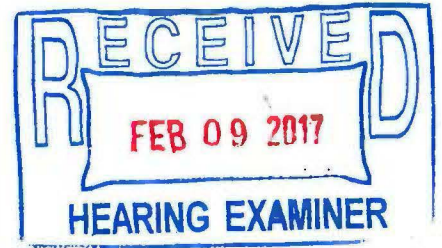


EXHIBIT LIST



HEARING DATE: February 16, 2017 at 9:00 a. m.

FILE NUMBER & NAME: 124.1375 – Alma Mater, LLC

| EXHIBIT NUMBER | EXHIBIT DESCRIPTION | SUBMITTED BY | A | E | W | COMMENT |
|----------------|--|--------------|---|---|---|---------|
| Ex. 1 | Preliminary Staff Report | COT/RPS | X | | | |
| Ex. 2 | Aerial Maps (2) | COT/RPS | X | | | |
| Ex. 3 | Petitioner aerials | Petitioner | X | | | |
| Ex. 4 | Plat Map (1) | COT/RPS | X | | | |
| Ex. 5 | South 15 th & Fawcett Utility Plan Sheet Comments via email | COT/RPS | X | | | |
| Ex. 6 | RPS/In-Lieu Assessment fee Comments via email | COT/RPS | X | | | |
| Ex. 7 | Tacoma Power and Click! Network Comments via email | COT/RPS | X | | | |
| Ex. 8 | PW/Traffic Engineering - Comments via email | COT/RPS | X | | | |
| Ex. 9 | ES/Site Development comments via email | COT/RPS | X | | | |
| Ex. 10 | Tacoma Fire Department Comments via email | COT/RPS | X | | | |
| Ex. 11 | Comcast Communication Comments via email | COT/RPS | X | | | |
| Ex. 12 | Tacoma Water (Supply) Comments via email | COT/RPS | X | | | |
| Ex. 13 | Tacoma Water (Distribution) Comments via email | COT/RPS | X | | | |
| Ex. 14 | Puget Sound Energy Comments via email | COT/RPS | X | | | |
| | | | | | | |
| | | | | | | |

ORIGINAL

Handwritten text, possibly a signature or date, located in the top left corner of the page.

JAN 1968

PRELIMINARY REPORT

PREPARED FOR THE HEARING EXAMINER BY REAL PROPERTY SERVICES

For the Hearing to be Held
Thursday, February 16, 2017 at 9:00 AM

PETITIONER: ALMA MATER, LLC

FILE NO. 124.1375

A. SUMMARY OF REQUEST:

Real Property Services has received a petition to vacate a sub-surface portion of Court E, lying between South 13th and South 15th Streets, to accommodate the Petitioner's existing building wall. The area is shown on the attached map, Exhibit 2.

B. GENERAL INFORMATION:

1. Legal Description of Vacation:

THAT PORTION OF THE PUBLIC ALLEY LYING BETWEEN BLOCKS 1310 AND 1311 OF THE MAP OF NEW TACOMA, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1875, AND AS SHOWN ON SURVEY RECORDED NOVEMBER 16, 2015 UNDER AUDITOR'S FEE No. 201511165001, ALL RECORDS OF PIERCE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13, SAID BLOCK 1310;
THENCE SOUTH 82°37'54" WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT A DISTANCE OF 5.00 FEET;
THENCE NORTH 07°23'27" WEST A DISTANCE OF 104.92 FEET;
THENCE NORTH 82°36'33" EAST A DISTANCE OF 5.00 FEET TO THE WEST LINE OF SAID BLOCK 1310;
THENCE SOUTH 07°23'27" EAST ALONG SAID LINE A DISTANCE OF 104.92 FEET TO THE POINT OF BEGINNING, AND LYING BETWEEN ELEVATION 188.39 FEET NGVD29 (LOWEST ELEVATION OF FOOTING) AND ELEVATION 207.00 FEET NGVD (ELEVATION OF COURT E).

CONTAINING 524.6 SQUARE FEET, MORE OR LESS.

2. Notification:

9.22.060 NOTICE OF PUBLIC HEARING The Public Works Department shall cause a 30-day notice to be given of the pendency of the petition by written notice posted in three of the most public places in the City, a like notice in a conspicuous place on the street or alley sought to be vacated, a like notice in a newspaper of general circulation in the City, and a like notice to the legal property owners of all property abutting the right of way requested for vacation as enumerated on the applicant's vacation petition, and to any other interested parties of record. In addition to posting notices of the hearing, the Public Works Department shall mail a copy of the notice to all owners and occupants of the property which lies within 300 feet of the street or alley to be vacated. The said notice shall contain the statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed for the hearing of the petition.

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

C. PUBLIC NOTICE:

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

The Public Hearing Notices were posted January 12, 2017, and yellow public notice signs were posted on January 11, 2017:

1. Placed yellow public notice sign 170 feet southeasterly of the southeast corner of the intersection at South 13th Street and Court E.
2. Place yellow public notice sign at the northwest corner of the intersection of South 15th and Court E.
3. Public notice memo placed into the glass display case in the Tacoma Municipal building abutting the Finance Department.
4. Public notice memo advertised on the City of Tacoma web site at address:
<http://www.cityoftacoma.org/page.aspx?nid=596>
5. Public Notice advertised in the Daily Index newspaper.
6. Public Notice mailed to all parties of record within the 400 feet of vacation request.
7. Public Notice advertised on Municipal Television Channel 12.

D. PURPOSE OF REQUEST:

The Petitioner plans on acquiring the sub-surface portion of Court E, lying between South 13th and South 15th Streets, to accommodate the existing building wall.

E. HISTORY:

The City acquired the street right of way in the Map of New Tacoma, according to the plat thereof recorded February 3, 1875, records of Pierce County, Washington. The Carpenter's Local Building at 1322 Fawcett Street was permitted and constructed in 1954. The Petitioner's current remodel plans require the Petitioner to pursue the partial street vacation of Court E to cure the building wall encroachment.

F. PHYSICAL LAND CHARACTERISTICS:

Court E is 40 feet wide, mostly level, and paved with concrete and limited curbing; it does have a slight downward slope from north to south. The west side of the Court has Office buildings and parking lots and the east side is a combination of multi-story commercial buildings, office space, parking lots, and residential.

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

H. 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 Public Works Department, Real Property Services, 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
- Petition Aerials – Exhibit 3
- Plat Map – Exhibit 4
- South 15th and Fawcett Utility Improvement Project Plan Sheet – Exhibit 5

Recommended Conditions

Payment of Fees

Advisory Comments

- RPS/LID – In-Lieu Fee – Exhibit 6
- Tacoma Power & Click! Network- No Objection - Exhibit 7
- Traffic Engineering – No Objection – Exhibit 8
- Environmental Services – No Objection – Exhibit 9
- Tacoma Fire– No Objection – Exhibit 10
- Comcast – No Objection – Exhibit 11
- Tacoma Water (Water Supply) – No Objection – Exhibit 12
- Tacoma Water (Distribution) – No Objection – Exhibit 13
- Puget Sound Energy – No Objection - Exhibit 14

J. RECOMMENDED CONDITIONS OF APPROVAL:

Should this street vacation request be approved, the Real Property Services Division recommends that the following conditions be made conditions of approval for this street vacation petition.

1. PAYMENT OF FEES

The petitioner shall compensate the City in an amount equal to the full appraised value of the area vacated. One-half of the revenue received shall be devoted to the acquisition, improvement and maintenance of public open space land and one-half

may be devoted to transportation projects and /or management and maintenance of other City owned lands and unimproved rights-of-way. *TMC 9.22.010*

K. ADVISORY COMMENTS:

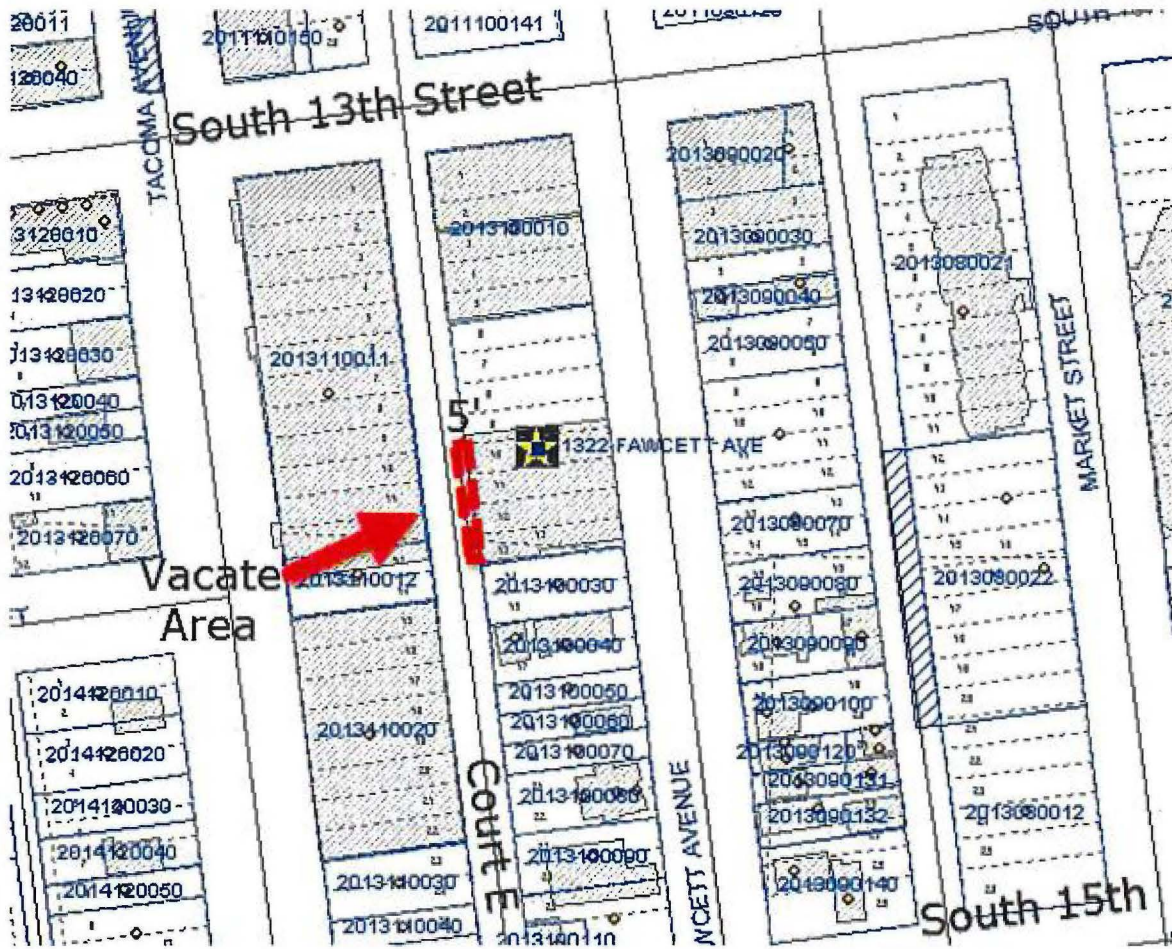
1. RPS/LID

- a. Please contact Sue Simpson at (253) 591-5529 regarding LID's comments.
- b. An In-Lieu amount of \$1,252.85 is due for sanitary sewer.

2. NO OBJECTION

No objection or additional comment was received from Tacoma Power & Click! Network; Traffic Engineering; Environmental Services; Tacoma Fire; Comcast; Tacoma Water, Supply; Tacoma Water, Distribution; and Puget Sound Energy

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.



CITY OF TACOMA

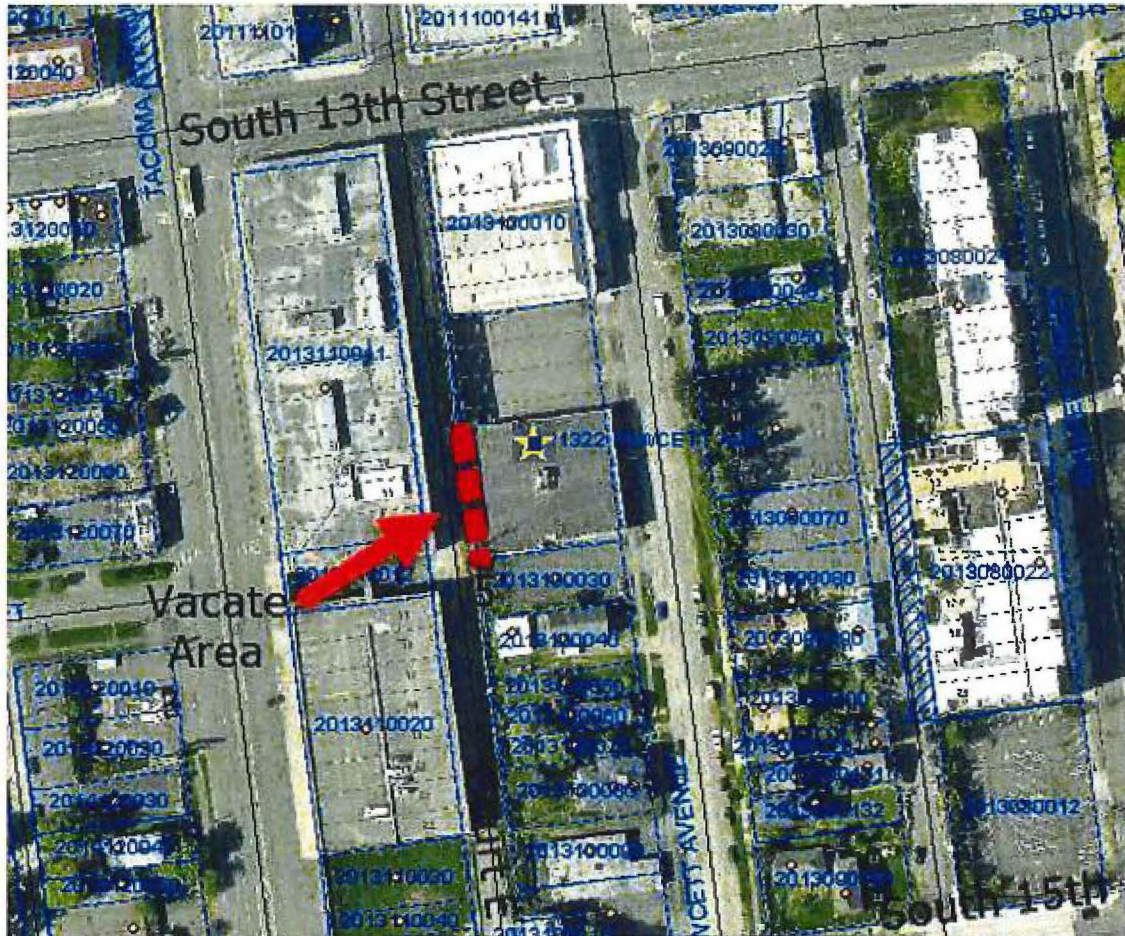
STREET VACATION NO. 124.1375

A PORTION OF THE EAST 5 FEET OF COURT E, LYING BETWEEN SOUTH 13TH & 15TH STREETS

NE 1/4 SEC. 05, T20N, R3E

NOT TO SCALE

Exhibit 2



CITY OF TACOMA

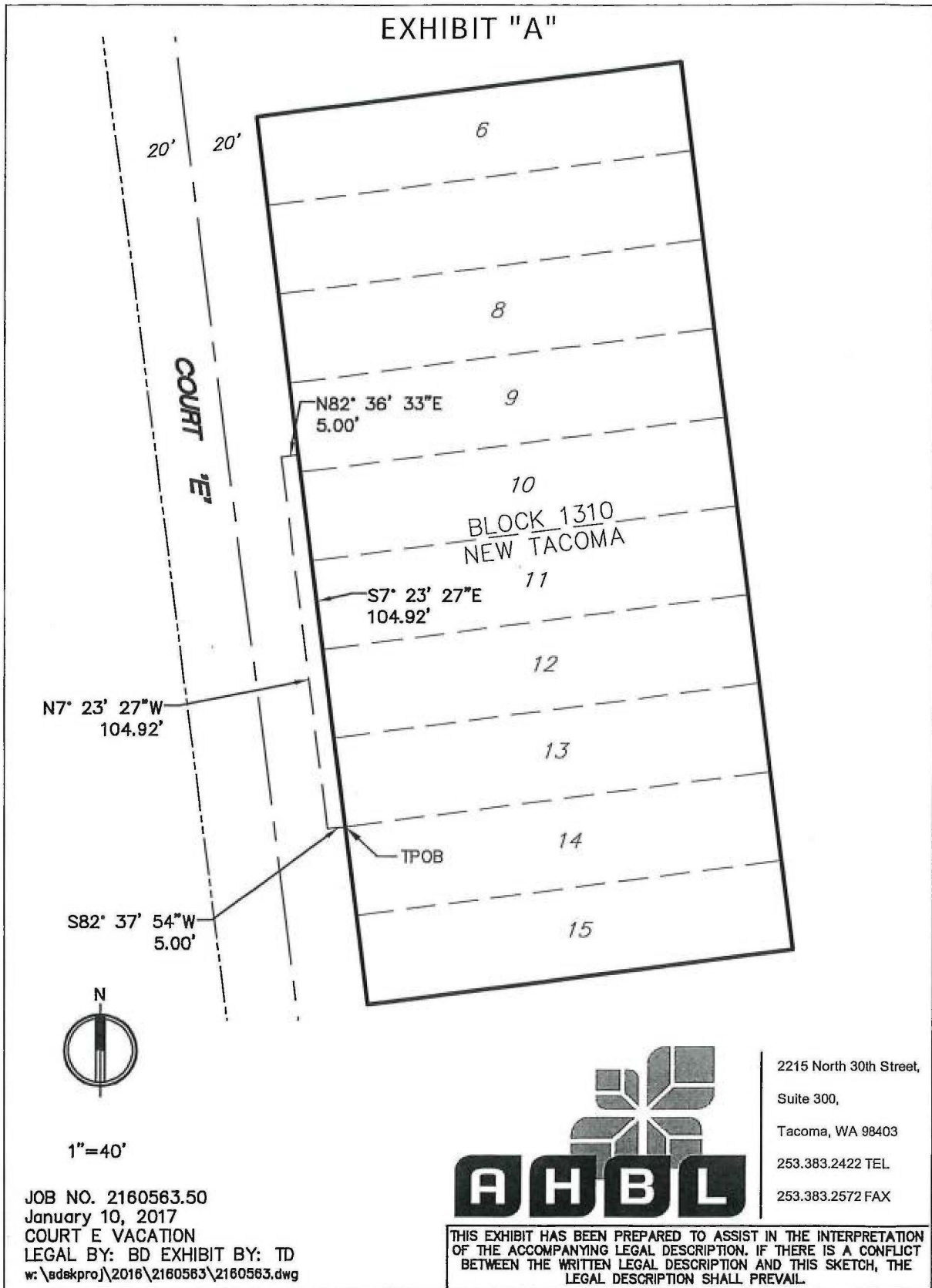
STREET VACATION NO. 124.1375

A PORTION OF THE EAST 5 FEET OF COURT E, LYING BETWEEN SOUTH 13TH & 15TH STREETS

NE 1/4 SEC. 05, T20N, R3E

NOT TO SCALE

EXHIBIT "A"



2215 North 30th Street,
 Suite 300,
 Tacoma, WA 98403
 253.383.2422 TEL
 253.383.2572 FAX

JOB NO. 2160563.50
 January 10, 2017
 COURT E VACATION
 LEGAL BY: BD EXHIBIT BY: TD
 w:\bdkproj\2016\2160563\2160563.dwg

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

Pierce Co. Tax Assessor # 201311-002-0

Pierce Co. Tax Assessor # 201311-001-2

Pierce Co. Tax Assessor # 201311-001-1

Bump out
Removed

AREA OF STUDY

CENTERLINE OF 'COURT E'

REINFORCED CONCRETE FLOOR

641 Sq Ft Subterranean Vocation

AREA COVERED BY ROOF OVER

EXISTING CARING SIDE WALKWAY

REVERSED ROOF TOP PARKING

EXISTING 12,118 SF FORMER CAMPERS' WAGON HALL

EXISTING PARKING LOT TO BE LANDSCAPE + PLAZA

EXISTING CONCRETE PARKING STRUCTURE

Edging Wood Single Family

EXISTING 6,000 SF PAVED PARKING LOT New Slopes + Loading Area

Pierce Co. Tax Assessor # 201310-003-0

Pierce Co. Tax Assessor # 201310-002-0

Parcel # 201310-001-0

Parcel # 201310-004-0

ADJACENT PROPERTY - NOT INCLUDED IN PROJECT

ADJACENT PROPERTY NOT INCLUDED IN PROJECT

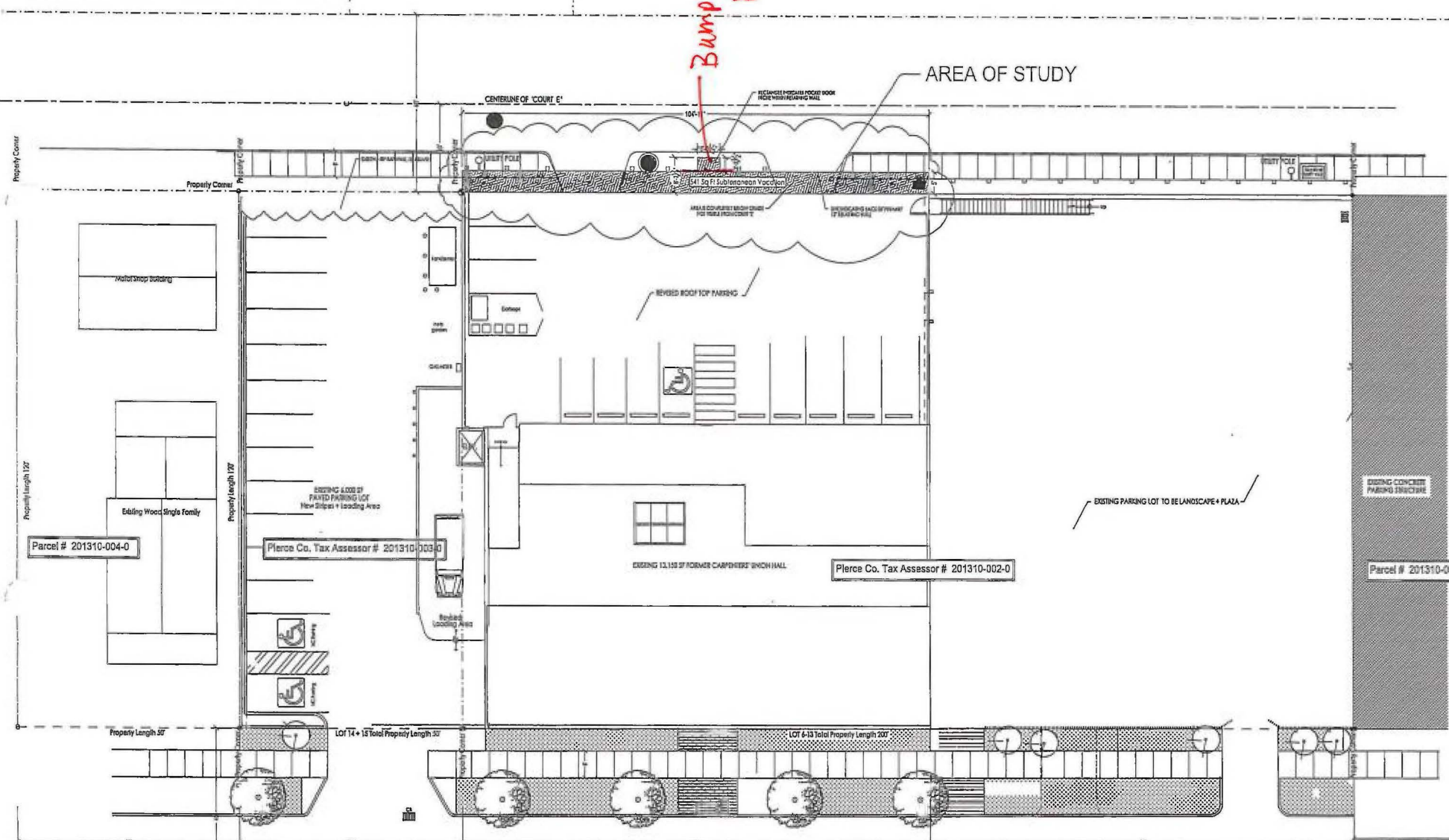
1

1322 FAWCETT AVE - SUBTERRANEAN STREET VACATION SITE PLAN

SCALE: 1" = 10'

NORTH

CENTERLINE OF FAWCETT AVENUE

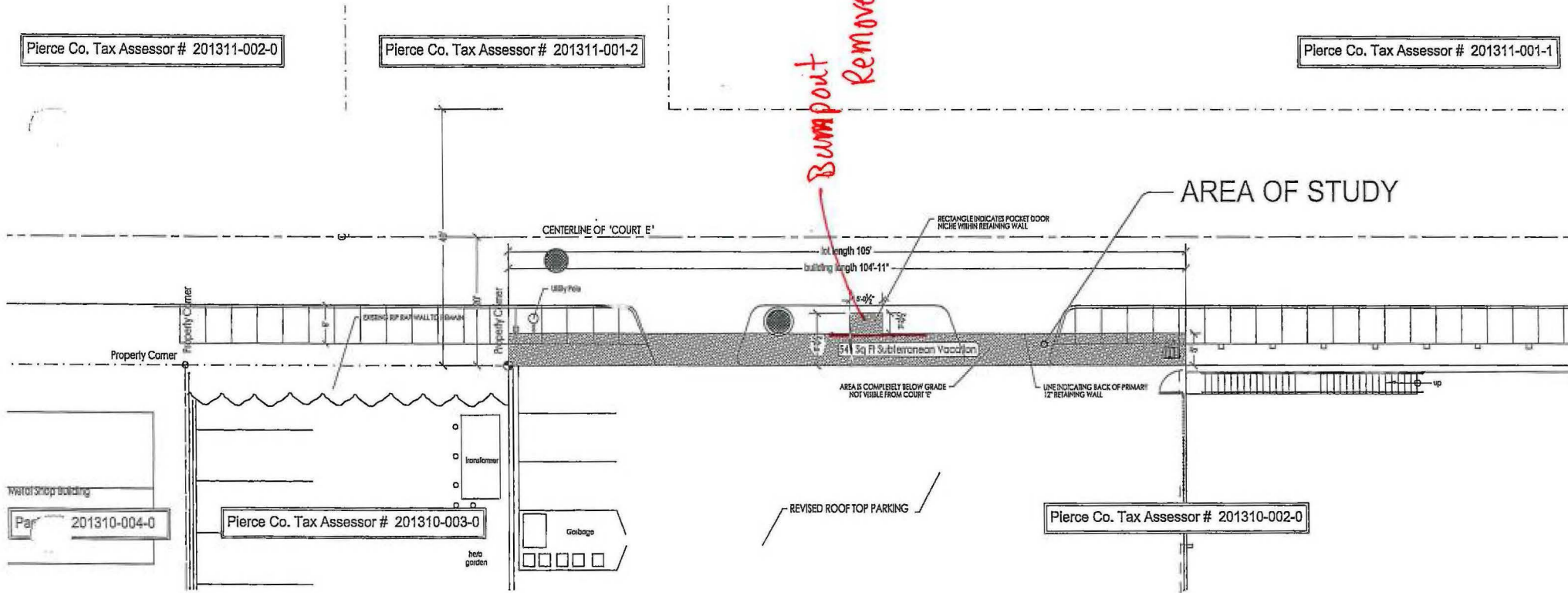


Pierce Co. Tax Assessor # 201311-002-0

Pierce Co. Tax Assessor # 201311-001-2

Pierce Co. Tax Assessor # 201311-001-1

*Bumpout
Removed*



AREA OF STUDY

Pier 201310-004-0

Pierce Co. Tax Assessor # 201310-003-0

Pierce Co. Tax Assessor # 201310-002-0

1

1322 FAWCETT AVE - SUBTERRANEAN STREET VACATION SITE PLAN

SCALE: 1" = 10' 0" 5" 10" 25"

NORTH

Description and explanation
of the
Plat of New Tacoma.

ARCHIVE NUMBER

0045011

Exhibit 4

1

Description & explanation of the plat
of New Tacoma.

The initial point of the survey is at the point of intersection of center line of S 9th Street and the section line. The common boundary of sec 4 & 5 T 20 N R 3 E W. M.

At this initial point a stone monument marked **X** is planted, from which a stone monument marked **A** bears S 56° 22' E 50 ft distant, and a stone monument marked **B** bears N 39° 56' E 49.5 ft distant.

The section line aforesaid being assumed, as the meridian line for all purposes relating to the annexed plat.

This initial point is situated on the aforesaid section line at a point 991.6 ft south from the closing corner of said section line on the 5th standard parallel north.

From the initial point, South 9th St bears N 81° 22' E and S 81° 22' W



2

The centre line of A St intersects the centre line of South 9th Street at a point 1085.95 ft easterly from the initial point at which intersection a stone monument marked A X is planted, from which a stone monument marked C bears N 53°30' W 49 ft distant and a stone monument marked D bears S 36°30' W 49.5 ft as witnesses to the intersection.

The centre line of Tacoma Ave. intersects the centre line of S 9th St at a point 740.5 ft westerly from the initial point.

The following streets have a direction parallel to the direction of S 9th Street

- | | | | | |
|---|---|---|---|----------|
| South 1 st street West of Tacoma Ave | | | | |
| " 2 nd | " | " | " | Yakima " |
| " 3 rd | " | " | " | " " |
| " 4 th | " | " | " | " " |
| " 5 th | " | " | " | " " |
| " 6 th | " | " | " | Tacoma " |
| " 7 th | " | " | " | " " |
| " 8 th | " | " | " | " " |
| " 9 th | " | " | " | " " |
| " 10 th St | | | | |
| " 11 th St | | | | |
| " 12 th St | | | | |

ARCHIVE NUMBER

 0045013

South 13th St West of Tacoma Ave.
 " 14th St " " "
 " 15th St " " "
 " 16th St " " "
 " 17th St " " "
 " 18th St " " "
 " 19th St " " "
 " 20th St " " "
 " 21st St " " "
 " 22nd St " " "
 " 23rd St " " "
 " 24th St " " "
 " 25th St " " "

The following streets Avenues and
 alleys have a direction perpendicular
 to the direction of South 9th Street
 Cliff ave. from a point 195.36 ft
 North of the Center line of S 12th Street
 A. Street South of S 8th Street

Pacific Avenue South of South 7th Street
 Railroad St. " " " " "
 C. Street " " " " "
 D. Street " " " " "
 E. Street " " " " "

Tacoma Ave South of Division Ave.
 G. St. South of " "
 Yakima Ave South of " "



J St. South of Division Ave.

K St. " " " "

L Street " " " "

M " " " "

N " " " "

O " " " "

P " " " "

Q " " " "

R " " " "

and all the alleys lying intermediate between the above named streets.

The direction of Division Ave is defined by a straight line which extends from a point on the center line of Tacoma Ave. 2295.83 ft Northwesterly from its intersection with the center line of South 6th Street to a point on the center line South 6th Street 4350 ft Westerly from its intersection with the center line of Tacoma Ave.

Where the center line of Tacoma Ave. intersects the center line of Division Ave. the direction of Tacoma Ave changes and its direction North of Division Avenue is defined by a straight

ARCHIVE NUMBER
0045015

line passing through a point in the center line of N 6th St 4350 ft distant from the intersection of the center lines of S 6th St and Division Ave (being the same point heretofore given as one of the points in establishing the direction of Division Ave.) the distances between the center lines of Division Ave and N 6th St measured on the center line of Tacoma Ave being 2295.83 ft. —

The direction of N 6th St is defined by a straight line extending from the point of intersection by the center lines of S 6th St and Division Ave. (being the same point heretofore given as one of the points in establishing the direction of Division Avenue.) to a point in the center line of Tacoma 2295.83 ft Northerly from its intersection with the center line of Division Ave.

The following streets have a direction parallel to the direction of N 6th Street

North 1st St
 " 2nd "
 " 3rd "

ARCHIVE NUMBER
 0045016

North 4th Street
 " 5th Street
 " 7th "
 " 8th "
 " 9th "
 " 10th "
 " 11th "
 " 12th "
 " 13th "
 " 14th "
 " 15th "

The following streets and Avenues
 and alleys have a direction parallel to
 the direction of Tacoma Ave.

R St North of Division Ave.
 S " " "
 T " " "
 U " " "
 V " " "
 W " " "
 X " " "
 Yakima Ave Nth of " "
 Y St " " "
 Z " " "
 A St. " " "
 B St. " " "
 C St. " " "
 D St. " " "
 E " " "

ARCHIVE NUMBER
 0045017

1 1 1 1 7
7
R St. North of Ironson Ave
Q St. " " " "
P " " " " "

and all alleys lying intermediate between the above named streets.

The names of the streets and avenues are noted on the plat.

The alleys are not named and include all passageways which are not designated as streets or avenues or their prolongations.

The position of the center lines of all the avenues, streets and alleys is marked by a red line and the distances in feet and hundredths of a foot on the center lines between any two consecutive points on those lines where the center lines of other streets, avenues or alleys intersect or meet them are noted in black figures placed between the points on the line the distances between which it is intended to designate, excepting, however, on the center line of S 9th St. between its intersection with the center line of J St. and of the alley lying between C & D Sts in which case



the distances on said center line of S 9th St. between the initial point of the survey and its intersection with the center line of D. St. and the alley above mentioned, respectfully are noted (the distances being respectfully 105 ft and 169.95 ft) and excepting also on that part of the center line of Pacific Ave. which extends Northerly from S 7th St. in which case the figures noted along the center line indicate the distances in feet and hundredths of a foot between two consecutive points on the said center line where the direction of the line changes.

The change of direction at the points where they occur on the said line are noted in degrees and minutes. Which degrees & minutes note the exterior angle formed by the two intersecting lines.

All the Avenues & Streets have a width of eighty (80) ft. the margins of said streets and avenues lying forty (40) ft distant on either side of their respective center lines. excepting in the cases of Tacoma Ave., Yakima Ave., Division Ave., and that part of Pacific Avenue lying south of a point on the said



Pacific Ave. Marked A on the plat in which cases the Avenues have a width of one hundred (100) ft the margins of said avenues lying 50 ft on either side of the center line of said Avenue; and excepting also in the following cases.

1st In the case of that part of Pacific Ave. the center line of which lies between the points marked A and B in which case the marginal lines of the avenues extend from points on a line perpendicular to the center line of that part of the avenue lying South of point A and 50 ft distant from it on either side through points on a line perpendicular at the point B to that part of the center line lying between the points A & B and Forty (40) feet distant from said point B.

2nd Where the margin of Jefferson Street bounds Block N 1707 in which case the common boundary of the block and street extends from the point where the western margin produced northward of that part of Jefferson St lying between S 19th & S 21st Sts intersects the Northern

ARCHIVE NUMBER
0045020

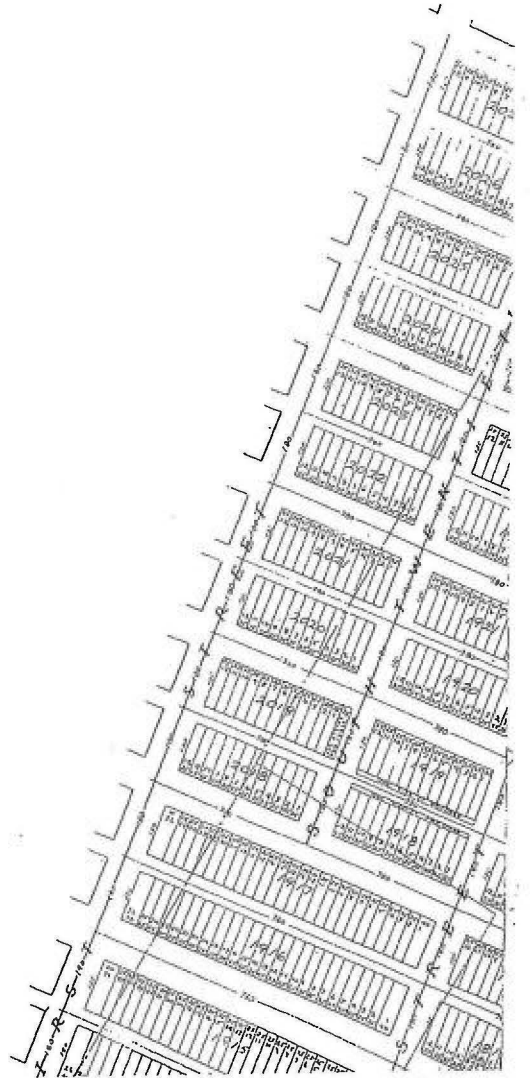
Map

OF

1

NEW
TACOMA,

WASHINGTON TERRITORY.



001552

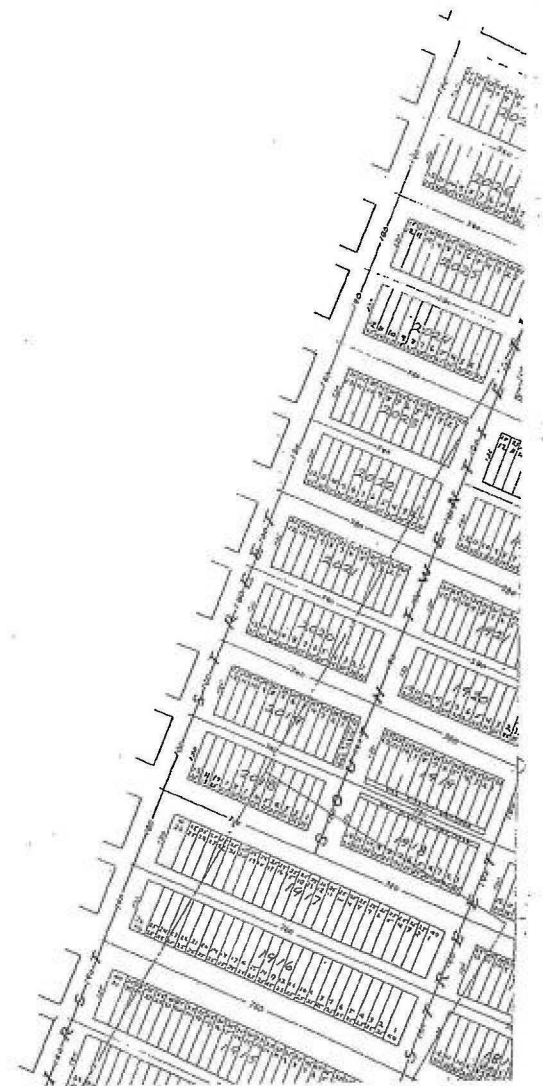
Map

OF

1

NEW
TACOMA,

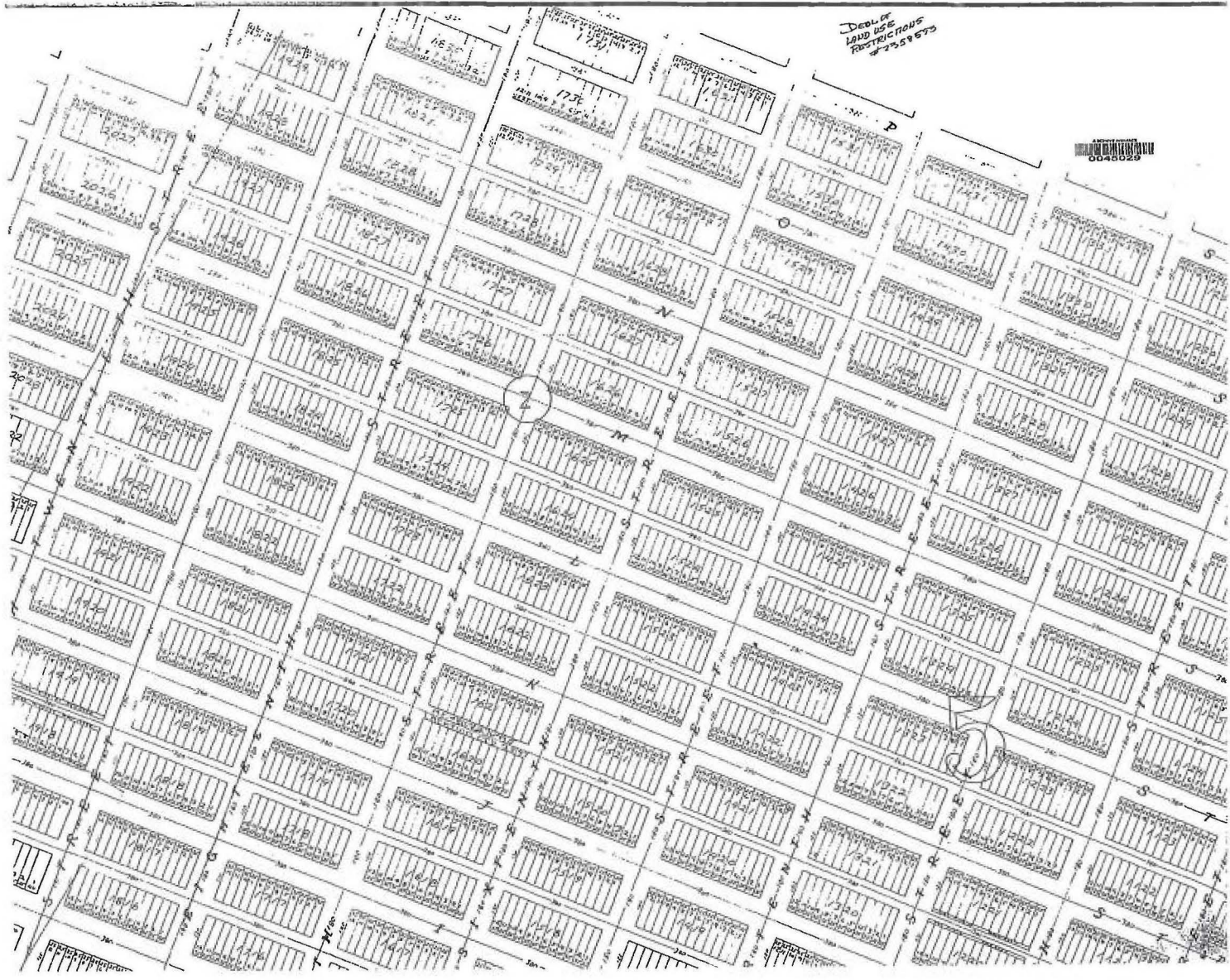
WASHINGTON TERRITORY.

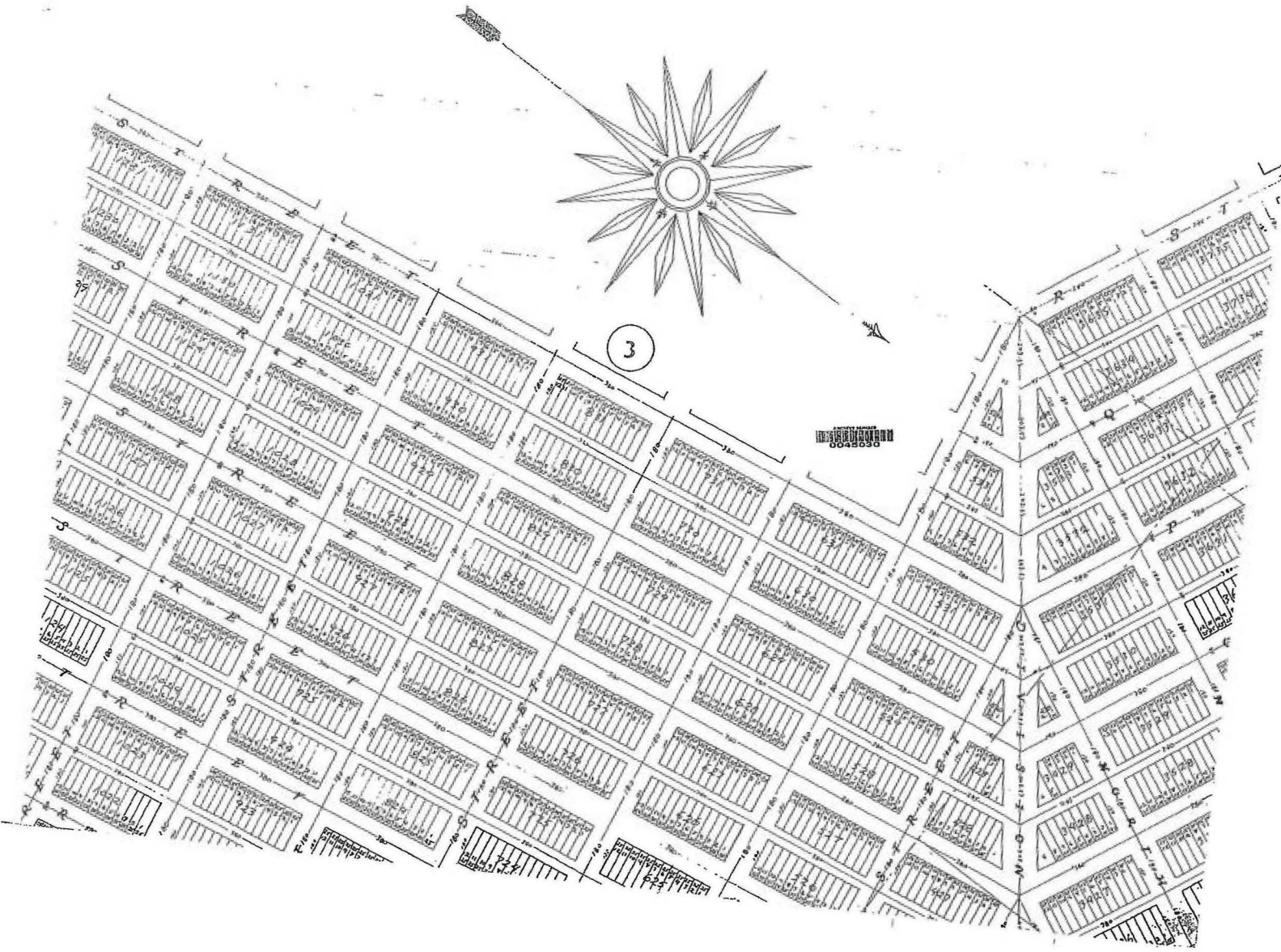


W. H. WALKER & CO. PUBLISHERS
1004 1/2 3rd St. Tacoma, Wash.

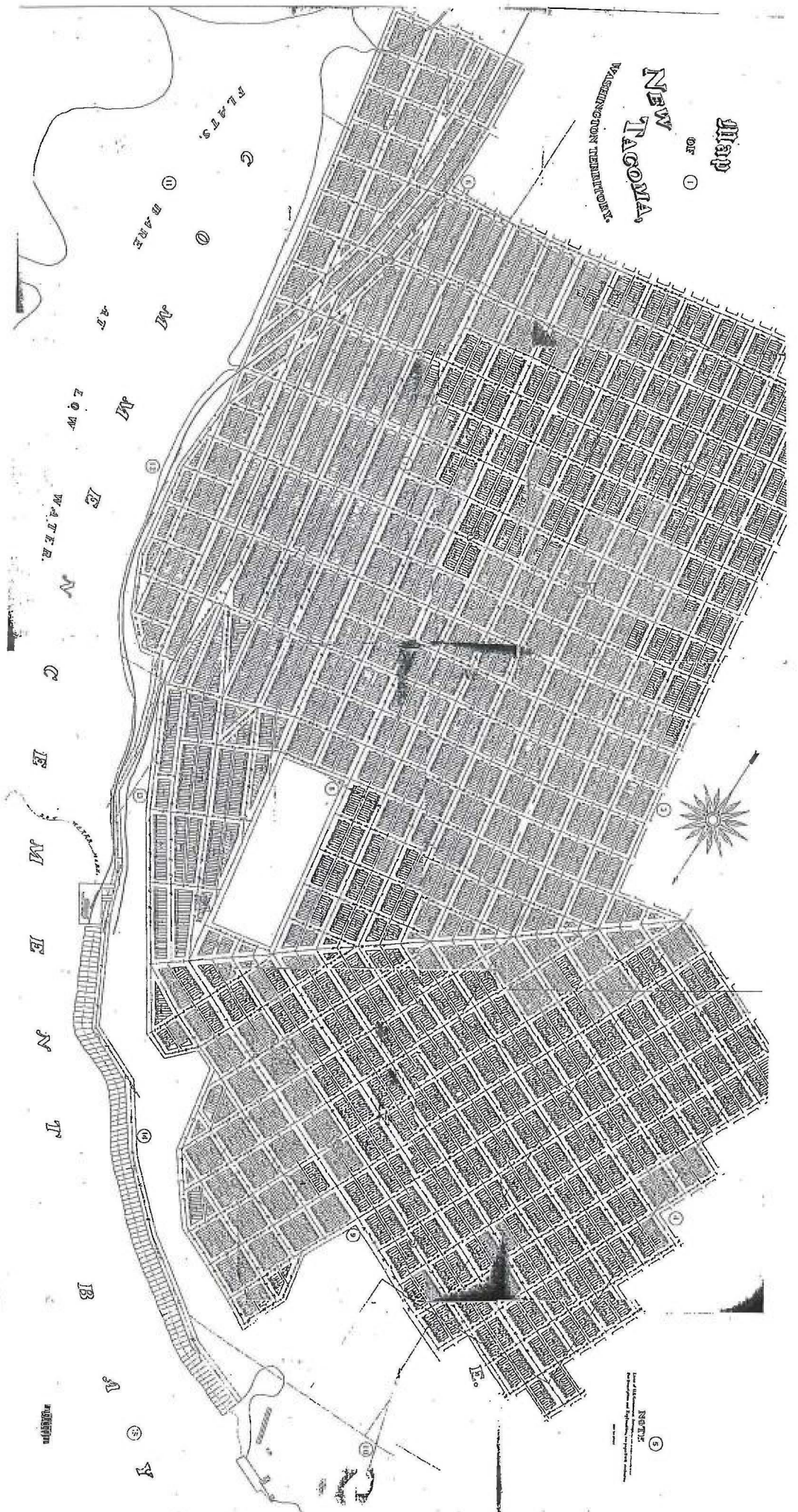
DEPT OF
LAND USE
RESTRICTIONS
#2359573

0040000

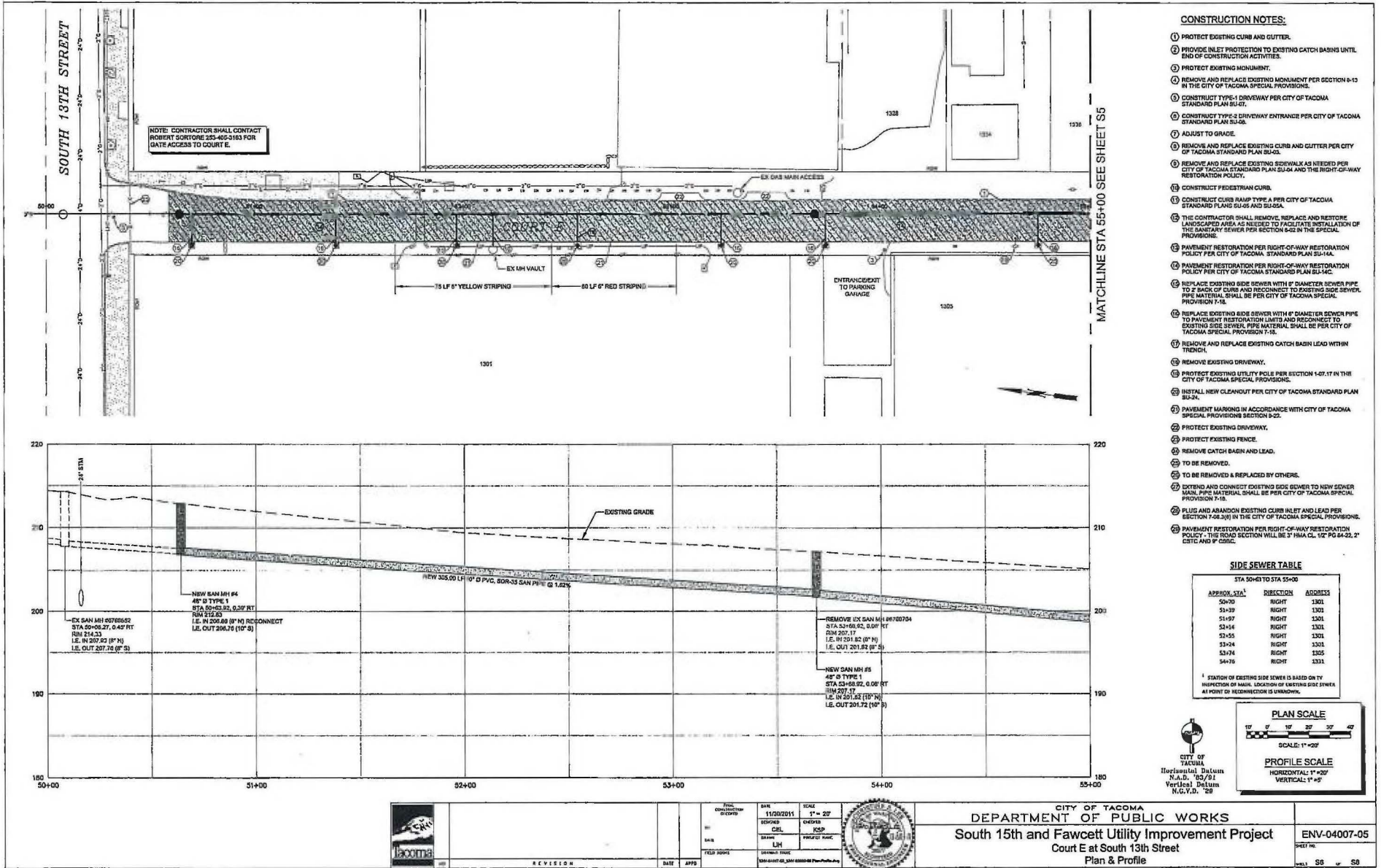




Map
OF
**NEW
TACOMA,**
WASHINGTON TERRITORY.



NOTE:
The map is published by the Surveyor General, and is for sale at the office of the Surveyor General, at New Tacoma, Washington Territory.



Stevens, Troy

From: Simpson, Sue
Sent: Wednesday, February 08, 2017 2:21 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC
Attachments: 124.1375 1322 S Fawcett.pdf

Here is the Connection Charge In Lieu of response.

Sue Simpson

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

From: Stevens, Troy
Sent: Wednesday, February 08, 2017 11:28 AM
To: Simpson, Sue
Subject: FW: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

fyi

From: Stevens, Troy
Sent: Wednesday, February 08, 2017 11:23 AM
To: Simpson, Sue
Subject: FW: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Hi,

Do you have anything on this one for me? I'm guessing not because it's an old building.

Thanks,

Troy Stevens

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

From: Stevens, Troy
Sent: Thursday, December 01, 2016 5:29 PM
To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Danby, Marilynn; Erickson, Ryan; Fields, Donni (Donni.J.Fields@centurylink.com); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Kristen McIvor; Larson, Chris; Lynet*. Kristin; Muller,

Gregory; Parvey, James; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Torres, Andrew; Trohimovich, Merita

Cc: Stevens, Troy

Subject: FW: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1375, as requested Alma Mater, LLC, and provide comments for your respective utility/agency **on or before December 16, 2016**. Responses received later than December 16, 2016 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

tstevens@ci.tacoma.wa.us



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

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

SUBJECT: STREET VACATION REQUEST NO. 124.1375

DATE: December 1, 2016

Real Property Services has received a petition from Alma Mater, LLC to vacate a portion of the easterly 5 feet of Court E, lying between South 13th and South 15th Streets, to cure an existing subterranean building encroachment, as shown on the vicinity maps attached to this email.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by December 16, 2016**. 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

February 8, 2017 Date

 Signature

PW/RPS Department

In Lieu of Assessment amount for sanitary Sewer is \$1,252.85



CITY OF TACOMA

STREET VACATION NO. 124.1375

A PORTION OF THE EAST 5 FEET OF COURT E, LYING BETWEEN SOUTH 13TH & 15TH

NE 1/4 SEC. 05, T20N, R3E

NOT TO SCALE

Stevens, Troy

From: Barrutia, Rich
Sent: Thursday, February 09, 2017 2:43 PM
To: Stevens, Troy; Muller, Gregory
Subject: RE: SV124.1375 - Alma Mater, LLC - Legal Description

Troy,
The new description should cover all of Power's concerns.

Rich Barrutia 502-8541
T&D Central Business District Engineering

From: Lucas Johnson [mailto:LJohnson@AHBL.com]
Sent: Thursday, February 09, 2017 6:42 AM
To: Stevens, Troy; Jason Heminger
Cc: Barrutia, Rich; Daniel Mihalyo; Muller, Gregory; Todd Sawin; Webster, Jeff
Subject: RE: SV124.1375 - Alma Mater, LLC - Legal Description

Troy, thank you for the clear direction. The exhibits have been revised accordingly (see attached). Please review them and let me know if you have any comments or questions.

Thanks,

Lucas Johnson, PE, LEED AP | Project Manager
AHBL, Inc. | TACOMA • SEATTLE • SPOKANE • TRI-CITIES
253.383.2422 TEL | 253.284.0215 DIRECT | ljohnson@ahbl.com EMAIL | Send us a [file](#).

From: Stevens, Troy [mailto:tstevens@ci.tacoma.wa.us]
Sent: Wednesday, February 08, 2017 5:20 PM
To: Jason Heminger
Cc: Barrutia, Rich; Daniel Mihalyo; Lucas Johnson; Muller, Gregory; Todd Sawin; Webster, Jeff
Subject: RE: SV124.1375 - Alma Mater, LLC - Legal Description
Importance: High

Jason,

Have you seen the red line version of the attached legal?

Thank you,

Troy Stevens

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

From: Stevens, Troy
Sent: Wednesday, February 08, 2017 4:52 PM

To: 'Jason Heminger'

Cc: Barrutia, Rich; Daniel Mihalyo; Lucas Johnson; Muller, Gregory; Todd Sawin; Webster, Jeff

Subject: RE: SV124.1375 - Alma Mater, LLC - Legal Description

Importance: High

Hi everyone,

So in the attached City plan sheet for Court E, the surface of the street appears to run from around 212.83 vertical datum downward to 207.17 at a point south of 1322 Fawcett. The Alma Mater legal description provided shows a vertical, at the high point, of 211.12.

The City must insist the vacation not include surface or air rights.

We need to resolve this. The RCWs require the report be sent out no later than tomorrow. I don't like to wait that long; but, we need to figure this out.

Thank you,

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

tstevens@ci.tacoma.wa.us

From: Jason Heminger [<mailto:jason@almamatertacoma.com>]

Sent: Wednesday, February 08, 2017 12:38 PM

To: Stevens, Troy

Cc: Barrutia, Rich; Daniel Mihalyo; Lucas Johnson; Muller, Gregory; Todd Sawin

Subject: Re: SV124.1375 - Alma Mater, LLC - Legal Description

Ok. I've CC'd our architect Daniel, and Lucas and Todd from AHBL. Troy, what do we need to do or commit to do in order to move this forward? Is that the 4ft over the bumpout or just the full height portion? I don't understand when you say paved street? Maybe Rich can explain a bit more?

On Wed, Feb 8, 2017 at 11:06 AM Stevens, Troy <tstevens@ci.tacoma.wa.us> wrote:

Sounds like Power still has concerns about the elevations. It appears the legal you just send includes the 4 feet below the paved street, and Power wants to retain that.

From: Jason Heminger [<mailto:jason@almamatertacoma.com>]

Sent: Wednesday, February 08, 2017 11:05 AM

To: Stevens, Troy

Subject: Re: SV124.1375 - Alma Mater, LLC - Legal Description

Great thanks.

On Wed, Feb 8, 2017 at 10:52 AM Stevens, Troy <tstevens@ci.tacoma.wa.us> wrote:

Jason,

Never mind on the Word version. I could pull it right of the PDF.

Thanks,

Troy

From: Stevens, Troy
Sent: Wednesday, February 08, 2017 10:43 AM
To: 'Jason Heminger'

Subject: RE: SV124.1375 - Alma Mater, LLC - Legal Description

Thank you. Great timing.

Any chance I can get the legal description in Word format?

From: Jason Heminger [mailto:jason@almamatertacoma.com]

Sent: Wednesday, February 08, 2017 10:41 AM
To: Stevens, Troy

Subject: Fwd: SV124.1375 - Alma Mater, LLC - Legal Description

----- Forwarded message -----

From: Lucas Johnson <LJohnson@ahbl.com>
Date: Wed, Feb 8, 2017 at 10:01 AM
Subject: RE: SV124.1375 - Alma Mater, LLC - Legal Description
To: Jason Heminger <jason@almamatertacoma.com>

Cc: Todd Sawin <TSawin@ahbl.com>, David C. Follansbee <DFollansbee@ahbl.com>, Daniel Mihalyo <daniel@leadpencilstudio.org>

Jason, here are the updated street vacation exhibits. The “bump out” has been removed from the vacated area, indicating that Tacoma will retain ownership. These documents are again not signed and stamped by Dave; he can do that once the city approves of the documents.

Thanks,

Lucas Johnson, PE, LEED AP | Project Manager

AHBL, Inc. | TACOMA • SEATTLE • SPOKANE • TRI-CITIES

253.383.2422 TEL | 253.284.0215 DIRECT | ljohnson@ahbl.com EMAIL | Send us a [file](#).

From: Jason Heminger [<mailto:jason@almamatertacoma.com>]
Sent: Wednesday, February 08, 2017 7:56 AM
To: Daniel Mihalyo; Lucas Johnson
Cc: Todd Sawin
Subject: Re: SV124.1375 - Alma Mater, LLC - Legal Description

Yes this sounds good. Please do.

On Wed, Feb 8, 2017 at 7:33 AM Lucas Johnson <LJohnson@ahbl.com> wrote:

Daniel,

We will update our drawings to show the abandoned space and the new transformer location. I will also add a note describing that the existing property line will be removed. I think this is the clearest way to present this information to Tacoma.

Jason, should we also update the street vacation document? If so, Daniel can you please let me know what the new top elevation of the “bump out” will be?

Thanks,

Lucas Johnson, PE, LEED AP | Project Manager

AHBL, Inc. | TACOMA • SEATTLE • SPOKANE • TRI-CITIES

253.383.2422 TEL | 253.284.0215 DIRECT | ljohnson@ahbl.com EMAIL | Send us a [file](#).

From: Daniel Mihalyo [<mailto:daniel@leadpencilstudio.org>]
Sent: Tuesday, February 07, 2017 3:27 PM
To: Todd Sawin
Cc: 'Jason Heminger'; Lucas Johnson
Subject: RE: SV124.1375 - Alma Mater, LLC - Legal Description

Hi Todd,

OK, it has been confirmed by structural that we would not greatly impact the fitness of the retaining wall if we were to remove a few feet off the top of that pocket door bump-out in the venue. They believe we can cast a new ceiling and dowel in a new concrete wall. We will show it walled over (with pressure treated framing) on our permit resubmittal plans and leave the concrete work for a later date. Please update on your plans as well indicating that space is an abandoned architectural remnant. Also, we are moving ahead to relocate the transformer as suggested by TPU to the area immediately to South and we will proceed to unify the tax lots. Can we go ahead and show this all unified or would it be best to keep separate for the re-submittal since it is not actually completed yet?

Thank you

Daniel Mihalyo

LEAD PENCIL STUDIO – Seattle

Land Line 206.322.0227

From: Todd Sawin [<mailto:TSawin@AHBL.com>]
Sent: Tuesday, February 07, 2017 7:23 AM
To: Daniel Mihalyo (daniel@leadpencilstudio.org) <daniel@leadpencilstudio.org>
Cc: Jason Heminger <jason@almamatertacoma.com>; Lucas Johnson <LJohnson@AHBL.com>

Subject: FW: SV124.1375 - Alma Mater, LLC - Legal Description
Importance: High

Hi Daniel,

We can update the legal description but I want to make sure you talked to structural and have a plan for the wall before we change things. Let me know how you want to proceed.

Also, should I follow up with Rich on the transformer location?

Thanks,

Todd Sawin, PE, DBIA, LEED AP | Principal

AHBL, Inc. | TACOMA • SEATTLE • SPOKANE • TRI-CITIES

253.383.2422 TEL | 253.284.9662 DIRECT | tsawin@ahbl.com EMAIL | Send us a [file](#).

From: Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]
Sent: Monday, February 06, 2017 2:30 PM
To: Jason Heminger
Cc: Barrutia, Rich; Todd Sawin
Subject: SV124.1375 - Alma Mater, LLC - Legal Description
Importance: High

Jason,

Please send me the updated legal description as soon as possible for SV124.1375 – Alma Mater, LLC. I need to submit my report no later than Wednesday to meet the statutory requirement.

Thank you,

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

tstevens@ci.tacoma.wa.us

--

JASON D. HEMINGER

Director

Alma Mater

jason@almamatertacoma.com

253-985-3992

--

JASON D. HEMINGER

Director

Alma Mater

jason@almamatertacoma.com

253-985-3992

--

JASON D. HEMINGER

Director

Alma Mater

jason@almamatertacoma.com

253-985-3992

--

JASON D. HEMINGER

Director

Alma Mater

jason@almamatertacoma.com

253-985-3992

Stevens, Troy

From: Kidd, Brennan
Sent: Wednesday, December 07, 2016 8:20 AM
To: Stevens, Troy; Kammerzell, Jennifer
Subject: RE: Alma Mater, LLC - Bump out area in Court E
Attachments: RE: 1322 Fawcett - ROW Options

Looks like you two have discussed this location, and possibly this vacation (maybe not the "notch" aspect), before? See attached.

Brennan

Brennan D. Kidd, PE, PTOE

Transportation Engineer
City of Tacoma
Public Works Department
747 Market Street, Room 644
Tacoma, Washington 98402
253-591-5077 (direct)
253-591-5500 (main)
253-591-5027 (fax)

From: Stevens, Troy
Sent: Tuesday, December 06, 2016 2:57 PM
To: Kammerzell, Jennifer; Kidd, Brennan
Subject: FW: Alma Mater, LLC - Bump out area in Court E
Importance: High

Jennifer and Brennan,

Do you guys support the sub-surface vacation of the bump-out area in the attached sketch? It creates a non-uniform area of the ROW, and I'm not sure we want that.

Thank you,

Troy Stevens

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

From: Stevens, Troy
Sent: Tuesday, December 06, 2016 2:56 PM
To: Ben Seeger (ben.seeger@foster.com)
Cc: 'Jason Heminger'

Exhibit 8

Subject: Alma Mater, LLC - Bump out area in Court E

Importance: High

Ben,

I'm curious about the bump out area in the attached plan sheet. Vacating it creates an irregularity in the ROW, so I'm not sure Traffic will support it. I'm going to run it by them and I'll let you know what they say.

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

tstevens@ci.tacoma.wa.us

Stevens, Troy

From: Stevens, Troy
Sent: Monday, March 07, 2016 4:48 PM
To: Kammerzell, Jennifer; Kidd, Brennan
Subject: RE: 1322 Fawcett - ROW Options

Okay. Perfect. Thank you!

From: Kammerzell, Jennifer
Sent: Monday, March 07, 2016 4:45 PM
To: Stevens, Troy; Kidd, Brennan
Subject: Re: 1322 Fawcett - ROW Options

I was out with Jennifer, Amy, Ricardo, and Sue Coffman. I let Jennifer know that this had come in before and that I thought it was you that we chatted with. They have some challenges with the site. I think my prior comments were that a vacation or SOP would be allowed provided we have the sidewalk easement and/or roadway easement. The encroachment is under the future walk (which will be required as part of development to connect to the sidewalk further north).

I'll be your contact for this one. :)

Jennifer Kammerzell
Engineer

City of Tacoma Public Works Department
www.cityoftacoma.org
(253) 591-5511

From: Stevens, Troy
Sent: Monday, March 7, 2016 4:38 PM
To: Kammerzell, Jennifer; Kidd, Brennan
Subject: FW: 1322 Fawcett - ROW Options

Jennifer and Brennan,

Were you guys out with Jennifer Hines and Amy McBride the other day looking at 1322 Fawcett? The alley adjacent to the site is 40 feet wide. How much do you think is acceptable to vacate?

We normally wouldn't process a partial; but, when the building encroaches like it does, I would like to clean it up. We may also recommend SOP; but, I don't like SOP for permanent structures.

Thank you,

Troy Stevens

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

From: McBride, Amy
Sent: Monday, March 07, 2016 3:32 PM
To: Stevens, Troy
Cc: Hines, Jennifer
Subject: Re: 1322 Fawcett - ROW Options

Next week is fine

Sent from my iPhone

On Mar 7, 2016, at 2:27 PM, Stevens, Troy <tstevens@ci.tacoma.wa.us> wrote:

Hi Amy,

I will be working up a right of way option sheet for you regarding 1322 Fawcett. I plan on having this done this week; but, in case I need a bit more time, when do you need it?

Thank you,

Troy Stevens

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

Stevens, Troy

From: Rossi, Rod
Sent: Monday, December 05, 2016 1:34 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC
Attachments: Street Vacation 124.1375 ES.pdf

Hi Troy,

ES response attached.

Rod Rossi, PMP
City of Tacoma - Environmental Services
Science & Engineering
326 East D St
Tacoma, WA 98421
(253)502-2127

From: Trohimovich, Merita
Sent: Monday, December 05, 2016 11:28 AM
To: Rossi, Rod
Subject: FW: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

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: Thursday, December 01, 2016 5:29 PM
To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Danby, Marilyn; Erickson, Ryan; Fields, Donni (Donni.J.Fields@centurylink.com); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Kristen McIvor; Larson, Chris; Lynett, Kristin; Muller, Gregory; Parvey, James; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Torres, Andrew; Trohimovich, Merita
Cc: Stevens, Troy
Subject: FW: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1375, as requested Alma Mater, LLC, and provide comments for your respective utility/agency **on or before December 16, 2016**. Responses received later than December 16, 2016 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

Troy Stevens

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



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

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

SUBJECT: STREET VACATION REQUEST NO. 124.1375

DATE: December 1, 2016

Real Property Services has received a petition from Alma Mater, LLC to vacate a portion of the easterly 5 feet of Court E, lying between South 13th and South 15th Streets, to cure an existing subterranean building encroachment, as shown on the vicinity maps attached to this email.

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- 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

12/5/16 Date

[Signature] Signature

ENU. SVCS. Department

Stevens, Troy

From: Seaman, Chris
Sent: Friday, December 02, 2016 7:35 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Troy,

TFD has no comments or conditions.

Regards,
CHRIS SEAMAN, P.E.
Senior Engineer
Tacoma Fire Department | Prevention Division
901 Fawcett Avenue | Tacoma, WA 98402
253.591.5503 | cseaman@cityoftacoma.org



From: Stevens, Troy
Sent: Thursday, December 01, 2016 5:29 PM
To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Danby, Marilyn; Erickson, Ryan; Fields, Donni (Donni.J.Fields@centurylink.com); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Kristen McIvor; Larson, Chris; Lynett, Kristin; Muller, Gregory; Parvey, James; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Torres, Andrew; Trohimovich, Merita
Cc: Stevens, Troy
Subject: FW: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1375, as requested Alma Mater, LLC, and provide comments for your respective utility/agency **on or before December 16, 2016**. Responses received later than December 16, 2016 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

Troy Stevens

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

Exhibit 10

Stevens, Troy

From: Cantrel, Aaron R <Aaron_Cantrel@comcast.com>
Sent: Friday, December 02, 2016 7:30 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC
Attachments: Comcast Comments-SV 124 1375.doc

Comments attached

From: Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]
Sent: Thursday, December 01, 2016 5:29 PM
To: Atkinson, Chris <catkinson@ci.tacoma.wa.us>; Atkinson, Stephen <satkinson@ci.tacoma.wa.us>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Ben Han <bhan@piercettransit.org>; Spencer, William <WSpencer@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Cantrel, Aaron R <Aaron_Cantrel@cable.comcast.com>; Cornforth, Ronda <rcornforth@cityoftacoma.org>; Danby, Marilyn <marilynn.danby@pse.com>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Fields, Donni (Donni.J.Fields@centurylink.com) <Donni.J.Fields@centurylink.com>; Howatson, James <JHOWATSO@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <jkammerzell@ci.tacoma.wa.us>; Kidd, Brennan <bkidd@ci.tacoma.wa.us>; Kristen McIvor <kristenm@piercecountycd.org>; Larson, Chris <CLARSON@ci.tacoma.wa.us>; Lynett, Kristin <kristin.lynett@cityoftacoma.org>; Muller, Gregory <GMuller@ci.tacoma.wa.us>; Parvey, James <JPARVEY@ci.tacoma.wa.us>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Simpson, Sue <SSIMPSON@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Standley, Steven <sstandle@ci.tacoma.wa.us>; Torres, Andrew <ATORRES@ci.tacoma.wa.us>; Trohimovich, Merita <MPollard@ci.tacoma.wa.us>
Cc: Stevens, Troy <tstevens@ci.tacoma.wa.us>
Subject: FW: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Agency Reviewer,

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Please email me with any questions you may have.

Thank you,

Troy Stevens

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

Exhibit 11



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

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

SUBJECT: STREET VACATION REQUEST NO. 124.1375

DATE: December 1, 2016

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- Pierce Transit
- Puget Sound Energy
- Qwest Communications
- Fire Department
- Police Department
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- 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

_____ 12/2/16 _____ Date

____Aaron Cantrell_____ Signature

____Planning & Design_____ Department

- Comcast is attached to TPU poles in this Vacation area. Any relocation will be at the owner / developer's expense.

Stevens, Troy

From: Vaughan, Stuart
Sent: Monday, December 05, 2016 7:40 AM
To: Muller, Gregory
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Greg,

Water Supply has no comment for the proposed street vacation. We have no facilities within the proposed area.

Stuart J. Vaughan, P.E.

Tacoma Public Utilities
Water Supply
3628 South 35th Street
Tacoma, WA 98409

P: (253)396-3124

From: Muller, Gregory
Sent: Friday, December 02, 2016 8:17 AM
To: Van Allen, Rick; Barrutia, Rich; Glassy, Thad; Vaughan, Stuart; Angel, Jesse; Mounivong, Vince; Quinones, Kimberly
Cc: Martinson, John; Volkhardt, Greg
Subject: FW: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Hello,

Please see following e-mail and attachments for the street vacation request, and send your comments/questions my direction.

Thank you.

Greg Muller, Real Estate Officer
Tacoma Public Utilities
Phone: (253) 502-8256
Fax: (253) 502-8539

From: Stevens, Troy
Sent: Thursday, December 01, 2016 5:29 PM
To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Danby, Marilynn; Erickson, Ryan; Fields, Donni (Donni.J.Fields@centurylink.com); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Kristen McIvor; Larson, Chris; Lynett, Kristin; Muller, Gregory; Parvey, James; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Torres, Andrew; Trohimovich, Merita
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Please email me with any questions you may have.

Thank you,

Troy Stevens

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

Stevens, Troy

From: Angel, Jesse
Sent: Friday, December 16, 2016 10:05 AM
To: Muller, Gregory
Cc: Volkhardt, Greg; Vaughan, Stuart
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Tacoma Water has no facilities located in the proposed vacation and thus we have no comments.

Jesse Angel - Utility Service Specialist

Tacoma Water

3628 S. 35th St.
Tacoma, WA 98409-3192
253-502-8280 OFFICE
253-380-2614 CELL
253-502-8694 FAX
[Tacoma Water Website](#)

From: Muller, Gregory
Sent: Friday, December 02, 2016 8:17 AM
To: Van Allen, Rick; Barrutia, Rich; Glassy, Thad; Vaughan, Stuart; Angel, Jesse; Mounivong, Vince; Quinones, Kimberly
Cc: Martinson, John; Volkhardt, Greg
Subject: FW: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Hello,

Please see following e-mail and attachments for the street vacation request, and send your comments/questions my direction.

Thank you.

Greg Muller, Real Estate Officer
Tacoma Public Utilities
Phone: (253) 502-8256
Fax: (253) 502-8539

From: Stevens, Troy
Sent: Thursday, December 01, 2016 5:29 PM
To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Danby, Marilyn; Erickson, Ryan; Fields, Donni (Donni.J.Fields@centurylink.com); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Kristen McIvor; Larson, Chris; Lynett, Kristin; Muller, Gregory; Parvey, James; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Torres, Andrew; Trohimovich, Merita
Cc: Stevens, Troy
Subject: FW: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1375, as requested Alma Mater, LLC, and provide comments for your respective utility/agency **on or before December 16, 2016**. Responses received later than December 16, 2016 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

tstevens@ci.tacoma.wa.us

Stevens, Troy

From: Danby, Marilyn M <marilynn.danby@pse.com>
Sent: Wednesday, February 08, 2017 11:58 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Pursuant to our phone conversation, it appears that we are not within the vacated area being 2 feet from the east curb. So as long as your measurements of the road and everything is correct, we have no objections. Have a good day.

Marilynn

Marilynn M. Danby SR/WA
Senior Real Estate Representative
Puget Sound Energy
3130 South 38th Street
Tacoma, Wa 98409
Work: 253/476-6451
Work Cell: 253/905-4668
e-mail: marilynn.danby@pse.com

From: Stevens, Troy [mailto:tstevens@ci.tacoma.wa.us]
Sent: Wednesday, February 08, 2017 11:18 AM
To: Danby, Marilyn M
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC
Importance: High

Marilynn,

Does the attachment change your comments at all? Please let me know ASAP. I need to turn in my report today.

Thank you,

Troy Stevens

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

From: Danby, Marilyn M [mailto:marilynn.danby@pse.com]
Sent: Tuesday, December 27, 2016 11:01 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

According to the inspector, the gas line is 2 feet east of the east curb in parking strip area. So I am not sure if that is within the 5 feet you are vacating.

Marilynn

Marilynn M. Danby SR/WA
Senior Real Estate Representative
Puget Sound Energy
3130 South 38th Street
Tacoma, Wa 98409
Work: 253/476-6451
Work Cell: 253/905-4668
e-mail: marilynn.danby@pse.com

From: Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]
Sent: Thursday, December 22, 2016 11:27 AM
To: Danby, Marilynn M
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Okay. thanks!

From: Danby, Marilynn M [<mailto:marilynn.danby@pse.com>]
Sent: Thursday, December 22, 2016 11:26 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Will see if I can get the inspector out there before then. He has been on vacation.

Marilynn

Marilynn M. Danby SR/WA
Senior Real Estate Representative
Puget Sound Energy
3130 South 38th Street
Tacoma, Wa 98409
Work: 253/476-6451
Work Cell: 253/905-4668
e-mail: marilynn.danby@pse.com

From: Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]
Sent: Thursday, December 22, 2016 11:22 AM
To: Danby, Marilynn M
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Okay. Please make sure I have it before 12/28. I must submit my report that day.

Thank you, and Merry X-Mas.

From: Danby, Marilynn M [<mailto:marilynn.danby@pse.com>]
Sent: Thursday, December 22, 2016 11:20 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Not yet – hopefully next week.

Marilynn

Marilynn M. Danby SR/WA
Senior Real Estate Representative
Puget Sound Energy
3130 South 38th Street
Tacoma, Wa 98409
Work: 253/476-6451
Work Cell: 253/905-4668
e-mail: marilynn.danby@pse.com

From: Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]
Sent: Thursday, December 22, 2016 11:20 AM
To: Danby, Marilynn M
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Hi,

Were you able to decide on this one?

Thanks,

Troy

From: Danby, Marilynn M [<mailto:marilynn.danby@pse.com>]
Sent: Tuesday, December 06, 2016 10:34 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

OK let me see what I can determine. With a 40 foot, we may not even be close. Will let you know.

Marilynn

Marilynn M. Danby SR/WA
Senior Real Estate Representative
Puget Sound Energy
3130 South 38th Street
Tacoma, Wa 98409
Work: 253/476-6451
Work Cell: 253/905-4668
e-mail: marilynn.danby@pse.com

From: Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]
Sent: Tuesday, December 06, 2016 10:33 AM
To: Danby, Marilynn M
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

40 feet.

I would appreciate it. Thanks for trying.

From: Danby, Marilyn M [<mailto:marilynn.danby@pse.com>]
Sent: Tuesday, December 06, 2016 10:30 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

What is the ROW width of Court E street? I can try and get someone to locate our line and measure. However with the holidays, may not be able to get by 12/16.

Marilynn

Marilynn M. Danby SR/WA
Senior Real Estate Representative
Puget Sound Energy
3130 South 38th Street
Tacoma, Wa 98409
Work: 253/476-6451
Work Cell: 253/905-4668
e-mail: marilynn.danby@pse.com

From: Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]
Sent: Tuesday, December 06, 2016 10:27 AM
To: Danby, Marilyn M
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

Marilynn,

Would you please do me a favor and find out for sure. It creates extra work for us down the line if we don't. Plus PSE looks a bit silly if we say there is an easement only to say, "Oops, kidding," we don't need one after all.

Thank you,

Troy Stevens

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

From: Danby, Marilyn M [<mailto:marilynn.danby@pse.com>]
Sent: Tuesday, December 06, 2016 9:47 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

PSE has an existing 2 in gas main currently located east of the centerline of the alley known as Court E Street. Our gas main appears to be located approximately 13 – 15 feet east of the centerline of Court E Street within the vacated area. It appears our gas main could be within the vacated area and PSE would need to have an easement.

Marilynn

Marilynn M. Danby SR/WA
Senior Real Estate Representative
Puget Sound Energy
3130 South 38th Street
Tacoma, Wa 98409
Work: 253/476-6451
Work Cell: 253/905-4668
e-mail: marilynn.danby@pse.com

From: Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]

Sent: Thursday, December 01, 2016 5:29 PM

To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Danby, Marilynn M; Erickson, Ryan; Fields, Donni (Donni.J.Fields@centurylink.com); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Kristen McIvor; Larson, Chris; Lynett, Kristin; Muller, Gregory; Parvey, James; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Torres, Andrew; Trohimovich, Merita

Cc: Stevens, Troy

Subject: FW: Street Vacation 124.1375 - Comments DUE December 16, 2016 - Alma Mater, LLC

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Please email me with any questions you may have.

Thank you,

Troy Stevens

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