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AUG 15 2017  
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OFFICE OF THE HEARING EXAMINER  
CITY OF TACOMA

In the Matter of:

LOCAL IMPROVEMENT DISTRICT  
NO. 8645.

APPELLANT YWCA'S JOINDER IN  
APPELLANTS WILLIAM AND ANN  
RILEY'S MEMORANDUM OF LAW

Appellant, the YWCA PIERCE COUNTY ("YWCA"), a Washington non-profit corporation, hereby joins Appellants William and Ann Riley's (collectively "Rileys") memorandum of law filed with the City Clerk on August 15, 2017 ("Riley Memorandum").

The YWCA agrees with and supports the arguments in the Riley Memorandum in their entirety. As demonstrated in the Riley Memorandum, the Hearing Examiner erred in: (1) determining that some support existed in the record for the four percent adjustment applied to office, retail, and commercial properties; (2) recommending approval of the Broadway Local Improvement District ("LID") Assessment ("Assessment") despite the City of Tacoma's failure to meet the burden of proof necessary to establish the four percent adjustment; (3) recommending approval of the Assessment after Council review of additional appraisal analysis not open to public review, comment, and challenge; and (4) determining that substantial evidence existed in the record to support a special benefit value on vacant properties of ten dollars per square foot.

The YWCA joins the Rileys in asking the City Council to deny approval of the Assessment as it pertains to office, retail, commercial, and vacant properties. The YWCA further requests that the City Council order a new assessment study—open to public

APPELLANT YWCA'S JOINDER IN APPELLANTS  
WILLIAM AND ANN RILEY'S MEMORANDUM OF LAW - 1


cc. Hex  
City Attorney

PHILLIPS BURGESS PLLC  
724 Columbia Street NW, Suite 320  
Olympia, Washington 98501  
Telephone: (360) 742-3500  
Facsimile: (360) 742-3519

1 participation, comment, and challenge—in order to determine the appropriate special benefit  
2 conferred to office, retail, commercial, and vacant properties within the LID.

3  
4 DATED this 15<sup>th</sup> day of August, 2017.

5  
6 PHILLIPS BURGESS PLLC

7  
8 By:   
9 Heather L. Burgess, WSBA #28477  
10 Kent van Alstyne, WSBA #49982  
11 Attorneys for Appellant YWCA

1 **DECLARATION OF SERVICE**

2 I, Phyllis Abbey, declare under penalty of perjury under the laws of the State of  
3 Washington that the following is true and correct:

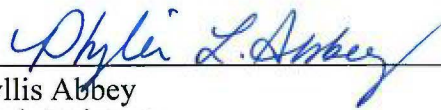
4 I am a resident of the State of Washington over the age of 18 years and not a party to the  
5 within entitled cause. I am employed by the law firm of Phillips Burgess PLLC, whose address  
6 is 724 Columbia Street NW, Suite 320, Olympia, Washington 98501.

7 On the date indicated above the signature line below, I sent out for service upon the  
8 parties listed below at the addresses and in the manner described, Appellant YWCA's Joinder in  
9 Appellants William and Ann Riley's Memorandum of Law, filed in the above-captioned action:

Tacoma City Clerk's Office 747 Market Street, #220 Tacoma, WA 98402	<input type="checkbox"/>	U.S. Mail, postage prepaid
	<input checked="" type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

Margaret Y. Archer GORDON THOMAS HONEYWELL LLP 1201 Pacific Avenue, Suite 2100 Tacoma, Washington 98402 <i>Attorney for William and Ann Riley</i>	<input type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input checked="" type="checkbox"/>	Electronically via email: <u>marcher@gth-law.com</u>

19  
20 DATED at Tacoma, Washington this 15<sup>th</sup> day of August 2017.

21  
22   
23 \_\_\_\_\_  
24 Phyllis Abbey  
25 Legal Assistant  
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