

## EXHIBIT LIST

**HEARING DATE:** Thursday, November 1, 2018, at 1:30 pm.

**FILE NUMBER:** HEX2018-024 (SV 124.1392)

**FILE NAME:** *Connelly Family Properties, LLC, Petitioner*

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. 1	Preliminary Report	City of Tacoma, Real Property Services (COT, RPS)	X			
EX. 2	Aerial Map Exhibit	COT, RPS	X			
EX. 3	Map Exhibit	COT, RPS	X			
EX. 4	Petitioner Submitted Exhibit	COT, RPS	X			
EX. 5	1983 Permit – Site Plan	COT, RPS	X			
EX. 6	1983 Permit – Portion Arch. Exhibit	COT, RPS	X			
EX. 7	1983 Permit – Portion Arch. Exhibit	COT, RPS	X			
EX. 8	1983 Permit – Floor Plan	COT, RPS	X			
EX. 9	Plat – Map of Tacoma City	COT, RPS	X			
EX. 10	Enlargement of Vacation Area	COT, RPS	X			
EX. 11	City's 1962 Improvement No. 4464 Street Widening Detail	COT, RPS	X			
EX. 12	Coversheet and detail of ADA ramp/sidewalk improvements constructed in 2003.	COT, RPS	X			
EX. 13	Photo references of structure from 1978 and 2017.	COT, RPS	X			
EX. 14	Historical site records retained at Tacoma Public Library.	COT, RPS	X			
EX. 15	Memo from Public Works Traffic Dept.	COT, RPS	X			
EX. 16	Email Comments from Planning and Development Services	COT, RPD	X			
EX. 17	Applicant letter regarding petition for ROW Vacation, dated April 16, 2018.	Applicant/ Petitioner	X			Exhibit number assigned at hrg. Record closed upon hard copy submission 11/2/2018.

### KEY

A = Admitted

E = Excluded

W = Withdrawn

## PRELIMINARY REPORT

### PREPARED FOR THE HEARING EXAMINER BY REAL PROPERTY SERVICES

For the Hearing to be Held  
Thursday, November 1, 2019 at 1:30 PM

PETITIONER: CONNELLY FAMILY PROPERTIES, LLC

FILE NO. 124.1392

#### A. SUMMARY OF REQUEST:

Real Property Services has received a petition on behalf of Connelly Family Properties, LLC to vacate a portion of North 30<sup>th</sup> Street and North Carr Street, at the Northwest intersection thereof, abutting and adjacent commercial property addressed as 2301 North 30<sup>th</sup> Street, as depicted on the attached Exhibits 2, 3 and 4. The vacated area of right of way will be incorporated into the abutting commercial lands to cure an encroachment, resulting from a 1983 alteration of the structure, of the adjacent building.

#### B. GENERAL INFORMATION:

##### 1. Legal Description of Vacation:

That portion of North 30<sup>th</sup> Street described as follows:

Commencing at the Southeast corner of Block 6, Map of Tacoma City, according to the Plat thereof recorded in Volume 1 of Plats, Page 10, in Pierce County, Washington;  
Thence South 89°40'51" West, along the Northerly margin of North 30<sup>th</sup> Street and the Southerly line of said Block 6, a distance of 3.06 feet to the True Point of Beginning;  
Thence continuing South 89°40'51" West a distance of 47.26 feet;  
Thence South 00°54'55" West a distance of 3.69 feet;  
Thence South 89°47'34" East a distance of 43.44 feet;  
Thence North 43°18'24" East a distance of 5.65 feet to the True Point of Beginning.

All situate in the City of Tacoma, County of Pierce, State of Washington; within the Southeast Quarter of the Southeast Quarter of Section 30, Township 21 North, Range 03 East of the Willamette Meridian.

**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 1,000 feet of the street or alley to be vacated. The said notice shall contain the statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed for the hearing of the petition.

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

**C. PUBLIC NOTICE:**

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

The Public Hearing Notice was posted on September 29, 2018 at approximately 2 p.m. at locations described below:

1. One yellow public notice sign was posted at the subject right of way, in the planter strip, of North 30<sup>th</sup> Street immediately adjacent to 2301 North 30<sup>th</sup> Street.
2. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
3. Public notice memo advertised on the City of Tacoma web site at address:  
<http://www.cityoftacoma.org/notices>
4. Public Notice advertised in the Daily Index newspaper.
5. Public Notice mailed to all parties of record within the 1,000 feet of vacation request.
6. Public Notice advertised on Municipal Television Channel 12.

**D. PURPOSE OF REQUEST:**

The Petitioner intends to absorb this segment of right of way into their adjacent property to cure an encroachment of a portion of the building, as approved by City permitting, and constructed in an alteration to the structure in 1983, as depicted, in part, in the attached Exhibits 5, 6, 7 and 8.

**E. HISTORY:**

North 30<sup>th</sup> Street (80' in width), originally referred to as Second Street was dedicated to the public on December 3, 1869 by plat dedication and recorded of the plat of Map of Tacoma City as filed with the County Auditor. A copy of the Plat, and an enlargement of the vacation area, are each attached hereto and referenced as Exhibits 9 & 10.

**F. PHYSICAL LAND CHARACTERISTICS:**

North 30<sup>th</sup> Street was fully improved in 1962 with revisions to segments of the sidewalk and ADA ramps in 2003, as depicted in the attached Exhibits 11 & 12, respectively. North 30<sup>th</sup> Street is fully improved with curb, gutter, sidewalks, grassed planter strip, landscaping and is in relatively good condition. The subject portion of right of way contemplated under this vacation action is located behind the vegetated buffer and is currently occupied by an existing structure.

Attached Exhibit 13 depicts the general transformation of the structure between 1978 and current as evidenced by a historic photo obtained from the Tacoma Public Library and a 2017 Google Earth photo.

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

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



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

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

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

1. That the vacation will provide a public benefit and/or will be for a public purpose.
2. That the right-of-way vacation shall not adversely affect the street pattern or circulation of the immediate area or the community as a whole.
3. That the public need shall not be adversely affected.
4. That the right-of-way is not contemplated or needed for future public use.
5. That no abutting owner becomes landlocked or his access will not be substantially impaired; i.e., there must be an alternative mode of ingress and egress, even if less convenient.
6. That vacation of right-of-way shall not be in violation of RCW 35.79.035

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

1. The vacation is a public benefit because:
  - a. It will produce and add residential square footage of the lands to the tax rolls;
  - b. It will reduce the City's maintenance expenditures.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and does not object to the vacation.
3. No general public is currently served by this structurally developed road segment.
4. The vacation area is not contemplated or needed for future public use as a right of way.
5. No abutting property becomes landlocked nor will their access be substantially impaired.
6. The vacation area is not close to a body of water as contemplated under RCW 35.79.035.

## **H. ADDITIONAL INFORMATION:**

According to records obtained from Tacoma Public Library, see attached Exhibit 14, this site was originally built upon in 1888 with several subsequent uses ranging from a lodge, Sunday school, grocery store and apartments. The subject encroachment, specific to this vacation action, was created in 1983 in connection with the Grazie Restaurant remodel to add a waiting area and bistro tables to serve the deli section of the restaurant, as previously referenced as Exhibits 5 through 8 and attached hereto.

The area to be vacated has not been assessed for sanitary sewers and is subject to a Connection Charge In-Lieu-of-Assessment per T.M.C. 12.08.350, for which the Assessment is estimated to be \$1,394.00 at the time of this reading and provided herein as an Advisory Comment only and not a condition of this action. Should the petitioner wish to clear this item from title this Assessment can be paid in connection with this vacation action or will become due and payable at such time as future permitting of the site. Please note that the ordinance establishing the rate of assessment is updated every few years, and/or the infrastructure is replaced, and the amount quoted may increase in the future. As such, should the petitioner elect to wait to make such payment the In-Lieu Assessment should be recalculated at time of such development to ensure current rates.

## **I. PROJECT RECOMMENDATIONS:**

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

- Preliminary Report – Exhibit 1
- Aerial Map Exhibit – Exhibit 2
- Map Exhibit – Exhibit 3
- Petitioners Exhibit – Exhibit 4
- 1983 Permitting – Exhibits 5 through 8
- Plat Map – Exhibit 9
- Vacation Enlargement – Exhibit 10
- North 30<sup>th</sup> Street design – Exhibit 11
- Curb Ramp design – Exhibit 12
- Site Photo – Exhibit 13
- Site History – Exhibit 14
- Public Works Traffic Memo – Exhibit 15
- Planning & Development Services – Exhibit 16
- Public Works/LID – No Objection / Advisory Note

Tacoma Fire – No Objection  
Tacoma Power – No Objection  
Click! Network – No Objection  
Tacoma Water – No Objection  
Comcast Communications – No Objection  
CenturyLink – No Objection  
Pierce Transit – No Objection

Police – No Response  
PW Engineering – No Response  
Solid Waste – No Response  
Puget Sound Energy – No Response

**J. RECOMMENDED CONDITIONS OF APPROVAL:**

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

1. PAYMENT OF FEES

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

2. PUBLIC WORKS / TRAFFIC

- a. Please contact Jennifer Kammerzell at (253) 591-5511 regarding Traffic's comments.
- b. Traffic has no objection provided Petitioner is made expressly aware of limitations of future amenities, such as sidewalk cafes, landscaping, angled parking, etc. resulting from the street width reduction.

3. PLANNING AND DEVELOPMENT SERVICES

- a. Please contact Elliott Barnett at (253) 591-5389 regarding Planning and Development Services comments.
- b. Planning and Development Services has no objection to the vacation but does have concerns regarding future impacts of limiting use of the right of way.

4. PUBLIC WORKS/LID

- a. Please contact Public Works at (253) 591-5052 regarding LID's comments.
- b. LID has no objection; however has provided an Advisory Comment for the Petitioner that there currently is an in-lieu of assessment for sanitary sewer in the amount of \$1,394.00.
- c. ***Note: Advisory Comment only- this can be voluntarily paid at time of purchase or will be required at time of development.***

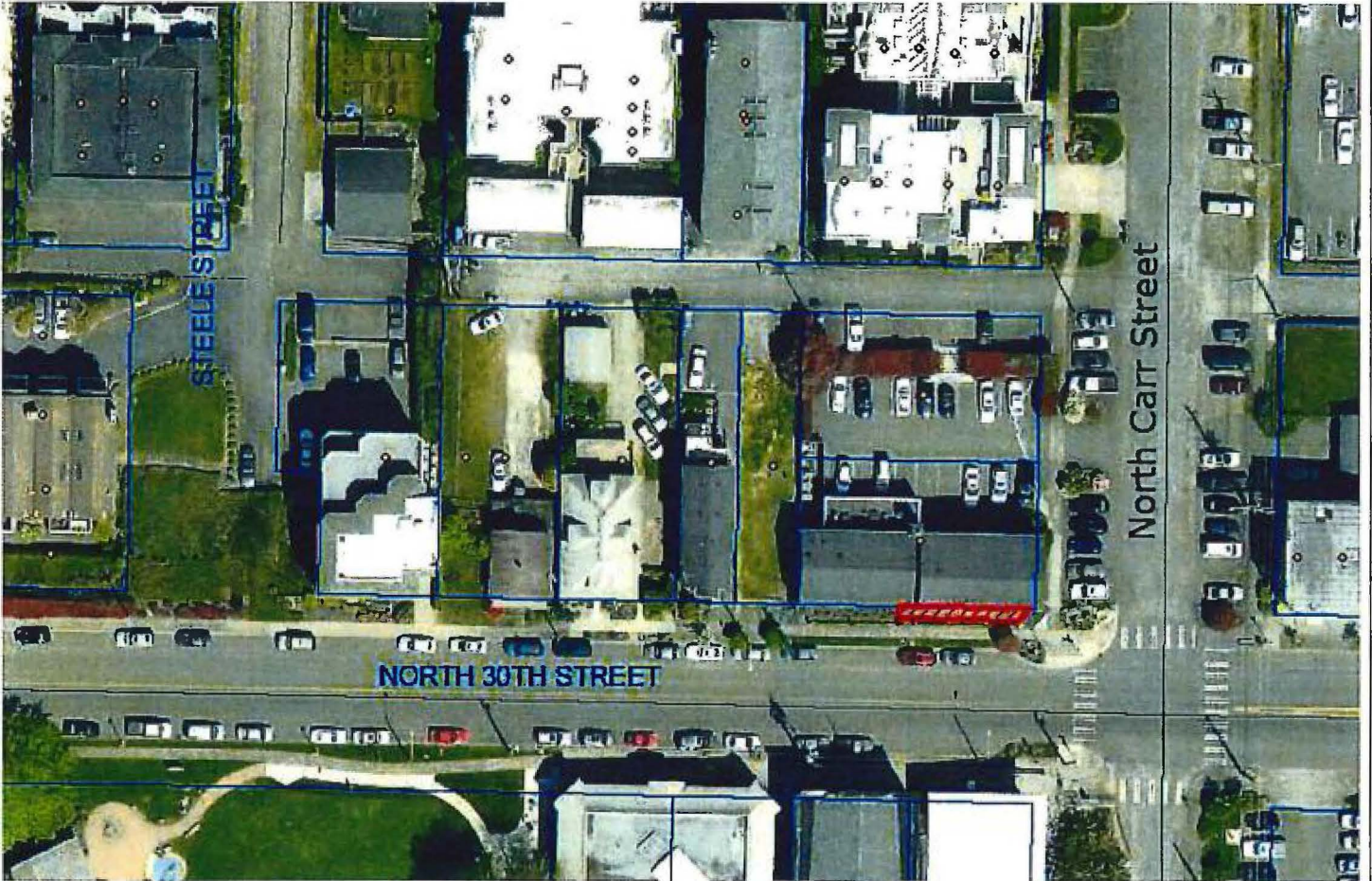
Real Property Services has received the following public comment:



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

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.





Connelly Family Properties, LLC

STREET VACATION NO. 124.1392

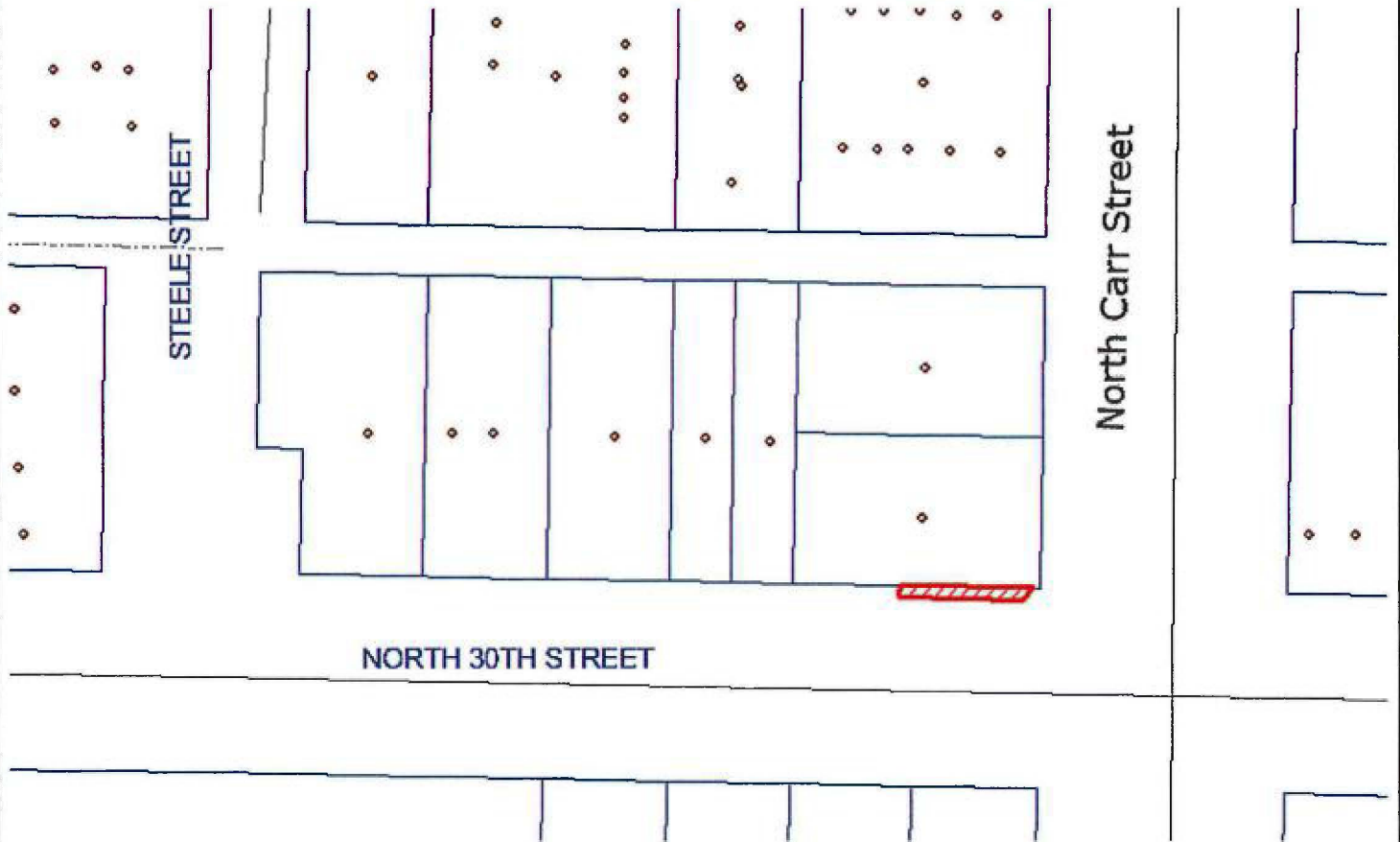
Portion of North 30<sup>th</sup> Street at North Carr Street

SE 1/4 SEC. 30, T21N, R03E

NOT TO SCALE

*Exhibit 2*





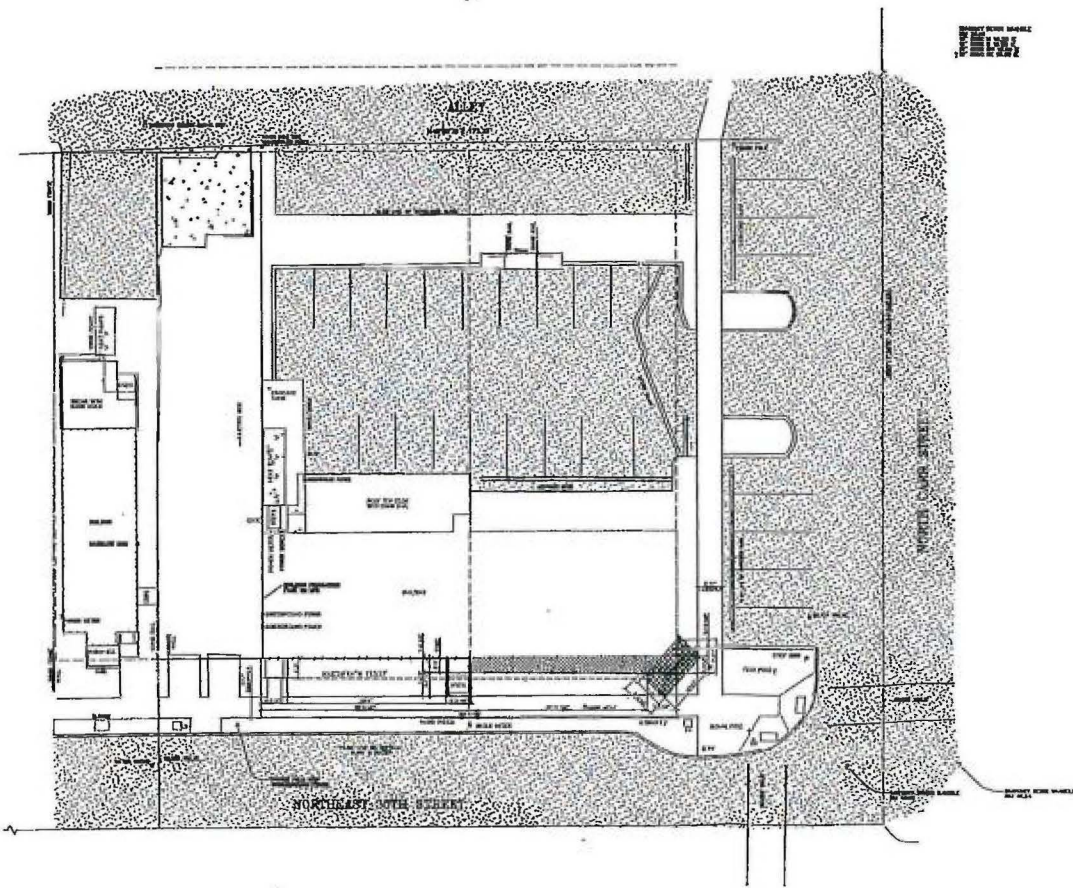
Connelly Family Properties, LLC

STREET VACATION NO. 124.1392

Portion of North 30<sup>th</sup> Street at North Carr Street

SE 1/4 SEC. 30, T21N, R03E

NOT TO SCALE



PROPERTY LINE  
 EASEMENT  
 EXISTING DRIVE  
 PROPOSED DRIVE

LINE	TYPE
[Symbol]	BUILDING PERIMETER
[Symbol]	PERIMETER OF BUILDING OVER PROPERTY LINE
[Symbol]	PERIMETER OF BIOTRY CANOPY OVER PROPERTY LINE
[Symbol]	PROPERTY LINE
[Symbol]	PERIMETER OF SIDE OVERHANG AND STAIRS
[Symbol]	AREA OF PROPOSED FACILITY

PATCH	TYPE
[Symbol]	AREA OF BUILDING OVER PROPERTY LINE
[Symbol]	AREA OF BIOTRY CANOPY OVER PROPERTY LINE
[Symbol]	PAVEMENT

**PROPOSED INFORMATION**

TOTAL BUILDING AREA  
 52,800 S.F.

BUILDING AREA OVER PROPERTY LINE  
 12,800 S.F.

AREA OF OVERHANG WITH STAIRS  
 800 S.F.

AREA OF STAIR AND SIDE OVERHANG  
 800 S.F.

TOTAL AREA OF PROPOSED FACILITY  
 56,800 S.F.

1 CONNELLY LAW BUILDING LOCATION STUDY  
 SCALE: 1/8" = 1'-0"







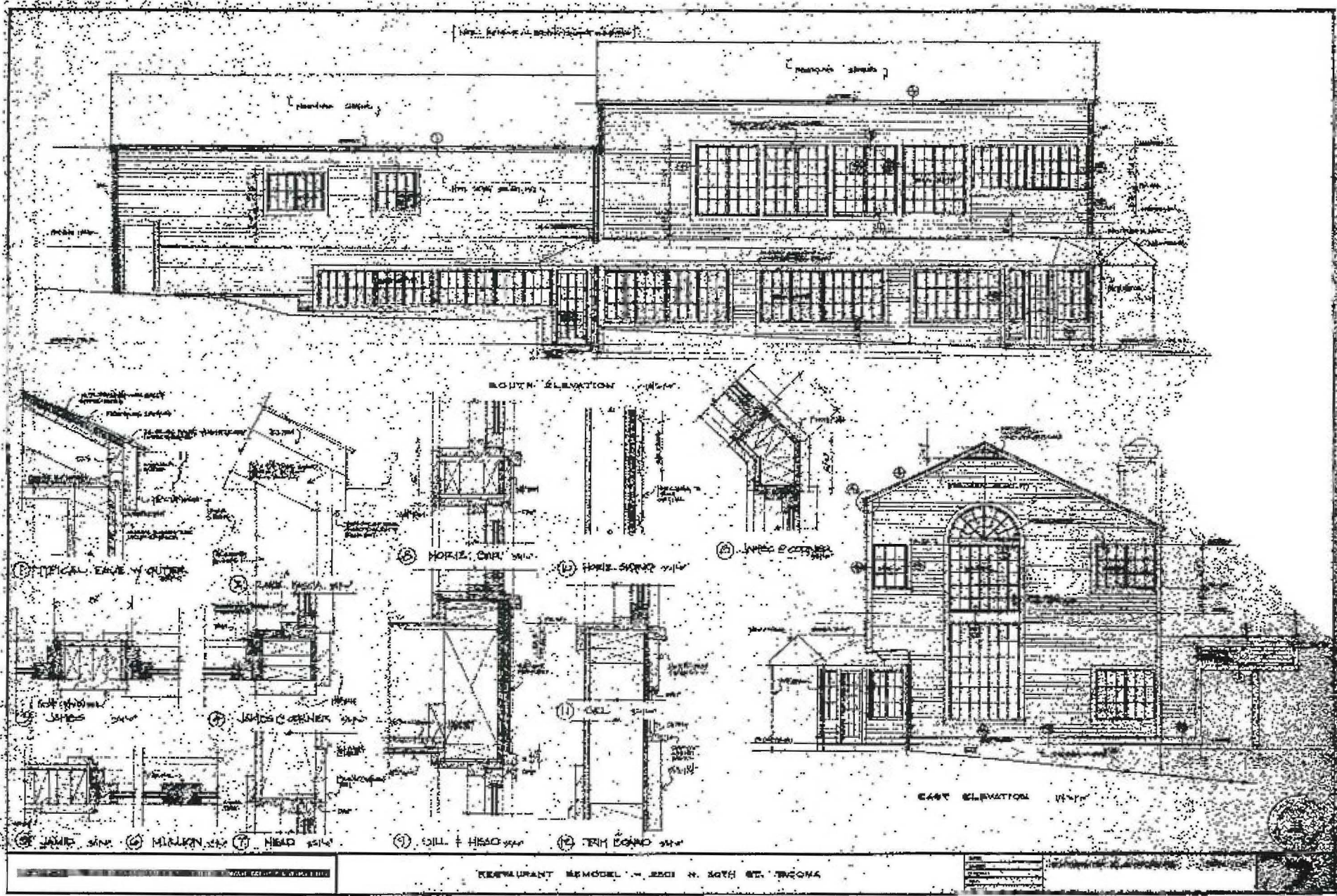


Exhibit 6



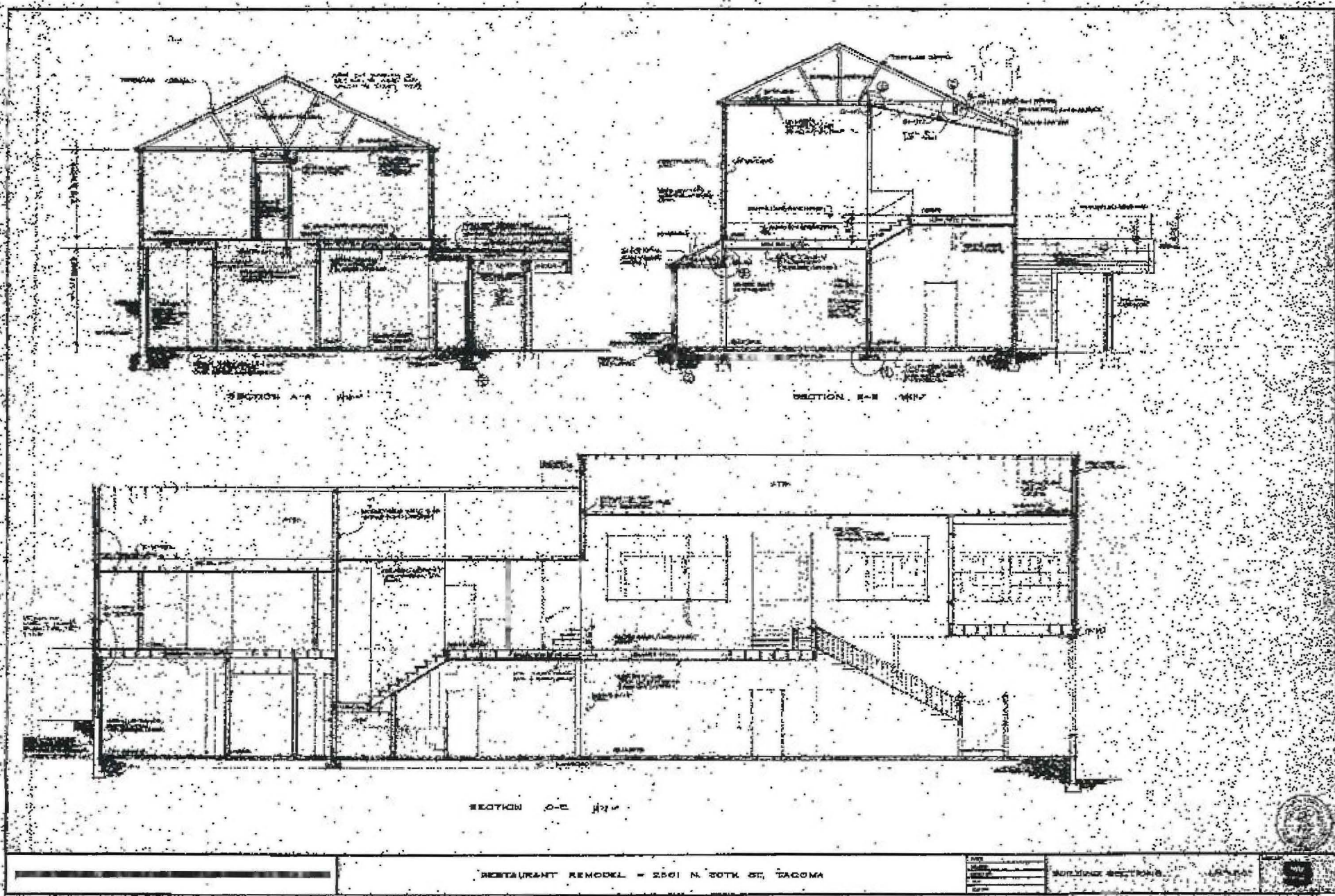
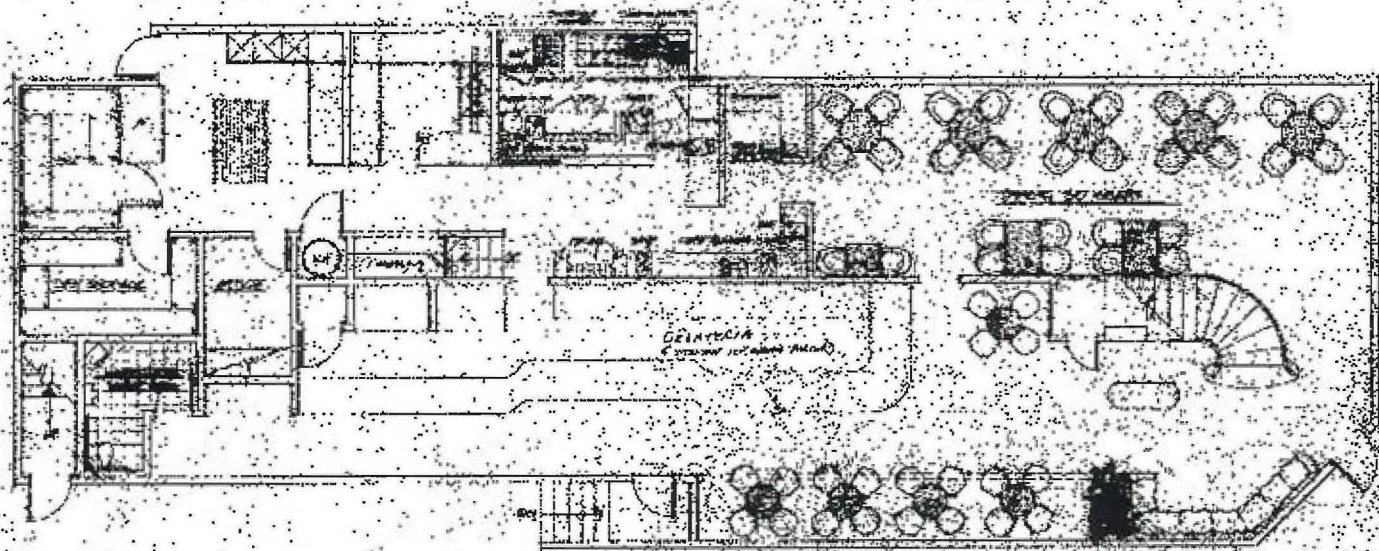


Exhibit 7





FRATERNAL CENTER  
MAIN FLOOR PLAN  
2201 N. 37th





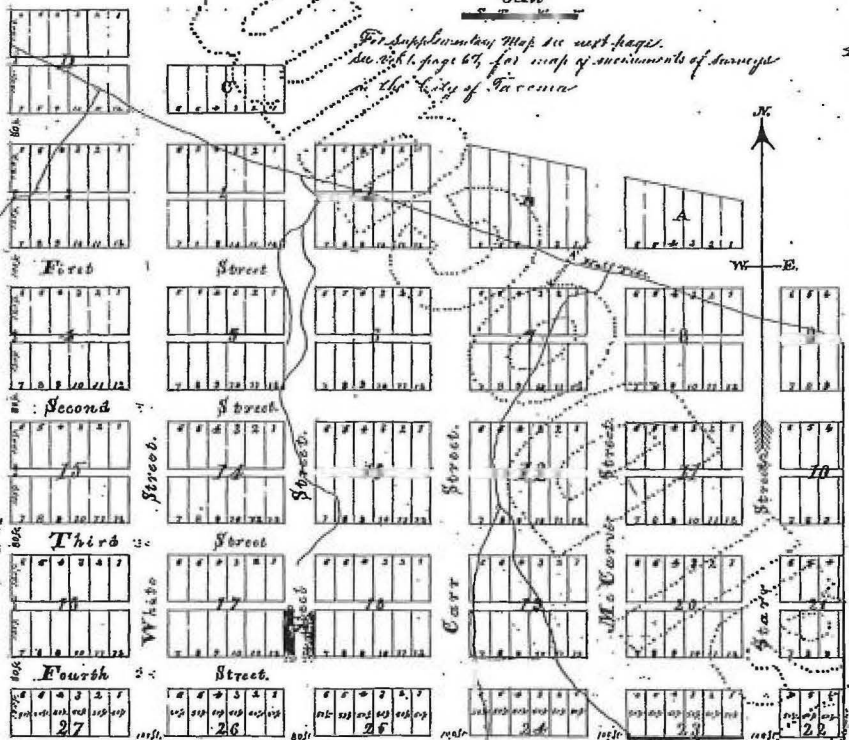
210

RECORDED IN BOOKS  
VARIETY DEPARTMENT  
SEE PAGE 2881857  
RECORDED IN BOOKS  
RECORDS DEPARTMENT  
SEE PAGE 2881857

### MAP OF TACOMA CITY.

Scale  
1" = 100'

For Supplementary Map see next page.  
See right page 67, for map of encumbrances of streets  
of the City of Tacoma



T. 0272528  
0143.17418  
NO. 7-10-00  
71-054

#### Description of Tacoma City

Tacoma City is located upon and covering lots Number 2, 5 and 6, and the S.W. 1/4 of the S.W. 1/4 of Section Thirty (30) and Township 21 N. R. 2 E. according to the plat of the public survey Thruout Thirty (30) Blocks in said Township, Four Blocks, Blocks B, C, D and Twenty seven (27) Blocks numbered in forms one (1) to Twenty seven (27) inclusive.

Blocks D, and Blocks numbered 1, 2, 3, 4, 5, 7, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 each contains Twenty (20) lots by one hundred and Twenty (120) feet, Block A and Blocks numbered 9, 10, 21, 22, 23, 24, 25, 26, 27 each contains Six (6) lots Fifty (50) feet by one hundred and Twenty (120) feet. Block Twenty two (22) contains Three (3) lots each Fifty (50) feet by one hundred and Twenty (120) feet, and Block B contains Six (6) lots each Fifty (50) feet by one hundred and Twenty (120) feet.

There are Alleys Twenty (20) feet wide running East and West through Blocks D, and Blocks numbered 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 T-21.

There are Nine (9) streets in said town as follows: First (1) running North and South to wit: Olive Street, Canal Street, The Ocean Street, Second Street each of one hundred (100) feet wide with a Front (4) feet running East and West to wit: Front Street, Second Street, Third Street and Fourth Street each Eighty (80) feet wide, and Steel Street running East and West eighty (80) feet wide.

Lewis H. Stone  
James Steel  
Henry B. Steel  
The W. P. Weaver  
John A. Weaver  
Job. Ross

Territory of Washington 1853  
County of Pierce 1853

On this 3<sup>rd</sup> day of December A. D. 1869, before me the undersigned County Clerk of Pierce County W. T. personally appeared A. B. Butler County Clerk to me to be the person whose signature appears in the foregoing plat of Tacoma City as aforesaid, and he acknowledged to me that he was the author of the same and that he was duly authorized by the Board of Commissioners of Pierce County W. T. to execute the same and that he was duly authorized by the Board of Commissioners of Pierce County W. T. to execute the same and that he was duly authorized by the Board of Commissioners of Pierce County W. T. to execute the same.

Attest: My hand and seal of office this 3<sup>rd</sup> day of December A. D. 1869, before me the undersigned County Clerk of Pierce County W. T. personally appeared A. B. Butler County Clerk to me to be the person whose signature appears in the foregoing plat of Tacoma City as aforesaid, and he acknowledged to me that he was the author of the same and that he was duly authorized by the Board of Commissioners of Pierce County W. T. to execute the same and that he was duly authorized by the Board of Commissioners of Pierce County W. T. to execute the same.

In witness whereof I have hereunto set my hand and official seal this 3<sup>rd</sup> day and year in this certificate above written; J. M. Williams  
County Clerk of Pierce for the Territory of Washington

Territory of Washington 1853  
County of Pierce 1853  
On this 8<sup>th</sup> day of March A. D. 1872, before me, John Graham County Clerk and for the County and Territory of Washington personally appeared J. B. Butler County Clerk to me to be the person whose signature appears in the foregoing plat of Tacoma City, and he acknowledged to me that he was the author of the same and that he was duly authorized by the Board of Commissioners of Pierce County W. T. to execute the same and that he was duly authorized by the Board of Commissioners of Pierce County W. T. to execute the same.

In witness whereof I have hereunto set my hand and official seal this 8<sup>th</sup> day and year in this certificate above written; John Graham  
County Clerk of Pierce for the Territory of Washington

Know all those to whom these presents shall come that the undersigned of the County of Pierce and Territory of Washington do hereby certify that the foregoing plat of Tacoma City as aforesaid was duly authorized by the Board of Commissioners of Pierce County W. T. to execute the same and that he was duly authorized by the Board of Commissioners of Pierce County W. T. to execute the same.

Territory of Washington 1853  
County of Pierce 1853  
On this 3<sup>rd</sup> day of December A. D. 1869, before me the undersigned County Clerk of Pierce County W. T. personally appeared A. B. Butler County Clerk to me to be the person whose signature appears in the foregoing plat of Tacoma City as aforesaid, and he acknowledged to me that he was the author of the same and that he was duly authorized by the Board of Commissioners of Pierce County W. T. to execute the same and that he was duly authorized by the Board of Commissioners of Pierce County W. T. to execute the same.

In witness whereof I have hereunto set my hand and official seal this 3<sup>rd</sup> day and year in this certificate above written; J. M. Williams  
County Clerk of Pierce for the Territory of Washington

For reference only no for sale



7 8 9 10 11 12

*First*

6 5 4 3 2 1

4

8 9 10 11 12

*Second*

5 4 3 2 1

15

8 9 10 11 12

*Third*

5 4 3 2 1

16

8 9 10 11 12



*Street.*

*White*

7 8 9 10 11 12

*Street*

6 5 4 3 2 1

5

7 8 9 10 11 12

*Street.*

6 5 4 3 2 1

14

7 8 9 10 11 12

*Street*

6 5 4 3 2 1

17

7 8 9 10 11 12

*Street*

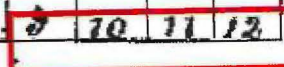
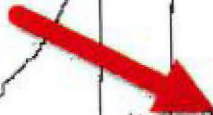
7 8 9 10 11 12

*Not to Scale*

6 5 4 3 2 1

6

7 8 9 10 11 12



6 5 4 3 2 1

13

7 8 9 10 11 12

6 5 4 3 2 1

18

7 8 9 10 11 12

*Street.*

*Car*

6 7 8 9

6 5 4 3

7 8 9 10

6 5 4 3

7 8 9 10

6 5 4 3

7 8 9 10

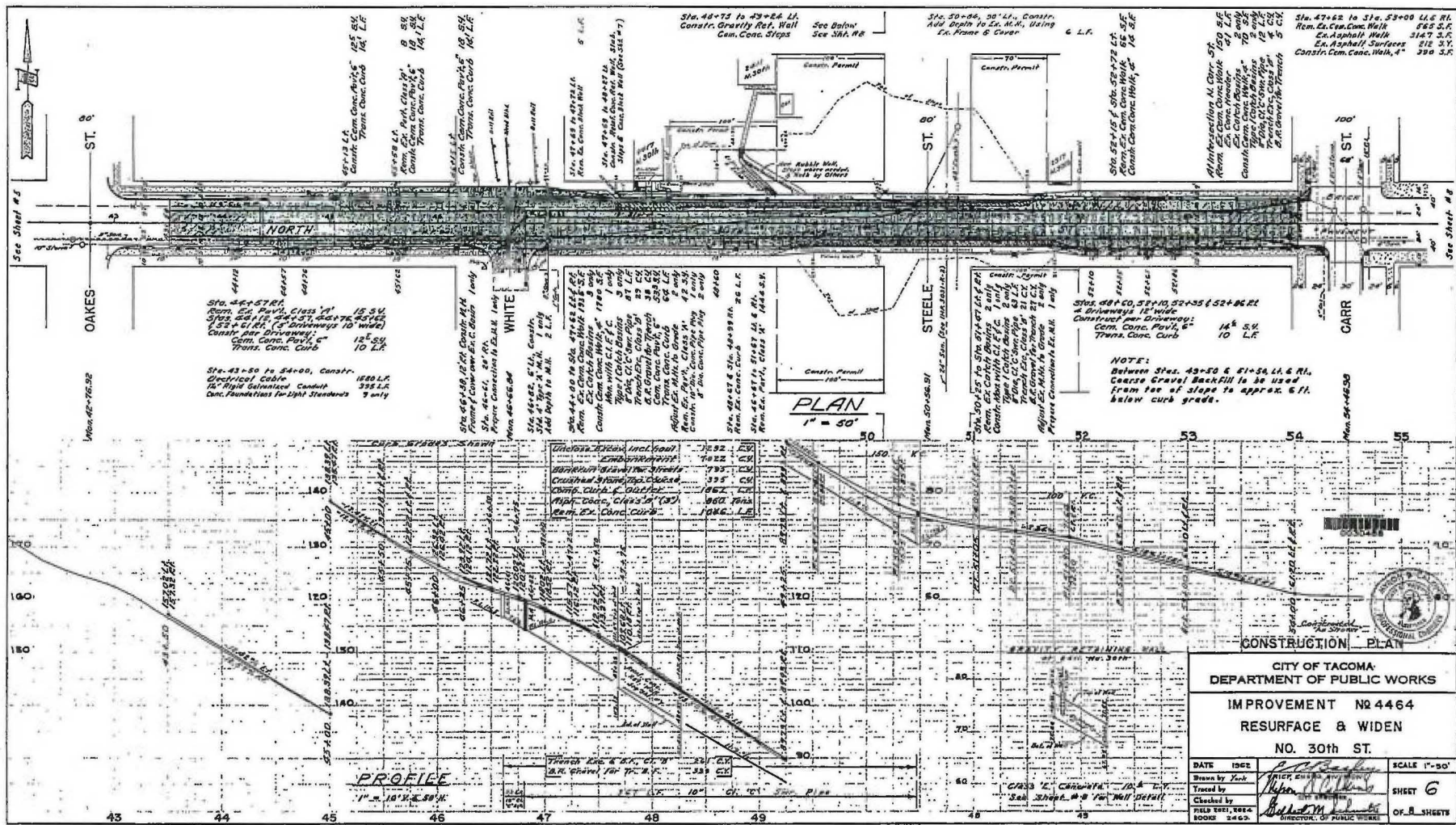
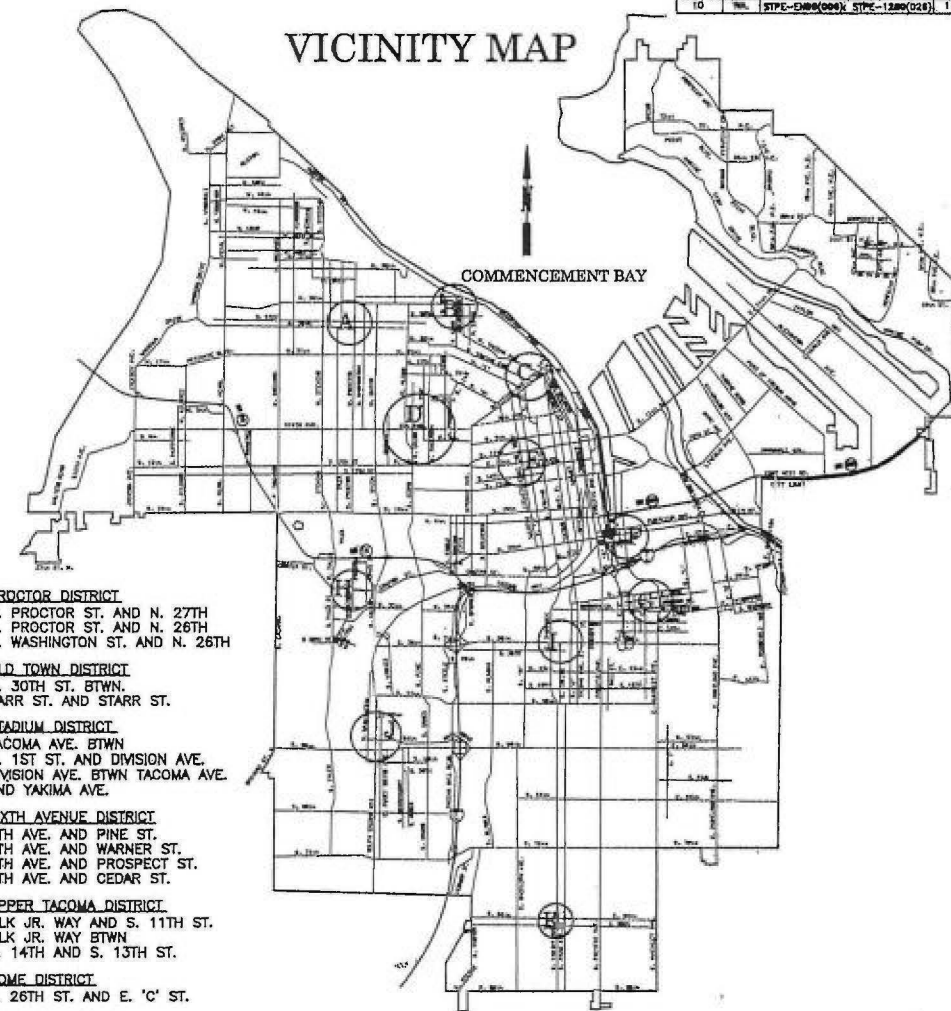


Exhibit 11



*NEIGHBORHOOD BUSINESS  
DISTRICT - SIDEWALK  
REPLACEMENT AND  
BULB-OUT CONSTRUCTION  
VARIOUS LOCATIONS*



- A PROCTOR DISTRICT  
N. PROCTOR ST. AND N. 27TH  
N. PROCTOR ST. AND N. 26TH  
N. WASHINGTON ST. AND N. 26TH
- B OLD TOWN DISTRICT  
N. 30TH ST. BTWN.  
CARR ST. AND STARR ST.
- C STADIUM DISTRICT  
TACOMA AVE. BTWN  
N. 1ST ST. AND DIVISION AVE.  
DIVISION AVE. BTWN TACOMA AVE.  
AND YAKIMA AVE.
- D SIXTH AVENUE DISTRICT  
8TH AVE. AND PINE ST.  
8TH AVE. AND WARNER ST.  
8TH AVE. AND PROSPECT ST.  
6TH AVE. AND CEDAR ST.
- E UPPER TACOMA DISTRICT  
MLK JR. WAY AND S. 11TH ST.  
MLK JR. WAY BTWN  
S. 14TH AND S. 13TH ST.
- F DOVE DISTRICT  
E. 26TH ST. AND E. 'C' ST.
- G MCKINLEY DISTRICT  
MCKINLEY AVE. BTWN  
MORTON ST. AND E. 35TH ST.
- H OAKLAND/MADRONA DISTRICT  
CENTER ST. BTWN  
PROCTOR ST. AND ADAMS ST.
- I LINCOLN DISTRICT  
YAKIMA AVE. BTWN  
S. 39TH AND S. 38TH ST.
- J SOUTH TACOMA DISTRICT  
SOUTH TACOMA WAY AND S. 58TH  
SOUTH TACOMA WAY AND S. 50TH
- K FERN HILL DISTRICT  
S. 84TH ST. AND PARK AVE.



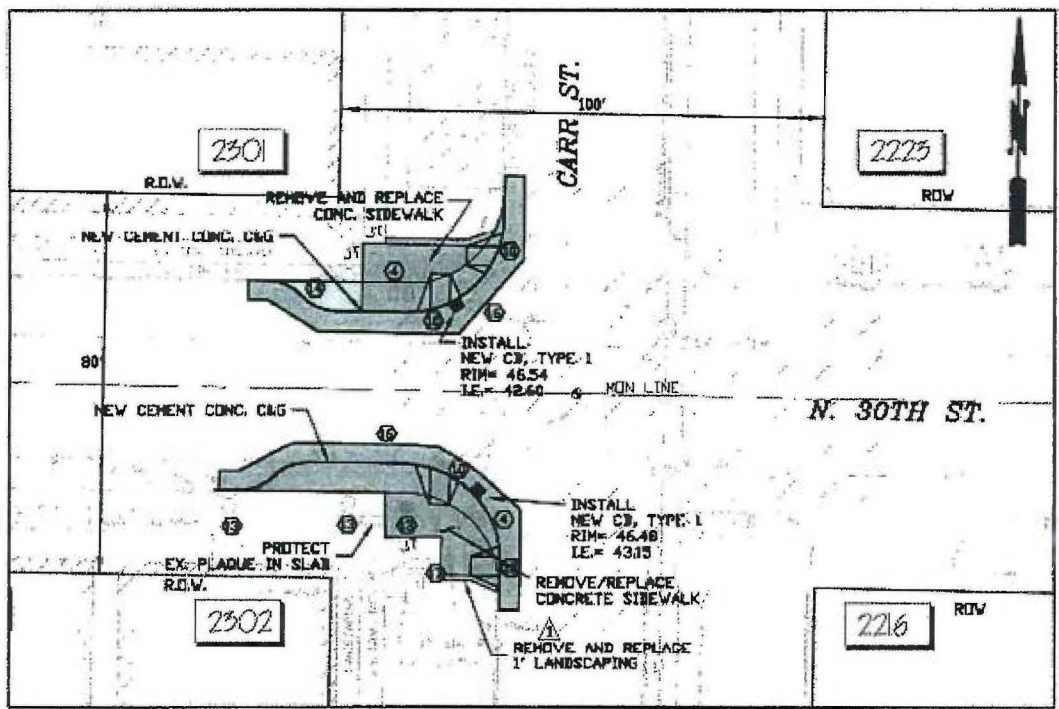
**TACOMA PUBLIC WORKS  
SPECIFICATION NO. G-260-03  
WORK ORDER NO. RW005B & RW015A  
FEDERAL AID NO. STPE-EN95(006)  
& STPE-1280(026)**

**STATE CONTRACT NO. SA-2886  
& TA-1575**




ES:  
 CH BASIN  
 4" AND DEPRESSED CURB FOR  
 OF TACOMA STANDARD PLAN  
 UTILITIES  
 SOIL TYPE 'A'  
 CONC. PATCH  
 INSTALL EX. STREET FURNITURE

STAKING AND CONTROL WILL BE  
 BY CITY OF TACOMA.  
 TO COORDINATE WITH  
 TACOMA SURVEY CREW AT LEAST  
 48 HOURS TO SURVEY STAKING.



**NORTH 30TH & CARR STREETS**  
 SCALE 1"=20'

**RFC #001 (9/10/03)**

FINAL ENGINEER'S CHECKED DATE: <b>MAY '03</b> DESIGNED: <b>JBH</b> DRAWN: <b>CO'B</b>		SCALE: <b>1" = 20'</b> CHECKED: <b>GCC</b> PROJECT NAME: <b>SIDEWALKS</b>		 CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS OLD TOWN NORTH 30TH STREET SIDEWALK CONSTRUCTION	<b>RW015A</b>
FIELD BOOKS DRAWING NAME: <b>SV_OLD-TOWN</b>	DATE: <b>9/10/03</b> APPD:	SHEET NO. <b>B</b> SHEET <b>5</b> OF <b>14</b>	<b>RW005B</b>		

I:\ACAD\Drawings\Projects\RW035\Map\SW\_OLD-TOWN.dwg 05/10/2003 03:40:29 PM Jhr

Tacoma Public Library photo 1978



Google Earth 2017



▼ Object Description

**Address** 2301 N 30TH ST, TACOMA

**Other information** Click on the address above to see if there are other images related to this address

**Description** 1 image.  
 Built by 1888  
 Carr's Hall / Knights of Pythias Temple  
 -Banner Lodge No. 22, Knights of Pythias  
 -later occupants included: Bethel Mission Presbyterian Sunday School, Star Grocery Store (Dominic Constanti, operator), Anton Bush's Grocery Store  
 -remodeled/rebuilt and opened as Grazie Caffè Italiano in Aug. 1983 (Alan Liddle, arch.)  
 -formerly 2501 No. 30th St., 3002 No. Carr St .  
 City Directory (1888)  
 -----  
 Austrian Benevolent Society ,  
 Lodge No. 1  
 979.702 G1350 p.53 (il)  
 -----  
 TNT 7/25/1943 p.A11 Apartments to  
 be built here (bldg. to be converted  
 into eight apts. for Mrs. Mary Constanti by  
 W.H. Gisin & Louis Hudson, contr.)  
 -----  
 Grazie Restaurant / Ristorante  
 -opened in Aug. 1983 as Grazie Caffè Italiano  
 -closed 2/26/2006  
 TNT 10/24/1987 p.B4 Grazie to reopen  
 TNT 4/17/1992 p.F7... new menus, improved service grace Grazie  
 TNT 12/23/2000 p.SL1 Dreaming big ,  
 building small (mention)  
 TNT 2/22/2006 p.D1 Real estate company  
 buys Trattoria Grazie for office space  
 -----  
 Law Office of John Connelly  
 Business Examiner 3/20/2006 p.14,22 Lawyer  
 turns eatery into law center (interior il)  
 -----

**Built** 1888

**Decade built** 1880s

**City** TACOMA

**Block** 2300 N 30TH ST, TACOMA

**Subject** 2301 N 30TH ST, TACOMA

**Newspaper abbreviations** GTWY - Peninsula Gateway, TDL - Tacoma Daily Ledger, TDN - Tacoma Daily News, TNL - Tacoma News Ledger, TNT - Tacoma News Tribune

**More information** About the Tacoma-Pierce County Buildings Index

▼ Description

**Address** 2301 N 30TH ST, TACOMA BU-13676 date 1978





**TO:** Ronda Cornforth  
**FROM:** Jennifer Kammerzell  
**SUBJECT:** SV124.1392 Connelly Family Properties, LLC  
**DATE:** July 30, 2018

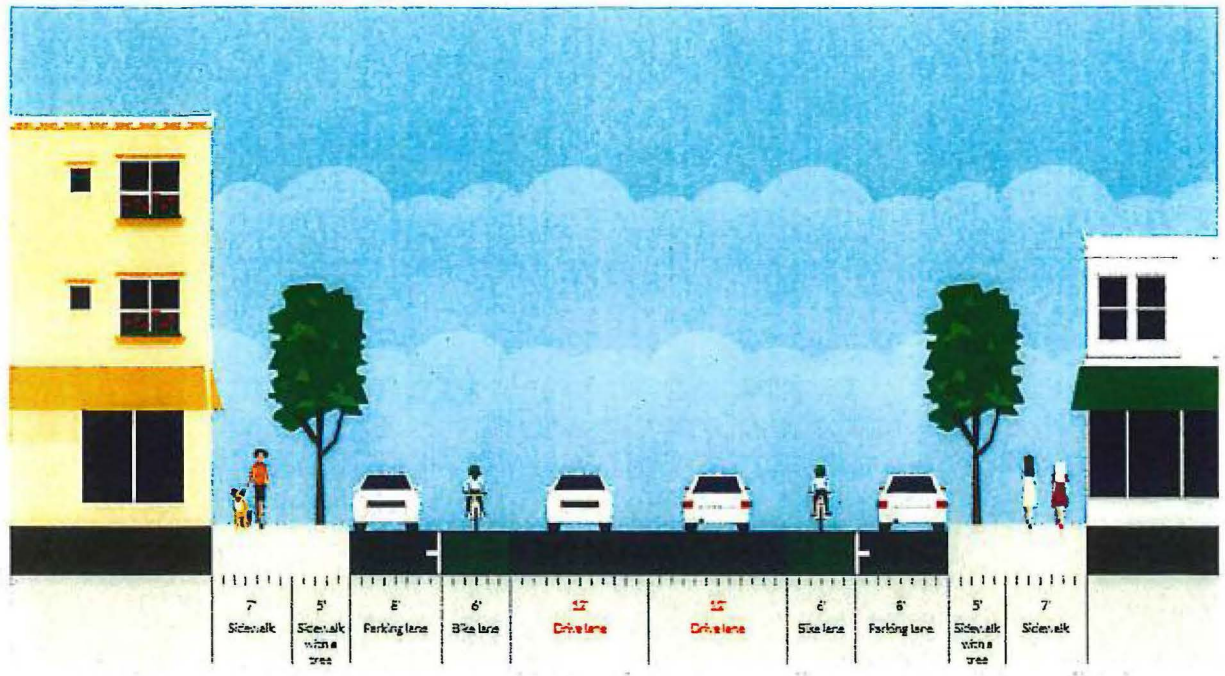
The City Engineering Division has reviewed the applicant's application requesting vacation of approximately 4 feet within the North 30<sup>th</sup> Street right-of-way for approximately 42 ft in length, as well as a portion within North Carr Street for the area on the corner under the porch.

After consideration of the building structure and previously approved permits, Traffic has no objections to the vacation along North 30<sup>th</sup> Street. Traffic has objections to vacating the area under the porch on the corner, which appears to be a façade improvement and could be reconstructed as a canopy that would not require a street vacation or Right-of-Way Use Occupancy Permit.

North 30<sup>th</sup> Street is a minor arterial that is designated as an auto and bicycle priority corridor within a Neighborhood Business District. Business Districts promote a walkable community with neighborhood scale retail, community, and office uses. Traffic considered the policies and goals within the Transportation Master Plan for consistency. A preliminary roadway review indicates that the minimum priority modes can be accommodated within the desired roadway; however, it would likely prevent future amenities such as sidewalk cafes, landscaping, or angle parking.

If you have any questions, please contact me at (253) 591-5511 or [jkammerzell@cityoftacoma.org](mailto:jkammerzell@cityoftacoma.org).

# North 30<sup>th</sup> Street with 76 ft Right-of-Way





**From:** Barnett, Elliott

**Sent:** Friday, July 27, 2018 4:09 PM

**To:** Kammerzell, Jennifer <[jkammerzell@ci.tacoma.wa.us](mailto:jkammerzell@ci.tacoma.wa.us)>; Cornforth, Ronda  
<[rcornforth@cityoftacoma.org](mailto:rcornforth@cityoftacoma.org)>

**Subject:** RE: Street Vacation 124.1392 - Comments DUE July 23, 2018 - Connelly Family Properties, LLC

Hi Ronda and Jennifer,

After discussing this with Brian, we agree to revising our comments.

We remove our objection to the vacation request, but wish to join with Public Works in expressing certain reservations: This should not set a precedent for future vacations and should be limited to what is strictly necessary to bring the structure as permitted by the City into compliance. The record should show that the vacation will potentially limit future use of the right-of-way such as angled parking. I understand Jennifer is preparing further specific input on this.

Does this work? If not, let me know.

Thanks

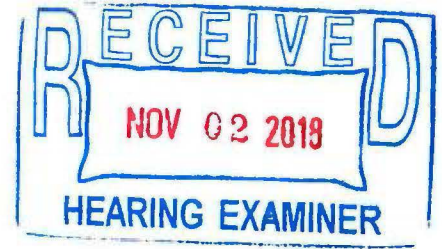
**Elliott Barnett, Planner**

City of Tacoma PDS

(253) 591-5389



JON GRAVES ARCHITECTS & PLANNERS, PLLC  
3110 Ruston Way Suite E Tacoma WA 98402 Phone: (253) 272-4214 Fax: (253) 272-4218



*April 16, 2018*

***City of Tacoma Hearing Examiner & Council***

747 Market St  
Room 720  
Tacoma WA 98402

***REGARDING: Connelly Law Offices / Petition for ROW Vacation***

Dear Council,

Please consider the following pursuant to the request for vacation of the public right of way located at 2301 N. 30<sup>th</sup> Street.

***Provision of Public Benefit/***The vacation of the right of way is sought due to the long-standing occupation of that right of way by the historic building, originally constructed in 1918, located on the site. The public would benefit from having this occupation formalized, so that the site can be taxed and assessed accurately. The alternatives of a Street Occupancy permit and/or remodel of the historical building would not serve the public interest because they would create ambiguity and uncertainty for the property, the neighborhood as well as pose a risk to the historic structure if it were ever to be removed, including the disruption to the pedestrian environment that such a removal would create.

***Adverse Effects on Traffic/***The vacation would not adversely affect the traffic patterns of the immediate area or the community in any way. The encroachment of the historic structure has existed in its current state since 1918.

***Adverse Effects on the Public Good/***The public will be served by ensuring the survival of the historic façade of this building, as well as by adding the lot area to the tax assessed value of the site and building.

***Future Public Use of Vacated Right of Way/***We cannot foresee any scenario that would require the vacated area for future public use.

***Abutting Owner Effects/***The only abutting owner to the proposed vacation area is the owner of the subject building. There are no other ingress/egress issues with respect to other properties.

Sincerely,

Jon Graves  
Principal in Charge

***Jon Graves Architects & Planners, PLLC***