

PRELIMINARY REPORT

PREPARED FOR THE HEARING EXAMINER BY REAL PROPERTY SERVICES

For the Hearing to be Held
Thursday, October 20, 2016 at 9:00 AM

PETITIONER: ST. NICHOLAS GREEK ORTHODOX

FILE NO. 124.1370

A. SUMMARY OF REQUEST:

Real Property Services has received a petition to vacate the east eight feet of Yakima Avenue South, lying between South 15th and South 16th Streets, to facilitate and accommodate existing and future building improvements. The area is shown on the attached map, Exhibit 2.

B. GENERAL INFORMATION:

1. Legal Description of Vacation:

The easterly 8 feet of South Yakima Avenue abutting on lots 1 through 12, inclusive, Block 1515 of New Tacoma, according to the plat thereof recorded February 3, 1875, Records of Pierce County, 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 September 16, 2016 and yellow public notice signs were posted on September 20, 2016:

1. Placed yellow public notice sign at the southeast corner of Yakima Avenue South and South 15th Street.
2. Place yellow public notice sign at the northeast corner of Yakima Avenue South and South 16th Street.
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 400 feet of vacation request.
8. Public Notice advertised on Municipal Television Channel 12.

D. PURPOSE OF REQUEST:

The Petitioner plans on acquiring the east eight feet of Yakima Avenue South, lying between South 15th and South 16th Streets, to facilitate and accommodate existing and future building improvements.

E. HISTORY:

The City acquired the Yakima Avenue South right of way in the plat of New Tacoma, according to the plat thereof recorded February 3, 1875, Records of Pierce County, Washington.

F. PHYSICAL LAND CHARACTERISTICS:

Yakima Avenue South is a 100 foot wide improved street right-of-way with planting strips, trees, curb & gutter, and sidewalks on both the east and west side of the right of way. It is mostly level and runs in a north/south direction. The subject area on the eastern side of the right of way includes a ramp and stairs serving St. Nicholas Greek Orthodox church, vegetation, and a bus stop toward the northerly end of the proposed vacate area.

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 returns the property to the tax rolls, cures a known encroachment, and facilitates church improvements.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and **does not recommend approval** because:
 - a. It will adversely affect the street pattern or circulation of the immediate area or the community as a whole.
 - b. Finds the vacation will adversely affect the public need; and
 - c. The right of way is contemplated and needed for future public use.
3. No abutting owner becomes landlocked nor will their access be substantially impaired.
4. 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
Plat Map – Exhibit 3
BCRA St. Nicholas Greek Orthodox Church Street Vacation
Memo, dated 10/3/16 – Exhibit 4
Public Works, Traffic Engineering, **Denial Recommendation**– Exhibit 5

Recommended Conditions

Payment of Fees
RPS/LID – an In-Lieu Assessment amount is due (\$1,254.05) - Exhibit 6

Advisory Comments

Puget Sound Energy – Exhibit 7

ES – Site Review – No Objection – Exhibit 8

Tacoma Fire– No Objection – Exhibit 9

Comcast – No Objection – Exhibit 10

CenturyLink – No Objection – Exhibit 11

Tacoma Power, Transmission – No Objection – Exhibit 12

Tacoma Power, New Services – No Objection – Exhibit 13

Tacoma Water (Water Supply) – No Objection – Exhibit 14

Tacoma Water (Distribution) – No Objection – Exhibit 15

Click! Network – No Objection – Exhibit 16

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*

2. RPS/LID

- a. Please contact Sue Simpson at (253) 591-5529 regarding LID's comments.
- b. An In-Lieu amount of \$1,254.05 is due for sanitary sewer.

K. ADVISORY COMMENTS:

3. PUGET SOUND ENERGY (PSE)

- a. Please contact Marilyn Danby at (253) 476-6451 regarding PSE's comments.
- b. PSE has an existing gas service to the church which will be located within the proposed vacate area. If the existing gas line needs to be relocated due to the improvements, it will be at the Petitioner/customer's expense. If a building is planned over the gas main, the gas main will need to be relocated.

4. NO OBJECTION

No objection or additional comment was received from Site Review, Tacoma Fire; Comcast; CenturyLink; Tacoma Power, Transmission; Tacoma Power, New Services; Tacoma Water, Supply; Tacoma Water, Distribution; Click! Network;

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.



ST. NICHOLAS GREEK ORTHODOX CHURCH

STREET VACATION NO. 124.1370

PORTION OF YAKIMA AVENUE SOUTH BETWEEN SOUTH 15TH AND SOUTH 16TH STREET

SE 1/4 SEC. 05, T20N, R3E

NOT TO SCALE

Map
OF
**NEW
TAGOMIA**
WASHINGTON TERRITORY

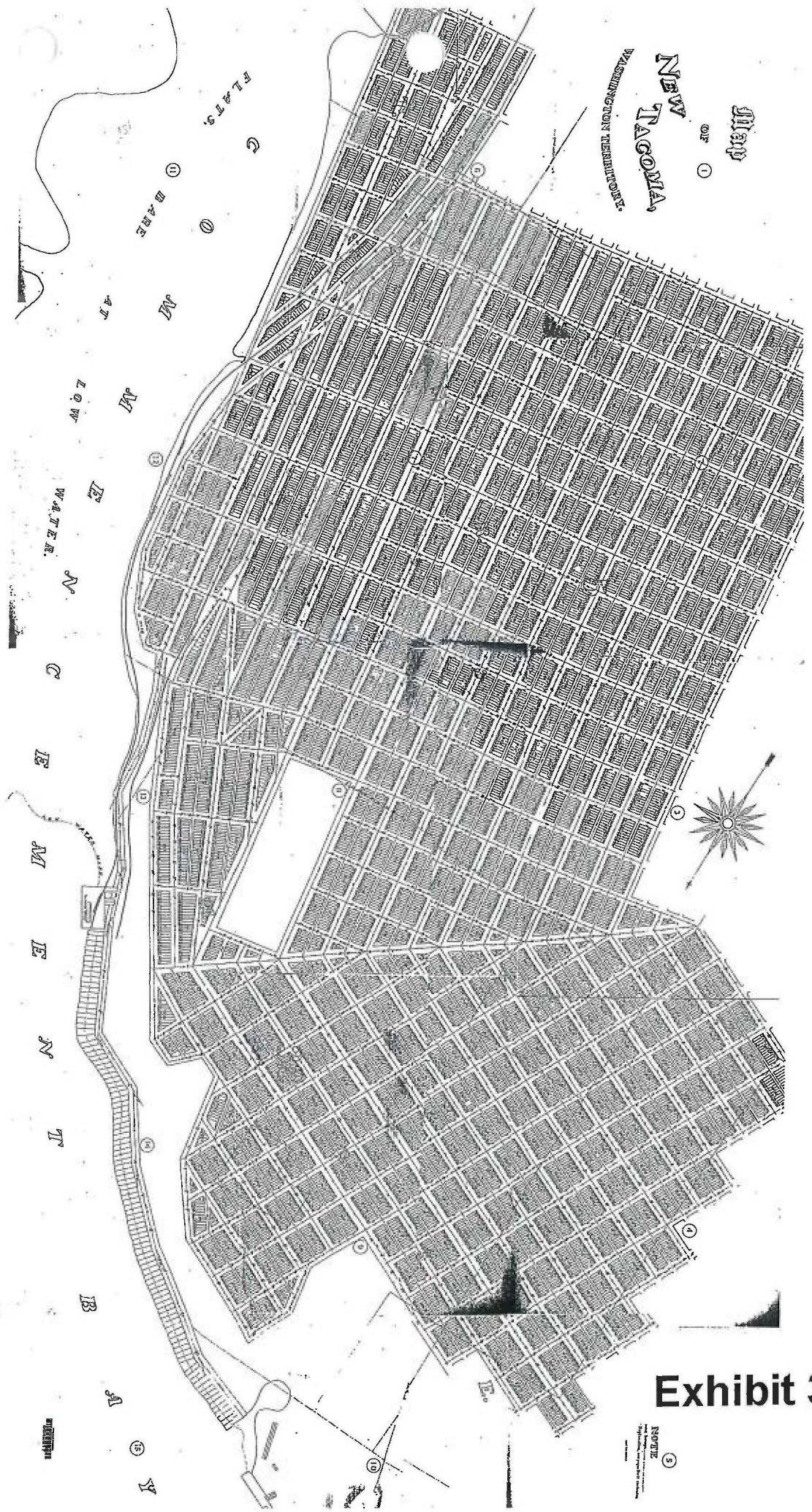


Exhibit 3

NOTE
5

Ordinance # 20089 Vacating Portion of ...
 Ordinance # 20201 Vacating Portion of ...
 Ordinance # 20255 Vacating Portion of ...
 Ordinance # 20397 Vacating Portion of ...
 Ordinance # 21374 Vacating Portion of ...
 Ordinance # 21375 Vacating Portion of ...
 Ordinance # 21546 Vacating Portion of ...
 Ordinance # 22074 Vacating Portion of ...
 Ordinance # 22142 Vacating Portion of ...
 Ordinance # 22678 Vacating Portion of ...
 Ordinance # 22742 Vacating Portion of ...
 Ordinance # 22752 Vacating Portion of ...
 Ordinance # 22852 Vacating Portion of ...
 Ordinance # 22971 Vacating Portion of ...
 Ordinance # 22970 Vacating Portion of ...

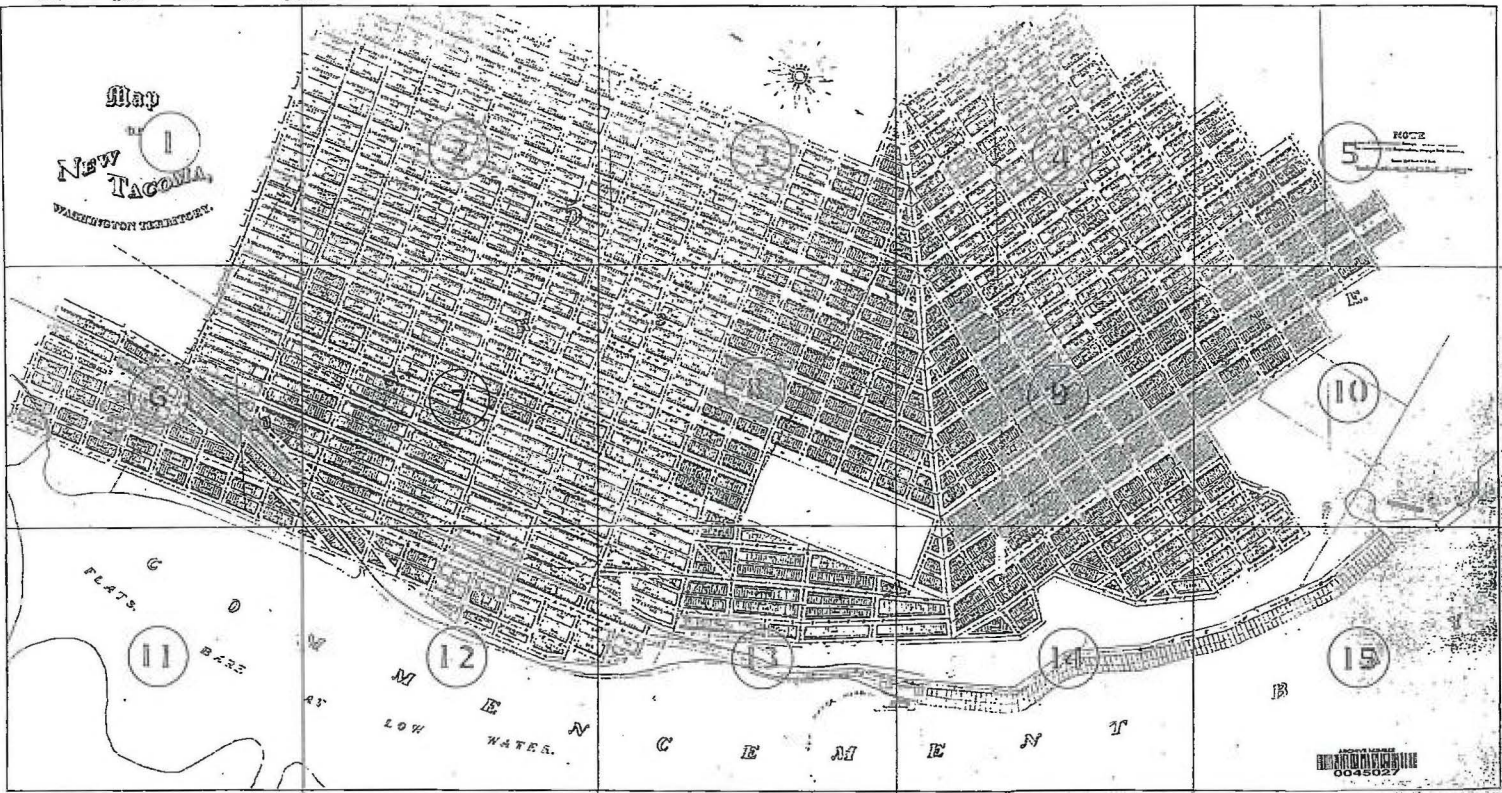
Ordinance # 23104 Vacating Portion of ...
 Ordinance # 23322 Vacating Portion of ...
 Ordinance # 23947 Vacating Portion of ...
 Restricting Easement # 2712130463

Ordinance # 23205 Vacating Portion of ...
 Ordinance # 23322 Vacating Portion of ...
 Ordinance # 24255 Vacating Portion of ...
 Ordinance # 24521 Vacating Portion of ...
 Ordinance # 24778 Vacating Portion of ...

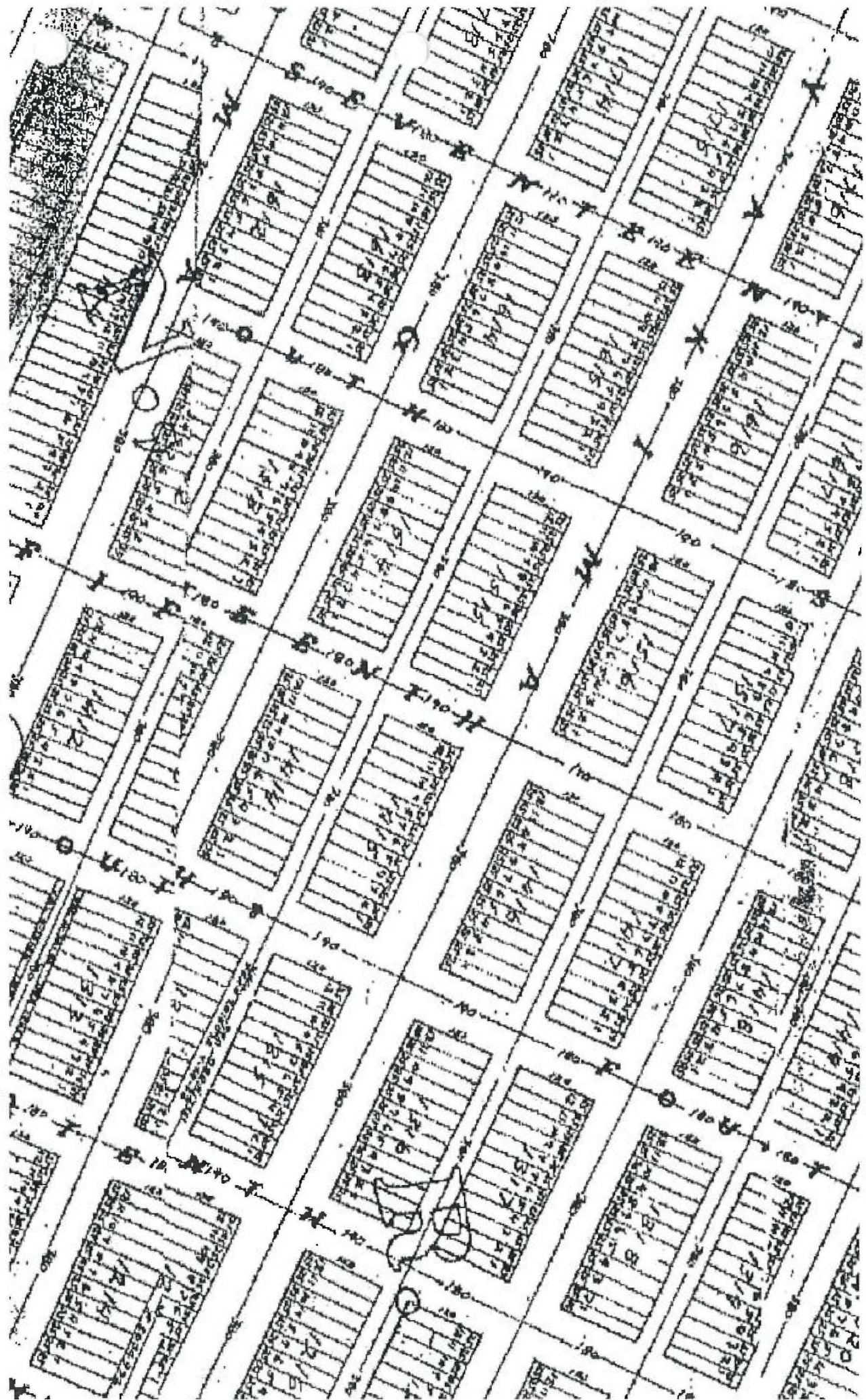
Restricting Easement # 2358593
 Restricting Easement

Ordinance # 20561
 Vacating Portion of ...
 Restricting Easement # 2575937

Restricting Easement # 20561
 Vacating Portion of ...
 Restricting Easement # 2575937







St. Nicholas Greek Orthodox Church Street Vacation – Memo October 3, 2016

Address: 1523 S Yakima Avenue

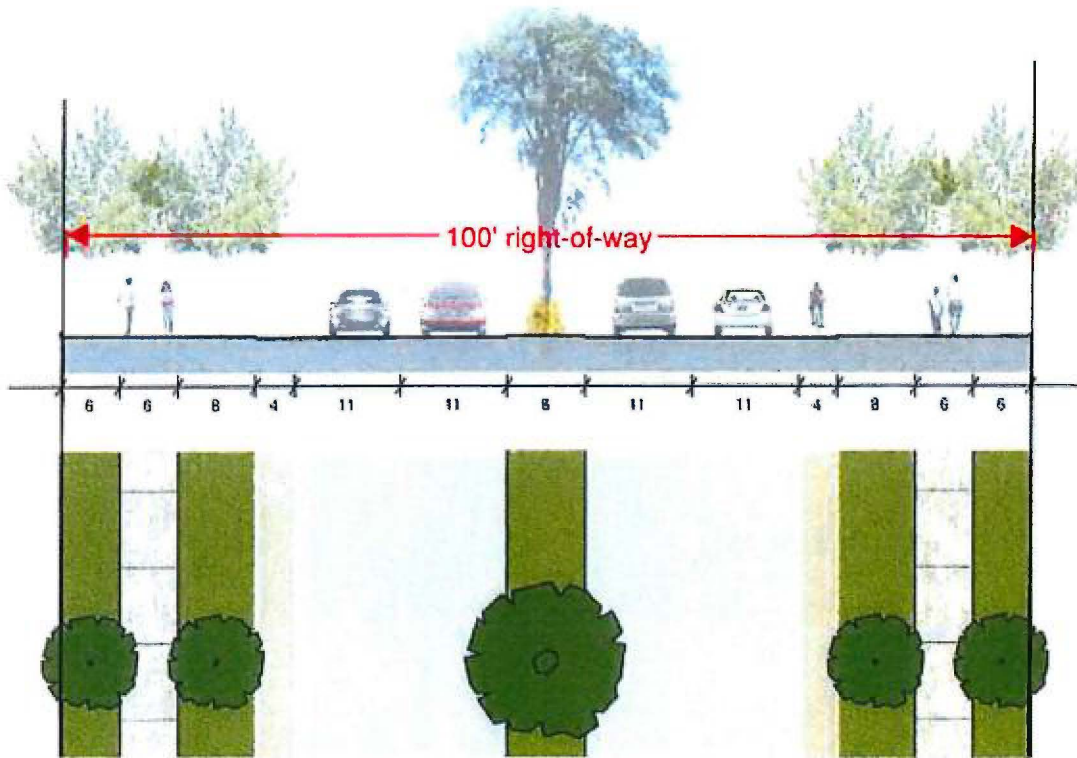
Parcel: 2015150061

Proposal is to vacate an 8' wide x 300' long strip of the Yakima Avenue r.o.w. adjacent to the west property line.

BCRA reviewed the following documents:

- Transportation Master Plan
- Downtown Element of the Comprehensive Plan
- Mixed-Use Centers and Downtown Designated Pedestrian/Primary Pedestrian/Core Pedestrian Streets: integrated in the zoning code of TMC 13.06 and 13.06A.
- North Downtown Subarea Plan
- Downtown Tacoma Streetscape Study and Design Concepts

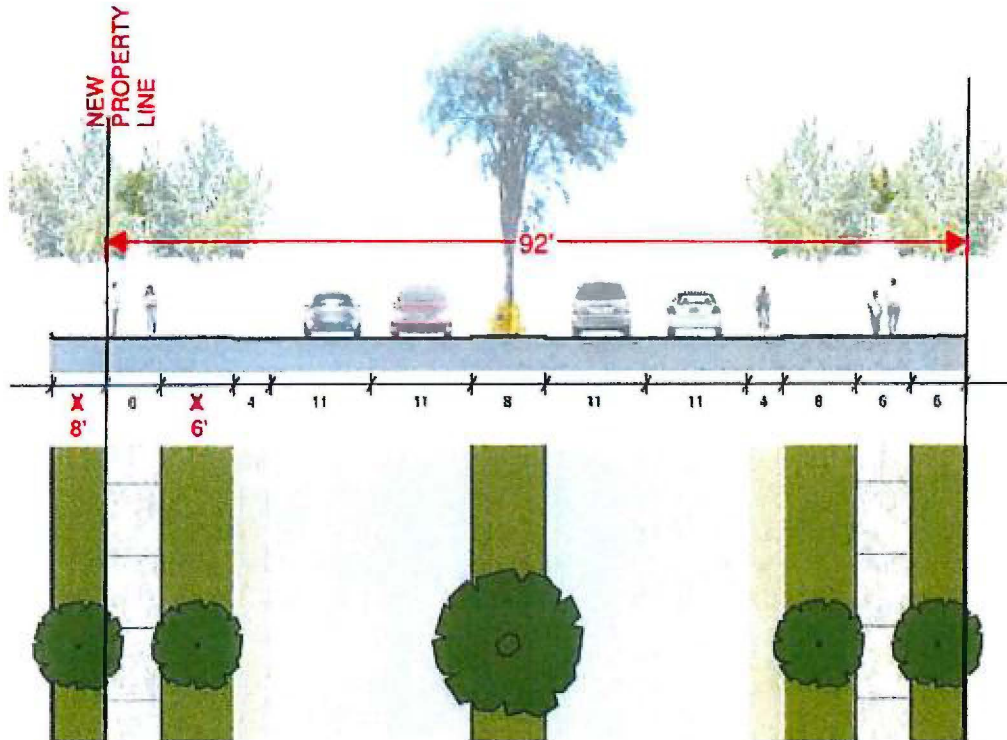
Yakima Avenue is a primary arterial that is designated as a 100' wide Signature Street in Tacoma's Downtown Section of the Comprehensive Plan. This is an older section of the Comp Plan but will be a critical component when taken into consideration in reviewing the vacation of 8' of the street width.



The proposed future street design includes double rows of street trees on each side of the sidewalk with a 6' width of landscaping between the property line and the sidewalk. This vacation request will require a revision to the dimensioning of this element.

The proposed street vacation would require the existing sidewalk to be shifted approximately two feet to the west to the edge of the new 92' right-of-way. New sidewalk and landscape improvements would be required of the applicant between the building and existing curb line. Existing conditions from the curb line would remain in place. Only improvements in the requested 300' vacation area would be required for approval of this vacation.

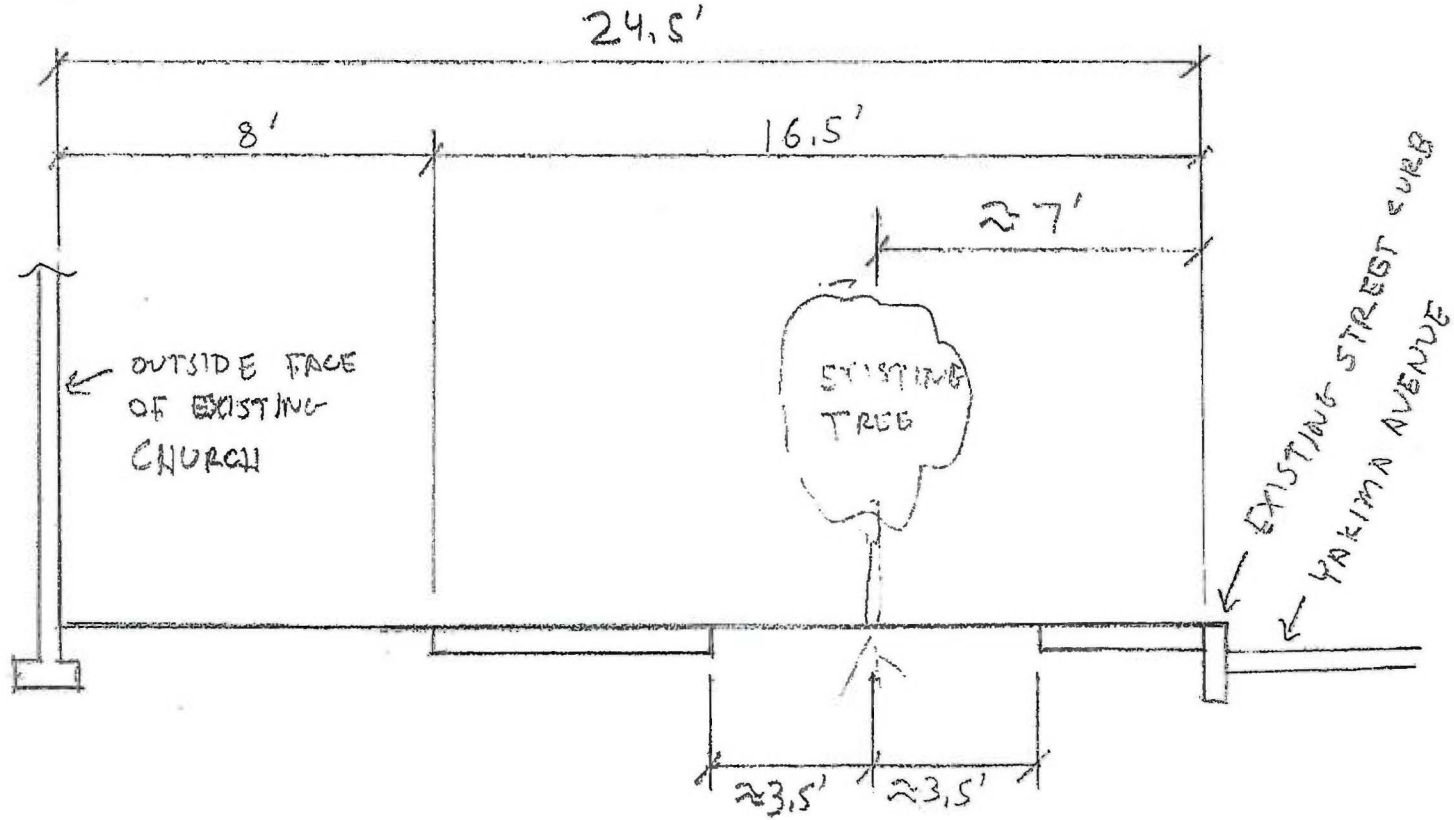
BCRA recommends that the two planting dimensions along this property edge be reversed with the 8' strip adjacent to the building face. This would enable the sidewalk to be in the new 92' r.o.w. The 8' strip that is being vacated could be planted for 210' of the 300' frontage. Street trees could be planted along the edge where the building doesn't abut. Where the building abuts, the planting strip could be planted with low level vegetation and shrubs.



Conclusion: The 8'x300' vacation of a portion of the 100' right-of-way will not seriously impact the overall effectiveness of the street. The curb-to-curb distance with required drive lanes and bicycle lanes will be maintained. The appearance of the overall width and appearance of two rows of vegetation on each side can be maintained.

PROPOSED VACATE FOR ST. NICH'S CHURCH

1523 S. YAKIMA AVE.



8' WIDE VACATE

6' WIDE
NEW SIDEWALK

7' WIDE
PLANTER STRIP

≈ 3.5' WIDE
EXISTING SIDEWALK

Bill Acker

From: Ben Dort [BDort@bcradesign.com]
Sent: Friday, October 7, 2016 3:40 PM
To: Bill Acker (fargwatt@harbornet.com)
Cc: Christine Phillips
Subject: Yakima Bus Stop

Hi Bill,

I was able to talk to Tina at Pierce Transit yesterday and she said that moving the bus stop should not be a problem. They would actually prefer that it was closer to the street. They would request that a similar sized concrete pad and it would need to be 8" thick to accommodate a shelter in the future. Pierce Transit would provide the shelter if they determined they wanted one. Hope that helps!

Regards,

Ben Dort, PE, LEED AP
BCRA // PROJECT MANAGER
CIVIL ENGINEERING
(253) 627.4367 **Main**
(253) 606.2283 **Cell**
(253) 314.0235 **Direct**
BCRADESIGN.COM

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No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.7797 / Virus Database: 4656/13165 - Release Date: 10/07/16

Stevens, Troy

From: Kammerzell, Jennifer
Sent: Wednesday, October 12, 2016 3:39 PM
To: Stevens, Troy
Subject: RE: SV 124.1370 - St. Nicholas Greek Orthodox - Traffic Review of Preliminary Report
Attachments: Traffic Memo SV124_1370.doc

Traffic cannot support. Sorry – I'm late for a public meeting, but will be around tom'w.

Jennifer Kammerzell

Senior Engineer
City of Tacoma Public Works Engineering

From: Stevens, Troy
Sent: Wednesday, October 12, 2016 1:04 PM
To: Kammerzell, Jennifer
Subject: RE: SV 124.1370 - St. Nicholas Greek Orthodox - Traffic Review of Preliminary Report

Hi,

I know you're super busy; but, if you can provide your comments ,that would be terrific.

I need to submit my report.

Thanks,

Troy

From: Kammerzell, Jennifer
Sent: Tuesday, October 11, 2016 4:08 PM
To: Stevens, Troy
Subject: RE: SV 124.1370 - St. Nicholas Greek Orthodox - Traffic Review of Preliminary Report

I'll try to get to it today. I'm marking up their site plan. I'm not sure they can fit the future use of the road with bike lanes in the 92'

Jennifer Kammerzell

Senior Engineer
City of Tacoma Public Works Engineering

From: Stevens, Troy
Sent: Tuesday, October 11, 2016 4:07 PM
To: Kammerzell, Jennifer
Subject: SV 124.1370 - St. Nicholas Greek Orthodox - Traffic Review of Preliminary Report
Importance: High

Hi,

Would you please take a look at the attached report and review the highlighted area and the Traffic section and provide comment or suggest changes as soon as you can?

Thank you very much,

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

tstevens@ci.tacoma.wa.us

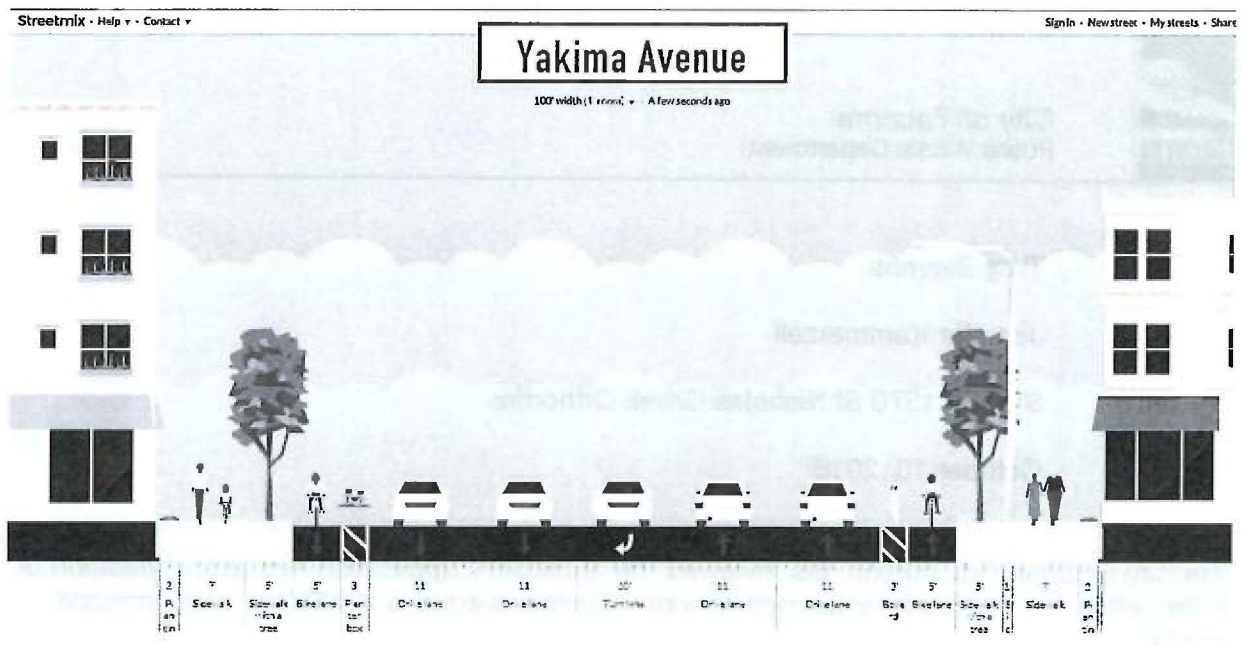


TO: Troy Stevens
FROM: Jennifer Kammerzell
SUBJECT: SV 124.1370 St Nicholas Greek Orthodox
DATE: October 10, 2016

The City Engineering Division has reviewed the applicant's application requesting vacation of 8 feet within the Yakima Avenue right-of-way. Yakima Avenue is a 100 foot wide principal arterial.

After consideration the applicants analysis conducted by BCRA Design, we have determined the applicant and representative have not conducted a reasonable analysis of the future street design.

- a. The Transportation Master Plan identifies Yakima Avenue as a primary transit and bicycle route (page 104). The plan further identifies the bicycle route as a protected bicycle facility. In addition, the Transportation Master Plan Project List in Appendix B identifies a project, Yakima Ave (south) for protected bicycle facilities between S 97th St – 6th Ave (page 2, Appendix B). Protected bicycle facilities typically require more right-of-way than a standard bicycle lane and includes a barrier between vehicles and bicyclists. Based on NACTO, City of Tacoma Design Manual, Mobility Master Plan Design Guidelines and the Transportation Master Plan, a conceptual design of Yakima Avenue with protected bicycle facilities could be designed within a 98 foot right-of-way. This restricts the width of the protected buffer area and what may be allowed as a barrier and planting strip widths.
- b. The applicants plan did not take into consideration the buffer behind the sidewalk, minimum arterial sidewalk widths, minimum bicycle lane, minimum protected bicycle buffer, and left turn lanes.
- c. Yakima Avenue is a key corridor for alternative modes of travel. This corridor connects the south end of Tacoma at S 96th Street through downtown and to the north end of Tacoma at 6th Avenue.



Based on the review of the applicants analysis and the City's policies and plans for future network priorities, Public Works Engineering Division does not support the request to vacate 8 feet of Yakima Avenue. A smaller request of 2 feet may be allowed, provided that the sidewalk and bus stop remain in public right-of-way or are relocated.

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

Stevens, Troy

From: Kammerzell, Jennifer
Sent: Friday, September 16, 2016 3:56 PM
To: Bill Acker (fargwatt@harbornet.com)
Cc: Criswell, Larry; tvaslet@piercetransit.org
Subject: RE: SV 124.1370 - St. Nicholas - Agency Comments

Bill,

Traffic's main concern is to ensure that there is adequate right-of-way (ROW) for the desired buildout of Yakima Ave. A street vacation can adversely impact how a ROW is used. Below are design guidelines and standards to help provide a cross-section or design that demonstrates the buildout of Yakima and the requested vacation.

- 1) Pierce Transit Bus Stop Manual – You'll want to refer to this manual for new bus stop pad replacement for benches or shelters. It appears that the design standards are on S1.10 and S1.20. As part of the relocation, Pierce Transit may want to see a shelter be installed. I've include Tina Vaslet from Pierce Transit on this email. http://www.piercetransit.org/file_viewer.php?id=1542.
- 2) Roadway design – As I mentioned below, Yakima Ave is a designated transit and bicycle route (protected bike facility, page 2 of 16 in the Appendix of the Transportation Master Plan). NACTO Urban Bikeway Design Guide provides widths/design of various protected bike facilities. The City of Tacoma Design Manual outlines the minimum sidewalk and lane widths in Chapter 4.

City of Tacoma Design Manual -

<http://cms.cityoftacoma.org/PublicWorks/Engineering/DesignManual/ErrataJuly2016redline.pdf>

National Association of City Transportation Officials (NACTO) - <http://nacto.org/publication/urban-bikeway-design-guide/cycle-tracks/one-way-protected-cycle-tracks/>

Jennifer Kammerzell

Senior Engineer

City of Tacoma Public Works Engineering

From: Stevens, Troy
Sent: Wednesday, September 14, 2016 10:12 AM
To: Bill Acker (fargwatt@harbornet.com)
Cc: Kammerzell, Jennifer; Criswell, Larry; Simpson, Sue; Danby, Marilynn M
Subject: SV 124.1370 - St. Nicholas - Agency Comments

Hi Bill,

Real Property Services received the following Agency Comments for SV 124.1370 (St. Nicholas Greek Orthodox Church):

- 1) Traffic has reviewed the St. Nicholas Greek Orthodox Church request to vacate 8 ft. of Yakima Avenue between S 15th & S 16th Street for a proposed building improvement and has several comments/concerns about the request.
 - a. Yakima Avenue is a Principal Arterial. The Transportation Master Plan identifies this street as a primary transit and bicycle route. The bicycle facility type proposed is a protected bicycle facility that typically requires more right-of-way than a standard bicycle lane.

b. A reduction in right-of-way would require relocation of the sidewalk and would constrain future design of transit and bicycle facilities on Yakima Avenue. A traffic study with engineered design plans that can accommodate proposed modes has not been completed, but could provide additional information regarding feasibility of a vacation.

2) Site Review – See attachment

3) PSE - has an existing gas service to the church currently which will be located within the proposed vacated area. If the existing gas line needs to be relocated due to the improvements, it will be at the customers cost. If a building is planned over the gas main – then it will need to be relocated.

4) PW – In Lieu of Assessment – See attachment

5) No objection was received from: Tacoma Fire; Comcast; CenturyLink; Click!; Tacoma Water, Distribution; Tacoma Water, Supply; Tacoma Power, New Services; Tacoma Power, T & D.

These comments will also be incorporated into the RPS Preliminary Report that will be sent out 7 days prior to the HEX Hearing on October 20, 2016.

All the best,

Troy Stevens

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

tstevens@ci.tacoma.wa.us

Stevens, Troy

From: Kammerzell, Jennifer
Sent: Friday, August 12, 2016 4:18 PM
To: Stevens, Troy
Cc: Kidd, Brennan; Diekmann, Joshua
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Troy,
Traffic has reviewed the St. Nicholas Greek Orthodox Church request to vacate 8 ft of Yakima Avenue between S 15th & S 16th Street for a proposed building improvement and has several comments/concerns about the request.

Yakima Avenue is a Principal Arterial. The Transportation Master Plan identifies this street as a primary transit and bicycle route. The bicycle facility type proposed is a protected bicycle facility that typically requires more right-of-way than a standard bicycle lane.

A reduction in right-of-way would require relocation of the sidewalk and would constrain future design of transit and bicycle facilities on Yakima Avenue. A traffic study with engineered design plans that can accommodate proposed modes has not been completed, but could provide additional information regarding feasibility of a vacation.

If you have any questions, please let me know.

Jennifer Kammerzell

Senior Engineer
City of Tacoma Public Works Engineering

From: Stevens, Troy
Sent: Monday, August 08, 2016 11:37 AM
To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; 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; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Trohimovich, Merita
Cc: Stevens, Troy
Subject: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1370, as requested by St. Nicholas Greek Orthodox Church, and provide comments for your respective utility/agency **on or before August 26, 2016**. Responses received later than August 26, 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

Stevens, Troy

From: Simpson, Sue
Sent: Wednesday, August 31, 2016 9:27 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner
Attachments: 124.1370 Yakima - S 15th.pdf

Please find attached the In Lieu of Assessment 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: Monday, August 08, 2016 11:37 AM
To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; 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; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Trohimovich, Merita
Cc: Stevens, Troy
Subject: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1370, as requested by St. Nicholas Greek Orthodox Church, and provide comments for your respective utility/agency **on or before August 26, 2016**. Responses received later than August 26, 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 6



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

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

SUBJECT: STREET VACATION REQUEST NO. 124.1370

DATE: August 8, 2016

Real Property Services has received a petition from St. Nicholas Greek Orthodox Church to vacate a portion of Yakima Avenue South between South 15th and South 16th Streets, to increase property area to accommodate a proposed building improvement, 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 August 26, 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

_____ 8/31/16 _____ Date

_____ *Troy Stevens* _____ Signature

_____ PW/RPS _____ Department

In Lieu Assessment amount for Sanitary Sewer
\$1,254.05

Stevens, Troy

From: Danby, Marilyn M <marilynn.danby@pse.com>
Sent: Wednesday, August 10, 2016 11:13 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Troy, PSE has an existing gas service to the church currently which will be located within the proposed vacated area. If the existing gas line needs to be relocated due to the improvements, it will be at the customers cost. If a building is planned over the gas main – then it will need to be relocated.

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: Monday, August 08, 2016 11:37 AM
To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilyn 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; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Trohimovich, Merita
Cc: Stevens, Troy
Subject: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1370, as requested by St. Nicholas Greek Orthodox Church, and provide comments for your respective utility/agency **on or before August 26, 2016**. Responses received later than August 26, 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 7

Stevens, Troy

From: Danby, Marilyn M <marilynn.danby@pse.com>
Sent: Thursday, October 06, 2016 11:06 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Yes – Just advisory

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, October 06, 2016 10:54 AM
To: Danby, Marilyn M
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Hi,

Would you say that your comments are advisory and not required for completion of the vacation? I see it as more advisory.

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: Wednesday, August 10, 2016 11:13 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Troy, PSE has an existing gas service to the church currently which will be located within the proposed vacated area. If the existing gas line needs to be relocated due to the improvements, it will be at the customers cost. If a building is planned over the gas main – then it will need to be relocated.

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: Monday, August 08, 2016 11:37 AM

To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilyn 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; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Trohimovich, Merita

Cc: Stevens, Troy

Subject: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

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

Stevens, Troy

From: Criswell, Larry
Sent: Friday, October 07, 2016 7:35 AM
To: Stevens, Troy
Subject: RE: PRE16-0124 - Clarification of Site Review Comments for SV 124.1370 - St. Nicholas Orthodox Church

Troy,

Comments on the PRE16-0124 are for the minor alterations and not the vacation.
I don't have anything for the vacated request to show the area in question.

Larry Criswell

Construction Engineer
City of Tacoma
Site and Building Division
Planning & Development Services
253-591-5787

From: Stevens, Troy
Sent: Thursday, October 06, 2016 11:33 AM
To: Criswell, Larry
Subject: FW: PRE16-0124 - Clarification of Site Review Comments for SV 124.1370 - St. Nicholas Orthodox Church
Importance: High

Larry,

Please confirm for SV 124.1370 – St Nicholas Church will need to do the following prior to the completion of street vacation per PRE16-0124:

Along Yakima Avenue South -

- 1) The Petitioner must remove and replace approx.. 15 ft. of hazardous sidewalk (northerly portion of vacate area;
- 2) The Petitioner must remove and replace approx.. 30 ft. of hazardous sidewalk (middle portion of vacate area);
and
- 3) The Petitioner must remove and replace approx.. 15 ft. of hazardous sidewalk (middle to southerly portion of vacate area.

Also confirm the other items notated on the attachment are for informational purposes only for the purpose of this street vacation.

Thank you,

Troy Stevens

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

From: Criswell, Larry
Sent: Monday, August 15, 2016 1:32 PM
To: Stevens, Troy
Subject: PRE16-0124

Stevens, Troy

From: Criswell, Larry
Sent: Thursday, August 11, 2016 11:27 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

My comments uploaded into Accela 6/6/2016

Larry Criswell

Construction Engineer
City of Tacoma
Site and Building Division
Planning & Development Services
253-591-5787

From: Stevens, Troy
Sent: Thursday, August 11, 2016 11:21 AM
To: Criswell, Larry
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Maybe PRE16-0124.

From: Criswell, Larry
Sent: Thursday, August 11, 2016 11:18 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Whats the Accela number?

Larry Criswell

Construction Engineer
City of Tacoma
Site and Building Division
Planning & Development Services
253-591-5787

From: Stevens, Troy
Sent: Thursday, August 11, 2016 8:35 AM
To: Van Allen, Rick; Criswell, Larry
Cc: Muller, Gregory; Glassy, Thad
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Hi Rick,

Yes, they will be relocating the sidewalk. We haven't seen plans for the new alignment yet.

Larry, do we have anything yet?

Thanks,

Troy Stevens

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

From: Van Allen, Rick
Sent: Wednesday, August 10, 2016 7:26 AM
To: Stevens, Troy
Cc: Muller, Gregory; Glassy, Thad
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Hi Troy, I do not see any conflicts with power on Yakima however I have a couple questions.

The vacation area will be over the existing sidewalk, are there plans in the works to relocate the sidewalk with the proposed site plan?

The sketch appears to show a future building in the NE corner of the property, there is an existing primary overhead line along the west side of the alley that may have clearance issues between the OH line and a future building. This is not the proper place to make comments for OH clearances in the alley but at a minimum the owners should be made aware of the possible conflicts.

Let me know your thoughts.

Thanks, Rick

Rick Van Allen | Tacoma Power
T&D Electrical Services - New Services Engineering
P: (253) 502-8076 | F: (253) 502-8659
<http://www.mytpu.org/tacomapower/permitting>

From: Muller, Gregory
Sent: Tuesday, August 09, 2016 3:09 PM
To: Van Allen, Rick; Glassy, Thad; Vaughan, Stuart; Angel, Jesse; Mounivong, Vince
Cc: Martinson, John; Volkhardt, Greg
Subject: FW: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Gentlemen,

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: Monday, August 08, 2016 11:37 AM

To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; 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; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Trohimovich, Merita

Cc: Stevens, Troy

Subject: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1370, as requested by St. Nicholas Greek Orthodox Church, and provide comments for your respective utility/agency **on or before August 26, 2016**. Responses received later than August 26, 2016 risk NOT being incorporated into the vacation action.

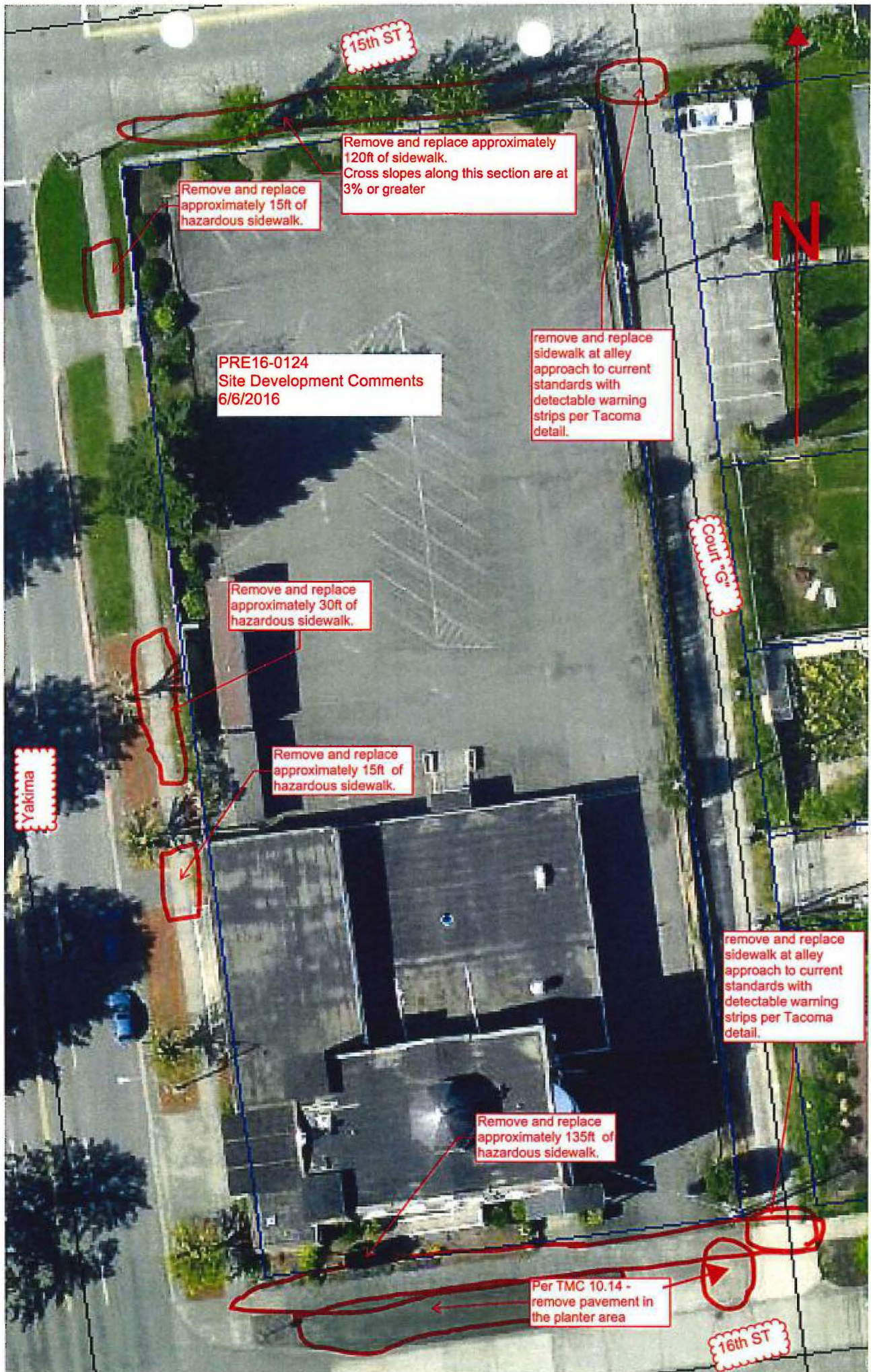
Please email me with any questions you may have.

Thank you,

Troy Stevens

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

Site Review Comments in Accela 6/6/2016



Stevens, Troy

From: Seaman, Chris
Sent: Tuesday, August 09, 2016 7:24 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Troy,

TFD has no comments or objections.

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: Monday, August 08, 2016 11:37 AM

To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; 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; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Trohimovich, Merita

Cc: Stevens, Troy

Subject: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1370, as requested by St. Nicholas Greek Orthodox Church, and provide comments for your respective utility/agency **on or before August 26, 2016**. Responses received later than August 26, 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 9

Stevens, Troy

From: Cantrel, Aaron R <Aaron_Cantrel@comcast.com>
Sent: Tuesday, August 09, 2016 8:02 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner
Attachments: Comcast-SV 124.1370.pdf

Comcast comments attached.

From: Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]
Sent: Monday, August 08, 2016 11:37 AM
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@piercetransit.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>; Coyne, Richard <RCOYNE@ci.tacoma.wa.us>; 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@piercescountycd.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>; Reynolds, Tanara <tvreyno@qwest.com>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Simpson, Sue <SSIMPSON@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Standley, Steven <sstandley@ci.tacoma.wa.us>; Trohimovich, Merita <MPollard@ci.tacoma.wa.us>
Cc: Stevens, Troy <tstevens@ci.tacoma.wa.us>
Subject: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1370, as requested by St. Nicholas Greek Orthodox Church, and provide comments for your respective utility/agency **on or before August 26, 2016**. Responses received later than August 26, 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



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

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

SUBJECT: STREET VACATION REQUEST NO. 124.1370

DATE: August 8, 2016

Real Property Services has received a petition from St. Nicholas Greek Orthodox Church to vacate a portion of Yakima Avenue South between South 15th and South 16th Streets, to increase property area to accommodate a proposed building improvement, 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 August 26, 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

8-9-16 Date

Aaron Cantrell Signature

Planning & Design Department

* Comcast has no facilities within this vacation Area.

Stevens, Troy

From: Bolden, Franklin <Franklin.Bolden@centurylink.com>
Sent: Thursday, August 11, 2016 10:35 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Troy,

Qwest Corporation dba CenturyLink currently has no facilities in the area affected by the vacate and has no objections. Please let me know if you have any questions.

Regards,

Franklin Bolden
CenturyLink ROW Agent
425-918-2516
1208 NE 64th St 4th Floor
Seattle, WA 98115

From: Stevens, Troy [tstevens@ci.tacoma.wa.us]
Sent: Monday, August 08, 2016 11:39 AM
To: Bolden, Franklin; Fields, Donni
Subject: FW: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

FYI

From: Stevens, Troy
Sent: Monday, August 08, 2016 11:37 AM
To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; 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; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Trohimovich, Merita
Cc: Stevens, Troy
Subject: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Agency Reviewer,

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Please email me with any questions you may have.

Thank you,

Troy Stevens
City of Tacoma, Public Works

Exhibit 11

Sr. Real Estate Specialist
(253) 591-5535
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.



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

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

SUBJECT: STREET VACATION REQUEST NO. 124.1370

DATE: August 8, 2016

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 - TPU/Power/T&D ✓
 - TPU/Water/LID
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 - 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

8/9/2016 Date

[Signature] Signature

T40 Departmer

Daniel Reed

Stevens, Troy

From: Glassy, Thad
Sent: Wednesday, August 10, 2016 11:02 AM
To: Muller, Gregory
Cc: Van Allen, Rick; Barrutia, Rich
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

I too have no concerns with vacating the Yakima Ave area identified.

Thad

From: Van Allen, Rick
Sent: Wednesday, August 10, 2016 7:26 AM
To: Stevens, Troy
Cc: Muller, Gregory; Glassy, Thad
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Hi Troy, I do not see any conflicts with power on Yakima however I have a couple questions.

The vacation area will be over the existing sidewalk, are there plans in the works to relocate the sidewalk with the proposed site plan?

The sketch appears to show a future building in the NE corner of the property, there is an existing primary overhead line along the west side of the alley that may have clearance issues between the OH line and a future building. This is not the proper place to make comments for OH clearances in the alley but at a minimum the owners should be made aware of the possible conflicts.

Let me know your thoughts.

Thanks, Rick

Rick Van Allen | Tacoma Power

T&D Electrical Services - New Services Engineering

P: (253) 502-8076 | F: (253) 502-8659

<http://www.mytpu.org/tacomapower/permitting>

From: Muller, Gregory
Sent: Tuesday, August 09, 2016 3:09 PM
To: Van Allen, Rick; Glassy, Thad; Vaughan, Stuart; Angel, Jesse; Mounivong, Vince
Cc: Martinson, John; Volkhardt, Greg
Subject: FW: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Gentlemen,

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: Monday, August 08, 2016 11:37 AM
To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; 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; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Trohimovich, Merita
Cc: Stevens, Troy
Subject: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

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Thank you,

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

Stevens, Troy

From: Van Allen, Rick
Sent: Tuesday, August 16, 2016 7:22 AM
To: Glassy, Thad; Muller, Gregory
Cc: Barrutia, Rich
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Hi Greg, please respond with no objections from Tacoma Power. Thanks, Rick.

Rick Van Allen | Tacoma Power
T&D Electrical Services - New Services Engineering
P: (253) 502-8076 | F: (253) 502-8659
<http://www.mytpu.org/tacomapower/permitting>

From: Glassy, Thad
Sent: Wednesday, August 10, 2016 11:02 AM
To: Muller, Gregory
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Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

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Thad

From: Van Allen, Rick
Sent: Wednesday, August 10, 2016 7:26 AM
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Let me know your thoughts.

Thanks, Rick

Rick Van Allen | Tacoma Power
T&D Electrical Services - New Services Engineering
P: (253) 502-8076 | F: (253) 502-8659
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To: Van Allen, Rick; Glassy, Thad; Vaughan, Stuart; Angel, Jesse; Mounivong, Vince
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Subject: FW: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Gentlemen,

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

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To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; 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; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Trohimovich, Merita
Cc: Stevens, Troy
Subject: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1370, as requested by St. Nicholas Greek Orthodox Church, and provide comments for your respective utility/agency **on or before August 26, 2016**. Responses received later than August 26, 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: Vaughan, Stuart
Sent: Wednesday, August 10, 2016 9:24 AM
To: Muller, Gregory
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Water Supply is not effected by the proposed street vacation. No comment.

From: Muller, Gregory
Sent: Tuesday, August 09, 2016 3:09 PM
To: Van Allen, Rick; Glassy, Thad; Vaughan, Stuart; Angel, Jesse; Mounivong, Vince
Cc: Martinson, John; Volkhardt, Greg
Subject: FW: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Gentlemen,

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: Monday, August 08, 2016 11:37 AM
To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; 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; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Trohimovich, Merita
Cc: Stevens, Troy
Subject: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1370, as requested by St. Nicholas Greek Orthodox Church, and provide comments for your respective utility/agency **on or before August 26, 2016**. Responses received later than August 26, 2016 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

Exhibit 14

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, August 12, 2016 9:57 AM
To: Muller, Gregory; Vaughan, Stuart
Cc: Volkhardt, Greg
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Greg,

Water Distribution Engineering does not have any facilities located in the proposed vacation and has no objections or comments.

Thanks,

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: Tuesday, August 09, 2016 3:09 PM
To: Van Allen, Rick; Glassy, Thad; Vaughan, Stuart; Angel, Jesse; Mounivong, Vince
Cc: Martinson, John; Volkhardt, Greg
Subject: FW: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Gentlemen,

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

Exhibit 15

From: Stevens, Troy
Sent: Monday, August 08, 2016 11:37 AM
To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; 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; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development; Standley,

Steven; Trohimovich, Merita

Cc: Stevens, Troy

Subject: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1370, as requested by St. Nicholas Greek Orthodox Church, and provide comments for your respective utility/agency **on or before August 26, 2016**. Responses received later than August 26, 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: Mounivong, Vince
Sent: Friday, August 26, 2016 8:03 AM
To: Muller, Gregory
Subject: RE: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Greg,

Click has no facilities in proposed area.

Thanks,

Vince Mounivong

Tacoma Power/Click Network - HFC Engineering
Telecommunications Planning & Design Technician
O: (253) 502-8868
M: (253) 389-1811
vmounivong@cityoftacoma.org

From: Muller, Gregory
Sent: Thursday, August 25, 2016 11:55 AM
To: Mounivong, Vince
Subject: FW: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Vince,

Do you have a response to this SV request to pass along?

Thanks!

Greg Muller, Real Estate Officer
Tacoma Public Utilities
253.502.8256

From: Muller, Gregory
Sent: Tuesday, August 09, 2016 3:09 PM
To: Van Allen, Rick; Glassy, Thad; Vaughan, Stuart; Angel, Jesse; Mounivong, Vince
Cc: Martinson, John; Volkhardt, Greg
Subject: FW: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Gentlemen,

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

Thank you.

Exhibit 16

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

From: Stevens, Troy
Sent: Monday, August 08, 2016 11:37 AM
To: Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Ben Han; Spencer, William; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; 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; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development; Standley, Steven; Trohimovich, Merita
Cc: Stevens, Troy
Subject: Street Vacation 124.1370 - Comments DUE August 26, 2016 - St. Nicholas Greek Orthodox Church Petitioner

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1370, as requested by St. Nicholas Greek Orthodox Church, and provide comments for your respective utility/agency **on or before August 26, 2016**. Responses received later than August 26, 2016 risk NOT being incorporated into the vacation action.

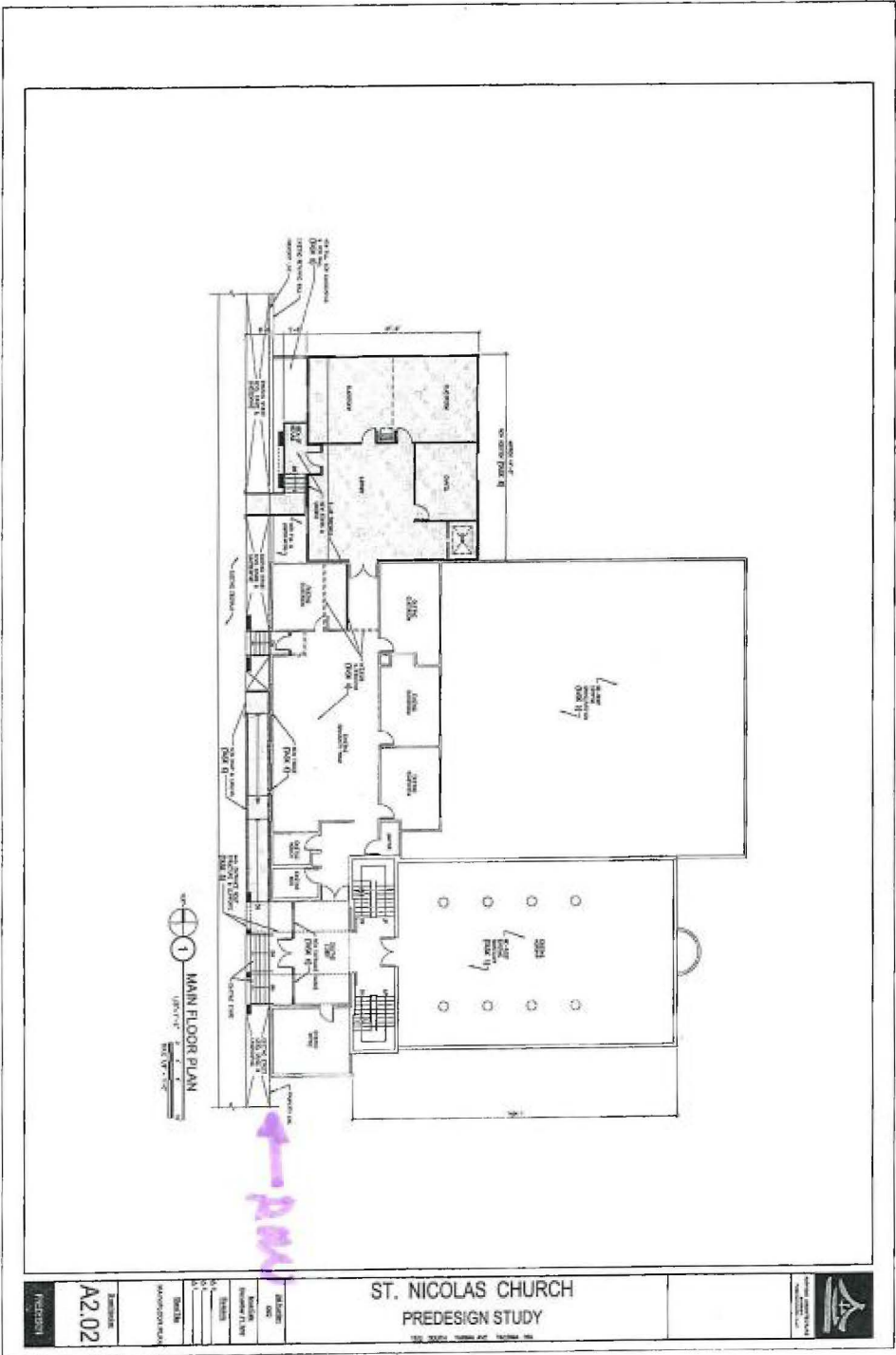
Please email me with any questions you may have.

Thank you,

Troy Stevens

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

EX.17



Ex. 17



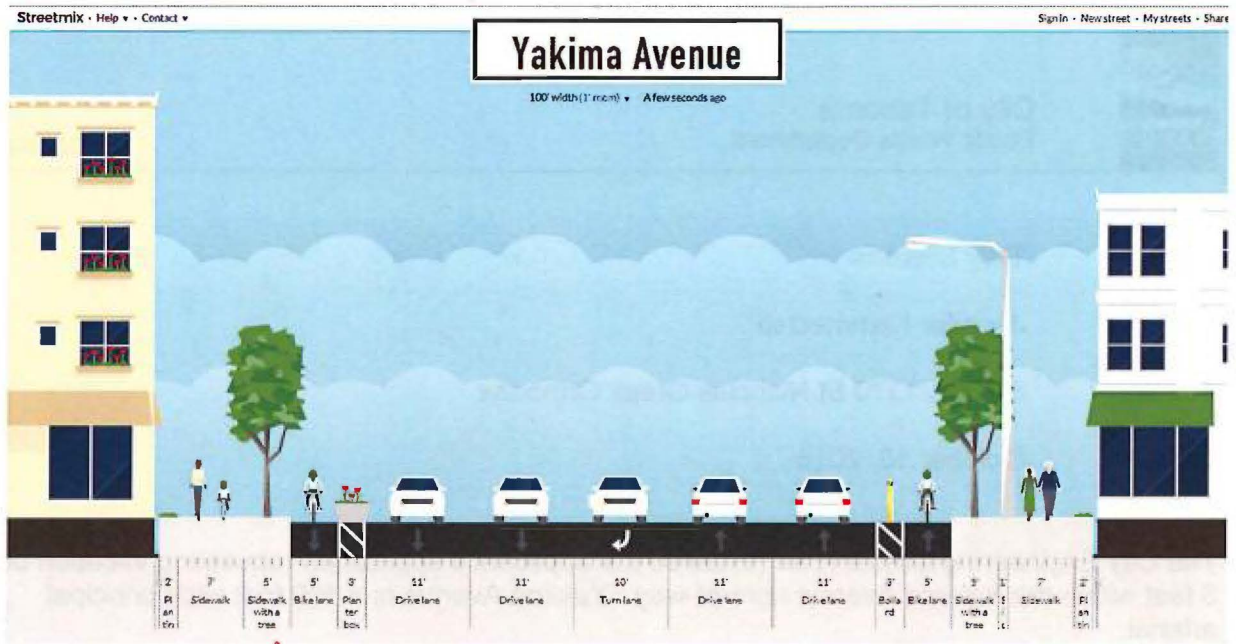
To: Troy Stevens
FROM: Jennifer Kammerzell
SUBJECT: SV 124.1370 St Nicholas Greek Orthodox
DATE: October 10, 2016

The City Engineering Division has reviewed the applicant's application requesting vacation of 8 feet within the Yakima Avenue right-of-way. Yakima Avenue is a 100 foot wide principal arterial.

After consideration the applicants analysis conducted by BCRA Design, we have determined the applicant and representative have not conducted a reasonable analysis of the future street design.

- a. The Transportation Master Plan identifies Yakima Avenue as a primary transit and bicycle route (page 104). The plan further identifies the bicycle route as a protected bicycle facility. In addition, the Transportation Master Plan Project List in Appendix B identifies a project, Yakima Ave (south) for protected bicycle facilities between S 97th St – 6th Ave (page 2, Appendix B). Protected bicycle facilities typically require more right-of-way than a standard bicycle lane and includes a barrier between vehicles and bicyclists. Based on NACTO, City of Tacoma Design Manual, Mobility Master Plan Design Guidelines and the Transportation Master Plan, a conceptual design of Yakima Avenue with protected bicycle facilities could be designed within a 98 foot right-of-way. This restricts the width of the protected buffer area and what may be allowed as a barrier and planting strip widths.
- b. The applicants plan did not take into consideration the buffer behind the sidewalk, minimum arterial sidewalk widths, minimum bicycle lane, minimum protected bicycle buffer, and left turn lanes.
- c. Yakima Avenue is a key corridor for alternative modes of travel. This corridor connects the south end of Tacoma at S 96th Street through downtown and to the north end of Tacoma at 6th Avenue.

EX. 18



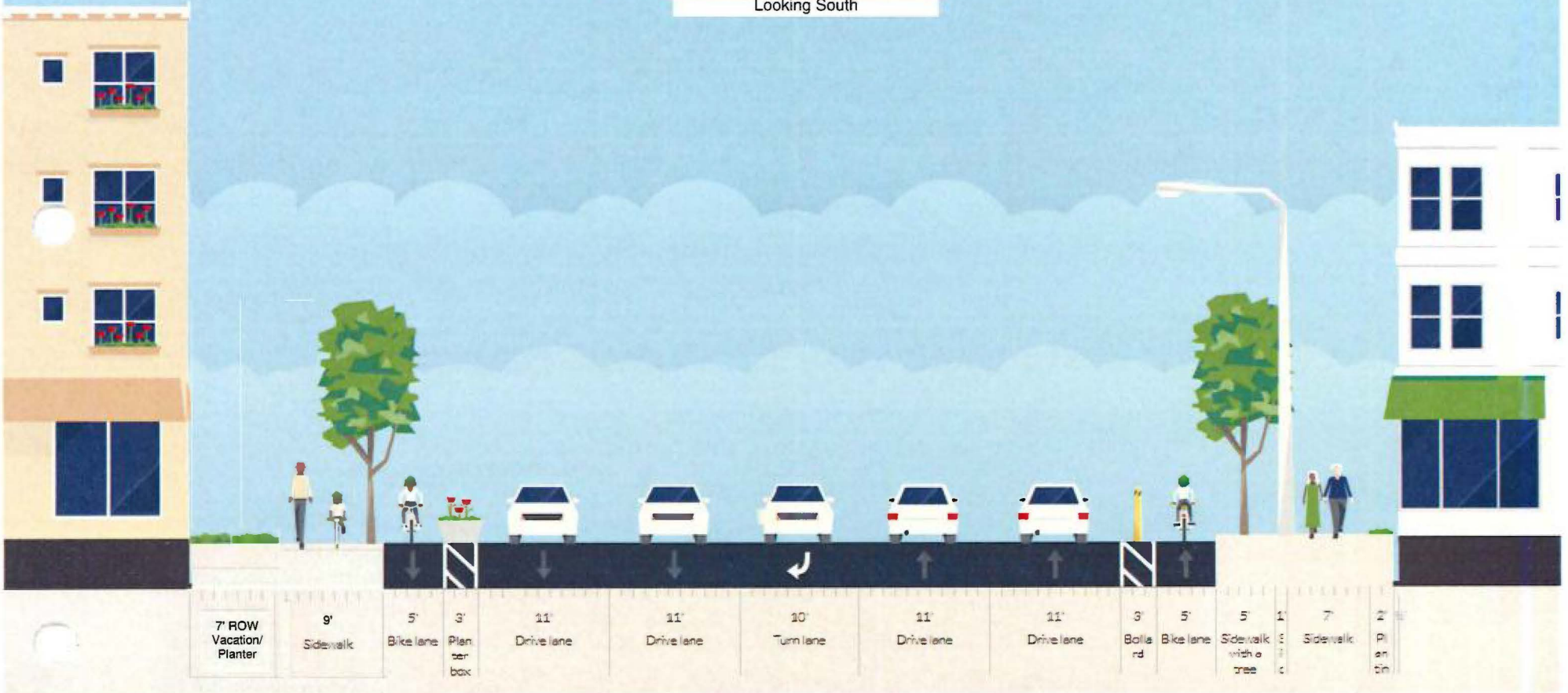
Based on the review of the applicants analysis and the City's policies and plans for future network priorities, Public Works Engineering Division does not support the request to vacate 8 feet of Yakima Avenue. A smaller request of 2 feet may be allowed, provided that the sidewalk and bus stop remain in public right-of-way or are relocated.

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

EX-18

Yakima Avenue

Looking South

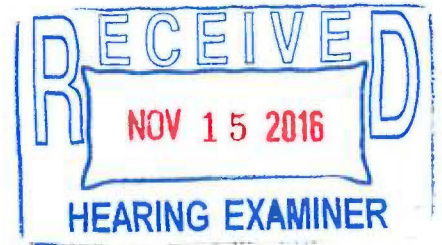


EX. 19

113



TO: Hearing Examiner
FROM: Troy Stevens *ts*
Sr. Real Estate Specialist
SUBJECT: SV 124.1370 St Nicholas Greek Orthodox
DATE: November 15, 2016



At the hearing on October 20, 2016, the Hearing Examiner left the record open for three weeks to allow the Petitioner to discuss street vacation petition number SV 124.1370 with City of Tacoma Traffic Engineering ("Traffic"). At the hearing, Traffic did not support the petitioner's request to vacate an eight foot wide area on the easterly side of the Yakima Avenue South right of way, between South 15th and South 16th Streets.

Since then, the Petitioner has discussed the vacation petition with Traffic and the parties have come to an agreement. Please see the attached memo dated November 14, 2016 from Traffic Engineering. Real Property concurs with Traffic's position and also supports the vacation petition on behalf of the City.

Please see the attached updated aerial maps, legal description, and exhibit for the vacate area.

ORIGINAL

EX. 20

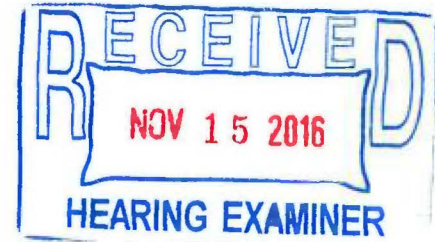
THE UNIVERSITY OF CHICAGO
LIBRARY
1100 EAST 58TH STREET
CHICAGO, ILL. 60637

EX-20

11/11/70



TO: Troy Stevens
FROM: Jennifer Kammerzell
SUBJECT: SV 124.1370 St Nicholas Greek Orthodox
DATE: November 14, 2016



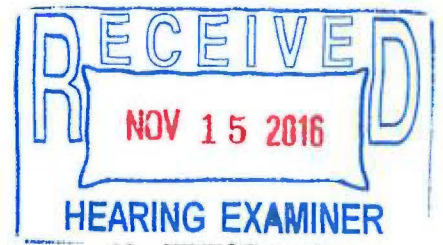
The City Engineering Division has reviewed the applicant's revised application requesting vacation of 6 feet within the Yakima Avenue right-of-way for approximately 150 ft in length.

After consideration the applicants analysis conducted by BCRA Design, we have determined the applicant and representative have conducted a reasonable analysis of the future street design, which includes the Transportation Master Plan identifies Yakima Avenue as a primary transit and bicycle route (page 104).

BCRA provided an updated site plan, consistent with NACTO and the City's Design Manual, that demonstrates a protected bicycle facility and transit stops can be accommodated within the proposed street vacation. The actual street design will not be determined until funding for preliminary engineering or construction is obtained; however, the street vacation appears to accommodate the intent of the Transportation Master Plan vision.

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

EXHIBIT "A"



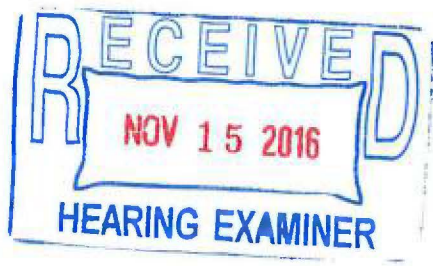
PARCEL NO. 2015150061

THE EASTERLY 6.00 FEET OF SOUTH YAKIMA AVENUE ABUTTING ON LOTS 7 THROUGH 12, INCLUSIVE, BLOCK 1515 OF NEW TACOMA ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1875 IN BOOK A OF PLATS, RECORDS OF PIERCE COUNTY, WASHINGTON.

EXHIBIT "B"

FOUND SURFACE
BRASS MONUEMNT

SOUTH 15TH STREET



BEFORE
50'

SOUTH YAKIMA AVENUE
380.04'
S7° 24' 29" E (MEASURED)
S7° 24' 37" E (PRIZM)

APN 2015150061
1523 YAKIMA AVENUE SOUTH
TACOMA, WA



6'

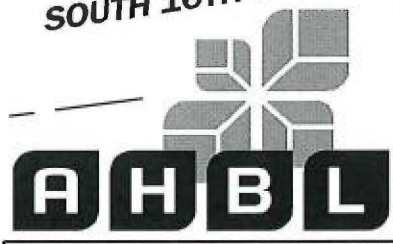
900 SF
VACATION

AFTER
44'

SOUTH 16TH STREET

FOUND SURFACE
BRASS MONUEMNT

JOB NO. 2160513.50
November 15, 2016
RIGHT-OF-WAY VACATION
LEGAL BY: BD EXHIBIT BY: TD
w: \sdekpro\2016\2160513\row dedtca1on.dwg



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

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.



RECEIVED
NOV 15 2016
HEARING EXAMINER



ST. NICHOLAS GREEK ORTHODOX CHURCH

STREET VACATION NO. 124.1370

PORTION OF YAKIMA AVENUE SOUTH BETWEEN SOUTH 15TH AND SOUTH 16TH STREET

SE 1/4 SEC. 05, T20N, R3E

NOT TO SCALE



RECEIVED
NOV 15 2016
HEARING EXAMINER



ST. NICHOLAS GREEK ORTHODOX CHURCH

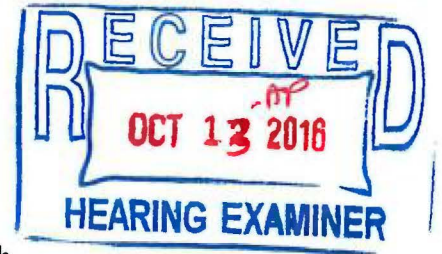
STREET VACATION NO. 124.1370

PORTION OF YAKIMA AVENUE SOUTH BETWEEN SOUTH 15TH AND SOUTH 16TH STREET

SE 1/4 SEC. 05, T20N, R3E

NOT TO SCALE

EXHIBIT LIST



HEARING DATE: October 20, 2016 at 9:00 a. m.

FILE NUMBER & NAME: 124.1370 – St. Nicholas Greek Orthodox Church

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	Plat Map (1)	COT/RPS	X			
Ex. 4	BCRA St. Nicholas Greek Orthodox Church Street Vacation Memo, dated 10/3/2016	Petitioner	X			
Ex. 5	PW/Traffic Engineering – Denial Recommendation Comments via email and memo	COT/RPS	X			
Ex. 6	RPS/In Lieu Assessment fee Comments via email	COT/RPS	X			
Ex. 7	Puget Sound Energy Comments via email	COT/RPS	X			
Ex. 8	ES/Site Development comments via email	COT/RPS	X			
Ex. 9	Tacoma Fire Department Comments via email	COT/RPS	X			
Ex. 10	Comcast Communication Comments via email		X			
Ex. 11	CenturyLink Communication Comments via email	COT/RPS	X			
Ex. 12	Tacoma Power (Transmission) Comments via email	COT/RPS	X			
Ex. 13	Tacoma Power (New Services) Comments via email	COT/RPS	X			

ORIGINAL

Ex. 14	Tacoma Water (Supply) Comments via email	COT/RPS	X		
Ex. 15	Tacoma Water (Distribution) Comments via email	COT/RPS	X		
Ex. 16	Click! Network – Comments via email	COT/RPS	X		
EX.17	St. Nicholas Church Pedestrian Church Colored Street Section View	COT/RPS	X		
Ex. 18	Pw/Traffic Eng Comments	COT/RPS	X		Same as Ex. 5 (color copy)
Ex. 19	Petitioner's Alternate Street Section View	Petitioner	X		
EX. 20	RPS Memorandum & Attachment (Traffic Engineering/Kammerzell 11-14-16) memo and attachments)	RPS	X		Filed 11-15-16 (Record closed 11-15-16)

KEY

A = Admitted

E = Excluded

W = Withdrawn