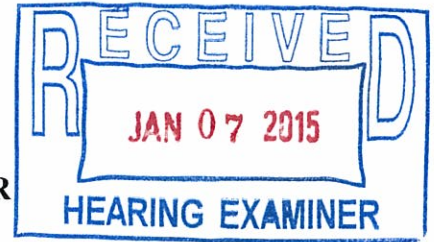


**PRELIMINARY REPORT**

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



**For the Hearing to be Held  
Thursday, January 15, 2015 at 9:00 AM**

**PETITIONER: UNIVERSITY OF WASHINGTON, TACOMA**

**FILE NO. 124.1347**

**A. SUMMARY OF REQUEST:**

Real Property Services has received a petition to vacate portions of Jefferson Avenue south of South 17<sup>th</sup> Street, for pedestrian and bicycle improvements, landscaping, traffic management, parking and vehicle access to the University of Washington Tacoma. The area is shown on the attached map, Exhibit 2.

**B. GENERAL INFORMATION:**

**1. Legal Description of Vacation:**

A portion of the Northwest quarter of the Southwest quarter of Section 04, Township 20 North, Range 03 East, W.M. more particularly described as follows:

That portion of Jefferson Avenue lying southerly of the South right of way margin of South 17<sup>th</sup> Street and easterly of the southerly extension of the West line of Block 1705, Map of New Tacoma, Washington Territory, according to the Plat thereof as recorded February 3, 1875, records of Pierce County Auditor;

Said southerly extension terminates at the West line of Block 1806 of said Plat;

Situate in the City of Tacoma, County of Pierce, State of Washington.

**2. Notification:**

9.22.060 NOTICE OF PUBLIC HEARING The Public Works Department shall cause a 30-day notice to be given of the pendency of the petition by written notice posted in three of the most public places in the City, a like notice in a conspicuous place on the street or alley sought to be vacated, a like notice in a newspaper of general circulation in the City, and a like notice to the legal property owners of all property abutting the right of way requested for vacation as enumerated on the applicant's vacation petition, and to any other interested parties of record. In addition to posting notices of the hearing, the Public Works Department shall mail a copy of the notice to all owners and occupants of the property

which lies within 300 feet of the street or alley to be vacated. The said notice shall contain the statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed for the hearing of the petition.

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

**C. PUBLIC NOTICE:**

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

The Public Hearing Notice was posted December 17, 2014 at approximately 11:30 a.m. at locations 1 and 2 described below; the remaining notices were posted on December 18, 2014:

1. Placed yellow public notice sign approximately 60 feet south of the southeast corner of the intersection of South 17th Street and Broadway.
2. Placed yellow public notice sign approximately 25 feet south of the southwest corner of the intersection of South 17th Street and Jefferson Avenue.
3. Public notice memo placed into the glass display case located on the second floor of the Municipal Building abutting the City Clerk's Office.
4. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
5. Public notice memo advertised on the City of Tacoma web site at address:  
<http://www.cityoftacoma.org/page.aspx?nid=596>
6. Public Notice advertised in the Daily Index newspaper.
7. Public Notice mailed to all parties of record within the 500 feet of vacation request.
8. Public Notice advertised on Municipal Television Channel 12.

**D. PURPOSE OF REQUEST:**

The Petitioner proposes acquiring the vacated portions of Jefferson Avenue south of South 17<sup>th</sup> Street, for pedestrian and bicycle improvements, landscaping, traffic management, parking and vehicle access to the University of Washington campus and adjacent buildings.

**E. HISTORY:**

The City of Tacoma acquired the right of way proposed to be vacated within the plat of Map of New Tacoma, filed for record February 3, 1875, in Pierce County, Washington. In 2008, the City

ORIGINAL

granted a Street Occupancy Permit (“SOP”) to the University of Washington under SOP 276 for communication conduits and a vault.

**F. PHYSICAL LAND CHARACTERISTICS:**

Jefferson Avenue, south of South 17<sup>th</sup> Street is 80 feet wide and slopes down toward the Sound Transit Link Light Rail tracks and Pacific Avenue. It has sidewalk, curb, and gutter on both sides and is a completely built street. The vacated area is approximately 310 feet long on the easterly side of the right of way and is 70 feet long along Block 1705, or the westerly side of Jefferson Avenue.

**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 returns the property to the tax rolls.
  - b. It results in new open space and pedestrian-friendly street improvements available to the public.
  - c. It facilitates economic development and the City's subarea plan that acknowledges UWT in the revitalization of South Downtown.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and does not object to the vacation.
3. The public need shall not be adversely affected because of the South 17<sup>th</sup> Realignment Project.
4. The South 17<sup>th</sup> realignment project will make that portion of Jefferson Avenue being vacated unnecessary for future road connectivity.
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. ADDITIONAL INFORMATION:**

The area to be vacated has not been assessed for sanitary sewers and is subject to a Connection Charge In-Lieu-of-Assessment per T.M.C. 12.08.350. Should the petitioner wish to clear this item from title, please contact Sue Simpson of the Environmental Services Department, at 591-5529 for the assessment amount. Please note that the ordinance establishing the rate of assessment is updated every few years, and the amount quoted may increase in the future. When the petitioner has submitted a development plan, an in lieu of amount will be computed.

**I. PROJECT RECOMMENDATIONS:**

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

Preliminary Report – Exhibit 1

Aerial Maps (2) – Exhibit 2  
Plat Map – Not Available  
PW/Traffic Engineering – Exhibit 3  
Tacoma Water – Exhibit 4  
ES Stormwater/Wastewater – Exhibit 5  
Tacoma Fire – Exhibit 6  
Century Link Communications – Exhibit 7  
Click! – Exhibit 8  
Pierce Transit – Exhibit 9  
ES/Wastewater/In-Lieu – Exhibit 10  
Street Occupancy Permit No. 276 – Exhibit 11

Comcast Communications – No Objection  
Puget Sound Energy – No Objection  
Tacoma Power – No Objection

**J. RECOMMENDED CONDITIONS OF APPROVAL:**

Should this street vacation request be approved, the Real Property Services Division recommends the following 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*

2. PW/TRAFFIC ENGINEERING

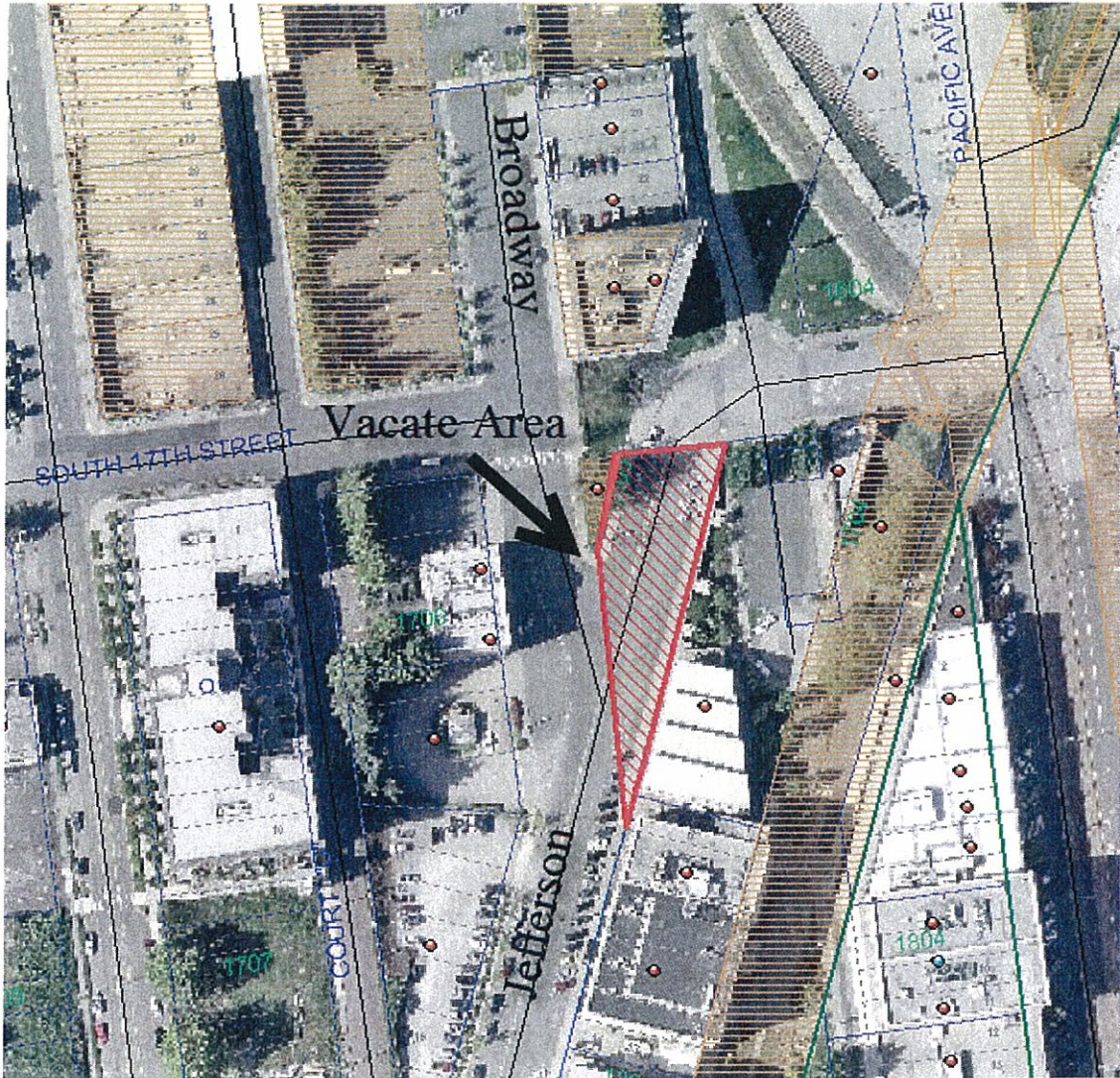
- a. Please contact Jennifer Kammerzell at (253) 591-5511 regarding Traffic's comments.
- b. Traffic has no objection; however:
  - i) The Petitioner must maintain sidewalk and utility easement for public access and street lights over the existing sidewalk fronting 1711 Jefferson Avenue. The sidewalk and street lights will remain as part of the South 17<sup>th</sup> Street realignment.
  - ii) Vehicular access to Parcel No. 201705-0010 will be prohibited based on its proximity to the intersection and pedestrian/vehicular safety.

3. TACOMA WATER

- a. Please contact Tony Lindgren at (253) 502-8685 regarding Tacoma Water's comments.
- b. Tacoma Water has no objection; however, an easement must be retained over the entire area. Please see Exhibit 4.

4. ENVIRONMENTAL SERVICES (ES)
  - a. Please contact Merita Trohimovich at (253) 502-2103 regarding ES's comments.
  - b. ESSE will allow the vacation; but requires that an easement be reserved over the entire vacate area for wastewater and stormwater facilities and maintenance, inspection, construction for existing and future utilities.
  
5. TACOMA FIRE
  - a. Please contact Chris Seaman at (253) 591-5503 regarding Tacoma Fire's comments.
  - b. Tacoma Fire has no objection as long as the proposed realignment of South 17<sup>th</sup> is completed.
  
6. CENTURY LINK
  - a. Please contact Jeff Lawrey at (206) 345-0333 regarding CenturyLink's comments.
  - b. CenturyLink has no objection; however, an easement must be obtained to secure its existing and future facilities. Please see Exhibit 7.
  
7. CLICK!
  - a. Please contact Chris Mantle at (253) 502-8131 regarding Click's comments.
  - b. Click! has no objection; however they will need to retain an easement over the entire area. Real Property Services will provide further comment to the hearing examiner at the hearing.
  
8. PIERCE TRANSIT
  - a. Please contact Ben Han at (253) 983-3496 regarding Pierce Transit's comments.
  - b. Pierce Transit has no objection.
  - c. Advisory comment: Pierce Transit route 48 travels through Jefferson St. It will detour as necessary during the reconstruction project of South 17<sup>th</sup> Street. Please provide Pierce Transit with a 5 to 7 business day notice so it can detour effectively.
  
9. ENVIRONMENTAL SERVICES/WASTEWATER/IN-LIEU(ES/IN-LIEU)
  - a. Please contact Sue Simpson at (253) 591-5529 regarding ES's comments.
  - b. Advisory comment: ES/In-Lieu has no objection; however, the collection of in-lieu assessments for sanitary sewer will be \$1,550.00.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.



UNIVERSITY OF WASHINGTON, JEFFERSON

STREET VACATION NO. 124.1347

A PORTION OF JEFFERSON AVENUE SOUTHERLY OF SOUTH 17<sup>TH</sup> STREET

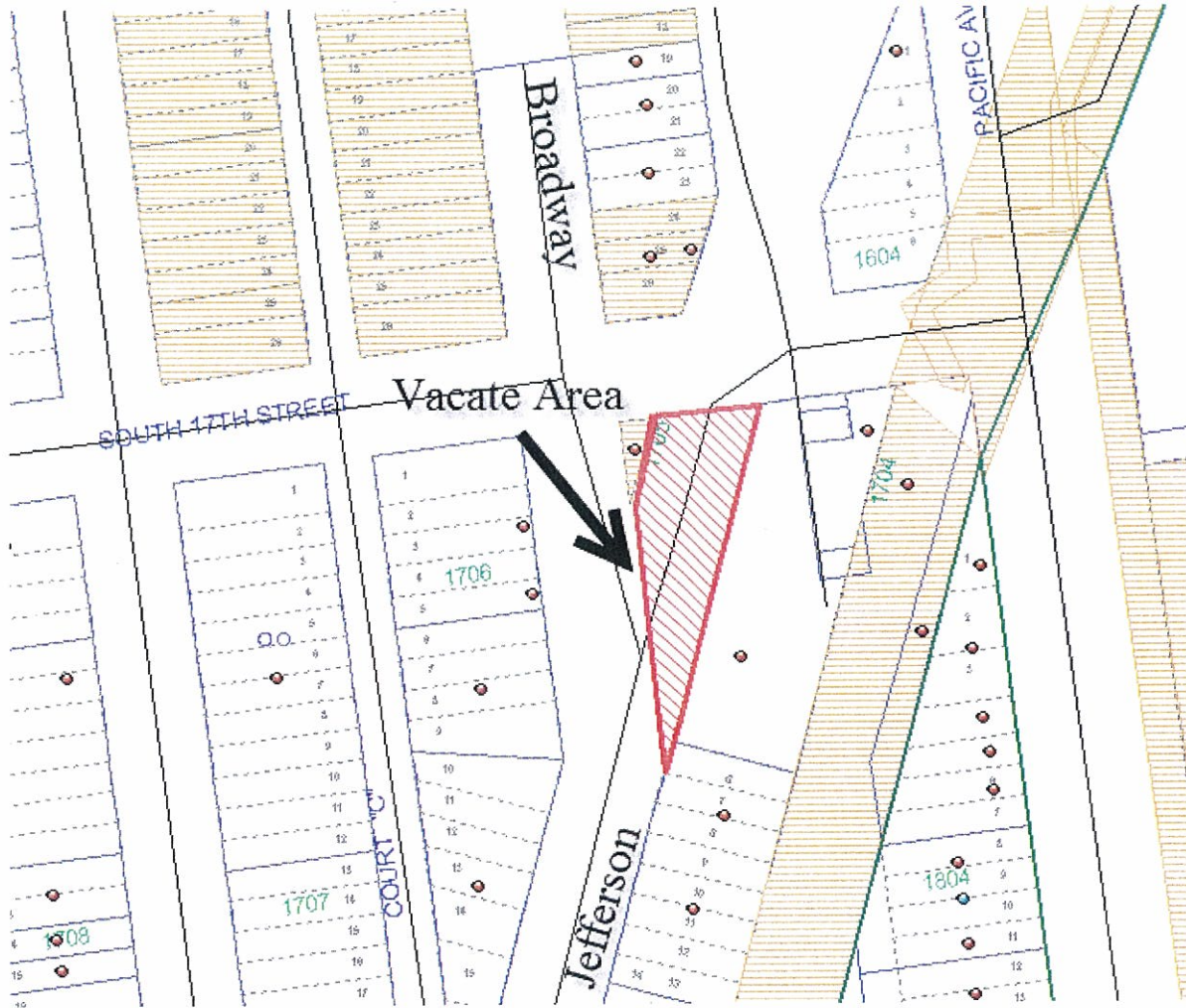
SW 1/4 SEC. 04, T20N, R03E

NOT TO SCALE

**Exhibit 2**







UNIVERSITY OF WASHINGTON, JEFFERSON

STREET VACATION NO. 124.1347

A PORTION OF JEFFERSON AVENUE SOUTHERLY OF SOUTH 17<sup>TH</sup> STREET

SW 1/4 SEC. 04, T20N, R03E

NOT TO SCALE



100

## Stevens, Troy

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**From:** Kammerzell, Jennifer  
**Sent:** Monday, January 05, 2015 1:52 PM  
**To:** Stevens, Troy  
**Cc:** Diekmann, Joshua; Huseby, Eric; Brown, Dana; Larson, Chris; O'Neill, Sue; Kidd, Brennan; Thompson, Darius  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079  
**Attachments:** UWT Jefferson\_20150102\_JK.docm

Hi Troy,

The Engineering Division has no objections to the vacation of *Jefferson Avenue south of south 17<sup>th</sup> Street*. The attached memo provides comments and conditions to support the vacation.

### *Jennifer Kammerzell*

Senior Engineer  
City of Tacoma Public Works Engineering

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**From:** Stevens, Troy  
**Sent:** Monday, January 05, 2015 12:08 PM  
**To:** Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Coffman, James; Coyne, Richard; Danby, Marilyn; Dykas, Veronica; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Jeff Lawrey; Kammerzell, Jennifer; Kingsolver, Kurtis; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Trohimovich, Merita  
**Subject:** FW: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Hi everyone,

One more. There is a second UWT street vacation that we are processing for a hearing on the same day. I must have all of your comments by 4:00 p.m. today.

Thank you,

### **Troy Stevens**

City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

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**From:** Stevens, Troy  
**Sent:** Wednesday, December 17, 2014 12:36 PM  
**To:** 'Bateman, Joy'; 'Ben Han'; Boczar, Sue; Boudet, Brian; 'Cantrel, Aaron'; Coffman, James; Coyne, Richard; 'Danby, Marilyn'; Dykas, Veronica; Erickson, Ryan; Fletcher, Gloria; Howatson, James; 'Jeff Lawrey'; Kammerzell, Jennifer; Kingsolver, Kurtis; 'Reynolds, Tanara '; Seaman, Chris; Simpson, Sue; Trohimovich, Merita  
**Subject:** Request for Comment - **Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079**

Good afternoon,

Please see the attached request for comment memo on Street Vacation 124.134. (Jefferson Ave), Res. 39079. The comment period will end on January 2, 2015.

Thank you,

**Troy Stevens**

City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)



**TO: TROY STEVENS**

**FROM: JENNIFER KAMMERZELL  
PUBLIC WORKS /ENGINEERING DIVISION**

**SUBJECT: STREET VACATION REQUEST NO. 124.1347 (Jefferson Avenue)**

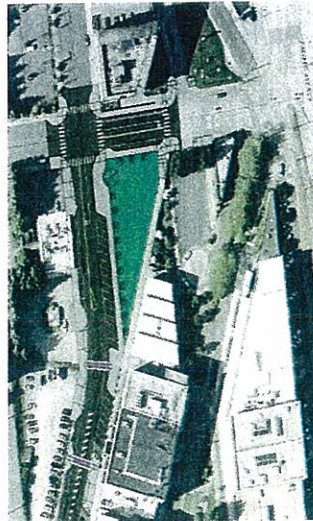
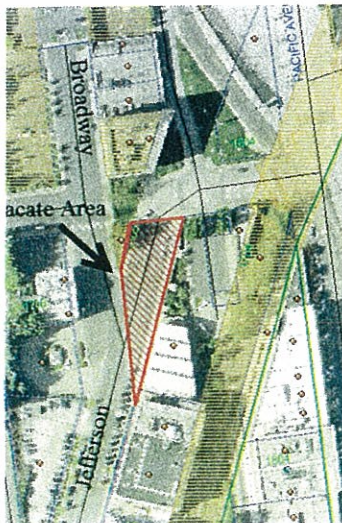
**DATE: JANUARY 2, 2014**

The Engineering Division reviewed the petition to vacate portions of Jefferson Avenue south of South 17<sup>th</sup> Street, for pedestrian and bicycle improvements, landscaping, traffic management, parking, and vehicle access to the University of Washington campus and adjacent buildings, as shown on the attached vicinity map.

The Engineering Division has no objections to the vacation of Jefferson Avenue south of south 17<sup>th</sup> Street. Based on review of the proposal and existing traffic conditions, staff provides the following comments and recommended conditions:

- 1) Maintain sidewalk and utility easement for public access and street lights over the existing sidewalk fronting 1711 Jefferson Avenue. The sidewalk and street lights will remain as part of the South 17<sup>th</sup> Street realignment (bottom right graphic).
- 2) Vehicular access to Parcel No. 2017050010 will be prohibited based on its proximity to the intersection and pedestrian/vehicular safety.

If circumstances change and the proposal is modified then the City reserves the right to reconsider this recommendation. If you have any questions, please contact me at (253) 591-5511 or [jkammerzell@cityoftacoma.org](mailto:jkammerzell@cityoftacoma.org).





**Stevens, Troy**

---

**From:** Fletcher, Gloria  
**Sent:** Tuesday, January 06, 2015 12:26 PM  
**To:** Stevens, Troy  
**Cc:** Price, Richard  
**Subject:** Tacoma Water Comments - SV 124.1347  
**Attachments:** Final Memo - Tacoma WAtEr.pdf

Troy,

This is on its way to you via interoffice mail. Still waiting on Click!, will keep you posted.

-Gloria

*Gloria Fletcher | Tacoma Public Utilities*  
*Senior Real Estate Officer*  
Facilities Management, Real Property Services  
City of Tacoma Department of Public Works  
P: (253) 502-8573 | <http://www.cityoftacoma.org/>





MEMORANDUM



DATE: January 5, 2015

TO: Troy Stevens, Senior Real Estate Specialist  
Department of Public Works, Facilities Division

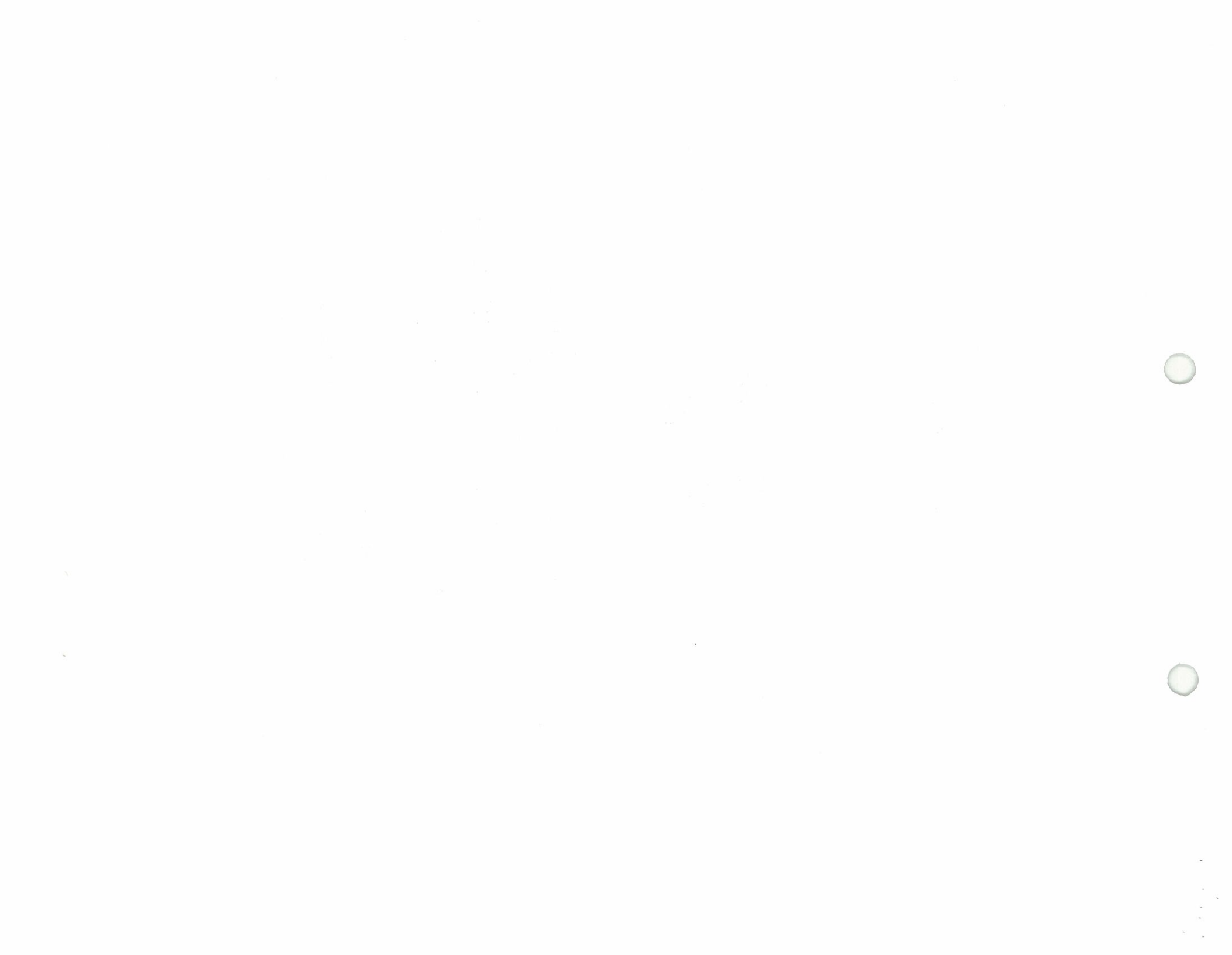
FROM: Tony Lindgren, Water Distribution Engineering Manager  
Tacoma Water

SUBJECT: Street Vacation Request No. 124-1347

A handwritten signature in blue ink, appearing to read 'Tony Lindgren', is written over the 'FROM' field of the memorandum.

Tacoma Water has reviewed the above-referenced street vacation and has the following comments:

1. The requested vacation area contains a 24" water main and appurtenances which will need to remain in service, unobstructed, and accessible at all times.
2. Tacoma Water requests a perpetual, 20 foot, easement over the entire length of the water main, within the existing right of way as currently described ("Easement Area") for maintenance, repair, construction, modification, and replacement of existing and future Tacoma Water facilities.
3. The easement shall include unlimited access to the Easement Area.
4. To avoid conflicts with existing facilities and access, Tacoma Water requests review and approval rights for any proposed improvements within the Easement Area.
5. Any relocation or adjustment of existing Tacoma Water infrastructure within the Easement Area requested by the future owner of the current right of way ("Grantor") will be completed by Tacoma Water at the Grantor's sole cost and expense.
6. Damage to any Tacoma Water facilities within the Easement Area by the Grantor, its agents, tenants, employees, assignees, or invitees shall be repaired by Tacoma Water at the Grantor's sole cost and expense.
7. No permanent structures shall be placed within the Easement Area.
8. No grading will be allowed within the Easement Area without prior consent of Tacoma Water. No removal of material over Tacoma Water infrastructure will be allowed which will produce a depth of cover of less than 3 feet. No filling over Tacoma Water infrastructure will be allowed which will produce a depth of cover of greater than 5 feet.



## Stevens, Troy

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**From:** Trohimovich, Merita  
**Sent:** Tuesday, January 06, 2015 8:32 AM  
**To:** Stevens, Troy  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

**Importance:** High

You are a very patient person. But you spelled my name incorrectly – so now you're in trouble.....

1. ENVIRONMENTAL SERVICES (ESSE)

- a. Please contact Merita Trohimovich at (253) 502-2103 regarding ESSE's comments.
- b. ESSE will allow the vacation; but requires that an easement be reserved over the entire vacate area for wastewater and stormwater facilities and maintenance, inspection, construction for existing and future utilities.

Merita Trohimovich, P.E.  
Principal Engineer  
City of Tacoma Surface Water  
Center for Urban Waters  
326 East D Street  
Tacoma, WA 98421  
253-502-2103

---

**From:** Stevens, Troy  
**Sent:** Tuesday, January 06, 2015 8:21 AM  
**To:** Trohimovich, Merita  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Thanks for keeping things fun.

---

**From:** Trohimovich, Merita  
**Sent:** Tuesday, January 06, 2015 8:14 AM  
**To:** Stevens, Troy  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

I think lots of things...

Merita Trohimovich, P.E.  
Principal Engineer  
City of Tacoma Surface Water  
Center for Urban Waters  
326 East D Street  
Tacoma, WA 98421  
253-502-2103

---

**From:** Stevens, Troy  
**Sent:** Tuesday, January 06, 2015 8:12 AM  
**To:** Trohimovich, Merita  
**Subject:** FW: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

What do you think?

1. ENVIRONMENTAL SERVICES (ESSE)

- a. Please contact Merita Trohimovich at (253) 502-2103 regarding ESSE's comments.
- b. ESSE has concerns about this vacation; it will only be supportive if an easement is reserved over the entire vacate area for wastewater and stormwater facilities and maintenance, inspection, construction for existing and future utilities.

---

**From:** Stevens, Troy  
**Sent:** Tuesday, January 06, 2015 8:02 AM  
**To:** Trohimovich, Merita  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Sorry. Are you saying you have no issues or that I was incorrect in how I was interpreting what you said.

Thanks

---

**From:** Trohimovich, Merita  
**Sent:** Tuesday, January 06, 2015 7:58 AM  
**To:** Stevens, Troy  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

no

Merita Trohimovich, P.E.  
Principal Engineer  
City of Tacoma Surface Water  
Center for Urban Waters  
326 East D Street  
Tacoma, WA 98421  
253-502-2103

---

**From:** Stevens, Troy  
**Sent:** Tuesday, January 06, 2015 7:58 AM  
**To:** Trohimovich, Merita  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Good morning,

Would you please confirm that you meant to say that ES has no wastewater or stormwater issues?

Thank you

---

**From:** Trohimovich, Merita  
**Sent:** Monday, January 05, 2015 3:23 PM  
**To:** Stevens, Troy  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

ES has wastewater or stormwater issues with this vacation except that a full width easement shall be maintained for wastewater and stormwater utility maintenance, inspection and construction of existing and future utilities. Thanks, Merita

Merita Trohimovich, P.E.  
Principal Engineer  
City of Tacoma Surface Water  
Center for Urban Waters  
326 East D Street  
Tacoma, WA 98421  
253-502-2103

---

**From:** Stevens, Troy  
**Sent:** Monday, January 05, 2015 12:08 PM  
**To:** Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Coffman, James; Coyne, Richard; Danby, Marilynn; Dykas, Veronica; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Jeff Lawrey; Kammerzell, Jennifer; Kingsolver, Kurtis; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Trohimovich, Merita  
**Subject:** FW: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Hi everyone,

One more. There is a second UWT street vacation that we are processing for a hearing on the same day. I must have all of your comments by 4:00 p.m. today.

Thank you,

**Troy Stevens**

City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

---

**From:** Stevens, Troy  
**Sent:** Wednesday, December 17, 2014 12:36 PM  
**To:** 'Bateman, Joy'; 'Ben Han'; Boczar, Sue; Boudet, Brian; 'Cantrel, Aaron'; Coffman, James; Coyne, Richard; 'Danby, Marilynn'; Dykas, Veronica; Erickson, Ryan; Fletcher, Gloria; Howatson, James; 'Jeff Lawrey'; Kammerzell, Jennifer; Kingsolver, Kurtis; 'Reynolds, Tanara '; Seaman, Chris; Simpson, Sue; Trohimovich, Merita  
**Subject:** Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Good afternoon,

Please see the attached request for comment memo on Street Vacation 124.1347 (UWT/Jefferson Ave), Res. 39079. The comment period will end on January 2, 2015.

Thank you,

**Troy Stevens**

City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535



**Stevens, Troy**

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**From:** Seaman, Chris  
**Sent:** Monday, January 05, 2015 1:10 PM  
**To:** Stevens, Troy; Boczar, Sue  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Troy,

I just talked to Sue and she was not aware of the proposed realignment of 17<sup>th</sup>. My comment already incorporates hers extending 17<sup>th</sup> to Pacific maintains fire access.

Regards,  
**CHRIS SEAMAN**  
Senior Engineer  
Tacoma Fire Department | Prevention Division  
901 Fawcett Avenue | Tacoma, WA 98402  
253.591.5503 | [cseaman@cityoftacoma.org](mailto:cseaman@cityoftacoma.org)



---

**From:** Stevens, Troy  
**Sent:** Monday, January 05, 2015 12:32 PM  
**To:** Boczar, Sue; Seaman, Chris  
**Subject:** FW: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Sue and Chris,

What do you think about your comments? Should they be combined?

Thanks,

Troy

---

**From:** Boczar, Sue  
**Sent:** Wednesday, December 17, 2014 3:05 PM  
**To:** Stevens, Troy  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

**Fire Lane access has to be maintained**

---

**From:** Stevens, Troy  
**Sent:** Wednesday, December 17, 2014 12:36 PM  
**To:** Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Coffman, James; Coyne, Richard; Danby, Marilyn; Dykas, Veronica; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Jeff Lawrey; Kammerzell, Jennifer; Kingsolver, Kurtis; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Trohimovich, Merita  
**Subject:** Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Good afternoon,

Please see the attached request for comment memo on Street Vacation 124.1347 (JW Jefferson Ave), Res. 39079. The comment period will end on January 2, 2025.

Thank you,

**Troy Stevens**

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)



## Stevens, Troy

---

**From:** Lawrey, Jeff J <R.Lawrey@CenturyLink.com>  
**Sent:** Monday, January 05, 2015 1:12 PM  
**To:** Stevens, Troy  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079  
**Attachments:** KMBT20020150105124110.pdf

Troy, please find attached our comments. Thanks!

R. Jeff Lawrey  
CenturyLink  
Network Real Estate  
1208 NE 64th St. Rm. 401  
Seattle, WA 98115-6722  
Ofc. 206.345.0333  
Cell 206.819.1005  
Fax 206.345.1843  
[r.lawrey@centurylink.com](mailto:r.lawrey@centurylink.com)



---

**From:** Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]  
**Sent:** Monday, January 05, 2015 12:08 PM  
**To:** Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Coffman, James; Coyne, Richard; Danby, Marilynn; Dykas, Veronica; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Lawrey, Jeff J; Kammerzell, Jennifer; Kingsolver, Kurtis; Reynolds, Tanara; Seaman, Chris; Simpson, Sue; Trohimovich, Merita  
**Subject:** FW: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Hi everyone,

One more. There is a second UWT street vacation that we are processing for a hearing on the same day. I must have all of your comments by 4:00 p.m. today.

Thank you,

### Troy Stevens

City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

---

**From:** Stevens, Troy  
**Sent:** Wednesday, December 17, 2014 12:36 PM  
**To:** 'Bateman, Joy'; 'Ben Han'; Boczar, Sue; Boudet, Brian; 'Cantrel, Aaron'; Coffman, James; Coyne, Richard; 'Danby, Marilynn'; Dykas, Veronica; Erickson, Ryan; Fletcher, Gloria; Howatson, James; 'Jeff Lawrey'; Kammerzell, Jennifer; Kingsolver, Kurtis; 'Reynolds, Tanara'; Seaman, Chris; Simpson, Sue; Trohimovich, Merita  
**Subject:** Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Good afternoon,

Please see the attached request for comment memo on Street Vacation 124.1347 (UW / Jefferson Ave), Res. 39079. The comment period will end on January 2, 2015.

Thank you,

**Troy Stevens**

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

This communication is the property of CenturyLink and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.



January 5<sup>th</sup>, 2015

Troy Stevens  
City of Tacoma, Public Works  
Real Property Services, TMB, Room 737  
747 Tacoma Avenue South,  
Tacoma, WA 98402

**RE: Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079**

Dear Mr. Stevens,

This letter is in response to the notice for the above referenced vacation. Please be advised that **Qwest Corporation (d/b/a CenturyLink) currently has facilities in the area addressed by this action and wishes to retain any and all rights to remain in said area and to add facilities in the future as needed.**

At this time, Qwest (d/b/a CenturyLink) has no issues with the proposed vacation **so long as provisions are made to retain our rights by means of explicit language granting to "Qwest Corporation d/b/a CenturyLink QC and its successors" rights that will cover our existing & future facilities.**

Please feel free to contact me as needed; I can be reached at 206-345-0333 or R.Lawrey@CenturyLink.com. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Jeff Lawrey".

Qwest Corporation dba Century Link QC  
R. Jeff Lawrey  
Manager, Right-of-Way  
1208 NE 64<sup>th</sup> St Rm 401  
Seattle, WA 98115



## Stevens, Troy

---

**From:** Fletcher, Gloria  
**Sent:** Wednesday, January 07, 2015 9:35 AM  
**To:** Stevens, Troy  
**Cc:** Price, Richard  
**Subject:** Street Vacation 124.1347 Jefferson  
**Attachments:** Jefferson Ave ROW Vacation.pdf

Hi Troy,

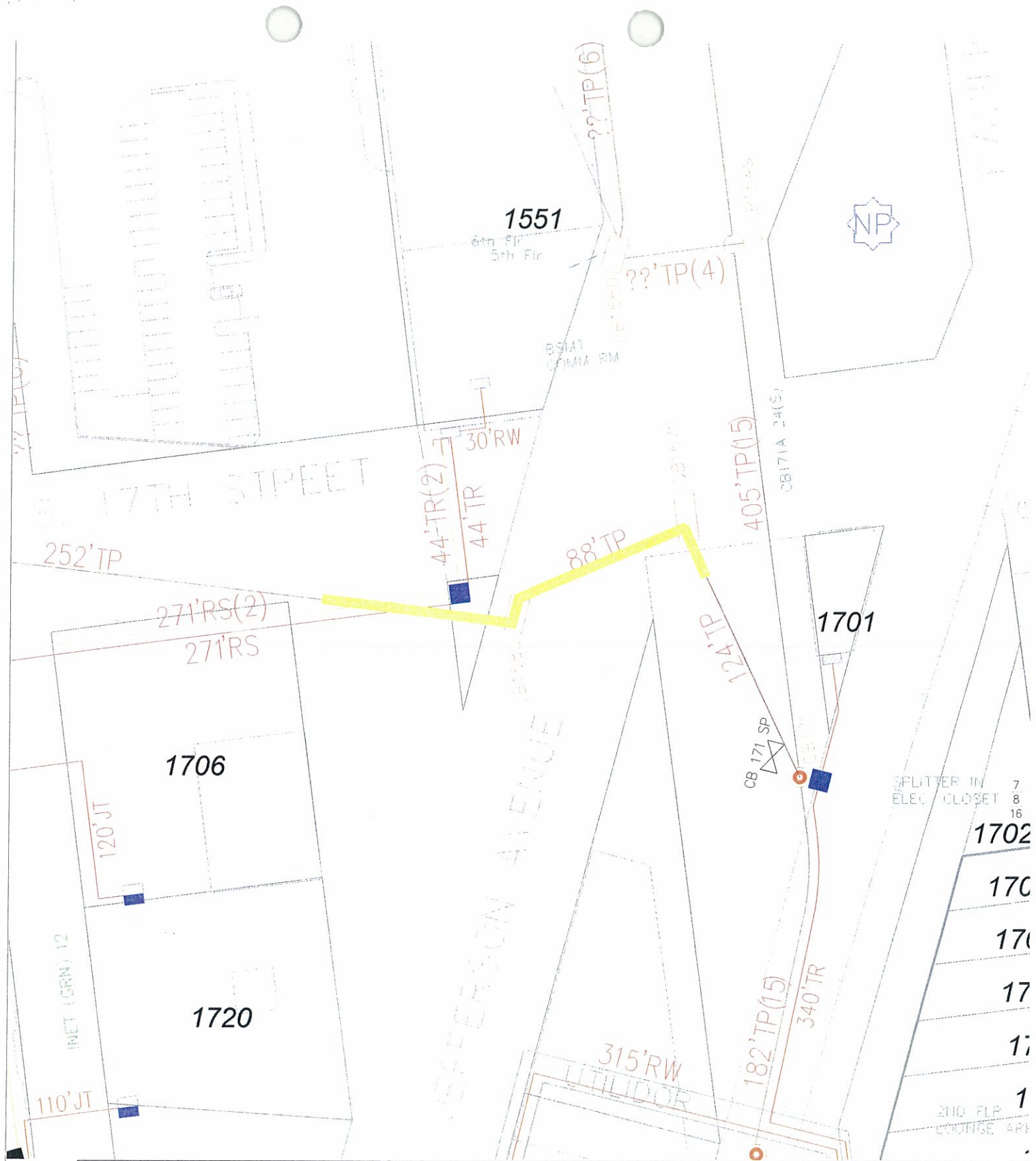
Click! will need to reserve an easement to cover the area shown on the attached drawing. I am working to determine the scope of the easement, as the conduit houses fiber that is owned by the City of Seattle. Once I have those specifics, I will forward them to you.

Please let me know if you need any further information at this time.

Thank You,  
-Gloria

*Gloria Fletcher | Tacoma Public Utilities*  
*Senior Real Estate Officer*  
Facilities Management, Real Property Services  
City of Tacoma Department of Public Works  
P: (253) 502-8573 | <http://www.cityoftacoma.org/>





Jefferson Ave ROW Vaxation



 <b>CLICK! NETWORK</b> Tacoma Power	DATE	DRAWN	CIP	NODE	POWER REF DWG #
	01/05/15	CJM			





**Stevens, Troy**

---

**From:** Ben Han <bhan@piercetransit.org>  
**Sent:** Tuesday, December 30, 2014 1:14 PM  
**To:** Stevens, Troy  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079  
**Attachments:** 14-158 letter.pdf; Agency Comments\_PT.pdf

Hi Troy,

Please see attached letter. I know staff at PT have been commenting on this project for a while so I have no concerns. Thanks!

-Ben

Ben Han  
Pierce Transit, Planner II  
Bus Stop Program  
Office : (253) - 983 – 3496  
Cell : (253) – 255 - 8521  
[bhan@piercetransit.org](mailto:bhan@piercetransit.org)

---

**From:** Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]  
**Sent:** Wednesday, December 17, 2014 12:36 PM  
**To:** Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Coffman, James; Coyne, Richard; Danby, Marilynn; Dykas, Veronica; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Jeff Lawrey; Kammerzell, Jennifer; Kingsolver, Kurtis; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Trohimovich, Merita  
**Subject:** Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Good afternoon,

Please see the attached request for comment memo on Street Vacation 124.1347 (UWT/Jefferson Ave), Res. 39079. The comment period will end on January 2, 2015.

Thank you,

**Troy Stevens**

City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

**Exhibit 9**



December 30<sup>th</sup>, 2014

Troy Stevens  
Real Property Services  
747 Market St, Room 737  
Tacoma, WA 98402

RE: Street Vacation UWT, Jefferson

Dear Mr. Clark,

Thank you for the opportunity to comment on Street Vacation Request No. 124.1342<sup>47</sup> (UWT and Jefferson)

Pierce Transit route 48 travels through Jefferson St. We will detour as necessary during this period. Please provide us with a 5-7 business day notice so that we can detour effectively.

You contact me at (253) 983-3496 or [bhan@piercetransit.org](mailto:bhan@piercetransit.org) if you have any questions. Thank you.

Sincerely,



Ben Han, Planner II  
Pierce Transit  
CC: Dixie Sciacqua, Service Supervisor

PT#14-158  
Bus stop #1345



Fig1. Relocation of bus stops

**Stevens, Troy**

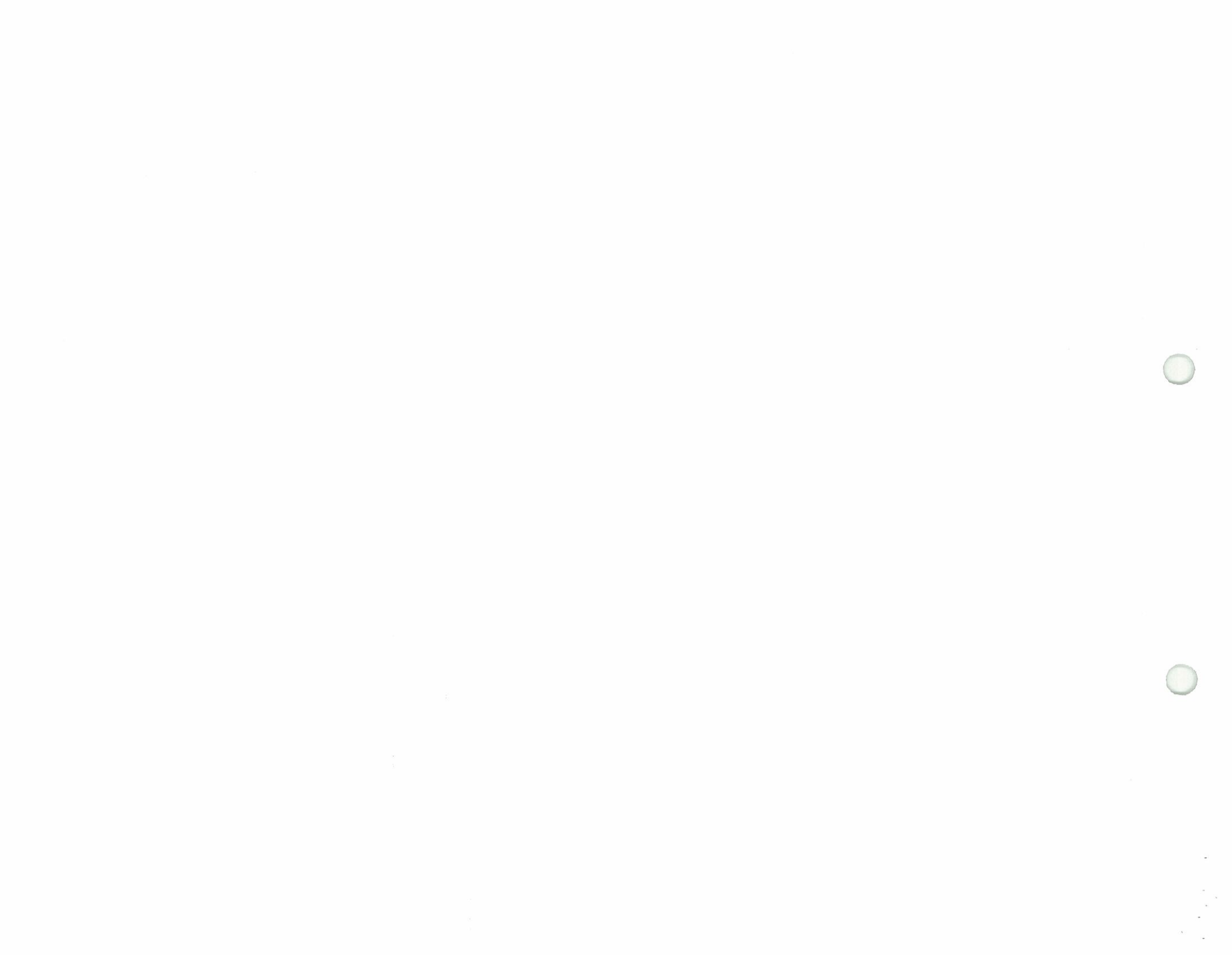
---

**From:** Simpson, Sue  
**Sent:** Wednesday, January 07, 2015 9:46 AM  
**To:** Stevens, Troy  
**Subject:** Vac Request 124.1347  
**Attachments:** 124.1347 S 17th-Jefferson.pdf

*Sue Simpson*

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

**Exhibit 10**





**TO: ALL CONCERNED AGENCIES & DEPARTMENTS**

**FROM: TROY STEVENS  
PUBLIC WORKS /REAL PROPERTY SERVICES**

**SUBJECT: STREET VACATION REQUEST NO. 124.1347**

**DATE: December 17, 2014**

Real Property Services has received a petition to vacate portions of Jefferson Avenue south of South 17<sup>th</sup> Street, for pedestrian and bicycle improvements, landscaping, traffic management, parking, and vehicle access to the University of Washington campus and adjacent buildings, as shown on the attached vicinity map.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, January 2, 2015**. If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

- Attachment(s)
- AT&T Broadband
  - Pierce Transit
  - Puget Sound Energy
  - Qwest Communications
  - Fire Department
  - Police Department
  - TPU/Power/T&D
  - TPU/Water/LID
  - PW/Director (3)
  - PW/BLUS (2)
  - PW/Construction
  - PW/Engineering
  - PW/Engineering/LID
  - PW/Engineering/Traffic
  - PW/Environmental Services
  - PW/Solid Waste
  - PW/Street & Grounds
  - Tacoma Economic Development
  - Click! Network

RESPONSE

\_\_\_\_\_ No Objections

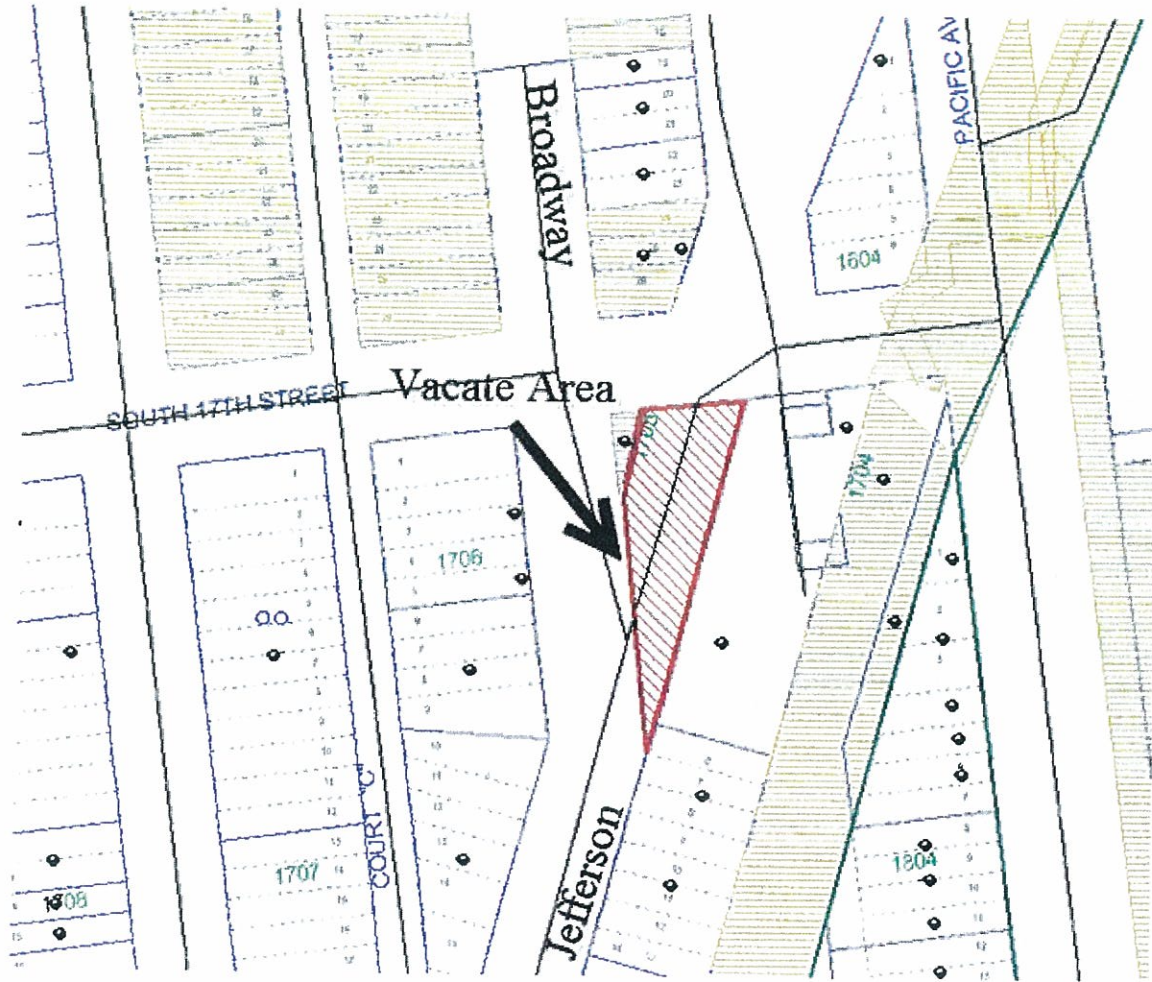
\_\_\_\_\_ Comments Attached

\_\_\_\_\_ 1/7/15 \_\_\_\_\_ Date

\_\_\_\_\_ *Troy Stevens* \_\_\_\_\_ Signature

\_\_\_\_\_ Public Works/Real Property Services \_\_\_\_\_ Department

Assessment In Lieu amount \$1,550.00



UNIVERSITY OF WASHINGTON, JEFFERSON

STREET VACATION NO. 124.1347

A PORTION OF JEFFERSON AVENUE SOUTHERLY OF SOUTH 17<sup>TH</sup> STREET

SW 1/4 SEC. 04, T20N, R03E

NOT TO SCALE





200809160322 8 PGS  
 09/16/2008 12:42pm \$49.00  
 PIERCE COUNTY, WASHINGTON

When Recorded Return To:

City of Tacoma  
 Public Works Department  
 Real Property Services  
 747 Market Street, Room 737  
 Tacoma WA 98402-3701

**ORIGINAL**

*Document Title:* STREET OCCUPANCY PERMIT  
*Permit Number:* SOP 276  
*Grantor:* CITY OF TACOMA  
*Grantee:* UNIVERSITY OF WASHINGTON  
*Legal Description:* A portion of S.W. ¼, 04-20N-03E  
*Assessor's Tax Parcel Numbers:* Adjacent to 201806-001-0

**STREET OCCUPANCY PERMIT**  
 UWT — Communication Conduits and Vault

THIS PERMIT, made and entered into this 10<sup>th</sup> day of September, 2008, by and between the **CITY OF TACOMA**, hereinafter called the "City", and **UNIVERSITY OF WASHINGTON**, hereinafter called the "Permittee."

**WITNESSETH:**

**WHEREAS** the City, under Chapter 9.08, Tacoma Municipal Code, may grant the use of street right of way to owners and occupants of abutting real property; and

**WHEREAS** the Permittee owns or occupies the real property commonly known as 1721 Jefferson Avenue, (APN: 201806-001-0); and

**WHEREAS** the Permittee desires to maintain two 4-inch conduits for private fiber optic communication cables in Jefferson Avenue and South 17<sup>th</sup> Street; and maintain a 2-foot 6-inch by 2-foot 6-inch by 2-foot 4-inch vault in South 17<sup>th</sup> Street ("Permit Area"); and

**WHEREAS** the Permittee agrees to properly restore, repair and/or replace any pavement, curbing, landscaping, utilities and/or other public or private improvements damaged or destroyed by maintenance of the conduits and vault; and

**WHEREAS** the Permittee shall be solely responsible for maintenance and repair of said private conduits and vault; and



**WHEREAS** this permit is not intended to subordinate the rights of any public Utility to use the subject street rights-of-way for public utility purposes. Permittee's use of the permit area shall not interfere with existing operation and maintenance of public utility infrastructure, or with planned installation of public utility improvements.

**NOW THEREFORE**, in consideration of the covenants and agreements of the parties hereto hereinafter set forth, the City does hereby grant unto the Permittee a Street Occupancy Permit on that portion of Jefferson Avenue and South 17<sup>th</sup> Street as depicted in Exhibit "A", attached, subject to and upon the following terms, covenants and conditions, to wit:

1. **USE, MAINTENANCE AND OPERATION OF THE PERMIT AREA.** The Permit Area is for operation and maintenance of 2 conduits and a vault, as depicted in Exhibit A. Maintenance of the conduits and vault is the responsibility of the Permittee, at its sole expense, including any structural work required. The site and any structure authorized under this permit shall be maintained in an orderly, safe and sanitary condition at all times and any structure shall comply with and be permitted under the City's building code.
2. **TERM.** Subject to paragraph 10 of this permit, the term of this permit shall be for one (1) year and be renewable for additional one (1) year terms unless terminated under the terms of paragraph 10 of this permit. Said term shall commence upon the above date.
3. **FEES.** In accordance with Title 9.08 of the Official Code of the City of Tacoma, the annual use fee for the conduit lines and vault shall be \$128.22. The fee is based on a percentage (2.5%) of the assessed value of the land. The occupancy area is calculated to be 460.825 +/- square feet. The City of Tacoma reserves the right to adjust the fee rate to reflect an updated fee schedule as set by City Council Ordinance or Resolution. The fee shall also be subject to leasehold excise tax and an annual renewal fee.
4. **INDEMNIFICATION.** The City and its officers, agents and employees shall not be liable to the Permittee or to any other party whomsoever for any death, injury or damage that may result to any person or property by or from any cause whatsoever in or about the Permit Area or any part thereof. To the fullest extent permitted by law, Permittee shall indemnify and hold the City and its officers, agents and employees harmless from and against any and all claims, liens and judgments for death of or injury to any person, or damages to property whatsoever occurring as a result of Permittee's negligent acts or omissions in connection with its use of the Permit Area or any part thereof, or due to its use thereof.
5. **LIABILITY INSURANCE.** The Permittee shall maintain liability insurance policies that shall name the City of Tacoma as an additional insured and, as a minimum, provide coverage in substance and in amount as specified in Title 9.08 of the Official Code of the City of Tacoma (or any amendments thereto) pertaining to street occupancies. Coverages shall include, but not be limited to, Operations Liability, Products/Completed Operations Liability, Owner's and Contractor's Protective Liability, and Blanket Contractual Liability. The insurance policy shall: (1) apply as primary insurance, regardless of any insurance the City may carry; (2) include a "cross-liability" (severability of interest) clause; and (3) include limits



of protection of not less than \$500,000 combined single limit, bodily injury and property damage. It is to be understood and agreed that the obligation of Permittee to hold harmless the City from claims for damages arising out of the use or operations related to the permit shall not be limited to the amount of insurance provided by the Permittee. The insurance policy shall further contain a clause obligating the issuing company to give notice to the Risk Manager of the City of Tacoma 30 days before the cancellation of the policy.

This Permit is conditioned upon Permittee's maintaining these minimal insurance requirements and said Permit shall not become effective until the City has approved Permittee's insurance. If the insurance lapses or terminates, this Permit is automatically cancelled and Permittee's rights hereunder are terminated. Evidence of self-insurance in sufficient amounts may be substituted by the Permittee for said certificates of insurance.

6. **ASSIGNMENT.** This permit may not be assigned by the Permittee or any part thereof sublet by the Permittee without the prior written consent of the City.
7. **TAXES.** The Permittee agrees to pay any and all taxes levied or imposed upon or with respect to the permit area, or any interest therein, including but not limited to leasehold excise taxes as may be payable under RCW Chapter 82.29 as existing or as amended.
8. **NONWAIVER OF DEFAULTS.** The Waiver by the City of any breach by Permittee of any term, covenant or condition hereof shall not operate as a waiver of any subsequent breach of the same nor may any condition of this agreement be waived, except by the written consent of the City, and forbearance or indulgence by the City in covenant or condition to be performed by the Permittee to which the same may apply, and until complete performance by the Permittee of said term, covenant or condition, the City shall be entitled to invoke any remedy available to it under this permit or by law, despite said forbearance or indulgence.
9. **LABOR AND MATERIALS.** All labor to be performed and material to be furnished in the operations of the Permittee hereunder shall be at the sole cost and expense of Permittee and the City shall not be chargeable with or liable for any part thereof. The Permittee shall protect and defend the City's property against liens of every character arising from Permittee's operations thereon.
10. **RIGHT TO TERMINATE.** This permit is wholly of a temporary nature and vests no permanent right whatsoever. Notwithstanding any other provision herein to the contrary, the City reserves and shall have the right to terminate this permit at any time upon thirty (30) days written notice to the Permittee, if the City determines that such termination is necessary to allow for such public or municipal uses of the Permit Area as may be in the best interests of the City of Tacoma or the general public. Any removal or adjustment will be done at the sole expense of the University of Washington. This permit may be terminated without such notice if the permitted use becomes dangerous, or any structures related to the use become insecure or unsafe, or if such structures are not constructed, maintained or used in accordance with this agreement or Chapter 9.08 of the Municipal Code of Tacoma.



IN WITNESS WHEREOF the parties hereto have executed this document as of the day and year first written above.

CITY OF TACOMA  
PUBLIC WORKS DEPARTMENT

ACCEPTED subject to said  
Terms and Conditions:

UNIVERSITY OF WASHINGTON

*[Handwritten Signature]*

Michael P. Slevin III, P.E.  
Interim Public Works Director

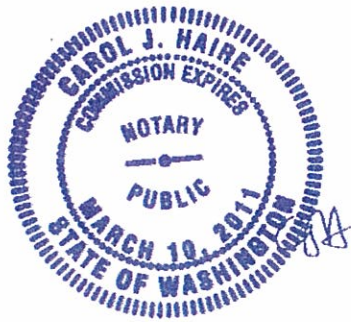
*[Handwritten Signature]*

Jeanette Henderson  
Director, Real Estate Office

STATE OF WASHINGTON )  
                                  ) ss  
COUNTY OF King )

I certify that I know or have satisfactory evidence that Jeanette Henderson is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the DIRECTOR OF REAL ESTATE of the UNIVERSITY OF WASHINGTON to be the free and voluntary act of the UNIVERSITY OF WASHINGTON for the uses and purposes mentioned in the instrument.

Dated this 10<sup>th</sup> day of September, 2008.

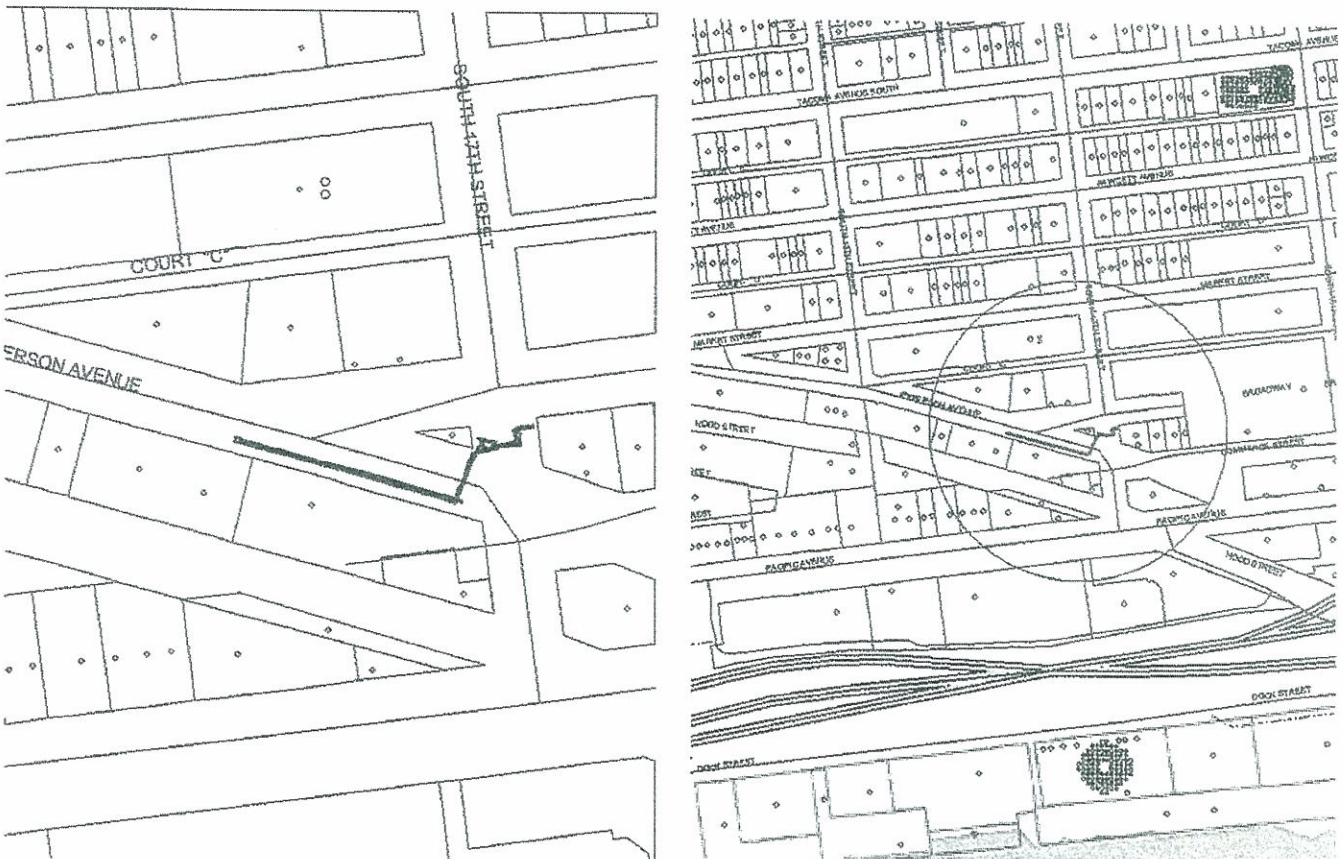


*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing in Edmonds  
My Commission Expires 3-10-11





EXHIBIT A  
TO STREET OCCUPANCY PERMIT  
PAGE 1 - VICINITY MAP





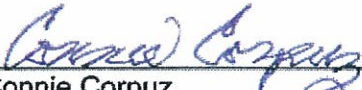
**CITY OF TACOMA**  
**Approved By:**



~~Jeffrey A. Jenkins~~: Frederick Chun  
Interim Facilities Division Manager



Debbie L. Dahlstrom  
Risk Manager



Connie Corpuz  
Real Property Services Manager

Approved as to form:



Assistant City Attorney



EXHIBIT A  
 TO STREET OCCUPANCY PERMIT  
 PAGE 2 - DETAIL MAP

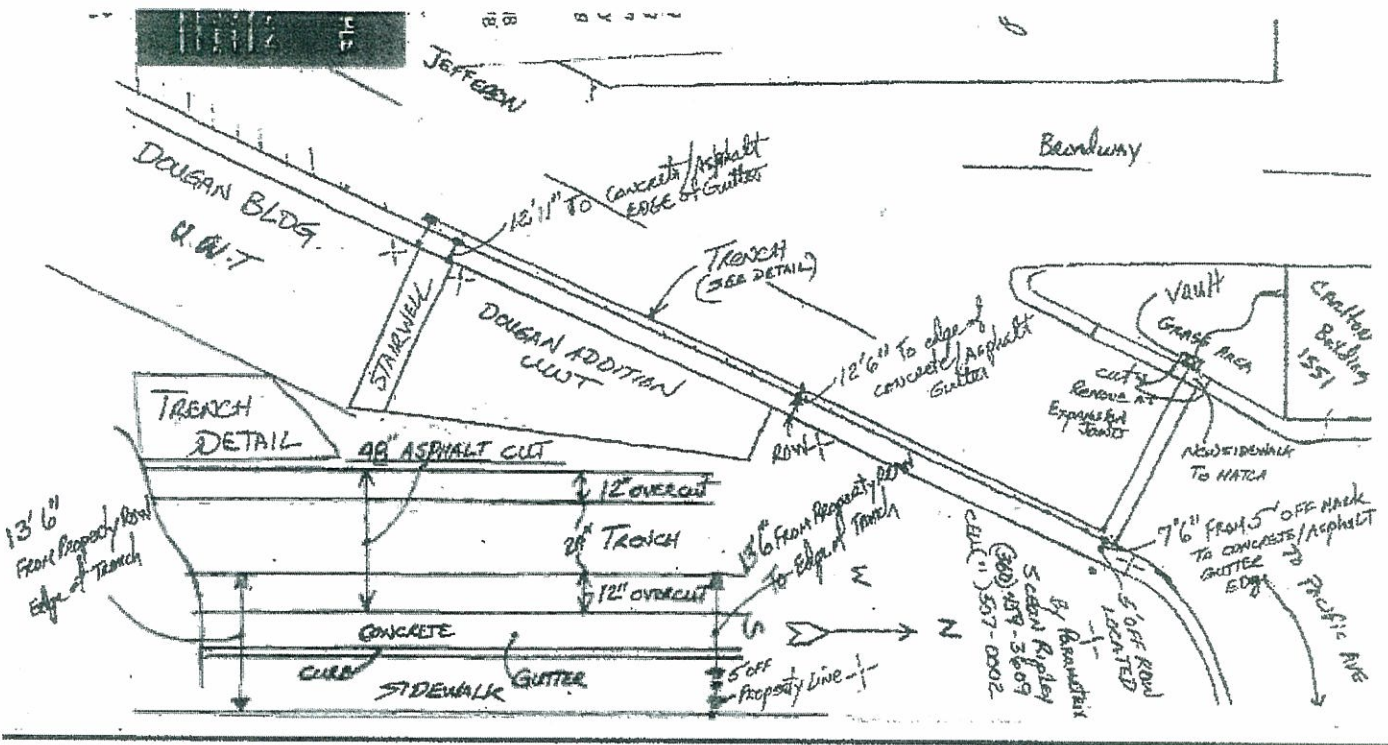
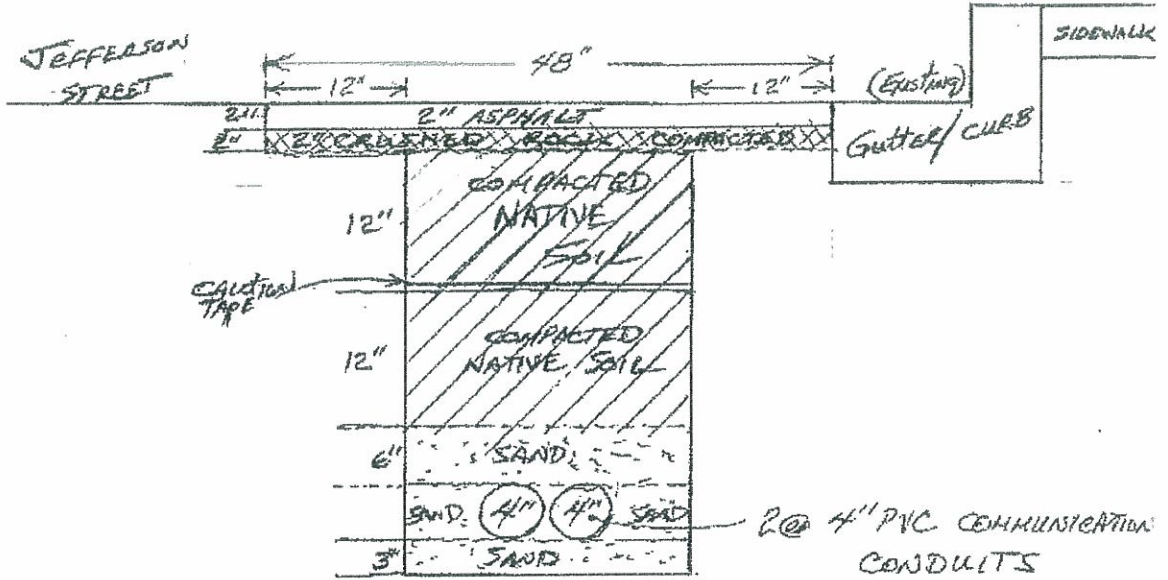




EXHIBIT A  
 TO STREET OCCUPANCY PERMIT  
 PAGE 3 – DETAIL MAP CONTINUED

TRENCH ELEVATION:



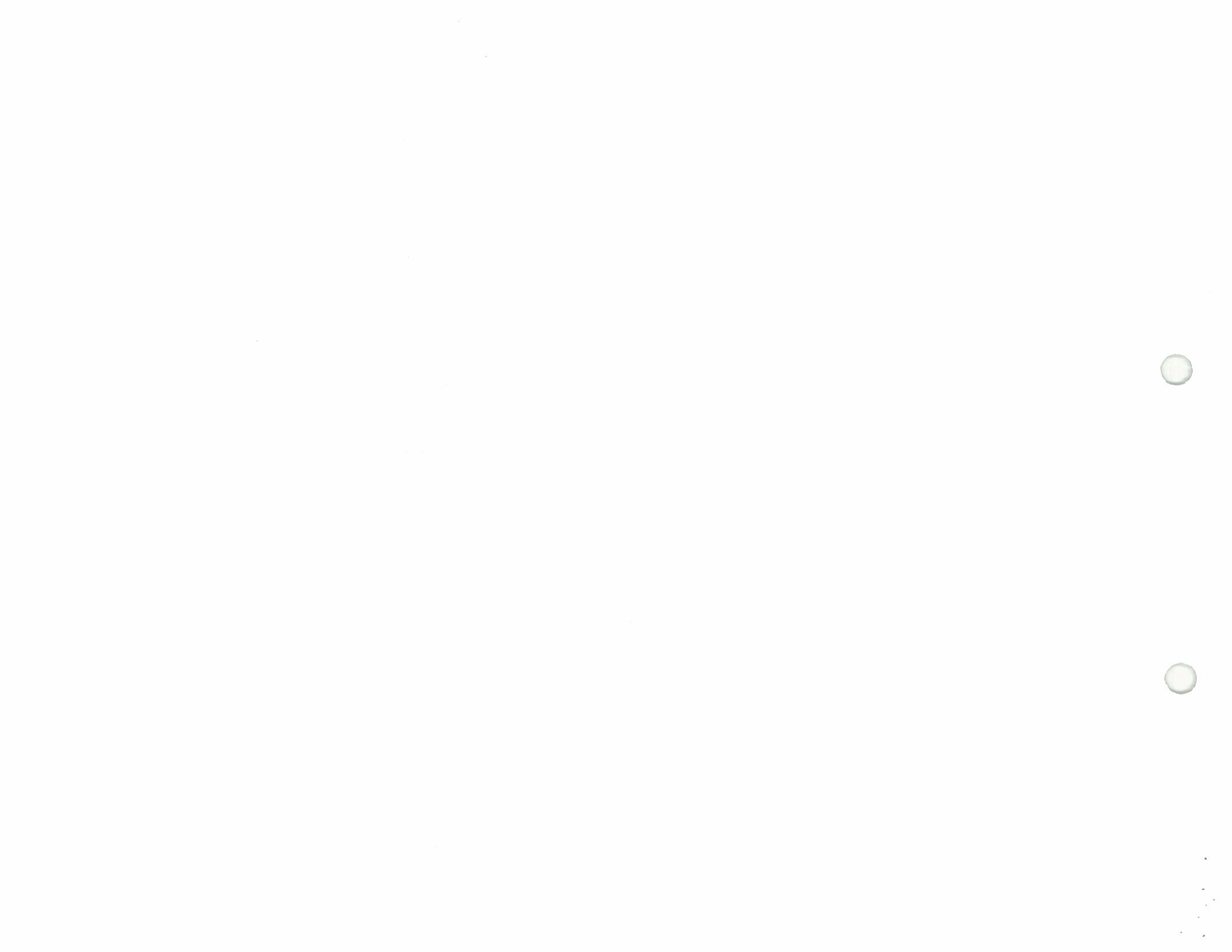
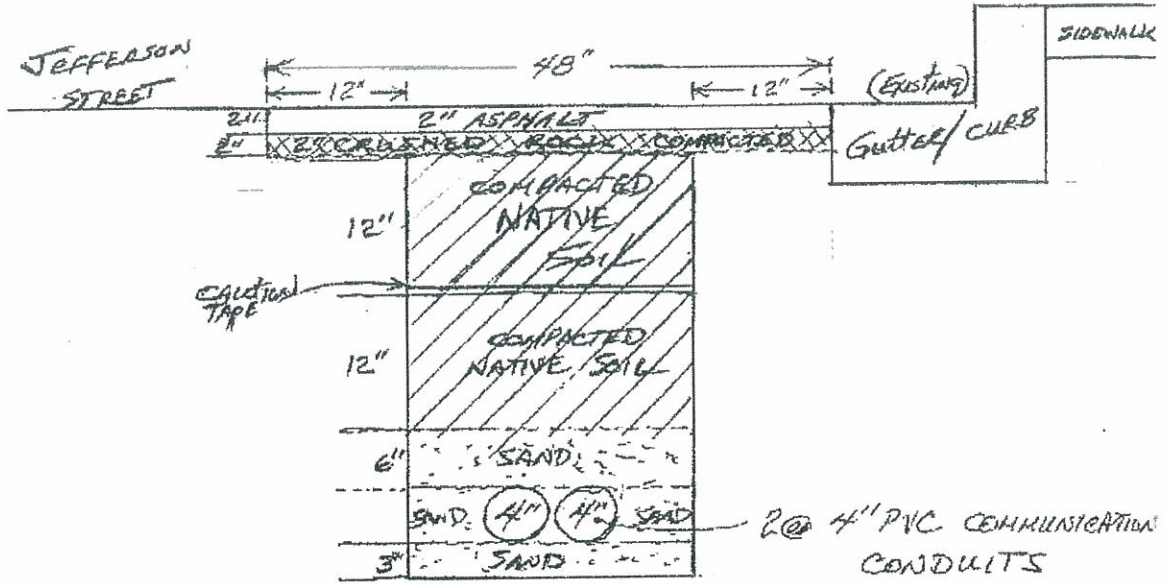


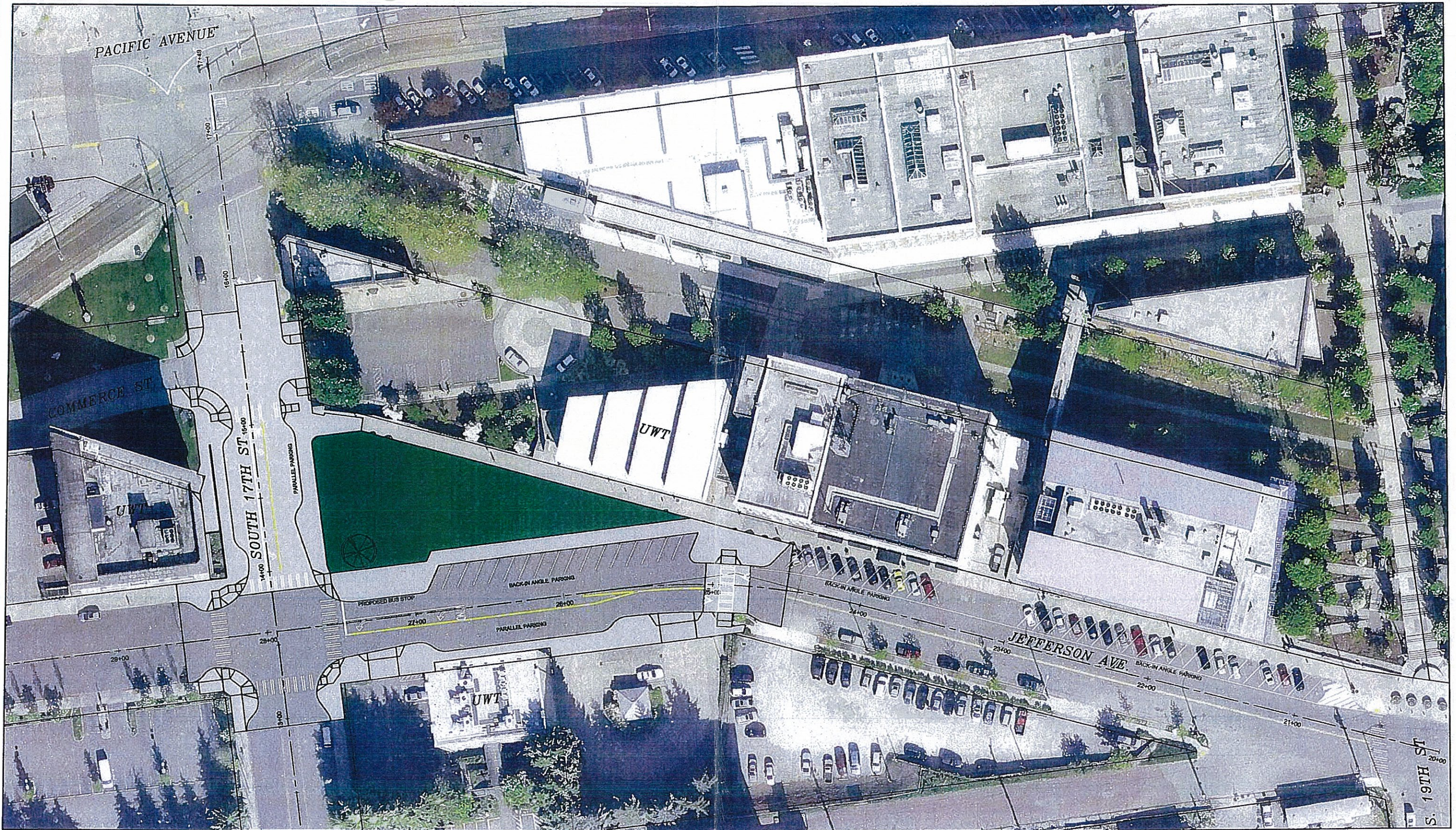


EXHIBIT A  
TO STREET OCCUPANCY PERMIT  
PAGE 3 - DETAIL MAP CONTINUED

TRENCH ELEVATION:







RECEIVED  
AT HEARING  
JAN 15 2015



NO	REVISION	DATE	APPD

FINAL CONSTRUCTION CHECKED	DATE	SCALE
	MARCH 2014	1" = 20'
DESIGNED	CHECKED	
DATE	DRAWN	PROJECT NAME
	WGT	UW-TACOMA
FIELD BOOK	DRAWING NAME	
	UWT-S17thSI-PT4	

CITY OF TACOMA  
DEPARTMENT OF PUBLIC WORKS  
ALTERNATE 2  
STREET IMPROVEMENT  
SOUTH 17TH STREET AND JEFFERSON AVENUE

EX.12

SHEET NO.  
1 OF 1

HEARING EXAMINER

P:\Design\Projects\City of Tacoma\UW-Tacoma\UWT-S17thSI-PT4\UWT-S17thSI-PT4.dwg, 9/26/2014 2:27:16 PM, EBC/BJC



RECEIVED  
AT HEARING

JAN 15 2015

Legislation Passed October 7, 2014

HEARING EXAMINER

The Tacoma City Council, at its regular City Council meeting of October 7, 2014, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

**Resolution No. 39020**

A resolution awarding a contract to Northwest Cascade, Inc., in the amount of \$1,637,036.90, plus sales tax, plus a 10 percent contingency, for a cumulative total of \$1,800,740.59, budgeted from the Transportation Capital, 2009 LTGO Bond-E, Surface Water and Water Funds, for realigning the intersection of Jefferson Avenue, Broadway and South 17th Street and improving pedestrian amenities - Specification No. PW14-0087F.  
[Chris E. Larson, P.E., Division Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

**Resolution No. 39021**

A resolution awarding a contract to R.L. Alia Company, in the amount of \$280,234, excluding sales tax, plus a 15 percent contingency, for a cumulative total of \$322,269.10, budgeted from the Wastewater Fund, for the replacement of approximately 1,000 linear feet of 8-inch diameter underground wastewater pipe in the vicinity of Wright Avenue and East I Street - Specification No. ES14-0150F.  
[Geoffrey M. Smyth, P.E., Division Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

**Resolution No. 39022**

A resolution authorizing the execution of an amendment to the Interagency Agreement with the University of Washington Tacoma for construction and construction management of the South 17th Street realignment between Jefferson Avenue, Broadway, and Commerce Street.  
[Chris E. Larson, P.E., Division Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

**Resolution No. 39023**

A resolution authorizing the execution of an interest-free, ten-year loan agreement with the Washington State Department of Transportation, in the amount of \$1,037,012, less a one percent administrative fee, to upgrade a segment of railroad track paralleling State Route 509 between Alexander Avenue and Taylor Way.  
[Alan Matheson, Chief Mechanical Officer; Dale King, Rail Superintendent]

**Resolution No. 39024**

A resolution amending and adopting the Legislative Policy of the City of Tacoma for 2015-2016.  
[Randall Lewis, Government Relations Officer; T.C. Broadnax, City Manager, City Manager's Office]

ORIGINAL

Ex. 13

**Resolution No. 39025**

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with David Foster, for the development of four multi-family rental housing units to be located at 1302 South J Street in the MLK Mixed-Use Center. [Debbie Bingham, Program Development Specialist; Ricardo Noguera, Director, Community and Economic Development]

**Resolution No. 39026**

A resolution authorizing the execution of a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Pacific Opportunities, LLC, for the development of 94 multi-family market-rate rental housing units to be located at 7635 Pacific Avenue in the 72nd and Pacific Mixed-Use Center. [Debbie Bingham, Program Development Specialist; Ricardo Noguera, Director, Community and Economic Development]

**Ordinance No. 28252**

An ordinance amending Chapter 1.12 of the Municipal Code, relating to the Compensation Plan, to implement rates of pay and compensation for employees represented by the Teamsters Local Union 313. [Mike Brock, Labor Negotiator; Joy St. Germain, Director, Human Resources]



## RESOLUTION NO. 39022

1 A RESOLUTION relating to community and economic development; authorizing an  
2 amendment to an interagency agreement with the University of Washington  
3 Tacoma, for construction and construction management of the South 17th  
4 Street realignment between Jefferson Avenue, Broadway and Commerce  
5 Street.

6 WHEREAS, on December 17, 2013, City Council adopted Resolution  
7 No. 38802, authorizing the execution of an Interagency Agreement  
8 ("Agreement") with the University of Washington Tacoma ("UWT") and the City  
9 of Tacoma to provide design and construction management services relevant to  
10 the realignment of two segments of South 17th Street which are not through  
11 streets into a continuous street and to reconfigure the intersections of South  
12 17th Street, Broadway Street, and Jefferson Avenue, and

13 WHEREAS the City has completed the design phase scope of work  
14 under the Agreement, and all allowed costs for the design phase have either  
15 been paid in full by the UWT or payments are in progress, and

16 WHEREAS the parties recognize the need to amend the Agreement and  
17 scope of work in order to commence the construction management phase and  
18 complete the Project, and

19 WHEREAS, if an amendment is approved, the City will provide project  
20 management, construction management and inspection, public outreach  
21 services, and will advertise the project and contract directly with the contractors  
22 to complete construction improvements on UWT's behalf, and

23 WHEREAS construction is anticipated to begin in October 2014 and be  
24 completed in spring 2015, and

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WHEREAS, pursuant to chapter 39.34 RCW, agreements formed under  
RCW 39.34 must be approved by the City Council; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the proper officers of the City are hereby authorized to  
execute an amendment to the Interagency Agreement with the University of  
Washington Tacoma, for the project management, construction management and  
inspection, and public outreach services for the South 17th Street realignment  
between Jefferson Avenue, Broadway and Commerce Street, said document to be  
substantially in the form of the proposed amendment on file in the office of the City  
Clerk.

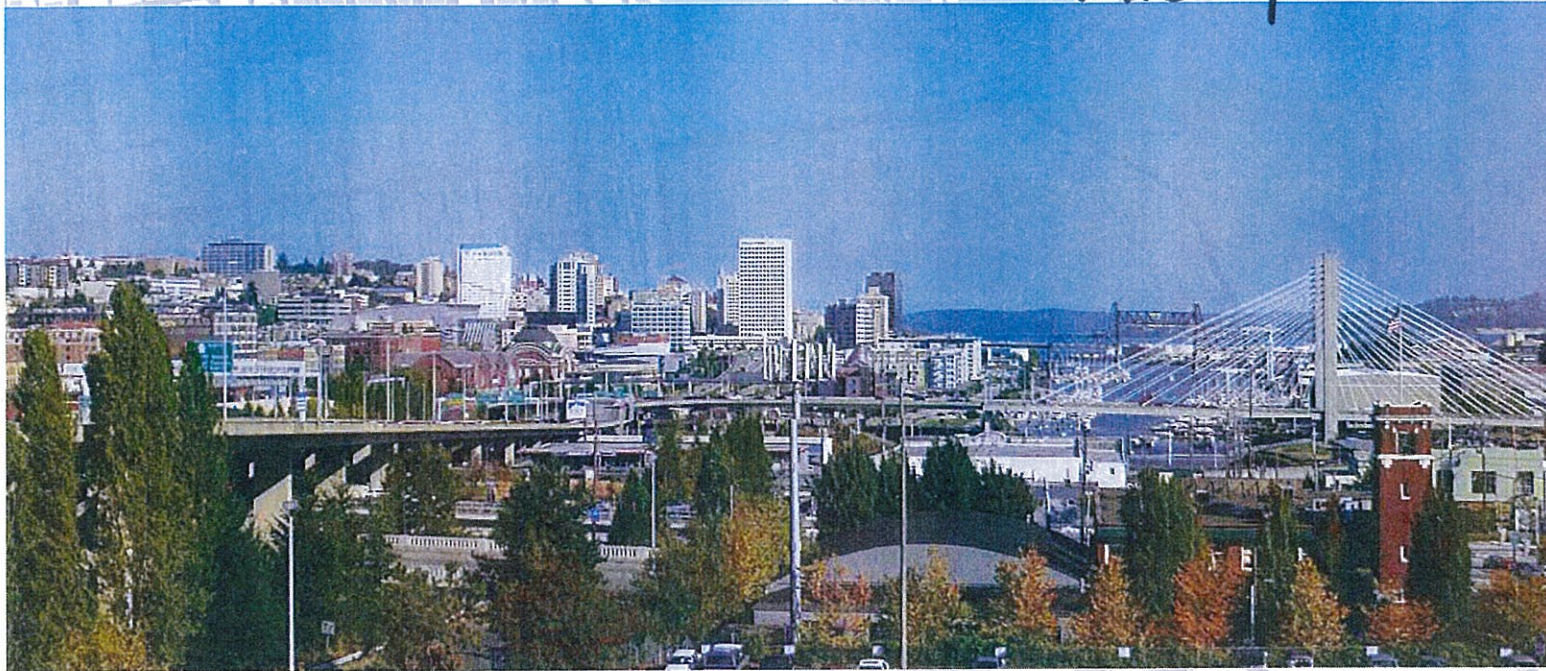
Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney

Excerpt



## SOUTH DOWNTOWN SUBAREA PLAN

City of Tacoma  
November 2013

RECEIVED  
AT HEARING

JAN 15 2015

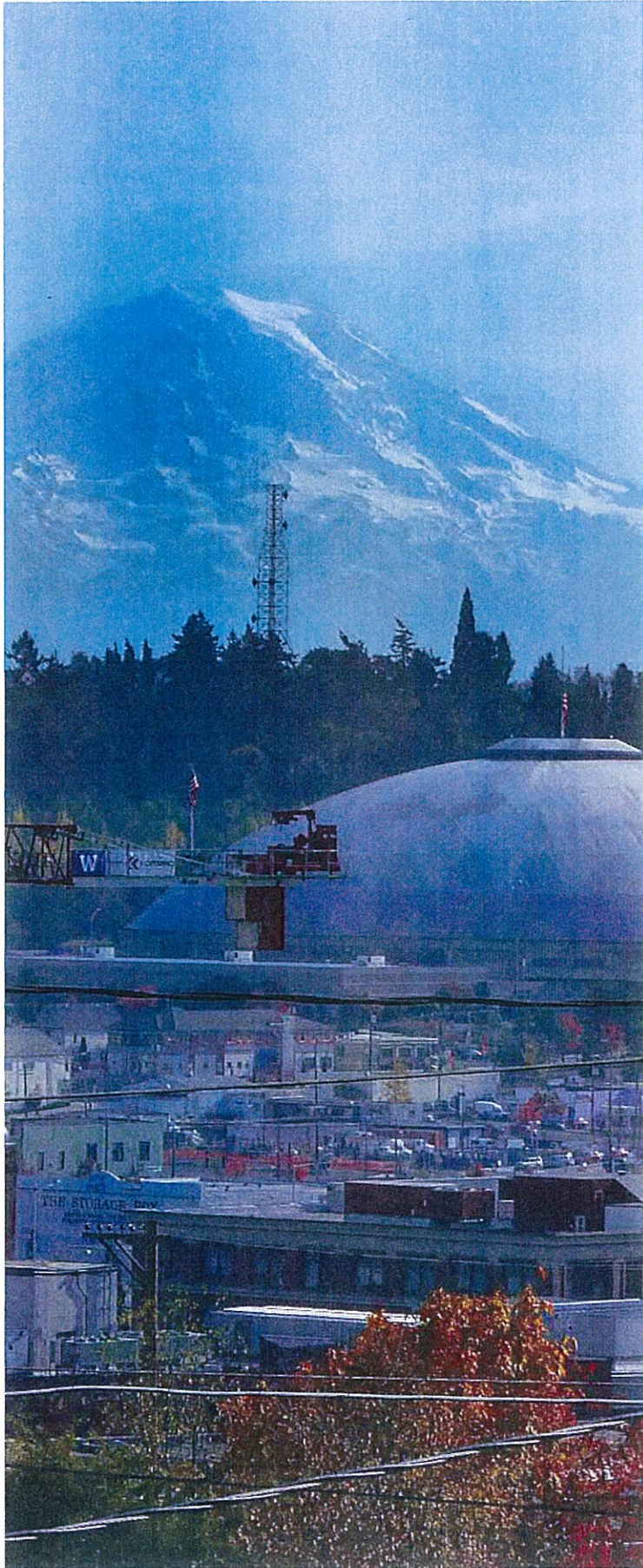
HEARING EXAMINER

ORIGINAL

VIA  
EX. 14



Adopted: Ordinance No. 28193, December 17, 2013  
Updated (maps): Amended Ordinance No. 28229, July 22, 2014



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## **VISION**

The following Vision Statement is the result of an extended collaborative effort between South Downtown stakeholders, City staff, and the consultant team. In the Fall of 2012, the Vision was formally approved by the South Downtown Working Group.

### **The Vision**

South Downtown Tacoma will be:

- A thriving, equitable urban center that offers a rich spectrum of opportunities to live, learn, work, and play;
- A vibrant, walkable, mixed-use community that provides a robust range of housing, health care, education, transportation, employment, and recreation choices and is a welcoming home to people of all cultures, ages, and incomes;
- An integrated component of the greater City that capitalizes on the unique character of its five character areas and promotes cross-pollination between them, nurtures mutually supportive connections to surrounding communities, leverages its regional transit assets, and projects a compelling identity to the region and beyond.

### **The Big Picture**

The promise for a sustainable future lies in cities. Today, more than half of the planet's population resides in urbanized areas, and the trend is ongoing. Fortunately, well-designed cities can provide a way of life that is not only highly livable, but that also has relatively low impact on the planet. South Downtown Tacoma is exceptionally well-positioned to become an urban center that realizes this potential.

During the latter half of the 20th Century, central cities in the United States struggled with population loss and economic stagnation, but in recent decades, that trend has begun to reverse. This comeback of cities is being driven by a host of converging factors, including demographics, consumer preferences, economics, and

the need to reduce our ecological footprint. Previously developed but underutilized urban areas such as South Downtown Tacoma provide the nation's most opportune places to accommodate the rising demand for healthy, equitable, walkable, transit-rich, mixed-use neighborhoods. A key strategy to utilize in order to realize the needed urban transformation is to "set the table," such that City policy and infrastructure investments facilitate the desired economic development and associated benefits.

### **Tacoma and the Region**

Tacoma is the second largest city in the Puget Sound region and the most important business center in the South Sound region. The Port of Tacoma is Washington State's largest port. Tacoma's downtown went into decline during the mid-20th Century, but over the past two decades South Downtown has seen substantial high-profile reinvestment, including the Greater Tacoma Convention & Trade Center, Union Station, the Museum of Glass, Tacoma Art Museum, the Washington State History Museum, America's Car Museum, the University of Washington Tacoma, the Thea Foss Waterway, and Tacoma Link light rail. While much progress has been made, South Downtown still needs more of the two key ingredients of vibrant urban centers: jobs and residents.

The State of Washington's Growth Management Act requires that local governments plan for accommodating the regional growth allocations established by the Puget Sound Regional Council and the Pierce County Regional Council. The 2030 allocations for the City of Tacoma are 78,600 new residents (39% increase over 2008), and 64,200 new jobs (57% increase over 2008). PSRC has designated downtown Tacoma as a Regional Growth Center, defined as an area in which "housing, employment, shopping and other activities are in close proximity," and at which population and job growth should be focused. Achieving sustainable growth at the regional level will rely heavily on downtown Tacoma absorbing a large portion of the City's projected growth, and South Downtown in particular will play a pivotal role.

## Tacoma South Downtown

Covering approximately 600 acres, Tacoma's South Downtown Subarea consists of roughly the southern half of downtown. The majority of its northern boundary is defined by South 15th Street. The Subarea extends across five distinct districts, including the Dome District, Brewery District, and University of Washington Tacoma/Museum District, and the southern portions of the Hillside Neighborhood and the Thea Foss Waterway. The Subarea also includes the properties on the west edge of the Foss between South 15th and South 4th Streets. A multi-modal transit hub located in the southeastern portion of the Subarea provides some of the most comprehensive transit service in the State, including light rail, commuter rail service, and local and express bus service.

The 1990 establishment and subsequent rapid growth of a new University of Washington campus is bringing a powerful new vitality and center of gravity to South Downtown. The Thea Foss Waterway provides a multitude of opportunities for equitable access to waterfront open space and supports water-oriented businesses and recreation. The Subarea has a rich and diverse built environment, including approximately 100 historic properties, but is also characterized by a relatively high concentration of underutilized land and buildings.

In combination, the above characteristics create an unmatched opportunity for South Downtown to absorb growth and transform into a sustainable, transit-oriented community. But in order to truly succeed, any such transformation of South Downtown must also be equitable. Current residents, businesses, and other community members should benefit as their communities change and grow, and not be displaced to areas that offer fewer opportunities. The planning process and resultant policies and actions must be grounded in the principles of environmental justice to help ensure that all people have equal access to a safe, clean, and healthy environment in which to live, learn, and work. Redevelopment in South Downtown should create the following: housing choices that are safe and affordable to socially and economically diverse

populations; opportunities for community businesses and institutions to thrive; opportunities to make healthy choices easily; and employment opportunities for local people that pay a living wage.

In addition, as a maritime city, Tacoma requires an urban waterfront that will act as a water gateway to the community as well as a focus for civic activity. The South Downtown Subarea Plan should reinforce already-established planning policies that promote the restoration and improvement of the Foss Waterway. Planning and public investment should promote a combination of public open space, water access, and opportunities for healthy, water-oriented business and recreation.

To achieve the overarching goals described above, the planning efforts should focus on promoting the following key elements:

- *Walkability:* A safe, comfortable, and engaging pedestrian experience is perhaps the most essential ingredient of a vibrant, mixed-use center.
- *Transportation Choices:* Providing convenient, practical alternatives to personal vehicles enhances social equity and health while reducing environmental impacts—greenhouse gas emissions in particular.
- *Mixed-use:* Neighborhood vibrancy is enabled by a balanced mix of complementary uses, including housing, retail, office, entertainment, and light industrial uses.
- *Affordable Housing:* Ensuring equitable access to all the benefits provided by a transit-rich, walkable neighborhood requires the availability of sufficient, quality affordable housing.
- *Flourishing Commerce:* Job creation relies on conditions that attract and retain a wide range of businesses, including retail, professional services, green technology, software, and creative arts.
- *Open Space:* A diverse network of high-quality open spaces and equitably accessible active recreation opportunities, which are essential for preserving livability and health as density increases.

- *Water Access:* The waterfront along the Foss Waterway is a valuable public amenity and should be easily accessible, welcoming, and usable for residents, workers, visitors, and water-oriented businesses.
- *Connections:* Legible, efficient connections between districts, to transit, and to surrounding neighborhoods via all modes, including bicycling, will knit together the Subarea and integrate it with the City.
- *Managed Parking:* Transformation towards reduced car dependence is incremental, and parking must be carefully managed over time to ensure that sufficient access is retained during the transition.
- *Preservation and Adaptive Reuse:* Underutilized historic and older structures present opportunities for sustainable building reuse and the preservation of architectural character.
- *Green Infrastructure:* Strategies such as rain gardens, swales, green roofs, permeable pavement, and rainwater capture will help minimize demand on existing conventional water infrastructure.
- *Brownfield Restoration:* Policies to facilitate the redevelopment of brownfield sites will help to remove a significant barrier to economic development.
- *Center of Culture and Education:* The success of urban centers is increasingly driven by their ability to attract residents and businesses that value access to culture and education.
- *Regional Destination:* Drawing visitors from afar brings vitality to the streets and patrons to businesses as well as exposing people to a new place they may decide to call home someday.
- *Diverse, Synergistic Neighborhoods:* Create a more successful urban center by leveraging the unique strengths of each character area to enable complementary relationships.
- *High-quality Design:* Design guidelines and standards can help ensure a well-designed built environment.

- *Healthy Lifestyle Infrastructure:* Providing access to amenities and resources to foster wellness and safe, healthy living choices and services.
- *Catalytic Redevelopment Projects:* Incentivized public-private partnerships will be key to promoting “trail blazer” projects that catalyze follow-on private investment.

### **The Tacoma South Downtown Non-project Environmental Impact Statement and Subarea Plan**

Ultimately, the desired outcomes listed above depend on significant increases in the number of residents and jobs in South Downtown, and that will require substantial new housing and commercial uses. To that end, the City is conducting the South Downtown Non-project Environmental Impact Statement (EIS). With the intent of stimulating redevelopment, the EIS will pre-approve a set amount of new development across the entire South Downtown Subarea, thereby reducing the risk and expense associated with environmental review on a project-by-project basis.

This “upfront” EIS process requires analyses of buildout alternatives that identify any anticipated negative environmental impacts and define measures to mitigate these impacts. The redevelopment of South Downtown could potentially provide abundant social, economic, health, and environmental benefits at both the local and regional levels. Given this potential, the EIS alternatives were chosen to test levels of growth that exceed previous expectations, and reflect the kind of dense urban center that South Downtown could ultimately become given its robust infrastructure and wealth of urban assets. The preliminary maximum buildout target is 20 million square feet of new development, corresponding to 30,000 new residents and 40,000 new jobs.

### **The Tacoma South Downtown Subarea Plan**

The Subarea Plan is the policy document that enables the actions needed to achieve the Vision. It provides a long-term, coordinated framework to promote the ongoing revitalization of South Downtown Tacoma. More specifically, the Subarea Plan is also a companion document to the South Downtown Non-project EIS, and it formalizes the policies and mitigations identified in the EIS analysis. The Subarea Plan supports the 2008 Downtown Tacoma Plan Update and the City of Tacoma's Comprehensive Plan, while focusing on issues and opportunities at a scale more responsive to the Subarea's specific needs.

In sum, the South Downtown Subarea Plan will:

- Lay out a policy framework to guide and promote the transformation of South Downtown into a community that is thriving, healthy, equitable, and transit-oriented;
- Catalyze economic development that provides benefits across the socio-economic spectrum;
- Provide certainty and protect investment for both community and developers;
- Develop a collaborative, trusting relationship between community, city, and "city builders;"
- Document the policy and mitigation measures required for approval of the Non-project EIS.

### **CONCEPTUAL APPROACH**

The Vision for South Downtown Tacoma is a thriving, equitable urban center that offers a rich spectrum of opportunities to live, learn, work, and play. To achieve that Vision, the primary goal of the South Downtown Subarea Plan & EIS is to promote economic development.

In South Downtown today, lack of economic development is the chief impediment to sustainable growth as well as the most significant root cause of adverse impacts to the community and the environment. This planning effort is motivated by a belief that innovative interventions will help South Downtown to achieve its tremendous potential for economic development and that this outcome will maximize net environmental and community benefits. The City of Tacoma envisions a future for South Downtown Tacoma in which well-planned, ambitious redevelopment will deliver a broad range of equitable social and environmental benefits at both the local and regional scales.

#### **Adverse impacts of limited private investment**

Over recent decades, South Downtown has seen relatively low levels of economic development. In more recent years, that trend has begun to reverse, primarily as a result of public investments in the University of Washington, museums, and the Foss Esplanade. However, the ongoing trend of limited private investment has resulted in a variety of negative impacts on the community, including underutilized property, buildings in disrepair, loss of historic structures, limited economic opportunity, and lack of urban livability in general.

In addition to the challenges identified above, this pattern of limited private investment, if it persists, will also preclude capitalizing on the valuable infrastructure assets in South Downtown. Infill redevelopment is fundamental to leveraging a range of existing investments, such as the roadway system, sidewalks, utilities, historic building stock, cultural attractions, a renovated waterfront, and freeway access. In particular,

the low density of people and jobs in South Downtown is indicative of a drastic underutilization of the area's major transit investments, most notably the Tacoma Dome Station, one of the largest regional transit hubs in the Pacific Northwest.

From the regional perspective, the business-as-usual scenario of minimal growth in South Downtown increases development pressure on farms and forests on the urban fringe. This well-documented development pressure stimulates sprawling land use patterns known to have a host of negative environmental impacts. Because these impacts occur at the regional scale, they are not often accounted for in a typical EIS. One of the key goals of the South Downtown Subarea Plan and EIS is to provide accurate and constructive environmental assessments and growth strategies based on careful consideration of the broader impacts of land use and transportation.

### **Positive impacts of redevelopment**

Redevelopment is the critical step to unleashing South Downtown's potential to provide equitable livability and a diverse, thriving economy while minimizing environmental impact. This point of view is endorsed by a plethora of public policy spanning the federal, State, regional, County, City, and neighborhood levels, and is supported by a mountain of research and studies on "smart growth." Creating compact, mixed-use, transit-rich communities in South Downtown is precisely the kind of smart growth that will help the City of Tacoma and the surrounding region achieve established goals for sustainable growth.

However, fully accounting for the potential benefits of smart growth requires looking beyond the typical scope of an EIS, which focuses on local effects, and usually assesses total impacts as opposed to per capita impacts. For example, a typical EIS for a new building will analyze car trips and their impact on the roadway system. But while those car trips may add to local congestion, the building is also likely to encourage transit use that reduces vehicle miles traveled (VMT) on per capita basis. Since that outcome is aligned with widely agreed-

upon public policy goals to reduce car dependence—including the State of Washington's legislated goal to reduce per capita VMT by 50 percent by 2050—encumbering developers with an exhaustive list of local traffic mitigations may be counterproductive. The same logic applies to other regional benefits of smart growth, such as cleaner air, reduction of polluted stormwater runoff, and preservation of farms and forests - it makes more sense to address these issues and related mitigations in a coordinated manner at the district scale rather than separately on a project-by-project basis.

Another significant benefit that would be provided by South Downtown redevelopment—housing in particular—is equitable access to the amenities of the city, including economic opportunity, education, culture, entertainment, and perhaps the most valuable amenity of all, transportation. The cost of owning and operating a car is a significant portion of an average household's expenses. Walkable, transit-rich neighborhoods that enable life without a car decrease the overall cost of living, thereby helping to create a more equitable community.

This Subarea Plan also addresses the fact that urban redevelopment introduces the risk of displacing existing homes and businesses. Fortunately, because South Downtown has a relatively small resident population and a large amount of vacant land, the risk of displacement is less pronounced than in other urban areas. The goal of the Subarea Plan is to encourage redevelopment that complements and reinforces the existing social fabric and economy. New jobs and housing in South Downtown will most likely expand the customer base for many existing businesses, retail in particular.

## Development Strategies

The long-term success of the South Downtown Subarea Plan & EIS largely depends on the degree to which they are able to stimulate economic development, which in turn is dependent on private investment. Market forces are the most powerful determinant of private development, but those forces are largely beyond the purview of this project. Instead, the critical ingredient that this project can deliver to stimulate economic development is the creation of local conditions that attract private investment. The following chapters address a wide range of strategies designed to achieve this end, including the refinement of land use regulations, historic resource conservation, brownfield remediation, and catalyst projects.

Investment risk is a critical factor in private development. A central strategy of this planning effort is an area-wide environmental review, known as “upfront SEPA,” which seeks to reduce that risk for potential developers. Upfront SEPA eliminates the requirement for individual projects to complete an environmental review as long as they are broadly consistent with the Subarea Plan. In order to further minimize investment risk, the project is also proceeding under “Transit Infill Review” (RCW 43.21C.420) upfront SEPA, which eliminates all SEPA-based appeals for subsequent urban development projects that implement the Subarea Plan and vest within 10 years of the issuance of the EIS.

The approach to mitigation in the Subarea Plan & EIS is also grounded in the premise that redevelopment will maximize net benefits for the greater community. Thus the goal is to establish policies and regulations that provide sound mitigation but that do not create encumbrances that could jeopardize the viability of redevelopment. In many cases, adequate mitigation is already provided by existing policies and regulations at the federal, regional, County and City levels that are designed to support and encourage smart growth. For example, Tacoma’s new Mobility Master Plan codifies the City’s intention to provide pedestrian and bicycle infrastructure that will help mitigate the impact of car traffic on road networks.

## Rebranding

Lastly, the influence of Tacoma’s image is a thread that runs through all of the Subarea Plan’s strategies to promote economic development. Though relatively intangible, Tacoma’s regional and national image has a tangible impact on private investment. Unfortunately, based on the City’s history as a center for extractive industry, Tacoma’s popular image is not well-aligned with the contemporary vision of a vibrant, livable city. Thus, remaking that image, or “rebranding,” has the potential to play a significant positive role in achieving the goals of the Subarea Plan. South Downtown has numerous assets that will be emphasized to help create an attractive brand for Tacoma, including:

- The unique, urban campus of the University of Washington
- The concentration of museums
- The rich, historic fabric of the Brewery District
- The arts community, particularly glass blowing
- The potential for an affordable, sustainable urban lifestyle
- The waterfront on the Foss Waterway
- The spectacular natural setting and access to the great outdoors
- The historic artesian wells and their potential tie-in with the Center for Urban Waters

Finally, it should be noted that this Subarea Plan & EIS project itself will help to rebrand South Downtown Tacoma. Once reinvestment and redevelopment begin to happen, further growth, investment and development will be catalyzed, effectively contributing to the momentum of a rebranded South Downtown.



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AT HEARING

JAN 15 2015

HEARING EXAMINER

**2014 ECONOMIC  
AND COMMUNITY  
IMPACT REPORT  
OF THE UNIVERSITY  
OF WASHINGTON**

December 2014

  
**TrippUmbach**  
Research • Strategy • Impact

UNIVERSITY of  
WASHINGTON

**ORIGINAL**

EX. 15

# UW TACOMA

## INTRODUCTION

Founded in 1990, UW Tacoma is an urban-serving university providing access to students in a way that transforms families and communities. UW Tacoma strives to impact and inform economic development through community-engaged students and faculty. UW Tacoma is closely linked with Tacoma and the South Puget Sound and is a member of the Coalition of Urban Serving Universities, a network of public, urban, research universities committed to creating an educated workforce, building strong communities, and improving the health of diverse populations:

With more than 4,300 students enrolled in 30 undergraduate programs and 16 post-baccalaureate and graduate areas, UW Tacoma provides area students with the highest levels of education. UW Tacoma's diverse student body includes a broad range of ethnic and family backgrounds, ages, interests, and experience. More than 80% of students transfer to UW Tacoma from one of the many community colleges in the area or from other universities. Freshmen from high schools all over the Puget Sound and beyond make up a growing portion of students. Added to the mix are students who are returning to school after years away, military personnel and their families, and professionals working on new career goals.

At UW Tacoma, students learn in small classes, getting to know their faculty while participating in research and service projects. First-year students complete an innovative core curriculum, which blends different fields of study into interdisciplinary classes. Courses might mix art and ecology, or business and social science. The result is a rich learning environment where students are encouraged to challenge themselves.

UW Tacoma is a partner in the community and encourages its students and faculty to participate in the community through research and economic development activities.

### UW TACOMA SUPPORTS THE STATE ECONOMY

---

OVERALL ECONOMIC IMPACT OF UW TACOMA ACROSS THE STATE WAS \$211.7 MILLION.



---

UW TACOMA DIRECTLY OR INDIRECTLY SUPPORTED 1,608 JOBS THROUGHOUT THE STATE OF WASHINGTON.



---

UW TACOMA GENERATED APPROXIMATELY \$11.6 MILLION IN STATE AND LOCAL GOVERNMENT REVENUES FOR THE STATE OF WASHINGTON.



Source: Tripco Umbach using IMPLAN results from data obtained through the UW.

## APPENDIX A: DEFINITION OF TERMS

<b>STUDY YEAR</b>	Fiscal Year 2013-2014 (FY 13-14) July 1, 2013 – June 30, 2014
<b>TOTAL ECONOMIC IMPACT</b>	The total economic impact of an institution includes both the direct impact and the indirect impact generated in the economy as a result of the institution.
<b>DIRECT ECONOMIC IMPACT</b>	Direct impact includes items such as institutional spending, employee spending and spending by visitors to the institution.
<b>INDIRECT AND INDUCED ECONOMIC IMPACT</b>	Indirect impact, also known as the multiplier effect, includes the respending of dollars within the local economy by vendors/suppliers and households.
<b>MULTIPLIER EFFECT</b>	The multiplier effect is the additional economic impact created as a result of the institution's direct economic impact. Local companies that provide goods and services to an institution increase their purchasing by creating a multiplier.
<b>DIRECT TAX PAYMENTS</b>	Direct tax payments made by an institution to a unit of government.
<b>INDIRECT AND INDUCED TAX PAYMENTS</b>	Government revenue that is collected by governmental units in addition to those paid directly by an institution, including taxes paid directly by employees of the institution, visitors to the institution and vendors who sell products to the institution.
<b>DIRECT EMPLOYMENT</b>	Total employees based on total jobs.
<b>INDIRECT AND INDUCED EMPLOYMENT</b>	Indirect employment is the additional jobs created as a result of the institution's economic impact. Local companies that provide goods and services to an institution increase their number of employees as purchasing increases, thus creating an employment multiplier.

## UW SEATTLE IMPACT ON CITY OF SEATTLE

	Direct	Indirect/Induced	Total
<i>Economic Impact</i>	<i>\$2.8 billion</i>	<i>\$3.2 billion</i>	<i>\$6.0 billion</i>
<i>UW Medicine</i>	<i>\$1.9 billion</i>	<i>\$2.1 billion</i>	<i>\$3.8 billion</i>
<i>Employment Impact</i>	<i>16,865 jobs</i>	<i>21,376 jobs</i>	<i>38,241 jobs</i>
<i>UW Medicine</i>	<i>9,991 jobs</i>	<i>12,810 jobs</i>	<i>22,801 jobs</i>
<i>Govt. Revenue Impact (state and local)</i>	<i>\$74.2 million</i>	<i>\$198.3 million</i>	<i>\$272.5 million</i>
<i>UW Medicine</i>	<i>\$44.3 million</i>	<i>\$119.8 million</i>	<i>\$164.1 million</i>

Source: Tripp Umbach using IMPLAN results from data obtained through the UW.

## UW BOTHELL IMPACT ON CITY OF BOTHELL

	Direct	Indirect/Induced	Total
<i>Economic Impact</i>	<i>\$44.8 million</i>	<i>\$80.7 million</i>	<i>\$125.5 million</i>
<i>Employment Impact</i>	<i>324 jobs</i>	<i>595 jobs</i>	<i>919 jobs</i>
<i>Government Revenue Impact (state and local)</i>	<i>\$1.5 million</i>	<i>\$5.2 million</i>	<i>\$6.7 million</i>

Source: Tripp Umbach using IMPLAN results from data obtained through the UW.

## UW TACOMA IMPACT ON CITY OF TACOMA

	Direct	Indirect/Induced	Total
<i>Economic Impact</i>	<i>\$37.3 million</i>	<i>\$75.2 million</i>	<i>\$112.5 million</i>
<i>Employment Impact</i>	<i>288 jobs</i>	<i>567 jobs</i>	<i>855 jobs</i>
<i>Government Revenue Impact (state and local)</i>	<i>\$1.2 million</i>	<i>\$4.9 million</i>	<i>\$6.1 million</i>

Source: Tripp Umbach using IMPLAN results from data obtained through the UW.

**Stevens, Troy**

---

**From:** Fletcher, Gloria  
**Sent:** Wednesday, January 14, 2015 4:17 PM  
**To:** Stevens, Troy  
**Cc:** Price, Richard  
**Subject:** RE: 124.1347

My understanding is that they are doing a locate to confirm. So at this point nothing has changed. I will let you know when I have certainty.

-Gloria

---

**From:** Stevens, Troy  
**Sent:** Wednesday, January 14, 2015 10:04 AM  
**To:** Fletcher, Gloria  
**Cc:** Price, Richard  
**Subject:** RE: 124.1347

Gloria,

In my Preliminary Report I stated that RPS may have additional comments from Click! Did you ever hear from Chris whether or not we need to reserve anything else or be more specific. I'm reserving the easement over the entire area. It will come up tomorrow. I just want to make sure we have everything.

Thanks,

**Troy Stevens**

City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

---

**From:** Fletcher, Gloria  
**Sent:** Wednesday, January 07, 2015 9:29 AM  
**To:** Stevens, Troy  
**Cc:** Price, Richard  
**Subject:** RE: 124.1347

Yes, it's Chris. Please include the drawing provided earlier in your report.

---

**From:** Stevens, Troy  
**Sent:** Wednesday, January 07, 2015 9:26 AM  
**To:** Fletcher, Gloria  
**Cc:** Price, Richard  
**Subject:** RE: 124.1347

1  
**ORIGINAL**

**EX. 16**

Hi,

I'm going to insert a generic comment into my report for Click! so I can get my report submitted. It will give you more time and I can provide the HEX with their comments at the hearing.

Is it Chris Mantle that you're working with for their comments?

Thanks,

Troy

---

**From:** Fletcher, Gloria

**Sent:** Monday, January 05, 2015 4:53 PM

**To:** Stevens, Troy

**Cc:** Price, Richard

**Subject:** 124.1346 1347

Troy,

Attached, per our phone conversation, is the drawing from Click! showing the location of their Fiber. This is a major line that includes Fiber for the City of Seattle. It would be difficult to relocate. I've been told that Tacoma Power has similar critical infrastructure and it's possible that this Street Vacation may not be viable from an infrastructure perspective – but I'll know more tomorrow.

-Gloria

EX. 10

**Stevens, Troy**

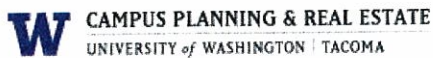
---

**From:** PATRICK D. CLARK <pdclark@uw.edu>  
**Sent:** Wednesday, January 14, 2015 5:19 PM  
**To:** Ann M. Gygi; Stevens, Troy; Kammerzell, Jennifer  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Seems a non-issue for the most part.

Pat

Patrick D. Clark  
o 253.692.4469 | p 206.669.5237 | e [pdclark@uw.edu](mailto:pdclark@uw.edu)  
<http://www.tacoma.uw.edu/>



---

**From:** Ann M. Gygi [<mailto:ann.gygi@hcmp.com>]  
**Sent:** Wednesday, January 14, 2015 5:15 PM  
**To:** Stevens, Troy; Kammerzell, Jennifer; PATRICK D. CLARK  
**Cc:** Capell, Jeff (Legal); Thompson, Darius; Huseby, Eric  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Troy, Will you address this for the HEX tomorrow?

Ann M. Gygi

Hillis Clark Martin & Peterson P.S.  
1221 Second Avenue | Suite 500 | Seattle, WA 98101  
d: 206.470.7638 | 206.623.1745 | f: 206.623.7789  
[ann.gygi@hcmp.com](mailto:ann.gygi@hcmp.com) | [www.hcmp.com](http://www.hcmp.com) | vCard

---

**From:** Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]  
**Sent:** Wednesday, January 14, 2015 5:00 PM  
**To:** Kammerzell, Jennifer; Patrick D. Clark; Ann M. Gygi  
**Cc:** Capell, Jeff (Legal); Thompson, Darius; Huseby, Eric  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Thanks, Jennifer!

---

**From:** Kammerzell, Jennifer  
**Sent:** Wednesday, January 14, 2015 4:58 PM  
**To:** Stevens, Troy; Patrick D. Clark; [ann.gygi@hcmp.com](mailto:ann.gygi@hcmp.com)  
**Cc:** Capell, Jeff (Legal); Thompson, Darius; Huseby, Eric  
**Subject:** RE: Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Troy/Ann,

I apologize for not following up sooner on the status of Jefferson as an arterial. I spoke with the person (Becky Heath) that coordinates street name changes. It would be easy enough to change the addressing for the 3 addresses that front the portion of Broadway (1702, 1706, and 1711) to Jefferson addresses, which are all UWT properties.

From a Traffic and emergency response aspect, we are recommending that with the re-alignment of Jefferson, that this short section of Broadway be converted to Jefferson. It does not require a municipal code change. Once the 17<sup>th</sup> St

project is complete, Darius would let Becky Head show to readdress those properties. She would notify post office, emergency services, etc. South 17<sup>th</sup> St would be the dividing line between Broadway and Jefferson.

Based on our meeting with UWT, I am assuming that there won't be any objections to the readdressing of those buildings/site. It would help if UWT acknowledged the change and provided support via email or memo (it does not need to be official).

With that said, we do not need to amend the municipal code to declassify Jefferson 200 ft south of South 17<sup>th</sup> St.



**Jennifer Kammerzell**  
Senior Engineer  
City of Tacoma Public Works Engineering

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**From:** Stevens, Troy  
**Sent:** Wednesday, December 17, 2014 12:36 PM  
**To:** Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Coffman, James; Coyne, Richard; Danby, Marilynn; Dykas, Veronica; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Jeff Lawrey; Kammerzell, Jennifer; Kingsolver, Kurtis; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Trohimovich, Merita  
**Subject:** Request for Comment - Street Vacation 124.1347 (UWT, Jefferson)/Res. 39079

Good afternoon,

Please see the attached request for comment memo on Street Vacation 124.1347 (UWT/Jefferson Ave), Res. 39079. The comment period will end on January 2, 2015.

Thank you,

FLX3

12/17/14



**Troy Stevens**

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

## Legg, Louisa

---

**From:** Ann M. Gygi <ann.gygi@hcmp.com>  
**Sent:** Friday, February 20, 2015 8:38 AM  
**To:** Stevens, Troy; Legg, Louisa; Carrara, Deborah  
**Cc:** PATRICK D. CLARK (pdclark@uw.edu); Capell, Jeff (Legal)  
**Subject:** RE: SV 124.1347 - UWT Jefferson Avenue Street Vacation - Suggested City Easement Reservation Language

Good morning Louisa, For the record, the University accepts the easement language proposed by the City with the email below. Thank you,  
Ann

**Ann M. Gygi**

Hillis Clark Martin & Peterson P.S.

1221 Second Avenue | Suite 500 | Seattle, WA 98101

d: 206.470.7638 | 206.623.1745 | f: 206.623.7789

ann.gygi@hcmp.com | [www.hcmp.com](http://www.hcmp.com) | vCard

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**From:** Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]  
**Sent:** Thursday, February 19, 2015 4:38 PM  
**To:** Legg, Louisa; Carrara, Deborah  
**Cc:** Ann M. Gygi; PATRICK D. CLARK ([pdclark@uw.edu](mailto:pdclark@uw.edu)); Capell, Jeff (Legal)  
**Subject:** SV 124.1347 - UWT Jefferson Avenue Street Vacation - Suggested City Easement Reservation Language

Hi Louisa and Deborah,

Please see the attached suggested City easement reservation language for UWT Jefferson Avenue Street Vacation (SV 124.1347).

Thank you,

**Troy Stevens**

City of Tacoma, Public Works

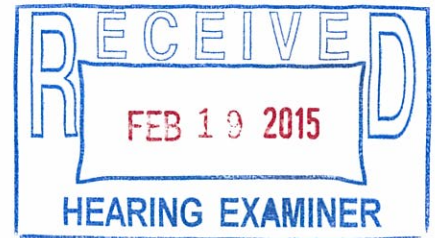
Sr. Real Estate Specialist

(253) 591-5535

[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

**ORIGINAL**

DRAFT



City of Tacoma File No. 124.1347

UWT petition for Jefferson Street Vacation (partial) south of South 17th Street

City easement reservations:

1. Reservation of sidewalk, street light and utility easement by City of Tacoma for public access and City ownership and maintenance over the existing sidewalk and street lights fronting 1711 Jefferson Avenue. (Exh. 3)

2. Reservation of a utility easement over the entire vacation area for the City of Tacoma for maintenance, repair, construction, modification, and replacement of existing and future facilities.

a) The vacation area contains a 24" water main and appurtenances which will need to remain in service, unobstructed, and accessible at all times.

b) The easement shall include unlimited access to the easement area with 24 hour notice to Grantor; prior notice is not required in the event of emergency.

c) To avoid conflicts with existing facilities and access, Tacoma Water retains review and approval rights for any improvements proposed within the 10' on either side of the 24" water main.

d) Any Grantor-directed relocation or adjustment of existing Tacoma Water infrastructure within the easement area must be completed by Tacoma Water at the Grantor's sole cost and expense.

e) Damage to any Tacoma Water facilities within the easement area by the Grantor, its agents, tenants, employees, assignees, or invitees shall be repaired by Tacoma Water at the Grantor's sole cost and expense; provided, third-party utilities are not deemed to be Grantor's agents, tenants, employees, assignees, or invitees.

f) No permanent structures shall be placed within the easement area without Tacoma Water approval; provided, that if approval is given, Grantor shall be responsible for all costs and expenses of utility relocation made necessary by Grantor's improvements.

g) No grading will be allowed within the 10' on either side of the 24" water main or future Tacoma Water facilities without the prior consent of Tacoma Water. If approval is given, no removal of material over Tacoma Water infrastructure will be allowed which will result in a depth of cover of less than 3 feet. No filling over

**ORIGINAL**

EX-18

Tacoma Water infrastructure will be allowed which will result in a depth of cover greater than 5 feet.

4. Qwest Corporation d/b/a CenturyLink QC and its successors request a fully executed easement covering existing facilities in the vacate area be held by the City in escrow prior to final reading of the ordinance and recorded subsequently to the ordinance; provided, an easement expansion to cover future required facilities subject to petitioner's right to reasonably restrict the location of future CenturyLink facilities as needed to coordinate CenturyLink facilities with other utilities in the vacate area, and provided further that such future easement rights shall not be construed or applied in a manner that unreasonably restricts petitioner's use of the vacate area. (Exh. 7)

**ORIGINAL**

EX-18

## Legg, Louisa

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**From:** Stevens, Troy  
**Sent:** Wednesday, February 11, 2015 9:34 AM  
**To:** Ann M. Gygi  
**Cc:** PATRICK D. CLARK; Deidra Miller; Legg, Louisa; Carrara, Deborah  
**Subject:** RE: UWT Comments on Easements

Thank you.

---

**From:** Ann M. Gygi [<mailto:ann.gygi@hcmp.com>]  
**Sent:** Wednesday, February 11, 2015 9:32 AM  
**To:** Stevens, Troy  
**Cc:** PATRICK D. CLARK; Deidra Miller; Legg, Louisa; Carrara, Deborah  
**Subject:** RE: UWT Comments on Easements

Troy, thank you for the update. I am consulting with my client and will get back to you.

Ann M. Gygi

Hillis Clark Martin & Peterson P.S.

1221 Second Avenue | Suite 500 | Seattle, WA 98101  
d: 206.470.7638 | 206.623.1745 | f: 206.623.7789  
[ann.gygi@hcmp.com](mailto:ann.gygi@hcmp.com) | [www.hcmp.com](http://www.hcmp.com) | vCard

---

**From:** Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]  
**Sent:** Wednesday, February 11, 2015 9:18 AM  
**To:** Ann M. Gygi  
**Cc:** PATRICK D. CLARK; Deidra Miller; Legg, Louisa; Carrara, Deborah  
**Subject:** RE: UWT Comments on Easements

Hi Ann,

Sorry for the delay on the easement comments. We are having an internal policy discussion on easements that is delaying things.

An internal meeting is in the works for next week.

Thank you,

**Troy Stevens**

City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

---

**From:** Ann M. Gygi [<mailto:ann.gygi@hcmp.com>]  
**Sent:** Wednesday, February 04, 2015 8:35 AM  
**To:** Stevens, Troy  
**Cc:** PATRICK D. CLARK; Deidra Miller  
**Subject:** UWT Comments on Easements

ORIGINAL

EX-13

Troy, In an effort to help advance the conversation on easements, attached is a draft of the University's suggestions regarding the easement language from the City. This is not intended to be final easement language, but it should help clarify the University's general comments provided earlier. Let's try and talk today to follow up. Thanks,  
Ann

**Ann M. Gygi**

**Hillis Clark Martin & Peterson P.S.**

1221 Second Avenue | Suite 500 | Seattle, WA 98101

d: 206.470.7638 | 206.623.1745 | f: 206.623.7789

[ann.gygi@hcmp.com](mailto:ann.gygi@hcmp.com) | [www.hcmp.com](http://www.hcmp.com) | [vCard](#)

**ORIGINAL**

EX. 18

## Legg, Louisa

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**From:** Hearing Examiner  
**Sent:** Monday, February 02, 2015 2:41 PM  
**To:** Legg, Louisa; Carrara, Deborah  
**Subject:** FW: SV 124.1347 - Reserved easement discussion - postponed

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**From:** Stevens, Troy  
**Sent:** Monday, February 02, 2015 2:41:06 PM  
**To:** Hearing Examiner  
**Subject:** RE: SV 124.1347 - Reserved easement discussion - postponed  
**Auto forwarded by a Rule**

I'm working on it. I'll let you know.

---

**From:** Hearing Examiner  
**Sent:** Monday, February 02, 2015 2:41 PM  
**To:** Stevens, Troy  
**Subject:** RE: SV 124.1347 - Reserved easement discussion - postponed

Thanks for the update. Do you have in place a rescheduled meeting date?

**Louisa Legg**  
Legal Assistant  
Office of the Hearing Examiner  
City of Tacoma  
P: 253-591-5195  
[Hearing.examiner@cityoftacoma.org](mailto:Hearing.examiner@cityoftacoma.org)

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**From:** Stevens, Troy  
**Sent:** Monday, February 02, 2015 2:38 PM  
**To:** Legg, Louisa  
**Cc:** Carrara, Deborah  
**Subject:** SV 124.1347 - Reserved easement discussion - postponed

Hi Louisa,

Jeff Capell and I were going to have a meeting today with UWT to discuss the easement reservations for SV 124.1347; but, it's been postponed. We need to discuss some things internally first.

Thank you,

**Troy Stevens**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

**ORIGINAL**

## Legg, Louisa

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**From:** Stevens, Troy  
**Sent:** Friday, January 23, 2015 4:26 PM  
**To:** Ann M. Gygi  
**Cc:** PATRICK D. CLARK; Deidra Miller; Price, Richard; Legg, Louisa; Carrara, Deborah; Capell, Jeff (Legal)  
**Subject:** RE: Jefferson Street Vacation: Proposed Easement Language

Ann,

The City has been discussing the comments, and my suggested changes. We will get back to you as soon as possible.

Thank you,

### Troy Stevens

City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

---

**From:** Ann M. Gygi [<mailto:ann.gygi@hcmp.com>]  
**Sent:** Thursday, January 22, 2015 10:58 AM  
**To:** Stevens, Troy  
**Cc:** PATRICK D. CLARK; Deidra Miller  
**Subject:** Jefferson Street Vacation: Proposed Easement Language

Troy, please see the University's proposed easement language for the Jefferson Street Vacation parcel, attached. If you agree, please forward to the Hearing Examiner with your concurrence. The email to the Hearing Examiner should also include or reference your email regarding Click! no longer needing an easement. If you have any questions or concerns, please give me a call. Thank you.

Ann

### Ann M. Gygi

Hillis Clark Martin & Peterson P.S.  
1221 Second Avenue | Suite 500 | Seattle, WA 98101  
d: 206.470.7638 | 206.623.1745 | f: 206.623.7789  
[ann.gygi@hcmp.com](mailto:ann.gygi@hcmp.com) | [www.hcmp.com](http://www.hcmp.com) | [vCard](#)

**ORIGINAL**



## Legg, Louisa

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**From:** Stevens, Troy  
**Sent:** Friday, January 16, 2015 4:55 PM  
**To:** Legg, Louisa  
**Cc:** Fletcher, Gloria; Price, Richard  
**Subject:** FW: Jefferson Ave Vacation

Hi Louisa,

In talking to Gloria Fletcher at TPU, she has confirmed that Click! does not need to reserve an easement or create a stand-alone easement for the Jefferson Street Vacation.

Thank you,

### Troy Stevens

City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

---

**From:** Stevens, Troy  
**Sent:** Friday, January 16, 2015 9:12 AM  
**To:** Legg, Louisa  
**Subject:** RE: Jefferson Ave Vacation

You bet!

---

**From:** Legg, Louisa  
**Sent:** Friday, January 16, 2015 9:11 AM  
**To:** Stevens, Troy  
**Subject:** RE: Jefferson Ave Vacation

Thank you.

### Louisa Legg

Legal Assistant  
Office of the Hearing Examiner  
City of Tacoma  
P: 253-591-5195  
[Hearing.examiner@cityoftacoma.org](mailto:Hearing.examiner@cityoftacoma.org)

---

**From:** Stevens, Troy  
**Sent:** Friday, January 16, 2015 9:00 AM  
**To:** [ann.gygi@hcmp.com](mailto:ann.gygi@hcmp.com); PATRICK D. CLARK ([pdclark@uw.edu](mailto:pdclark@uw.edu)); Deidra Miller  
**Cc:** Legg, Louisa  
**Subject:** FW: Jefferson Ave Vacation

ORIGINAL

EX. 18

Pat, Ann, and Deidra,

Please see the email below from TPU regarding Click!'s facilities in Jefferson.

Thank you,

## **Troy Stevens**

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

---

**From:** Fletcher, Gloria  
**Sent:** Thursday, January 15, 2015 2:44 PM  
**To:** Stevens, Troy  
**Cc:** Price, Richard  
**Subject:** FW: Jefferson Ave Vacation

This is good news – no conflicts from Click! Would have been nice to know before the hearing, but better safe than sorry.

Let me know if you need anything else.  
-Gloria

---

**From:** Mantle, Chris  
**Sent:** Thursday, January 15, 2015 2:31 PM  
**To:** Kris Henry-Simmons ([Kristine.Henry-Simmons@seattle.gov](mailto:Kristine.Henry-Simmons@seattle.gov)); Fletcher, Gloria  
**Subject:** Jefferson Ave Vacation

Good news, there is no conflict with the City of Seattle's fiber for the area in question.

Thanks,

Christopher J. Mantle  
Tacoma Power  
HFC Engineering Supervisor  
502-8131  
377-9343

## Legg, Louisa

---

**From:** Patrick Clark <pdclark@uw.edu>  
**Sent:** Friday, January 16, 2015 9:12 AM  
**To:** Stevens, Troy; ann.gygi@hcmp.com; Deidra Miller  
**Cc:** Legg, Louisa  
**Subject:** Re: Jefferson Ave Vacation

Good news!

Thanks.  
Patrick D. Clark  
Director - Campus Planning & Real Estate  
UW - Tacoma

Sent from my Verizon Wireless BlackBerry

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**From:** "Stevens, Troy" <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>  
**Date:** Fri, 16 Jan 2015 09:00:16 -0800  
**To:** [ann.gygi@hcmp.com](mailto:ann.gygi@hcmp.com)<[ann.gygi@hcmp.com](mailto:ann.gygi@hcmp.com)>; PATRICK D. CLARK  
([pdclark@uw.edu](mailto:pdclark@uw.edu))<[pdclark@uw.edu](mailto:pdclark@uw.edu)>; Deidra Miller<[deimill@uw.edu](mailto:deimill@uw.edu)>  
**Cc:** Legg, Louisa<[LLegg@ci.tacoma.wa.us](mailto:LLegg@ci.tacoma.wa.us)>  
**Subject:** FW: Jefferson Ave Vacation

Pat, Ann, and Deidra,

Please see the email below from TPU regarding Click!'s facilities in Jefferson.

Thank you,

### Troy Stevens

City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

---

**From:** Fletcher, Gloria  
**Sent:** Thursday, January 15, 2015 2:44 PM  
**To:** Stevens, Troy  
**Cc:** Price, Richard  
**Subject:** FW: Jefferson Ave Vacation

This is good news – no conflicts from Click! Would have been nice to know before the hearing, but better safe than sorry.

Let me know if you need anything else.

-Gloria

**ORIGINAL**

**EX.1B**

**From:** Mantle, Chris

**Sent:** Thursday, January 15, 2015 2:31 PM

**To:** Kris Henry-Simmons ([Kristine.Henry-Simmons@seattle.gov](mailto:Kristine.Henry-Simmons@seattle.gov)); Fletcher, Gloria

**Subject:** Jefferson Ave Vacation

Good news, there is no conflict with the City of Seattle's fiber for the area in question.

Thanks,

Christopher J. Mantle

Tacoma Power

HFC Engineering Supervisor

502-8131

377-9343