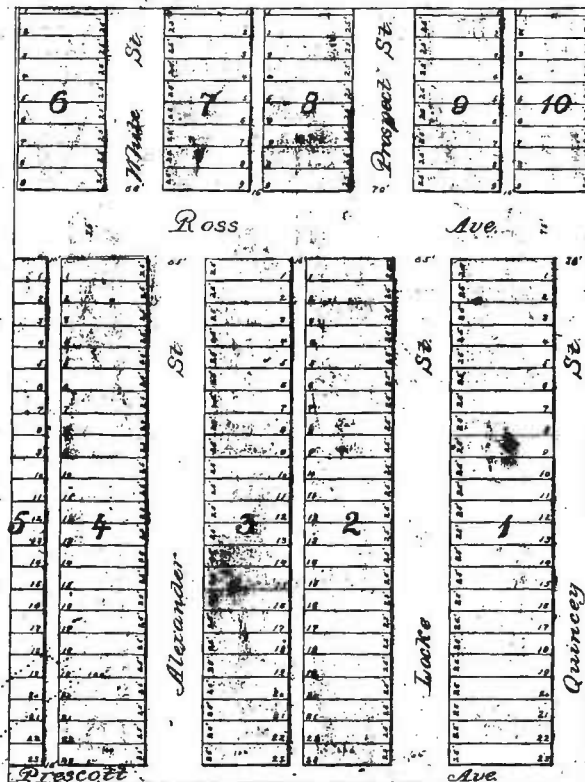
H. L. Schiller

Notary Public in and for Washington Terr.

Accepted by the City Council of the City of Tacoma, this 7th day of March A.D. 1889.

Wm. J. Meade City Clerk

Henry Quinn Mayor

Filed this 6th day of May A.D. 1889 at 10⁴⁵ o'clock A.M. by J. O. SilerEdward Hoggins
Auditor of Pierce County.

For reference only, not for re-sale.

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APRIL 30, 2025

HEARING EXAMINER

DEDICATION DEED

THIS INDENTURE WITNESSETH, That I, L. L. Hawkins an unmarried person of Portland Ore., for and in consideration of the sum of One Dollar, to me in hand paid, and in further consideration of the general public welfare and of the peculiar and special benefits to accrue to me therefrom, do by these presents grant, convey and dedicate to the City of Tacoma, a municipal corporation of Washington Territory, for the use of the public as a street, the following lots, pieces or parcels of land, situate, lying and being in the said City of Tacoma, County of Pierce and Territory of Washington and particularly bounded and described as follows, to-wit:

A strip of land twenty-one feet in width and extending along the south side of the following described tract of land and being the South 21 feet of said tract to-wit:

Beginning 660 feet E. of the N. W. Cor. of the N. E. 1/4 of Section 6 Township 20 N. R. 3 E. W.M., thence south 880 feet, thence E. 660 feet, thence north 880 feet, thence west 660 feet to the place of beginning said dedication being for the express purpose of dedicating said 21 foot strip to extend Prescott Avenue in said City to or between Roy's and Tisdale Addition.

In case said strip is used for any other purpose than for street, Avenue or Alley, the same shall revert back to me or my heirs or assigns.

TO HAVE AND TO HOLD, said described premises under the said City of Tacoma and its successor or successors for the use of the public forever.

WITNESS MY HAND AND SEAL this 17th day of November A. D. 1888.

Witnesses:

Thos. Carroll
W. H. Tisdale

L. L. Hawkins (Seal)

Territory of Washington)
County of Pierce) ss.

This certifies that on this 17th day of November in the year of our Lord, One Thousand Eight Hundred and Eighty Eight, before me, a Notary Public in and for Pierce County, Washington Territory personally appeared the within named L. L. Hawkins whose name is subscribed to the forgoing instrument as party thereto, personally known to me to be the individual described in and who executed the within instrument, and acknowledged the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal day and year in this certificate first above written.

" Notarial Seal"

153 NE620-3

Thomas Carroll
Notary Public in and for
Pierce County, Washington
Territory.

30 Filed and recorded at request of W. H. Tisdale November 23, 1888 at 11:50 o'clock A. M.

Fee No. 10806 - Vol. 38 Page 96

6th File Edward Muggins, Auditor Pierce Co. W.T.

001236

Stevens, Troy

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APRIL 30, 2025

HEARING EXAMINER

From: Marsten, Vicki
Sent: Thursday, February 6, 2025 12:09 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC - Updated Survey

Good afternoon Troy,

Public Works Traffic Signal/Streetlight approves of the updated survey and have no additional comments.

Sincerely, Vicki Marsten

City of Tacoma, Public Works
 Transportation Division
 Traffic Engineering & Safety
vmarsten@cityoftacoma.org
 253-999-0071

Office hours: 7:30am – 4:30pm. M, W-F
 Telework hours: 7am-4pm T

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, January 23, 2025 2:52 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: FW: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC - Updated Survey

Gary and Vicki,

Don't believe I've heard back from you on the petition and the updated request.

Thank you,

Troy Stevens, MSML
 Real Property Services
 City of Tacoma, Public Works
 (253) 591-5535
tstevens@ci.tacoma.wa.us

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, January 7, 2025 12:34 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer

<JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBear@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (<tvaslet@piercetransit.org>) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC - Updated Survey

Afternoon everyone,

Please see the attached updated legal/exhibit for Street Vacation 124.1456 - Dazaifu, LLC.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Allen, Gary

Sent: Tuesday, December 24, 2024 12:14 PM

To: Stevens, Troy ; Marsten, Vicki ; Bogart, Regan ; Boudet, Brian ; Bremer, Kandi ; Avila, Britany ; Brown, Azure ; Bruner, Carleen ; CenturyLink ; Dressler, Teresa ; Erickson, Ryan ; Gust, Derek ; Hauenstein, Lyle ; Himes, Gail ; Huseby, Eric ; Johnson, Christopher ; Kammerzell, Jennifer ; Kidd, Brennan ; Matt Cruzan ; Megan Tuche ; Muller, Gregory ; Newton, Corey ; Niehuser, Jack ; Beard, Patricia ; Zoning ; Rob.Bair@centurylink.com; Rogers, Susie ; Romero, Joseph ; Seaman, Chris ; Site Development ; Tina Vaslet (<tvaslet@piercetransit.org>) ; Torres, Andrew

Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC - Updated Survey

Good morning Troy,

As requested, I have re-reviewed the *updated* survey legal and exhibit.

The legal description as prepared by the applicant's surveyor makes **no** mention or referencing of the actual streets/names/margins that are being vacated, and I disagree with this format for a ROW vacation.

Attached are my comments.

Sincerely,

Gary Allen, PLS
City of Tacoma, Public Works
Chief Surveyor
(253) 591-5772 Work
(253) 278-2176 Cel



From: Stevens, Troy <tstevens@cityoftacoma.org>

Sent: Friday, December 20, 2024 12:06 PM

To: Allen, Gary <gallen@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Bogart, Regan

<RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (<tvaslet@piercetransit.org>) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

Cc: Stevens, Troy <tstevens@cityoftacoma.org>

Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC - Updated Survey

Gary,

Please see the attached updated legal description and exhibit.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Allen, Gary <gallen@cityoftacoma.org>

Sent: Wednesday, December 18, 2024 6:12 PM

To: Stevens, Troy <tstevens@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (<tvaslet@piercetransit.org>) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Good afternoon Troy,

As requested, I have reviewed the Applicant's legal description and exhibit. I'm a little confused – the Applicant is vacating **their** property? If they wanted to sell to the City, wouldn't that just occur via a Quit Claim Deed? The legal does not appear to describe public ROW (ie., the easterly 0.2ft of North Prospect Street nor the north 1.2 feet of 6th Avenue). It does describe portions of Real Property (lots/block) of APN 4415000220. Please see my attached comments/markup.

Please reach out with any questions.

Sincerely,

Gary Allen, PLS
City of Tacoma, Public Works
Chief Surveyor
(253) 591-5772 Work
(253) 278-2176 Cel



From: Stevens, Troy <tstevens@cityoftacoma.org>

Sent: Monday, December 16, 2024 11:55 AM

To: Marsten, Vicki <vmarsten@cityoftacoma.org>; Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet <tvasset@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

Cc: Stevens, Troy <tstevens@cityoftacoma.org>

Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Morning all,

Please see the attached updated legal description/exhibit for: Street Vacation 124.1456 - Dazaifu, LLC.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Marsten, Vicki <vmarsten@cityoftacoma.org>

Sent: Monday, December 16, 2024 8:51 AM

To: Stevens, Troy <tstevens@cityoftacoma.org>; Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric

<ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Troy,

The legal description has a discrepancy in the southern measurement. Please have this clarified. Are they proposing 1.1 feet or 1.2 feet for their vacation. Other document also mentions 1.1 feet.

Sincerely, Vicki Marsten

City of Tacoma, Public Works
Transportation Division
Traffic Engineering & Safety
vmarsten@cityoftacoma.org
253-999-0071

Office hours: 7:30am – 4:30pm. M, W-F
Telework hours: 7am-4pm T

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, December 10, 2024 3:44 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1456, as requested by Dazaifu, LLC and provide comment for your respective utility/agency **on or before January 3, 2025**. Responses received later than January 3, 2025 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy

RECEIVED
APRIL 30, 2025
HEARING EXAMINER

From: Kammerzell, Jennifer
Sent: Wednesday, December 11, 2024 1:14 PM
To: Stevens, Troy
Cc: Marsten, Vicki
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Thank you Troy.

I'll defer to Vicki on impacts to signal and streetlight; however, transportation planning does not have an objection or concern.

Jennifer Kammerzell

Assistant Transportation Division Manager

City of Tacoma - Public Works Dept.

(253) 591-5511

jkammerzell@cityoftacoma.org

Pronouns: she/her

Traffic Plan Review is currently experiencing a staffing shortage. We appreciate your patience and apologize in advance for delays in response times.

From: Stevens, Troy <tstevens@cityoftacoma.org>

Sent: Tuesday, December 10, 2024 3:44 PM

To: Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

Cc: Stevens, Troy <tstevens@cityoftacoma.org>

Subject: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1456, as requested by Dazaifu, LLC and provide comment for your respective utility/agency **on or before January 3, 2025**. Responses received later than January 3, 2025 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy

RECEIVED
APRIL 30, 2025
HEARING EXAMINER

From: Dressler, Teresa
Sent: Wednesday, December 11, 2024 7:45 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Troy,

With regards to WW and SW there are no objections with this vacation request.

Thank you,

Teresa Dressler

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, December 10, 2024 3:44 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1456, as requested by Dazaifu, LLC and provide comment for your respective utility/agency **on or before January 3, 2025**. Responses received later than January 3, 2025 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy**RECEIVED****APRIL 30, 2025****HEARING EXAMINER**

From: Hauenstein, Lyle
Sent: Wednesday, December 11, 2024 7:25 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Solid waste has no issues with his vacation.

*Lyle S. Hauenstein
 City of Tacoma
 Collections Supervisor Solid Waste Management
 (253)594-7843*

City of Tacoma | Environmental Services|Solid Waste Management | 3510 South Mullen Street, Tacoma, WA 98409-2200



 Please consider the environment before printing this email.

Notice of public disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, December 10, 2024 3:44 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1456, as requested by Dazaifu, LLC and provide comment for your respective utility/agency **on or before January 3, 2025**. Responses received later than January 3, 2025 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy

RECEIVED

APRIL 30, 2025

HEARING EXAMINER

From: Muller, Gregory
Sent: Wednesday, January 8, 2025 11:46 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC - Updated Survey

Good morning, Troy.

No TPU Division has an objection or requests an easement reservation for this proposed street vacation.

Thank you!

Greg Muller, Senior Real Property Officer
Tacoma Public Utilities
253.337.3164

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, January 7, 2025 12:34 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet <tvaslet@piercetransit.org> <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC - Updated Survey

Afternoon everyone,

Please see the attached updated legal/exhibit for Street Vacation 124.1456 - Dazaifu, LLC.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Allen, Gary <gallen@cityoftacoma.org>
Sent: Tuesday, December 24, 2024 12:14 PM
To: Stevens, Troy <tstevens@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBear@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (<tvasset@piercetransit.org>) <tvasset@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC - Updated Survey

Good morning Troy,
As requested, I have re-reviewed the *updated* survey legal and exhibit.
The legal description as prepared by the applicant's surveyor makes *no* mention or referencing of the actual streets/names/margins that are being vacated, and I disagree with this format for a ROW vacation.
Attached are my comments.

Sincerely,

Gary Allen, PLS
City of Tacoma, Public Works
Chief Surveyor
(253) 591-5772 Work
(253) 278-2176 Cel



From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Friday, December 20, 2024 12:06 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBear@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet

(tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

Cc: Stevens, Troy <tstevens@cityoftacoma.org>

Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC - Updated Survey

Gary,

Please see the attached updated legal description and exhibit.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Allen, Gary <gallen@cityoftacoma.org>
Sent: Wednesday, December 18, 2024 6:12 PM
To: Stevens, Troy <tstevens@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Good afternoon Troy,

As requested, I have reviewed the Applicant's legal description and exhibit. I'm a little confused – the Applicant is vacating **their** property? If they wanted to sell to the City, wouldn't that just occur via a Quit Claim Deed? The legal does not appear to describe public ROW (ie., the easterly 0.2ft of North Prospect Street nor the north 1.2 feet of 6th Avenue). It does describe portions of Real Property (lots/block) of APN 4415000220. Please see my attached comments/markup.

Please reach out with any questions.

Sincerely,

Gary Allen, PLS
City of Tacoma, Public Works
Chief Surveyor
(253) 591-5772 Work
(253) 278-2176 Cel



From: Stevens, Troy <tstevens@cityoftacoma.org>

Sent: Monday, December 16, 2024 11:55 AM

To: Marsten, Vicki <vmarsten@cityoftacoma.org>; Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (<tvaslet@piercetransit.org> <tvaslet@piercetransit.org>); Torres, Andrew <ATORRES@cityoftacoma.org>

Cc: Stevens, Troy <tstevens@cityoftacoma.org>

Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Morning all,

Please see the attached updated legal description/exhibit for: Street Vacation 124.1456 - Dazaifu, LLC.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Marsten, Vicki <vmarsten@cityoftacoma.org>

Sent: Monday, December 16, 2024 8:51 AM

To: Stevens, Troy <tstevens@cityoftacoma.org>; Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (<tvaslet@piercetransit.org> <tvaslet@piercetransit.org>); Torres, Andrew <ATORRES@cityoftacoma.org>

Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Troy,

The legal description has a discrepancy in the southern measurement. Please have this clarified. Are they proposing 1.1 feet or 1.2 feet for their vacation. Other document also mentions 1.1 feet.

Sincerely, Vicki Marsten

City of Tacoma, Public Works
Transportation Division
Traffic Engineering & Safety
vmarsten@cityoftacoma.org
253-999-0071

Office hours: 7:30am – 4:30pm. M, W-F
Telework hours: 7am-4pm T

From: Stevens, Troy <tstevens@cityoftacoma.org>

Sent: Tuesday, December 10, 2024 3:44 PM

To: Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (<tvaslet@piercetransit.org> <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

Cc: Stevens, Troy <tstevens@cityoftacoma.org>

Subject: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1456, as requested by Dazaifu, LLC and provide comment for your respective utility/agency **on or before January 3, 2025**. Responses received later than January 3, 2025 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535

tstevens@ci.tacoma.wa.us

Stevens, Troy**RECEIVED****APRIL 30, 2025****HEARING EXAMINER**

From: Bingham, Debbie
Sent: Wednesday, December 11, 2024 8:38 AM
To: Stevens, Troy
Cc: Beard, Patricia
Subject: FW: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC
Attachments: 241210_SV 124.1456 - Dazaifu, LLC - Map Frame) - Map 2.pdf; 241112_Dazaifu, LLC_TMC 9.22.070 Criteria Memo.pdf; 241210_SV 124.1456 - Dazaifu, LLC - Map Frame) - Map 1.pdf; ROW LEGAL EXHIBIT.pdf; 241210 - SV124.1456 - Dazaifu LLC - Agency Commentscedd.doc

Thanks for the info Troy, CEDD has no issue with this.



Debbie Bingham (she/her)

Business and Economic Development Program Manager
 Community and Economic Development
dbingham@cityoftacoma.org
 (253) 591-5117

From: Beard, Patricia <PBeard@cityoftacoma.org>
Sent: Tuesday, December 10, 2024 3:57 PM
To: Bingham, Debbie <dbingham@cityoftacoma.org>
Subject: Fw: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Hi Debbie - Can you please respond to this request for us?

Thank you,

Pat

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, December 10, 2024 3:44 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com <Rob.Bair@centurylink.com>; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development

<SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

Cc: Stevens, Troy <tstevens@cityoftacoma.org>

Subject: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1456, as requested by Dazaifu, LLC and provide comment for your respective utility/agency **on or before January 3, 2025**. Responses received later than January 3, 2025 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy

RECEIVED

APRIL 30, 2025

HEARING EXAMINER

From: Stenmark, Marcie
Sent: Thursday, December 19, 2024 9:01 AM
To: Stevens, Troy
Cc: Zoning
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Good morning. The PDS Land Use team does not have any comments. Have a nice holiday.

Marcie Stenmark, AICP (she/her)
 Senior Planner
 City of Tacoma I Development Services
 747 Market Street, 3rd Floor
 c: (253)337-4360
mstenmark@cityoftacoma.org
www.tacomapermits.org

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Monday, December 16, 2024 11:55 AM
To: Marsten, Vicki <vmarsten@cityoftacoma.org>; Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (<tvaslet@piercetransit.org> <tvaslet@piercetransit.org>); Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Morning all,

Please see the attached updated legal description/exhibit for: Street Vacation 124.1456 - Dazaifu, LLC.

Thank you,

Troy Stevens, MSML
 Real Property Services
 City of Tacoma, Public Works
 (253) 591-5535
tstevens@ci.tacoma.wa.us

From: Marsten, Vicki <vmarsten@cityoftacoma.org>

Sent: Monday, December 16, 2024 8:51 AM

To: Stevens, Troy <tstevens@cityoftacoma.org>; Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (<tvaslet@piercetransit.org> <tvaslet@piercetransit.org>); Torres, Andrew <ATORRES@cityoftacoma.org>

Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Troy,

The legal description has a discrepancy in the southern measurement. Please have this clarified. Are they proposing 1.1 feet or 1.2 feet for their vacation. Other document also mentions 1.1 feet.

Sincerely, Vicki Marsten

City of Tacoma, Public Works
Transportation Division
Traffic Engineering & Safety
vmarsten@cityoftacoma.org
253-999-0071

Office hours: 7:30am – 4:30pm. M, W-F
Telework hours: 7am-4pm T

From: Stevens, Troy <tstevens@cityoftacoma.org>

Sent: Tuesday, December 10, 2024 3:44 PM

To: Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (<tvaslet@piercetransit.org> <tvaslet@piercetransit.org>); Torres, Andrew <ATORRES@cityoftacoma.org>

Cc: Stevens, Troy <tstevens@cityoftacoma.org>

Subject: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1456, as requested by Dazaifu, LLC and provide comment for your respective utility/agency **on or before January 3, 2025**. Responses received later than January 3, 2025 risk NOT being incorporated into the vacation action.

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Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy

RECEIVED

APRIL 30, 2025

HEARING EXAMINER

From: Gust, Derek
Sent: Tuesday, January 7, 2025 1:02 PM
To: Stevens, Troy
Cc: Erickson, Ryan
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC - Updated Survey

Hi Troy,

The Tacoma Fire Department has no objection to this proposed street vacation.

Thanks.

Regards,
DEREK GUST, P.E.
 Engineer / Plan Review
 Tacoma Fire Department | Prevention Division
 901 Fawcett Avenue | Tacoma, WA 98402
 253.317.0698 | dgust@cityoftacoma.org



From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, January 7, 2025 12:34 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet <tvaslet@piercetransit.org> <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC - Updated Survey

Afternoon everyone,

Please see the attached updated legal/exhibit for Street Vacation 124.1456 - Dazaifu, LLC.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Allen, Gary <gallen@cityoftacoma.org>
Sent: Tuesday, December 24, 2024 12:14 PM
To: Stevens, Troy <tstevens@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet <tvaslet@piercetransit.org> <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC - Updated Survey

Good morning Troy,
As requested, I have re-reviewed the *updated* survey legal and exhibit.
The legal description as prepared by the applicant's surveyor makes **no** mention or referencing of the actual streets/names/margins that are being vacated, and I disagree with this format for a ROW vacation.
Attached are my comments.

Sincerely,

Gary Allen, PLS
City of Tacoma, Public Works
Chief Surveyor
(253) 591-5772 Work
(253) 278-2176 Cel



From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Friday, December 20, 2024 12:06 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer

<JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (<tvaslet@piercetransit.org>) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>

Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC - Updated Survey

Gary,

Please see the attached updated legal description and exhibit.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Allen, Gary <gallen@cityoftacoma.org>
Sent: Wednesday, December 18, 2024 6:12 PM
To: Stevens, Troy <tstevens@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (<tvaslet@piercetransit.org>) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Good afternoon Troy,

As requested, I have reviewed the Applicant's legal description and exhibit. I'm a little confused – the Applicant is vacating **their** property? If they wanted to sell to the City, wouldn't that just occur via a Quit Claim Deed? The legal does not appear to describe public ROW (ie., the easterly 0.2ft of North Prospect Street nor the north 1.2 feet of 6th Avenue). It does describe portions of Real Property (lots/block) of APN 4415000220. Please see my attached comments/markup.

Please reach out with any questions.

Sincerely,

Gary Allen, PLS
City of Tacoma, Public Works

Chief Surveyor
(253) 591-5772 Work
(253) 278-2176 Cel



From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Monday, December 16, 2024 11:55 AM
To: Marsten, Vicki <vmarsten@cityoftacoma.org>; Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet <tvaslet@piercetransit.org> <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Morning all,

Please see the attached updated legal description/exhibit for: Street Vacation 124.1456 - Dazaifu, LLC.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Marsten, Vicki <vmarsten@cityoftacoma.org>
Sent: Monday, December 16, 2024 8:51 AM
To: Stevens, Troy <tstevens@cityoftacoma.org>; Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>;

Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Troy,

The legal description has a discrepancy in the southern measurement. Please have this clarified. Are they proposing 1.1 feet or 1.2 feet for their vacation. Other document also mentions 1.1 feet.

Sincerely, Vicki Marsten

City of Tacoma, Public Works
Transportation Division
Traffic Engineering & Safety
vmarsten@cityoftacoma.org
253-999-0071

Office hours: 7:30am – 4:30pm. M, W-F
Telework hours: 7am-4pm T

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, December 10, 2024 3:44 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1456, as requested by Dazaifu, LLC and provide comment for your respective utility/agency **on or before January 3, 2025**. Responses received later than January 3, 2025 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy**RECEIVED****APRIL 30, 2025****HEARING EXAMINER**

From: Brown, Azure
Sent: Wednesday, December 11, 2024 8:03 AM
To: Stevens, Troy
Cc: Brown, Azure
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Hello,

There is no outstanding In-Lieu for any of the Vacated area, all of it has been released via LID.

Thank You,



Azure Brown

Real Estate Specialist
 Public Works| Facilities Mngmt.| Real Property Services
abrown2@cityoftacoma.org
 (253) 591-5186

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, December 10, 2024 3:44 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1456, as requested by Dazaifu, LLC and provide comment for your respective utility/agency **on or before January 3, 2025**. Responses received later than January 3, 2025 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy**RECEIVED****APRIL 30, 2025****HEARING EXAMINER**

From: Tuche, Megan <Megan.Tuche@pse.com>
Sent: Wednesday, December 11, 2024 4:36 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Hi Troy,

PSE does not have any gas main facilities located within the proposed vacate area.

Please let me know if you have any questions.

Thank you

Megan Tuche SR/WA
 Sr. Real Estate Representative
Puget Sound Energy, Inc.
 253-495-1427

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, December 10, 2024 3:44 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Tuche, Megan <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet <tvaslet@piercetransit.org> <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

CAUTION - EXTERNAL EMAIL

Phishing? Click the PhishAlarm "Report Phish" button.

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1456, as requested by Dazaifu, LLC and provide comment for your respective utility/agency **on or before January 3, 2025**. Responses received later than January 3, 2025 risk NOT being incorporated into the vacation action.

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Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy**RECEIVED****APRIL 30, 2025****HEARING EXAMINER**

From: Bair, Rob <Rob.Bair@lumen.com>
Sent: Tuesday, December 10, 2024 5:47 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Hi Troy,
 Reviewed this one and found no issues for Lumen. Will allow our ROW team to officially respond before 1/3.

Thanks,



Robert Bair

SR Network Implementation Engineer
 7850B S Trafton St Bldg B
 Tacoma, WA 98409
 tel: 253-393-5384 | cell: 253-831-2059
rob.bair@lumen.com

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, December 10, 2024 3:44 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; Easement, Nre <Nre.Easement@lumen.com>; Dressler, Teresa <TDressle@cityoftacoma.org>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Bair, Rob <Rob.Bair@lumen.com>; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercettransit.org) <tvaslet@piercettransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1456, as requested by Dazaifu, LLC and provide comment for your respective utility/agency **on or before January 3, 2025**. Responses received later than January 3, 2025 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

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Stevens, Troy

From: Hoopes, Tom <Tom.Hoopes@lumen.com>
Sent: Sunday, February 2, 2025 1:58 PM
To: Stevens, Troy
Subject: P864242 - Vacation request - Street Vacation Petition 124.1456
Attachments: P864242 Vacation Approval Letter-013125.pdf

Troy:

Please accept the Letter of Approval relating to the request referenced above. The engineer also informed me that he had provided you with recommendations previously as well. Please let me know if any additional information is needed.

Tom Hoopes
Right of Way Agent II
Faulk & Foster, on behalf of Lumen
1811 Auburn Avenue
Monroe LA 71201
(407) 592-1794
Tom.Hoopes@lumen.com



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1/31/25

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works



SUBJECT: APPROVAL TO PROCEED / VACATION

Project Number & Location: P864242 - Street Vacation Petition 124.1456

To Whom It May Concern:

Qwest Corporation d/b/a CenturyLink ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities, or provide a dedicated easement in order to facilitate the existing facilities.

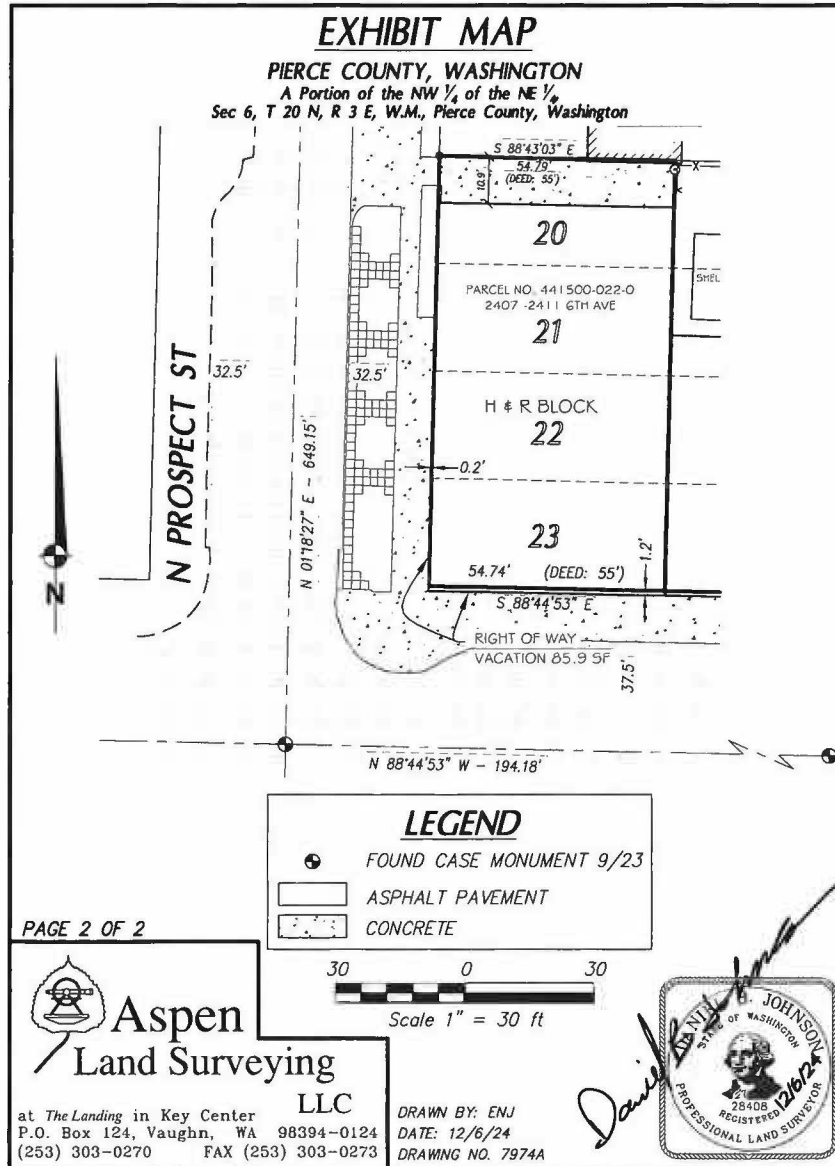
If you have any questions or would like to discuss this action further, please contact Tom Hoopes at Tom.Hoopes@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

EXHIBIT A



Stevens, Troy**RECEIVED****APRIL 30, 2025****HEARING EXAMINER**

From: Tina Vaslet <tvaslet@piercetransit.org>
Sent: Wednesday, December 11, 2024 5:20 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1456 - Request for Comments - DUE January 3, 2025 - Dazaifu, LLC

Hi Troy,

Thanks for the chance to review this. Pierce Transit has no comments.



Thanks,
Tina Vaslet
 Planner – Bus Stops
 P: 253.983.2706 | C: 253.255.8521
 3701 96th St. SW, Lakewood, WA 98499



From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, December 10, 2024 3:44 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; tdressle@cityoftacoma.org; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; cnewton@cityoftacoma.org; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
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Thank you,

Troy Stevens, MSML
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