

CITY EXHIBIT LIST

HEARING DATE: Thursday, June 25, 2020, at 1:30 p.m.

FILE NUMBER: HEX2020-016 (SV 124.1412)

FILE NAME: *Metropolitan Park District of Tacoma, Petitioner*

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 Map Exhibit	COT, RPS	X			
EX. C-3	Map Exhibit	COT, RPS	X			
EX. C-4	Posting Notice Exhibit	COT, RPS	X			
EX. C-5	Plat – Portland Avenue First Addition	COT, RPS	X			
EX. C-6	Enlargement of Vacation Area	COT, RPS	X			
EX. C-7	Public Works – Traffic Comments	COT, RPS	X			
EX. C-8	Public Works – LID Comments	COT, RPS	X			
EX. C-9	Anonymous Public Comment	COT, RPS	X			
EX. C-10		COT, RPS				
EX. C-11		COT, RPS				

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W = Withdrawn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, June 25, 2020 at 1:30 PM**

PETITIONER: METROPOLITAN PARK DISTRICT OF TACOMA FILE NO. 124.1412

A. SUMMARY OF REQUEST:

Real Property Services has received a petition by Metropolitan Park District of Tacoma to vacate that dead-end segment of East "T" Street, also referenced as East "R" Street and formerly known as Dayton Street, lying southerly of the existing driveway to Lister Elementary School, as depicted on the attached Exhibits 2 and 3. The vacated area of right of way will be incorporated into the Park property for private entrance and park enhancements and improvements.

B. GENERAL INFORMATION:

1. Legal Description of Vacation:

THAT PORTION OF EAST 'T' STREET (FORMERLY KNOWN AS DAYTON STREET) ACCORDING TO THE PLAT OF PORTLAND AVENUE FIRST ADDITION, RECORDED IN BOOK 17 OF PLATS, PAGE 82, RECORDS OF THE PIERCE COUNTY AUDITOR, PIERCE COUNTY, WASHINGTON, ABUTTING AND SOUTHEASTERLY OF TRACT 'G' OF SAID PLAT, VACATED BY CITY OF TACOMA ORDINANCE NO. 27229, RECORDED UNDER RECORDING NUMBER 200405190826, RECORDS OF PIERCE COUNTY, SITUATE WITHIN IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 03 EAST, WILLAMETTE MEDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP DESCRIPTION 54.0 FEET IN WIDTH, HAVING 27.0 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE COMMENCING AT A SURFACE BRASS DISK MARKING A POINT OF INTERSECTION MONUMENT FOR A 3,820 FOOT RADIUS CURVE TO THE RIGHT WITHIN EAST 'T' STREET AS SHOWN ON SAID PLAT, APPROXIMATELY 303 FEET SOUTHWEST OF THE INTERSECTION WITH EAST 44TH STREET FROM WHICH ANOTHER SURFACE BRASS MONUMENT BEARS SOUTH 20°55'00" WEST A DISTANCE OF 684.10 FEET MARKING A DIFFERENT POINT OF INTERSECTION FOR SAID EAST 'T' STREET;

THENCE SOUTH 20°55'00" WEST A DISTANCE OF 208.07 FEET TO THE POINT OF TANGENCY OF SAID EAST 'T' STREET;

THENCE CONTINUING SOUTH 20°55'00" WEST ALONG THE CENTERLINE OF SAID EAST 'T' STREET A DISTANCE OF 168.25 FEET TO THE TRUE POINT OF BEGINNING OF THIS STRIP DESCRIPTION, SAID POINT BEING NORTH 69°05'00" WEST 27.00 FEET DISTANT FROM A REBAR AND CAP WITH LICENSE #21571 DEMARCATING THE MOST SOUTHERLY CORNER OF PARCEL 'A' AS DEPICTED ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 9410030066, RECORDS OF PIERCE COUNTY, WASHINGTON;

THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 20°55'00" WEST A DISTANCE OF 189.10 FEET TO A POINT OF TANGENCY WITH A 1061.11 FOOT RADIUS CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 003°46'49" AN ARC DISTANCE OF 70.01 FEET TO THE END OF THIS STRIP DESCRIPTION.

THE SIDELINES SHALL BE LENGTHENED OR SHORTENED ACCORDINGLY TO TERMINATE PERPENDICULAR TO SAID CENTERLINE.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

ALL SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON; WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 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 Notices have been advertised, and posted, as described below:

1. Yellow public notice signs were posted on May 18, 2020, along the subject right of way at the intersection of East 44th Street and at the aforementioned driveway. Sign posting locations delineated on the map attached hereto and referenced as Exhibit 4.
2. On May 13, 2020 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 as private access to park enhancements and improvements.

E. HISTORY:

East "T" Street, being 54 feet in width, was dedicated to the public on May 23, 1956 by Plat filing of Portland Avenue First Addition as recorded under Auditor's File Number 1756574, records of Pierce County. East "T" Street, as dedicated, terminates with the boundary of said Plat. Copy of said Plat and enlargement of requested vacation area are attached hereto and referenced as Exhibits 5 and 6.

F. PHYSICAL LAND CHARACTERISTICS:

East "T" Street, lying south of the Lister Elementary driveway, has a mixture of deteriorated oil mat and asphalt with no standard pedestrian or street improvements of curb, gutter, sidewalk or lighting. All improvements currently on-site are private park entrance improvements.

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, not contemplated for development within the Swan Creek Park Master Plan, as adopted by Metropolitan Park District of Tacoma in 2011, 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 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 unimproved right of way.
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:

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. At the time of this reading the Assessment is provided as an Advisory Comment only and not a condition of this action. Should the petitioner(s) wish to clear this item from title the Assessments 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
Posting Notice Exhibit – Exhibit 4
Plat of Portland Avenue First Addition – Exhibit 5
Enlargement of Vacation Area – Exhibit 6
Public Works, Traffic – Exhibit 7
Public Works/LID – Advisory Note Provided Exhibit 8
Anonymous Public comment – Exhibit 9

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

J. RECOMMENDED CONDITIONS OF APPROVAL:

Since no objections were received should this street vacation request be approved, the Real Property Services Department of Public Works recommends that Payment be the only condition 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 the existing vehicular turnaround is retained provided, and/or an appropriate replacement turnaround is dedicated by Right of Way Deed, to the public in concurrence with adoption of this resulting Ordinance.

Advisory Comment Only

3. **PUBLIC WORKS/LID - ADVISORY COMMENT ONLY**

- a. *LID estimates and comments provided herein by Real Property Services are advisory comments only, and not as a condition of closing, and can be voluntarily paid at time of this right of way purchase or will be required at time of development.*

Real Property Services has received the following public comment:

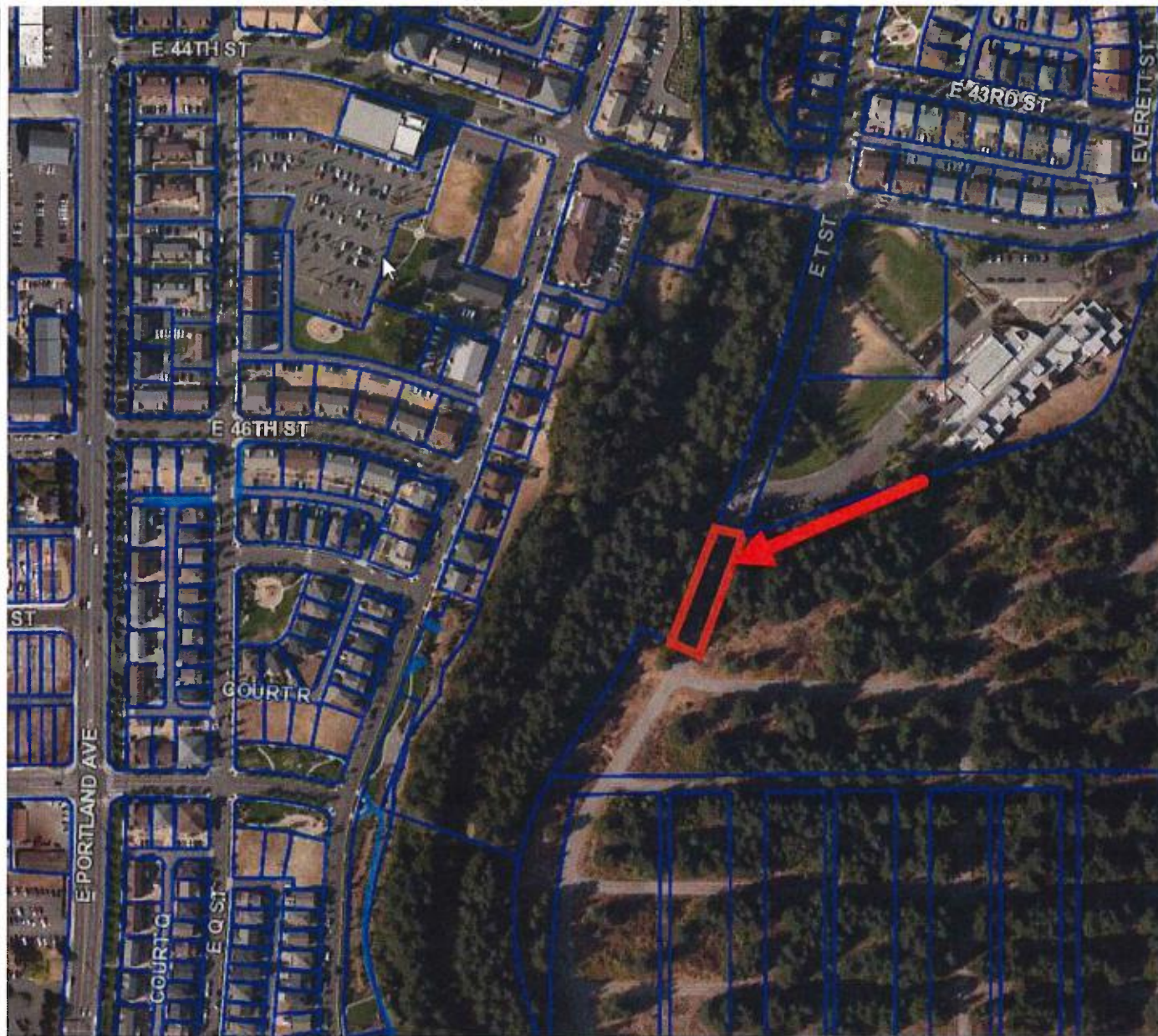
- ❖ Real Property Services received only one anonymous public comment scrawled on our public notice sign indicating no specific objection to the vacation action.

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.



Exhibit C-2



Metropolitan Park District of Tacoma

STREET VACATION NO. 124.1412

East "T" Street entrance to Tacoma's Swan Creek Park

SE ¼ of the SE ¼ SEC. 15, T20N, R03E

NOT TO SCALE

Ex C-2



Exhibit C-3



Metropolitan Park District of Tacoma

STREET VACATION NO. 124.1412

East "T" Street entrance to Tacoma's Swan Creek Park

SE ¼ of the SE ¼ SEC. 15, T20N, R03E

NOT TO SCALE

Ex C-3

124.1412 – Metropolitan Park District of Tacoma

Sign Posting Exhibit



Ex C-4

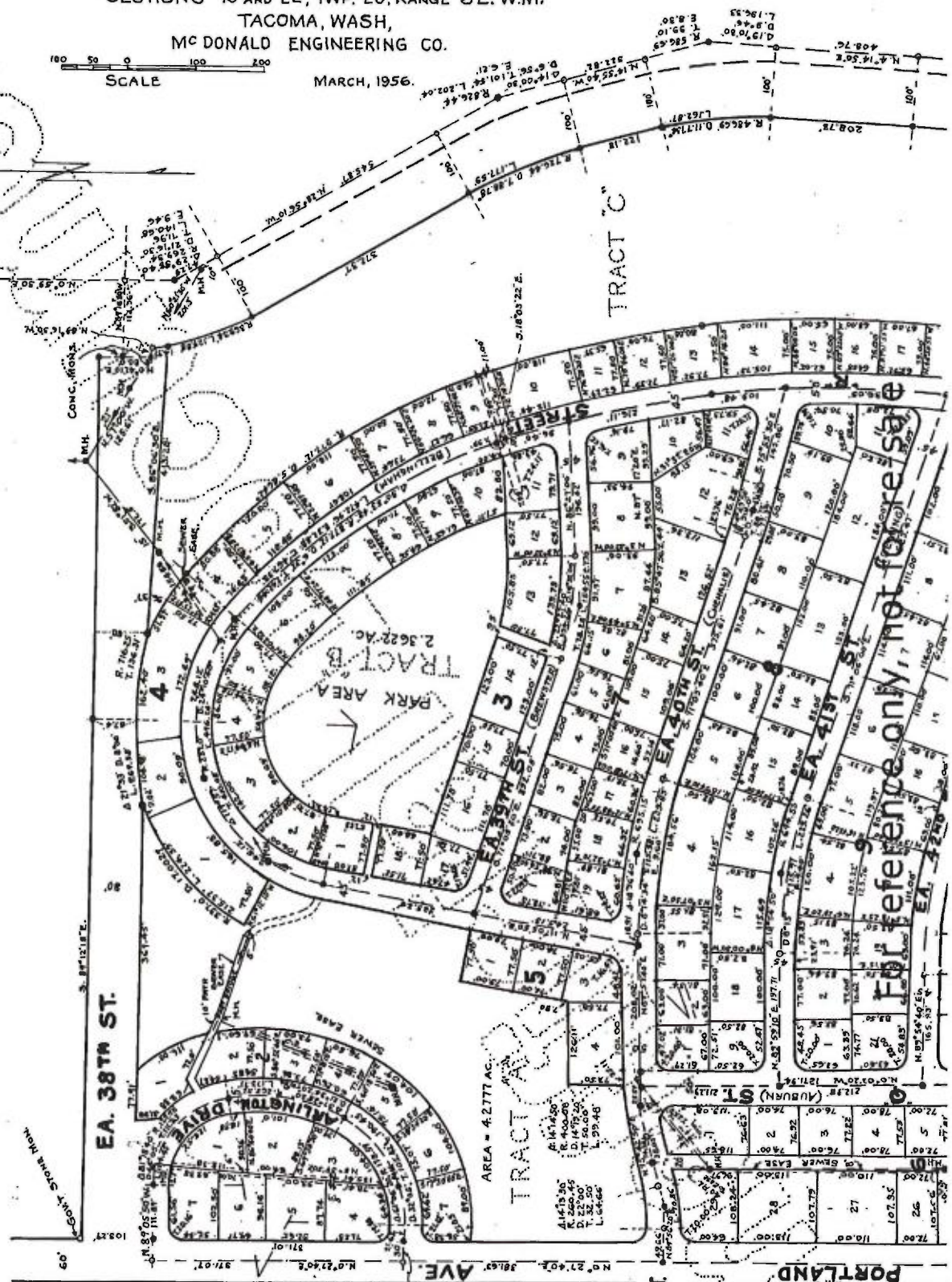
PORTLAND AVENUE FIRST ADDITION

SECTIONS 15 AND 22, TWP. 20, RANGE 3E, W.M.

TACOMA, WASH.

McDONALD ENGINEERING CO.

MARCH, 1956.



- LEGEND -
- MONUMENTS SET
 - EXISTING MONUMENTS
 - M.H. (MANHOLE)

Notes:

All radii at street intersections are 20', unless otherwise noted.

COMPILED BY J.K.P.N.
INDEXED BY

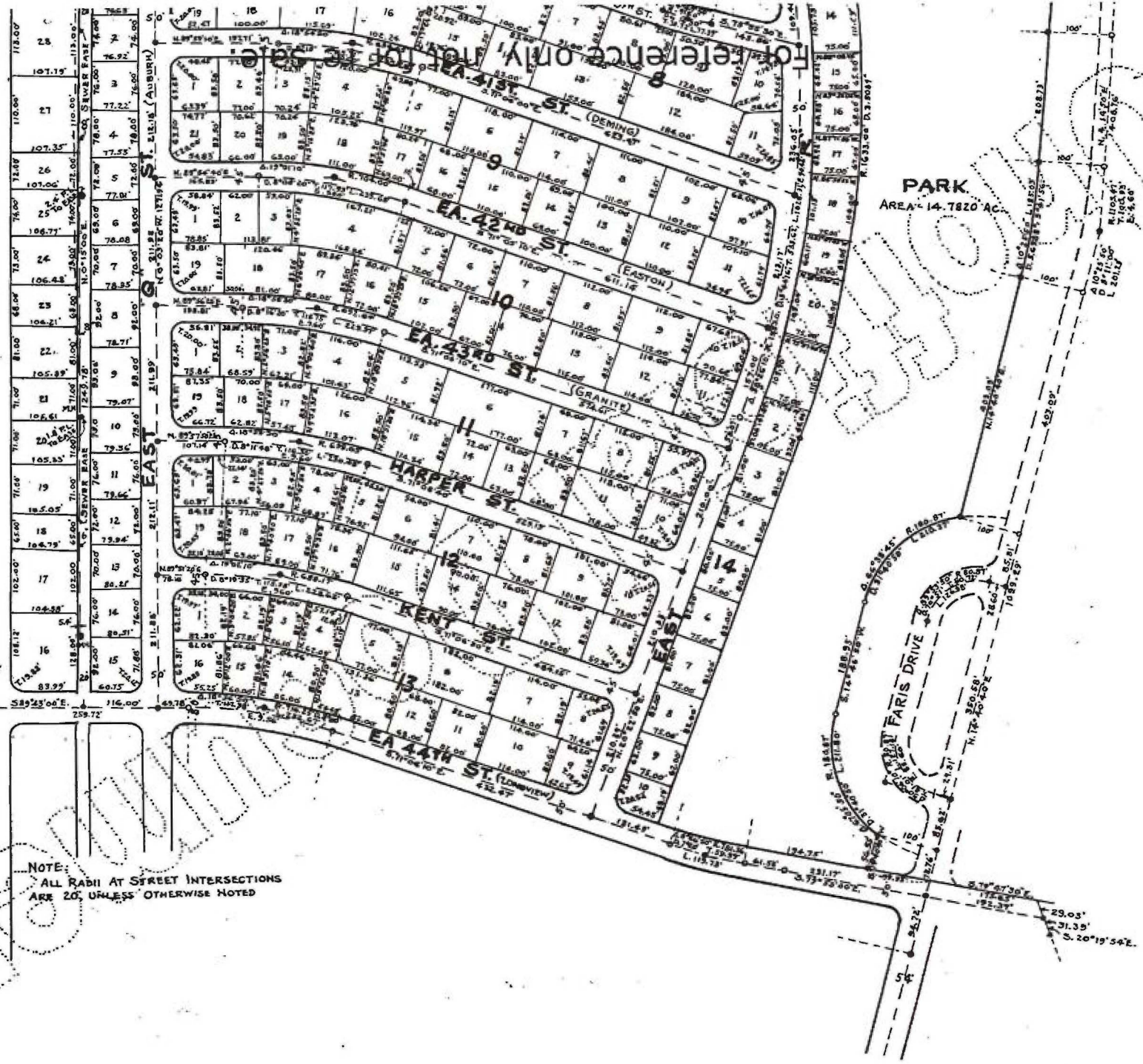
PORTLAND

131.97'

EA. 44TH ST

NOTE:

ALL RADII AT STREET INTERSECTIONS ARE 20' UNLESS OTHERWISE NOTED





For reference only, not for re-sale.

EA 48TH ST.

EA 44TH ST.

EA 46TH ST.

PORTLAND AVE.

For reference only, not for re-sale.

EA. 48TH ST.

SWINTH CO. ROAD

EA. 51ST ST.

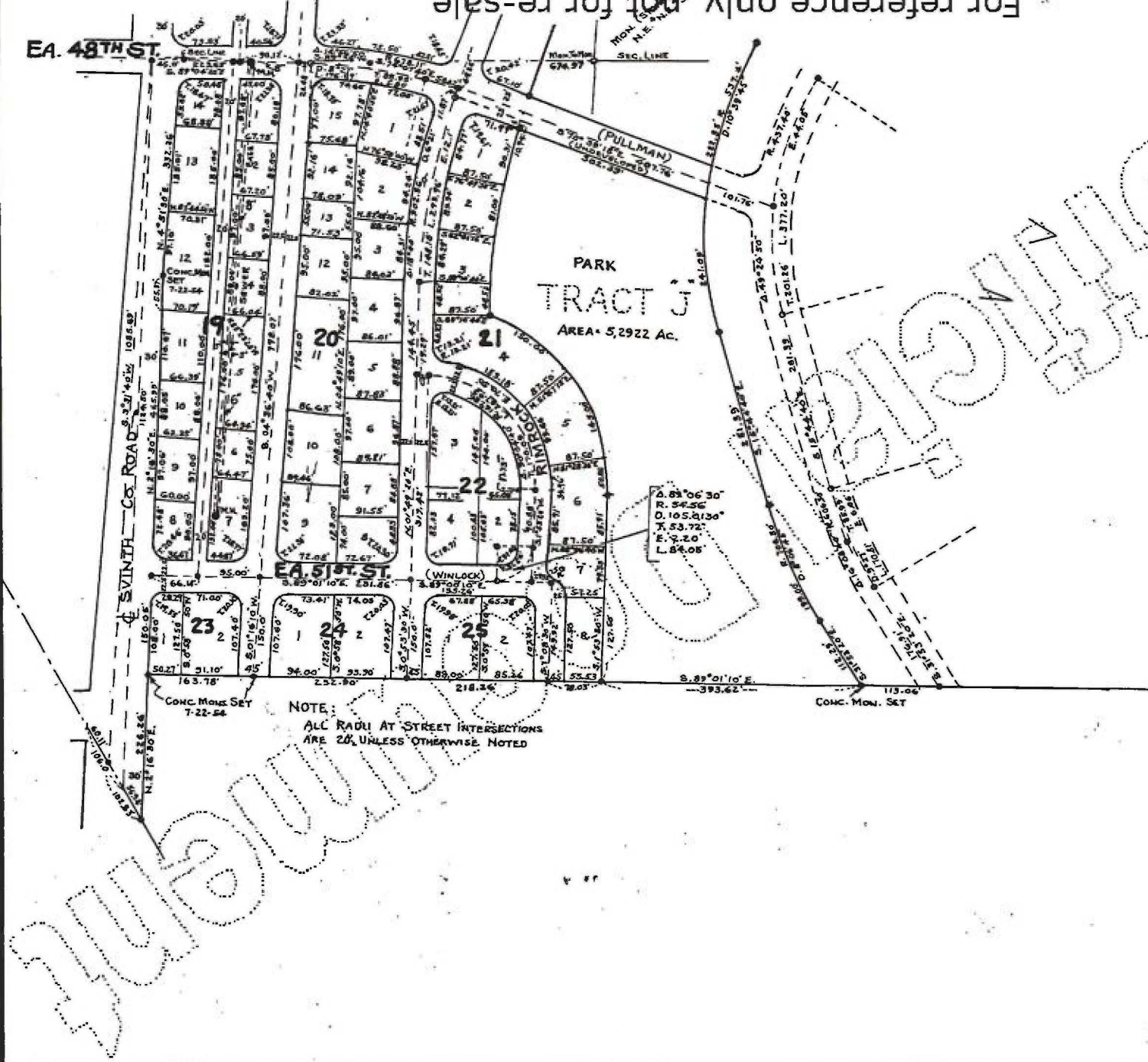
PARK TRACT J
AREA - 5,2922 Ac.

△.83°06'30"
R. 54.56
D. 105.2130°
X. 53.72
E. 7.20
L. 86.08

NOTE:
ALL RADII AT STREET INTERSECTIONS
ARE 20, UNLESS OTHERWISE NOTED

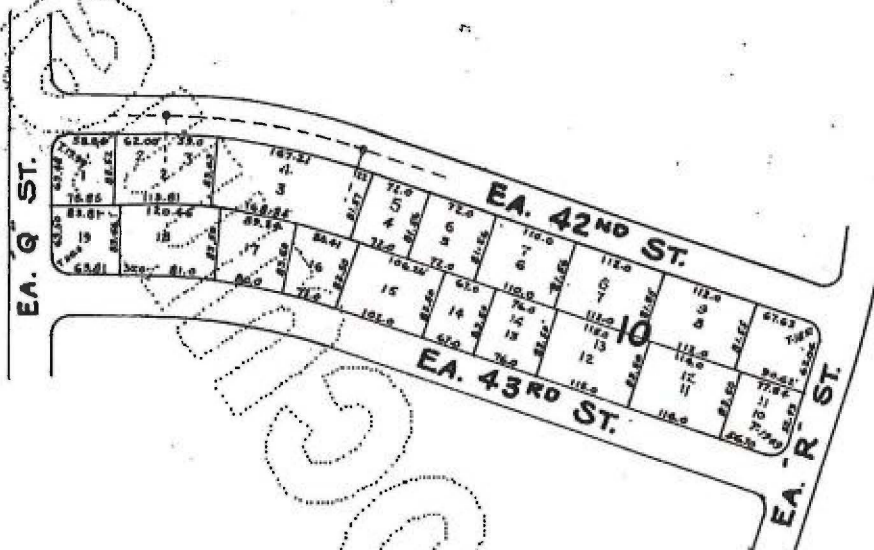
CONC. MON. SET

CONC. MON. SET
7-22-24



REPLAT OF BLOCK 10 PORTLAND AVENUE FIRST ADD.

TO THE CITY OF TACOMA
SCALE 1"=100' MAY 12-1956



I hereby certify that the above plat is correct. Signed this 12th day of May A.D. 1956

N. L. McDonald

N. L. McDonald, Registered Civil Engineer and Land Surveyor. License No. 514-0167000

 * NAYIS L. Mc DONALD
 * Registered
 * PROFESSIONAL ENGINEER
 * State of Washington

KNOW ALL MEN BY THESE PRESENTS, that the Housing Authority of the City of Tacoma, by Gerrit Vander Ende, Chairman of the Board of Commissioners, owner of the above described parcel of land, publishes the attached plat, such plat to be known as the "Replat of Block 10, Portland Avenue First Addition" to the City of Tacoma, Pierce County, Washington.

IN WITNESS WHEREOF said representative above mentioned has caused his name to be hereunto subscribed.

Signed this 15th day of May A.D. 1956

HOUSING AUTHORITY OF THE CITY OF TACOMA

By G Vander Ende
Chairman.

Attest Harold Bergerson
Harold Bergerson, Executive Director

State of Washington) S S
County of Pierce)

This is to certify that on this 15th day of May A.D. 1956, personally appeared before me Gerrit Vander Ende, and Harold Bergerson, known to me to be the representatives described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above mentioned.

Gertude S. McCaffery
Notary Public in and for the State of Washington
Residing in Tacoma, Washington.

 * GERTRUDE S. McCAFFERY NOTARY PUBLIC
 * State of Washington
 * Commission expires Nov. 20, 1957

Filed and recorded at the request of "Housing Authority of the City of Tacoma"

This 23rd day of May A.D. 1956, at 46 min. past 2 o'clock P.M., on page 82 G, Vol. 17 of record of plats.

J. W. Sonntag
Auditor, Pierce County, Washington.

Sue Bonitzak Deputy.

1756574

COMPARED BY PH JK
INDEXED BY

For reference only, not for re-sale.

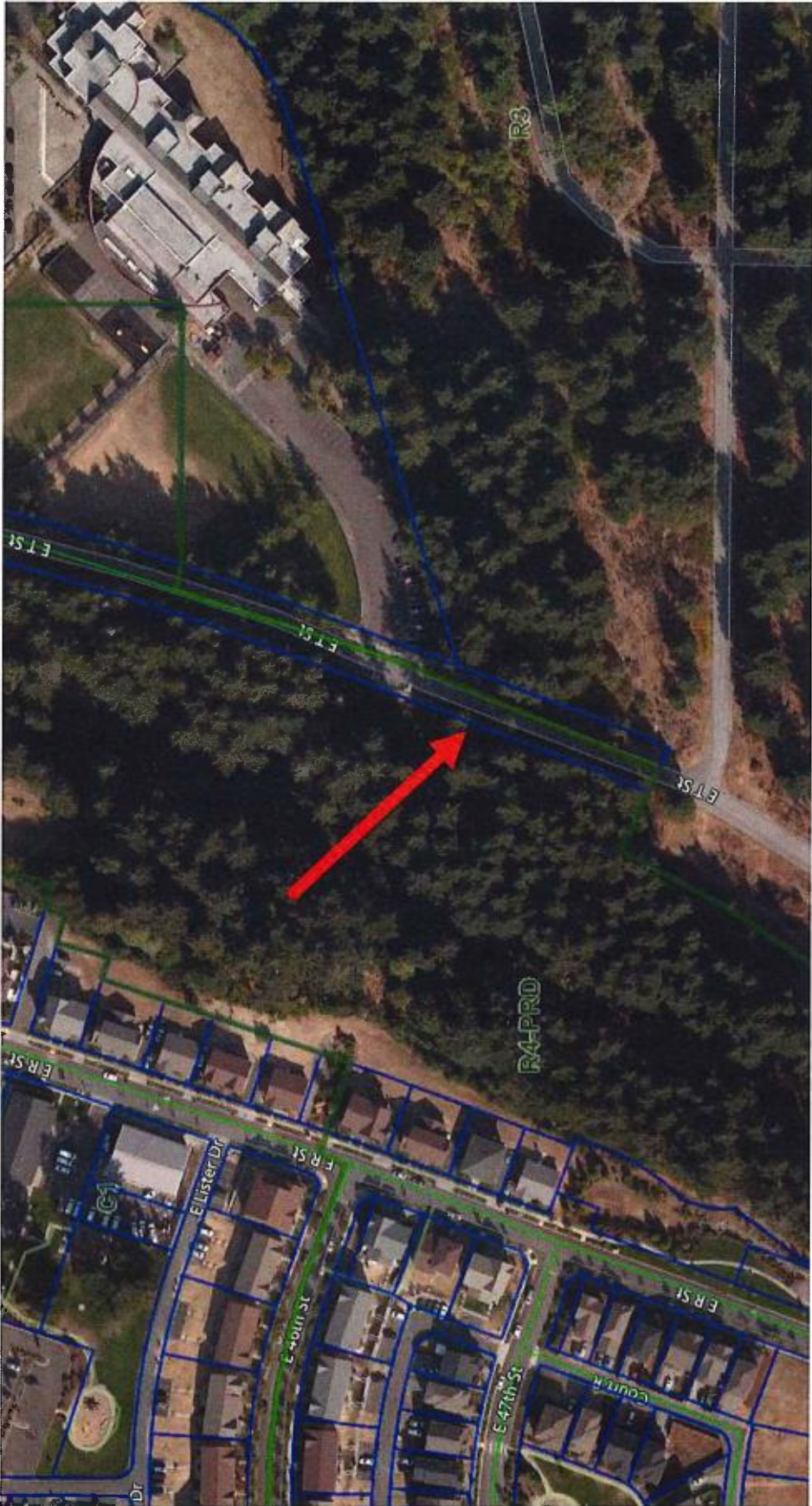


Exhibit C-7

From: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>
Sent: Monday, March 23, 2020 3:15 PM
To: Cornforth (Van Allen), Ronda <rcornforth@cityoftacoma.org>
Cc: Kidd, Brennan <bkidd@cityoftacoma.org>; Hansen, Dan <DHansen1@cityoftacoma.org>
Subject: Re: Street Vacation 124.1412 - Comments DUE April 3, 2020 - Metro Parks - Swan Creek

Traffic has no objections, provided the existing turnaround across from the school driveway remains or a new turnaround is available.

Jennifer Kammerzell
Principal Engineer

City of Tacoma Public Works Department
www.cityoftacoma.org
(253) 591-5511 (access to work phone is limited at this time)
she/her/hers

From: Cornforth (Van Allen), Ronda <rcornforth@cityoftacoma.org>
Sent: Monday, March 23, 2020 2:47 PM
To: Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Cantrel, Aaron <Aaron_Cantrel@comcast.com>; Newton, Corey <cnewton@ci.tacoma.wa.us>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Johnson, Christopher <cjohnso2@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; 'Megan Holt ' <megan.holt@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; NRE. Easement (<nre.easement@centurylink.com>) <nre.easement@centurylink.com>; Rossi, Rod <RRossi@cityoftacoma.org>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Stringer, Shawn <SStringe@ci.tacoma.wa.us>; Tina Vaslet <tvaslet@piercettransit.org>
Cc: Cornforth (Van Allen), Ronda <rcornforth@cityoftacoma.org>
Subject: Street Vacation 124.1412 - Comments DUE April 3, 2020 - Metro Parks - Swan Creek

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1412 for private park entrance and provide comments for your respective utility/agency **on or before April 13, 2020**. Responses received later than April 3, 2020 risk **NOT** being incorporated into the vacation action.

Note, resulting from the abundance of non-responsive departments/contacts we are paring down the contact distribution list to only those directly relative to the vacation process, please let me know if you'd voluntarily like to be removed from the distribution list.

Please also note that **pursuant to RCW 35.79.030 conditions of the vacation are limited to that which are directly associated to the bounds of the vacated right of way** and do not subject the vacation to actions beyond the limits of the request. Accordingly, please refrain from commenting on any future

Ex - C-8

development conditions that are not relative to the vacation action and apply said conditions to any actual development permitting that may follow. If deemed necessary, a representative from your respective utility may be required to attend the public hearing to present the perceived merits of any conditions you've placed, please check in with me just before start of hearing for introductory purposes. The Public Hearings are held in the City Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington. Failure to attend, if required, may result in the automatic dismissal of any such condition that does not comport to statute.

Questions regarding the scope and limitation of conditioning street vacation actions should be directed to your respective legal counsel, any questions thereafter can certainly be directed to me for further vetting.

Please email me with any questions you may have.
Thank you.

R. J. Van Allen (formerly Cornforth)

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

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

Exhibit C-8

From: Russell, Lee <LRussell@cityoftacoma.org>
Sent: Tuesday, March 31, 2020 8:05 AM
To: Cornforth (Van Allen), Ronda <rcornforth@cityoftacoma.org>
Subject: RE: Street Vacation 124.1412 - Comments DUE April 3, 2020 - Metro Parks - Swan Creek

Ronda,

Regarding Street vacation 124.1412, the amount that will be owed is \$2,931.63.

Thanks

Lee Russell

Real Estate Specialist
City of Tacoma Real Property Services
747 Market St. Rm 737
Tacoma, Wa 98402
lrussell@cityoftacoma.org
Ph. 253-591-5277

From: Cornforth (Van Allen), Ronda <rcornforth@cityoftacoma.org>
Sent: Monday, March 23, 2020 2:47 PM
To: Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Cantrel, Aaron <Aaron_Cantrel@cable.comcast.com>; Newton, Corey <cnewton@ci.tacoma.wa.us>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Johnson, Christopher <cjohnso2@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; 'Megan Holt ' <megan.holt@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; NRE. Easement (nre.easement@centurylink.com) <nre.easement@centurylink.com>; Rossi, Rod <RRossi@cityoftacoma.org>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Stringer, Shawn <SStringe@ci.tacoma.wa.us>; Tina Vaslet <tvvaslet@piercetransit.org>
Cc: Cornforth (Van Allen), Ronda <rcornforth@cityoftacoma.org>
Subject: Street Vacation 124.1412 - Comments DUE April 3, 2020 - Metro Parks - Swan Creek
Importance: High

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1412 for private park entrance and provide comments for your respective utility/agency **on or before April 13, 2020**. Responses received later than April 3, 2020 risk NOT being incorporated into the vacation action.

Note, resulting from the abundance of non-responsive departments/contacts we are paring down the contact distribution list to only those directly relative to the vacation process, please let me know if you'd voluntarily like to be removed from the distribution list.

Ex C-8

Please also note that *pursuant to RCW 35.79.030 conditions of the vacation are limited to that which are directly associated to the bounds of the vacated right of way* and do not subject the vacation to actions beyond the limits of the request. Accordingly, please refrain from commenting on any future development conditions that are not relative to the vacation action and apply said conditions to any actual development permitting that may follow. If deemed necessary, a representative from your respective utility may be required to attend the public hearing to present the perceived merits of any conditions you've placed, please check in with me just before start of hearing for introductory purposes. The Public Hearings are held in the City Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington. Failure to attend, if required, may result in the automatic dismissal of any such condition that does not comport to statute.

Questions regarding the scope and limitation of conditioning street vacation actions should be directed to your respective legal counsel, any questions thereafter can certainly be directed to me for further vetting.

Please email me with any questions you may have.
Thank you.

R. J. Van Allen (formerly Cornforth)

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

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



PUBLIC NOTICE

TACOMA PROPOSED STREET VACATION

STREET VACATION NUMBER: 122112

PETITION NUMBER: 122112

SITE DESCRIPTION: T Street south of

Listed driveway, for conversion to private
park entrance. Improvements.

HEARING DATE: 08/25/2020

HEARING TIME: 9:00 PM

HEARING PLACE: CITY OF TACOMA, HAMBERG
T STREET

STAFF CONTACT: Ronde Cornforth (253) 591-5052
RCornforth@cityofTacoma.org