

CITY EXHIBIT LIST

HEARING DATE: Thursday, April 6, 2023, at 1:30 p.m.

FILE NUMBER: HEX2023-005 (SV 124.1437)

FILE NAME: Tacoma School District No. 10, *Petitioner*

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-1	Preliminary Report	City of Tacoma, Real Property Services ("COT, RPS")	X			
EX. C-2	Aerial Maps (2)	COT, RPS	X			
EX. C-3	Petitioner Legal Description & Exhibit	COT, RPS	X			
EX. C-4	Plat Map – Tacoma Land Company First Addition to Tacoma	COT, RPS	X			
EX. C-5	RPS (LID) In-Lieu Fee – Comments via email	COT, RPS	X			
EX. C-6	Traffic Engineering	COT, RPS	X			
EX. C-7	Zoning, Land Use, PDS, Site Development – Comments via email	COT, RPS	X			
EX. C-8	ES Solid Waste – Comments via email	COT, RPS	X			
EX. C-9	Environmental Services – Comments via email	COT, RPS	X			
EX. C-10	Tacoma Fire – Comments via email	COT, RPS	X			

KEY

A = Admitted

E = Excluded

W = Withdrawn

CITY EXHIBIT LIST

HEARING DATE: Thursday, April 6, 2023, at 1:30 p.m.

FILE NUMBER: HEX2023-005 (SV 124.1437)

FILE NAME: Tacoma School District No. 10, *Petitioner*

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-11	CenturyLink (aka Lumen) – Comments via email	COT, RPS	X			
EX. C-12	Puget Sound Energy – Comments via email	COT, RPS	X			
EX. C-13	Tacoma Water – Comments via email Initial objection	COT, RPS	X			
EX. C-14	Segregation Notice Tacoma Water Property	COT, RPS	X			
EX. C-15	Tacoma Water – Comments via email No objection – Comments via email	COT, RPS	X			
EX. C-16	Business and Economic Development Program – Comments via email	COT, RPS	X			

A = Admitted

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PRELIMINARY REPORT

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

**For the Hearing to be Held
Thursday, April 6, 2023, at 1:30 M**

PETITIONER: TACOMA SCHOOL DISTRICT NO. 10

FILE NO. 124.1437

A. SUMMARY OF REQUEST:

Real Property Services has received a petition to vacate a portion of undeveloped South 35th Street, west of South G Street to facilitate expansion of Tacoma School District No. 10 sports fields and parking. The area is shown on the attached map, Exhibit 2.

B. GENERAL INFORMATION:

1. Legal Description of Vacation:

ALL THAT PORTION OF SOUTH 35TH STREET RIGHT-OF-WAY ABUTTING BLOCKS 8401 AND 8502, THE TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, WASHINGTON TERRITORY, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD JULY 7, 1884, IN THE OFFICE OF THE PIERCE COUNTY AUDITOR, FROM THE WEST RIGHT-OF-WAY LINE OF "G" STREET TO THE WEST LINE OF SAID BLOCKS 8401 AND 8502 AND PLAT.

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 on March 2, 2023, and the yellow public notice signs were posted on March 1, 2023:

1. Placed yellow public notice sign 16 feet north of the northwesterly corner of South 35th Street and the west side of South "G" Street.
2. Place yellow public notice sign 16 feet south of the southeasterly corner of South 35th, and east of South "G" Street.
3. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
4. Public notice memo advertised on the City of Tacoma web site at address:
<https://cms.cityoftacoma.org/cityclerk/files/notices/Not20230406-SVPH124.1437.pdf>
5. Public Notice advertised in the Daily Index newspaper.
6. Public Notice mailed to all parties of record within the 300 feet of vacation request.
7. Public Notice advertised on Municipal Television Channel 12.

D. PURPOSE OF REQUEST:

The Petitioner plans on acquiring the undeveloped portion of South 35th Street that lies west of south "G" Street, to facilitate the expansion of the Tacoma School District No. 10 sports fields and parking.

E. HISTORY:

The City acquired the South 35th Street, West of South "G" Street right of way in the Tacoma Land Company's plat map, record July 7, 1884, recorded in the office of Pierce County Auditor.

F. PHYSICAL LAND CHARACTERISTICS:

South 35th Street is a 71-foot-wide residential street right of way with a 26 foot wide concrete road in the center. The remaining right of way. The remaining right of way on either side of S 35th Street is sidewalks, planting strips, curb and gutter, and driveways. The portion of South 35th Street, West of South "G" Street, remains undeveloped, except for sidewalk running North to South along South "G" Street. The portion that has been petitioned to vacate is currently trees and grass 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 places the property on the tax rolls and facilitates private improvements.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and does not object.
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 Public Works Department, Real Property Services, 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
 Petitioner Petition Submittal Map – Exhibit 3
 Plat Map – Exhibit 4

Recommended Conditions

Payment of Fees

Advisory Comments

1. Real Property Services (RPS) – In-Lieu
 - a. Please contact Britany Avila at (253) 591-5277 regarding RPS' In-Lieu comments.
 - b. An In-Lieu amount of \$426.25 is due for sanitary sewer.

The amount is not required to be paid at this time; however, if the Petitioner chooses not to pay, it will be an obligation on title and the In-lieu amount may increase.

RPS (LID) – In-Lieu Fee \$426.25 - Exhibit 5

Traffic Engineering – No Objection – Exhibit 6

Zoning, Land Use, PDS, Site Development – No Objection – Exhibit 7

ES Solid Waste - No Objection – Exhibit 8

Environmental Services – No Objection – Exhibit 9

Tacoma Fire– No Objection – Exhibit 10

CenturyLink (Lumen) – No Objection – Exhibit 11

Puget Sound Energy – No Objection - Exhibit 12

Tacoma Water – Objection to original request, Parcel 7470033982 is operational water property. This parcel was removed from the petition to vacate. – Exhibit 13

Segregation of Tacoma Water property – Exhibit 14

Tacoma Water-No objection to change of petition – Exhibit 15

Business and Economic Development Program – No Objections – 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.

2. 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*

3. Real Property Services (RPS) – Easement

- a. Please contact Kandi Bremer, Senior Real Property Specialist at (253) 591-5276 regarding Sanitary Sewer and Storm Water lines on the property.
- b. Real Property Services requests an easement reservation of a 50' wide easement, 25' either side of the centerline for sewer and storm water lines currently within the vacation area.

K. ADVISORY COMMENTS:

4. Real Property Services (RPS) – In-Lieu

- c. Please contact Britany Avila at (253) 591-5277 regarding RPS' In-Lieu comments.
- d. An In-Lieu amount of \$426.25 is due for sanitary sewer.

The amount is not required to be paid at this time; however, if the Petitioner chooses not to pay, it will be an obligation on title and the In-lieu amount may increase.

5. NO OBJECTION

No objection or additional comment was received from PW Traffic Engineering; PDS, Site Development; Environmental Services, Science & Engineering, Solid Waste; Tacoma Fire; Comcast; CenturyLink; PSE; Tacoma Water; & Tacoma Power/Click! Network.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.

RECEIVED

By Hearing Examiner's Office at 1:40 pm, Mar 27, 2023



TACOMA PUBLIC SCHOOLS

STREET VACATION NO. 124.1437

UNDEVELOPED PORTION OF 35TH STREET LYING WEST OF "G" STREET

SW 1/4 SW 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE W.M.

NOT TO SCALE



**TACOMA PUBLIC SCHOOLS
STREET VACATION NO. 124.1437**

**PORTION OF UNDEVELOPED 35TH STREET LYING WEST OF "G" STREET
SW 1/4 SW 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 3 EAST OF W.M.**

NOT TO SCALE

RECEIVED

By Hearing Examiner's Office at 1:40 pm, Mar 27, 2023

EXHIBIT A
PUBLIC RIGHT-OF-WAY VACATION DESCRIPTION
 (SOUTH 35TH STREET)

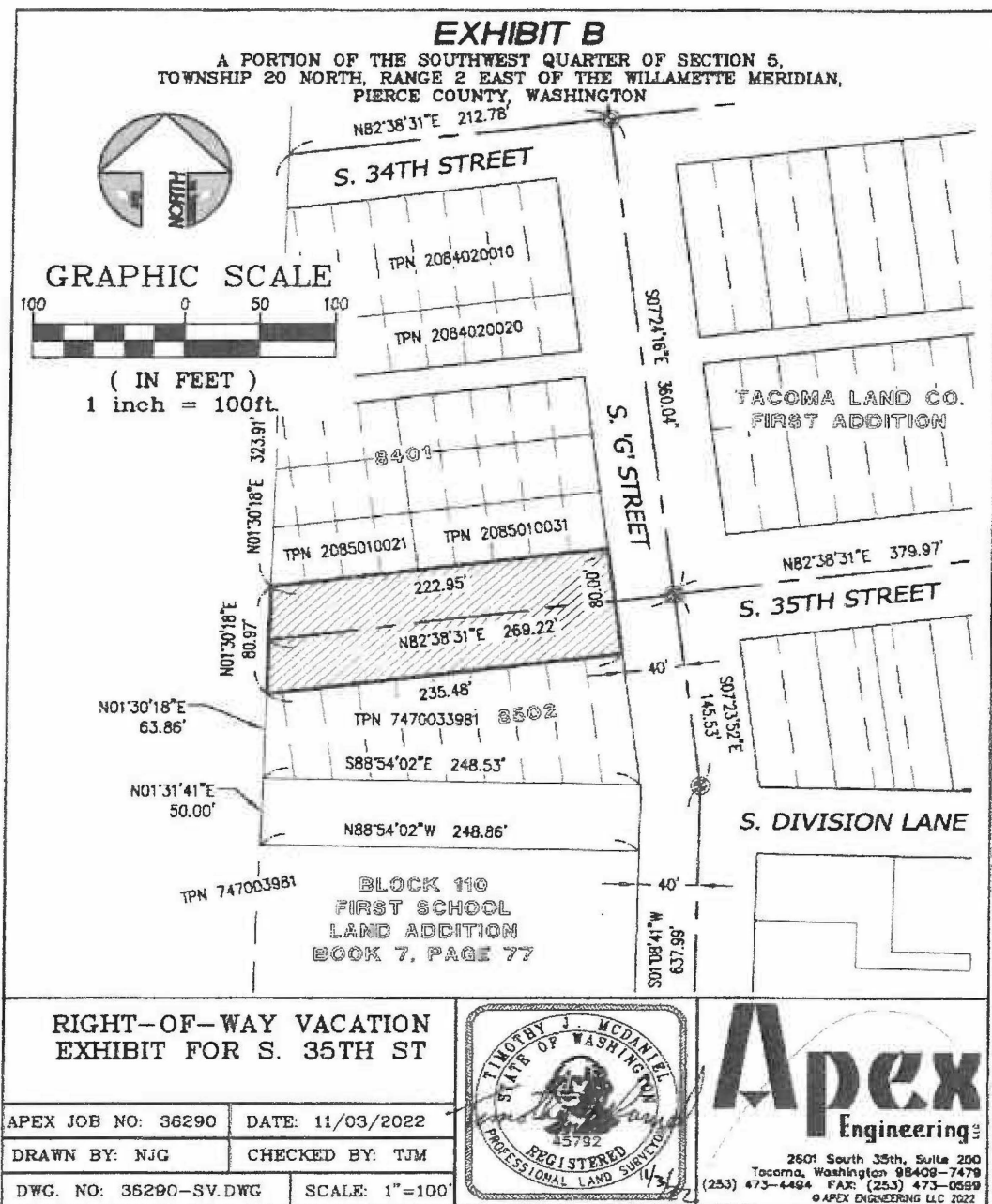
ALL THAT PORTION OF SOUTH 35TH STREET RIGHT-OF-WAY ABUTTING BLOCKS 8401 AND 8502, THE TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, WASHINGTON TERRITORY, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD JULY 7, 1884, IN THE OFFICE OF THE PIERCE COUNTY AUDITOR, FROM THE WEST RIGHT-OF WAY LINE OF 'G' STREET TO THE WEST LINE OF SAID BLOCKS 8401 AND 8502 AND SAID PLAT.

(CONTAINING 18,337 SQ. FT., MORE OR LESS)



TIMOTHY J. MCDANIEL, PLS
 WASHINGTON STATE REGISTRATION NO. 45792





TACOMA PUBLIC SCHOOLS

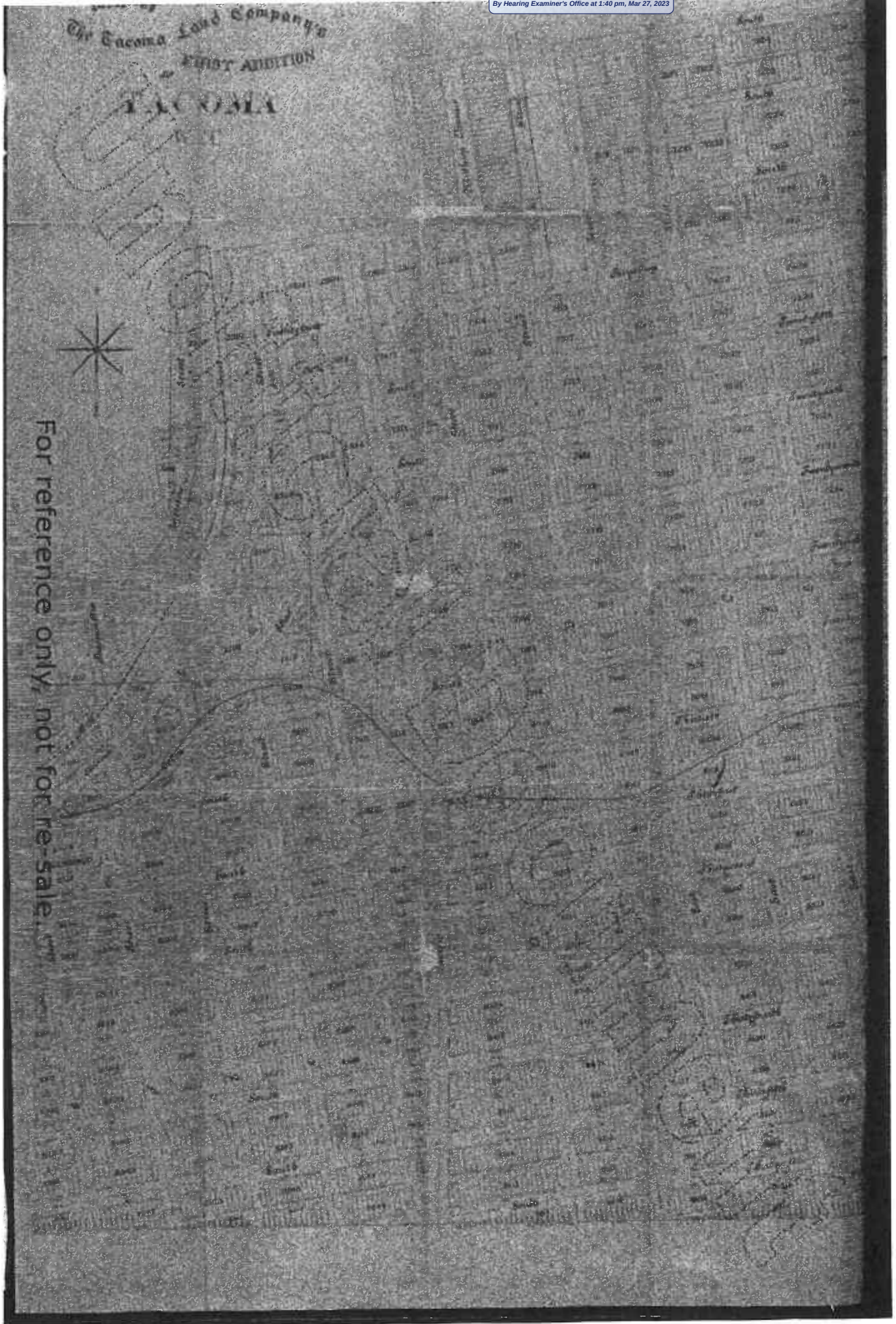
STREET VACATION NO. 124.1437

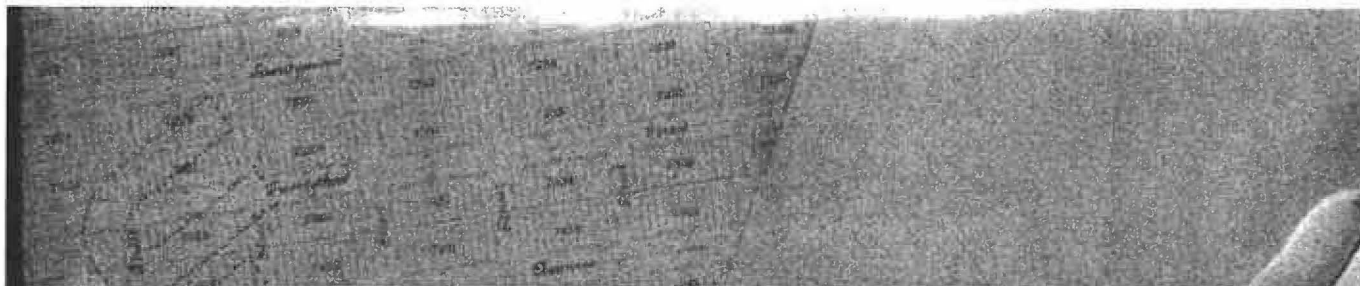
UNDEVELOPED PORTION OF 35TH STREET LYING WEST OF "G" STREET

SW 1/4 SW 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE W.M.

NOT TO SCALE

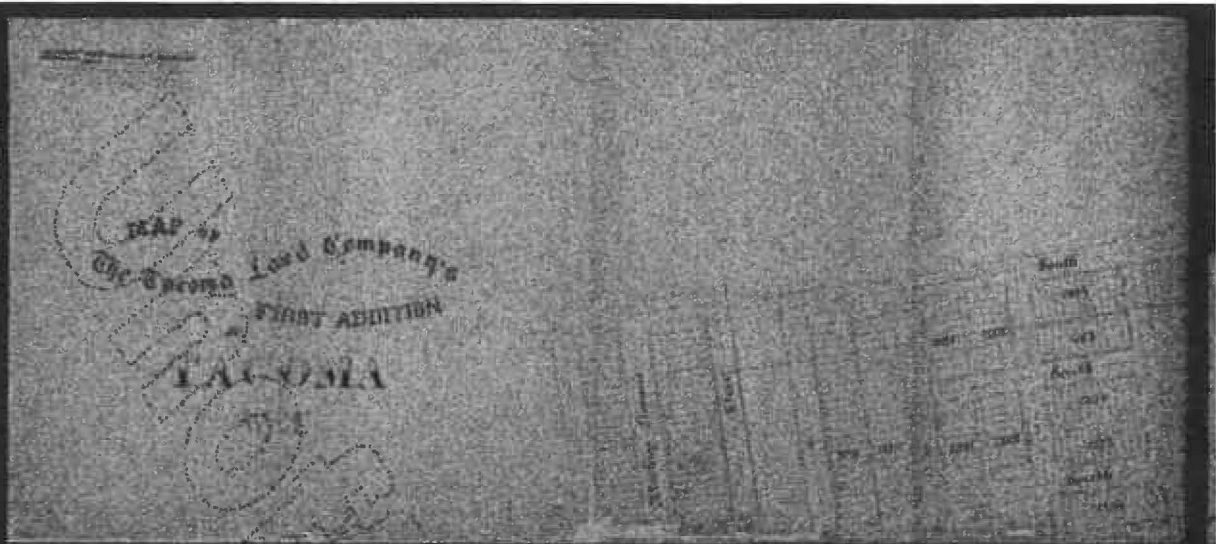
For reference only, not for re-sale.





For reference only, not for re-sale.





From: [Avila, Britany](#)
To: [Bremer, Kandi](#)
Subject: RE: SV124.1437 Secondary review
Date: Wednesday, March 22, 2023 11:53:59 AM
Attachments: [image002.jpg](#)
[image003.jpg](#)

RECEIVED*By Hearing Examiner's Office at 1:40 pm, Mar 27, 2023*

This parcel is subject to an in Lieu Sewer Assessment per TMC 12.08B.230. The amount due is \$426.25.

Britany Avila
 Senior Real Estate Specialist
 City of Tacoma
 Public Works Department | Facilities Management Division | Real Property Services
 747 Market ST, Tacoma, WA 98402
 Desk: 253.591.5277
 Email: bavila@cityoftacoma.org
 Website: www.cityoftacoma.org



From: Bremer, Kandice <KBremer@cityoftacoma.org>

Sent: Monday, November 7, 2022 2:34 PM

To: Allen, Gary <gallen@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bair, Rob <Rob.Bair@centurylink.com>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Curzan, Matt <matthew_cruzan@comcast.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stevens, Troy <tstevens@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Torres, Andrew <ATORRES@cityoftacoma.org>; Tuche, Megan <Megan.Tuche@pse.com>; Vaslet, Tina <tvaslet@piercettransit.org>; Zoning <Zoning@cityoftacoma.org>

Subject: SV124.1437 Secondary review

Agency Reviewer,

This is a resend to correct the legal and remove the property near S Division Lane as it is not public right-of-way. If you've already submitted an agency comment, PLEASE DO NOT submit a

second one, unless this changes your previous comments.

Please review the attached memo and map exhibits for proposed Street Vacation Petition 124.1437, as requested by Tacoma Public Schools, and provide comments for your respective utility/agency on or before November 18, 2022. Responses received later than November 18, 2022 risk NOT being incorporated into the vacation action. The purpose of this vacation will allow for extension of property and potential extended business use.

Kandi Bremer

Senior Real Estate Specialist

City of Tacoma

Public Works Department | Facilities Management Division | Real Property Services

747 Market St, Rm 737, Tacoma, WA 98402

Office: 253.591.5276

Email: kbremer@cityoftacoma.org

Website: www.cityoftacoma.org



RECEIVED

By Hearing Examiner's Office at 1:40 pm, Mar 27, 2023

Bremer, Kandice

From: Kammerzell, Jennifer
Sent: Monday, November 7, 2022 12:44 PM
To: Bremer, Kandice
Cc: Larson, Chris; Marsten, Vicki
Subject: RE: SV 124.1437 Tacoma Public Schools Morris Aldrige

Hi Kandice,

The City Transportation Division has reviewed the applicant's request for vacation of portions of S 35th Street and South Division Lane that serve Lincoln High School and Lincoln Park. After consideration of the applicant's proposal, the Transportation Division cannot support the proposed vacation as shown for South Division Lane; however, we have no objections to the vacation of S 35th Street. An easement or reserved right-of-way that accommodates a shared use path for future connection would address city policy and the Transportation Master Plan.

Division Lane provides a direct connection between an enhanced crossing at Pacific Avenue (serving current transit stops) and Lincoln Park. The Transportation Master Plan includes policies that encourage a street system that supports frequent interconnections and smaller block sizes (3.6 Street System Design), supports access to services, specifically Lincoln Park and Lincoln Business District (6.3 20-Minute Neighborhoods), and provides easier for people with disabilities and active transportation (Policy 3.7 Special Needs of Transportation Users).

Jennifer Kammerzell

Interim Transportation Division Manager
 City of Tacoma - Public Works Dept.
 (253) 591-5511
 jkammerzell@cityoftacoma.org
 Pronouns: she/her

From: Bremer, Kandice <KBremer@cityoftacoma.org>
Sent: Monday, October 17, 2022 4:54 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bair, Rob <Rob.Bair@centurylink.com>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Curzan, Matt <matthew_cruzan@comcast.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Torres, Andrew <ATORRES@cityoftacoma.org>; Tuche, Megan <Megan.Tuche@pse.com>; Vaslet, Tina <tvaslet@piercettransit.org>; Zoning <Zoning@cityoftacoma.org>
Subject: SV 124.1437 Tacoma Public Schools Morris Aldrige

Agency Reviewer,

Please review the attached memo and map exhibits for proposed Street Vacation Petition 124.1437, as requested by Tacoma Public Schools – Morris Aldrige, and provide comments for your respective utility/agency on or before October

31, 2022. Responses received later than October 31, 2022 risk NOT being incorporated into the vacation action. The purpose of this vacation will allow for extension of property and potential extended business use.

Please email me with any questions you may have.

Kandi Bremer

Senior Real Estate Specialist

City of Tacoma

Public Works Department | Facilities Management Division | Real Property Services

747 Market St, Rm 737, Tacoma, WA 98402

Office: 253.591.5276

Email: kbremer@cityoftacoma.org

Website: www.cityoftacoma.org





TO: ALL CONCERNED AGENCIES & DEPARTMENTS

FROM: Kandi Bremer
PUBLIC WORKS /REAL PROPERTY SERVICES

SUBJECT: STREET VACATION REQUEST NO. 124.1437

DATE: October 17, 2022

Real Property Services is processing a petition for Tacoma Public Schools-Morris Aldrige to vacate a portion of undeveloped 35th Street and undeveloped Division Street, sections west of South "G" Street.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by October 31, 2022**. 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

 X No Objections

 Comments Attached

 October 19, 2022 Date

 Vicki Marsten Signature

PW/Traffic Engr Signal_Streetlighting__Department

Bremer, Kandice

From: Marsten, Vicki
Sent: Wednesday, October 19, 2022 11:24 AM
To: Bremer, Kandice
Subject: RE: SV 124.1437 Tacoma Public Schools Morris Aldrige
Attachments: SV 124.1437 Agency Comments_35th & G St (Tacoma Schools) 10-17-2022 - PW Traffic.doc

Sincerely, Vicki Marsten

City of Tacoma, Public Works
Traffic Engineering & Safety
747 Market Street
Tacoma, WA 98402
vmarsten@cityoftacoma.org
253-591-5556

Office hours: 7:30am – 4:30pm. M, W-F
Telework hours: 7am-4pm T

From: Bremer, Kandice <KBremer@cityoftacoma.org>
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To: Allen, Gary <gallen@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bair, Rob <Rob.Bair@centurylink.com>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Curzan, Matt <matthew_cruzan@comcast.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Torres, Andrew <ATORRES@cityoftacoma.org>; Tuche, Megan <Megan.Tuche@pse.com>; Vaslet, Tina <tvaslet@piercettransit.org>; Zoning <Zoning@cityoftacoma.org>
Subject: SV 124.1437 Tacoma Public Schools Morris Aldrige

Agency Reviewer,

Please review the attached memo and map exhibits for proposed Street Vacation Petition 124.1437, as requested by Tacoma Public Schools – Morris Aldrige, and provide comments for your respective utility/agency on or before October 31, 2022. Responses received later than October 31, 2022 risk NOT being incorporated into the vacation action. The purpose of this vacation will allow for extension of property and potential extended business use.

Please email me with any questions you may have.

Kandi Bremer

Senior Real Estate Specialist

City of Tacoma

Public Works Department | Facilities Management Division | Real Property Services

747 Market St, Rm 737, Tacoma, WA 98402

Office: 253.591.5276

Email: kbremer@cityoftacoma.org

Website: www.cityoftacoma.org



Bremer, Kandice**RECEIVED**

By Hearing Examiner's Office at 1:40 pm, Mar 27, 2023

From: Zoning
Sent: Tuesday, October 18, 2022 1:02 PM
To: Bremer, Kandice; Allen, Gary; Avila, Britany; Bair, Rob; Barnett, Elliott; Beard, Patricia; Boudet, Brian; CenturyLink; Curzan, Matt; Erickson, Ryan; Hauenstein, Lyle; Himes, Gail; Huseby, Eric; Johnson, Christopher; Kammerzell, Jennifer; Kidd, Brennan; Larson, Chris; Marsten, Vicki; Muller, Gregory; Newton, Corey; Rogers, Susie; Rossi, Rod; Seaman, Chris; Site Development; Stringer, Shawn; Torres, Andrew; Tuche, Megan; Vaslet, Tina; Zoning
Subject: RE: SV 124.1437 Tacoma Public Schools Morris Aldrige

Land Use has no objections to the vacation

Tommy Tague, Land Use Planner
 Development Services | City of Tacoma
 Email: ttague@cityoftacoma.org
 Cell: (253)244-1907

Please Take Our Survey:
<https://www.surveymonkey.com/r/JVK8QYC>

From: Bremer, Kandice <KBremer@cityoftacoma.org>
Sent: Monday, October 17, 2022 4:54 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bair, Rob <Rob.Bair@centurylink.com>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Curzan, Matt <matthew_cruzan@comcast.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Torres, Andrew <ATORRES@cityoftacoma.org>; Tuche, Megan <Megan.Tuche@pse.com>; Vaslet, Tina <tvaslet@piercettransit.org>; Zoning <Zoning@cityoftacoma.org>
Subject: SV 124.1437 Tacoma Public Schools Morris Aldrige

Agency Reviewer,

Please review the attached memo and map exhibits for proposed Street Vacation Petition 124.1437, as requested by Tacoma Public Schools – Morris Aldrige, and provide comments for your respective utility/agency on or before October 31, 2022. Responses received later than October 31, 2022 risk NOT being incorporated into the vacation action. The purpose of this vacation will allow for extension of property and potential extended business use.

Please email me with any questions you may have.

Kandi Bremer

Senior Real Estate Specialist

City of Tacoma

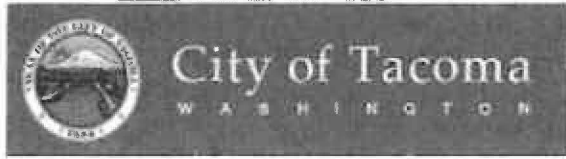
Public Works Department | Facilities Management Division | Real Property Services

747 Market St, Rm 737, Tacoma, WA 98402

Office: 253.591.5276

Email: kbremer@cityoftacoma.org

Website: www.cityoftacoma.org



Bremer, Kandice**RECEIVED**

By Hearing Examiner's Office at 1:40 pm, Mar 27, 2023

From: Hauenstein, Lyle
Sent: Tuesday, October 18, 2022 11:26 AM
To: Bremer, Kandice
Subject: RE: SV 124.1437

Kandice,
 Solid Waste has no issues with this vacation.

*Lyle S. Hauenstein
 City of Tacoma
 Collections Supervisor Solid Waste Management
 (253)594-7843*

City of Tacoma | Environmental Services|Solid Waste Management | 3510 South Mullen Street, Tacoma, WA 98409-2200



Please consider the environment before printing this email.

Notice of public disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Bremer, Kandice <KBremer@cityoftacoma.org>
Sent: Tuesday, October 18, 2022 9:58 AM
To: Allen, Gary <gallen@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bair, Rob <Rob.Bair@centurylink.com>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Curzan, Matt <matthew_cruzan@comcast.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Torres, Andrew <ATORRES@cityoftacoma.org>; Tuche, Megan <Megan.Tuche@pse.com>; Vaslet, Tina <tvaslet@piercetransit.org>; Zoning <Zoning@cityoftacoma.org>
Subject: SV 124.1437

To all concerned and submitting agency comments. The legal on the maps attached has been corrected from "Division Avenue" to "South Division Lane."

Kandi Bremer

Senior Real Estate Specialist

City of Tacoma

Public Works Department | Facilities Management Division | Real Property Services

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Office: 253.591.5276

Email: kbremer@cityoftacoma.org

Website: www.cityoftacoma.org



Bremer, Kandice**RECEIVED**

By Hearing Examiner's Office at 1:40 pm, Mar 27, 2023

From: Rossi, Rod
Sent: Tuesday, October 18, 2022 10:19 AM
To: Bremer, Kandice
Subject: RE: SV 124.1437
Attachments: SV 124.1437 Agency Comments_35th G St (Tacoma Schools) 10-17-2022kb.doc; Vacationrequest 124.1437.docx

ES response attached

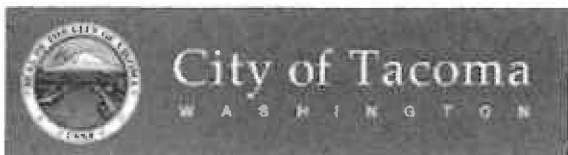
Rod Rossi, PMP
 City of Tacoma, Environmental Services
 Science & Engineering Division
 326 East D Street
 Tacoma, WA 98421
 253.502.2127

From: Bremer, Kandice <KBremer@cityoftacoma.org>
Sent: Tuesday, October 18, 2022 9:58 AM
To: Allen, Gary <gallen@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bair, Rob <Rob.Bair@centurylink.com>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Curzan, Matt <matthew_cruzan@comcast.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Torres, Andrew <ATORRES@cityoftacoma.org>; Tuche, Megan <Megan.Tuche@pse.com>; Vaslet, Tina <tvaslet@piercettransit.org>; Zoning <Zoning@cityoftacoma.org>
Subject: SV 124.1437

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Kandi Bremer

Senior Real Estate Specialist
 City of Tacoma
 Public Works Department | Facilities Management Division | Real Property Services
 747 Market St, Rm 737, Tacoma, WA 98402
 Office: 253.591.5276
 Email: kbremer@cityoftacoma.org
 Website: www.cityoftacoma.org



RE: Vaca Request 124.1437

Environmental Services has no objections to the vacation with the understanding that utility easements will need to be established prior to the vacation.

Environmental Services has numerous assets within or that cross the proposed vacation. If utility easements are established for the maintenance and/or repair of the assets within the proposed area we will agree with the vacation.

Bremer, Kandice

From: Rossi, Rod
Sent: Tuesday, October 18, 2022 10:19 AM
To: Bremer, Kandice
Subject: RE: SV 124.1437
Attachments: SV 124.1437 Agency Comments_35th G St (Tacoma Schools) 10-17-2022kb.doc; Vacationrequest 124.1437.docx

ES response attached

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City of Tacoma, Environmental Services
Science & Engineering Division
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Tacoma, WA 98421
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Office: 253.591.5276
Email: kbremer@cityoftacoma.org
Website: www.cityoftacoma.org





TO: ALL CONCERNED AGENCIES & DEPARTMENTS

**FROM: Kandi Bremer
PUBLIC WORKS /REAL PROPERTY SERVICES**

SUBJECT: STREET VACATION REQUEST NO. 124.1437

DATE: October 17, 2022

Real Property Services is processing a petition for Tacoma Public Schools-Morris Aldrige to vacate a portion of undeveloped 35th Street and undeveloped Division Street, sections west of South "G" Street.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by October 31, 2022**. 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

____X____ Comments Attached

_____ 10/18/22 _____ Date

_____ Rod W Rossi _____ Signature

_____ ES S & E _____ Department

Bremer, Kandice**RECEIVED**

By Hearing Examiner's Office at 1:40 pm, Mar 27, 2023

From: Seaman, Chris
Sent: Monday, October 17, 2022 7:03 PM
To: Bremer, Kandice
Subject: RE: SV 124.1437 Tacoma Public Schools Morris Aldrige

Kandice,

TFD has no objections.

Regards,
 CHRIS SEAMAN, P.E. (He/Him)
 Engineer / Plan Review
 Tacoma Fire Department | Prevention Division
 901 Fawcett Avenue | Tacoma, WA 98402
 253.591.5503 | cseaman@cityoftacoma.org



From: Bremer, Kandice <KBremer@cityoftacoma.org>
Sent: Monday, October 17, 2022 4:54 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bair, Rob <Rob.Bair@centurylink.com>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Curzan, Matt <matthew_cruzan@comcast.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Torres, Andrew <ATORRES@cityoftacoma.org>; Tuche, Megan <Megan.Tuche@pse.com>; Vaslet, Tina <tvaslet@piercettransit.org>; Zoning <Zoning@cityoftacoma.org>
Subject: SV 124.1437 Tacoma Public Schools Morris Aldrige

Agency Reviewer,

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Please email me with any questions you may have.

Kandi Bremer

Senior Real Estate Specialist

City of Tacoma

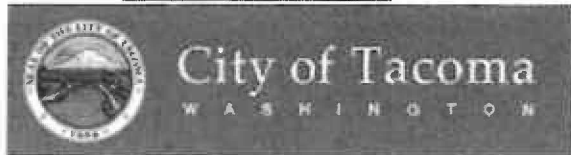
Public Works Department | Facilities Management Division | Real Property Services

747 Market St, Rm 737, Tacoma, WA 98402

Office: 253.591.5276

Email: kbremer@cityoftacoma.org

Website: www.cityoftacoma.org



RECEIVED

By Hearing Examiner's Office at 1:40 pm, Mar 27, 2023

Bremer, Kandice

From: Easement, Nre <Nre.Easement@lumen.com>
Sent: Tuesday, October 18, 2022 1:58 PM
To: Bremer, Kandice
Cc: reese, matthew
Subject: RE: P843543/SV 124.1437 Tacoma Public Schools Morris Aldrige

Good afternoon. We have received your request for a Vacate-Abandon and have set up a Lumen project accordingly. Your project number is P843543 and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Matt Reese and they can be reached by email at Matthew.Reese@lumen.com with any questions that you may have regarding this project.

Requests are addressed in the order received; Lumen will endeavor to respond within 30 days.

Have a great day!

Best Regards,

Katy Brown

Faulk & Foster
 1811 Auburn Ave, Monroe, LA 71201

LUMEN



Our fee policy applies to Lumen dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply. If this is the case, please reply all to advise.

From: Bremer, Kandice <KBremer@cityoftacoma.org>

Sent: Monday, October 17, 2022 6:54 PM

To: Allen, Gary <gallen@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bair, Rob <Rob.Bair@lumen.com>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Easement, Nre <Nre.Easement@lumen.com>; Curzan, Matt <matthew_cruzan@comcast.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn

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Subject: P843543/SV 124.1437 Tacoma Public Schools Morris Aldrige

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Kandi Bremer

Senior Real Estate Specialist

City of Tacoma

Public Works Department | Facilities Management Division | Real Property Services

747 Market St, Rm 737, Tacoma, WA 98402

Office: 253.591.5276

Email: kbremer@cityoftacoma.org

Website: www.cityoftacoma.org



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RECEIVED

By Hearing Examiner's Office at 1:40 pm, Mar 27, 2023

Bremer, Kandice

From: Tuche, Megan <Megan.Tuche@pse.com>
Sent: Wednesday, November 2, 2022 2:27 PM
To: Bremer, Kandice
Subject: RE: SV 124.1437 Tacoma Public Schools Morris Aldrige

Hi Kandi,

I apologize for the late reply on this one. PSE does not maintain any gas facilities within the proposed vacate areas.

Thank you

Megan Tuche SR/WA
 Sr. Real Estate Representative
Puget Sound Energy, Inc.
 253-495-1427

From: Bremer, Kandice <KBremer@cityoftacoma.org>
Sent: Monday, October 17, 2022 4:54 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bair, Rob <Rob.Bair@centurylink.com>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Curzan, Matt <matthew_cruzan@comcast.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Torres, Andrew <ATORRES@cityoftacoma.org>; Tuche, Megan <Megan.Tuche@pse.com>; Vaslet, Tina <tvaslet@piercetransit.org>; Zoning <Zoning@cityoftacoma.org>
Subject: SV 124.1437 Tacoma Public Schools Morris Aldrige

CAUTION - EXTERNAL EMAIL

Phishing? Click the PhishAlarm "Report Phish" button.

Agency Reviewer,

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Kandi Bremer

Senior Real Estate Specialist

City of Tacoma

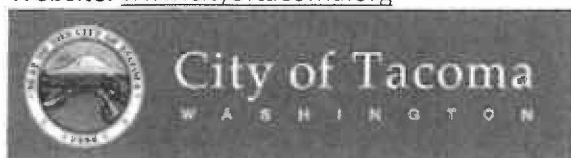
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Email: kbremer@cityoftacoma.org

Website: www.cityoftacoma.org



Bremer, Kandice**RECEIVED**

By Hearing Examiner's Office at 1:40 pm, Mar 27, 2023

From: Muller, Gregory
Sent: Thursday, October 20, 2022 1:43 PM
To: Bremer, Kandice
Subject: RE: SV 124.1437 Tacoma Public Schools Morris Aldrige
Attachments: j193-1.pdf; D1922.pdf

Good afternoon, Kandi.

Upon researching the portion of the proposed street vacation lying west of S Division Lane, and discussing with Tacoma Water staff, it appears this property is actually Tacoma Water operational property acquired via Judgment in 1936 (see J-193-1 and D1922 attached), rather than street right-of-way. Water does not wish to dispose of it and asks that it be removed from the street vacation.

Thanks, and please let me know if you have any questions.

Greg Muller, Real Estate Officer
 Tacoma Public Utilities
 253.337.3164

From: Muller, Gregory
Sent: Tuesday, October 18, 2022 9:38 AM
To: Bremer, Kandice <KBremer@cityoftacoma.org>
Subject: RE: SV 124.1437 Tacoma Public Schools Morris Aldrige

Great – thanks for forwarding.

Looks like Mr. Aldridge is the TPS rep who signed the Petition.

Have a good Tuesday!

Greg

From: Bremer, Kandice <KBremer@cityoftacoma.org>
Sent: Tuesday, October 18, 2022 9:31 AM
To: Muller, Gregory <GMuller@cityoftacoma.org>
Subject: RE: SV 124.1437 Tacoma Public Schools Morris Aldrige

Good morning Greg,

I too look forward to meeting the RPS staff with TPU. I've attached the application, the school is Lincoln High School, but according to the application they call it Morris Aldrige, I presume this was the name of the school at some point. I do see that it is S Division Lane. I will correct that mistake. Thank you for bringing it to my attention.

Kandi Bremer

Senior Real Estate Specialist

City of Tacoma
Public Works Department | Facilities Management Division | Real Property Services
747 Market St, Rm 737, Tacoma, WA 98402
Office: 253.591.5276
Email: kbremer@cityoftacoma.org
Website: www.cityoftacoma.org



From: Muller, Gregory <GMuller@cityoftacoma.org>
Sent: Tuesday, October 18, 2022 9:24 AM
To: Bremer, Kandice <KBremer@cityoftacoma.org>
Subject: RE: SV 124.1437 Tacoma Public Schools Morris Aldrige

Good morning, Kandi.

Although we haven't met in person yet, welcome aboard to the City! Look forward to a joint staff meeting for RPS between GG and TPU.

I'm on point for the SV reviews on behalf of TPU. In regards to this submission for the Lincoln HS property, just a quick head's-up that there are references on the docs to "Division Avenue" when I believe the proposed vacation is for a portion of "S Division Lane" – there's a separate Division Avenue in the city. Also, I see both "Aldrige" and "Aldridge" shown. Can you tell me who this is – doesn't appear to be an abutter. Also, can you forward me a copy of the petition?

Thanks, and good luck!

Greg Muller, Real Estate Officer
Tacoma Public Utilities
253.337.3164

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Subject: SV 124.1437 Tacoma Public Schools Morris Aldrige

Agency Reviewer,

Please review the attached memo and map exhibits for proposed Street Vacation Petition 124.1437, as requested by Tacoma Public Schools – Morris Aldrige, and provide comments for your respective utility/agency on or before October 31, 2022. Responses received later than October 31, 2022 risk NOT being incorporated into the vacation action. The purpose of this vacation will allow for extension of property and potential extended business use.

Please email me with any questions you may have.

Kandi Bremer

Senior Real Estate Specialist

City of Tacoma

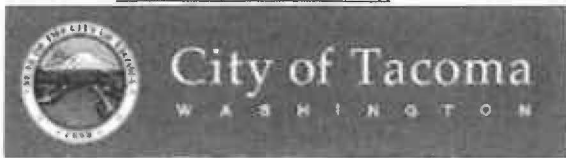
Public Works Department | Facilities Management Division | Real Property Services

747 Market St, Rm 737, Tacoma, WA 98402

Office: 253.591.5276

Email: kbremer@cityoftacoma.org

Website: www.cityoftacoma.org





Pierce County

Office of the Assessor-Treasurer

Mike Lonergan
Assessor-Treasurer

2401 South 35th Street, Room 142
Tacoma, Washington 98409-7498
(253) 798-6111 • FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecounitywa.org/atr

Notice of Segregation/Combination

10/31/2022

CITY OF

TACOMA

REAL PROPERTY SERVICES

3628 S 35TH ST ABS-2

TACOMA, WA 98409-3115

Parcel Number: 7470033982

Situs:

XXX UNDETERMINED SITUS, PIERCE COUNTY, WA

Dear Taxpayer:

A property segregation/combination has been completed resulting in a new parcel(s) of property. The new account information is summarized below. If the name and/or address is incorrect for tax purposes, please notify the office in writing. Please supply the parcel number and legal document number (excise tax affidavit number, auditor fee number, court order numbers, etc.). It is the taxpayer's responsibility to notify their lender of this segregation.

If you have any questions please contact our land segregation department at (253) 798-3299.

Legal Description

Section 17 Township 20 Range 03 Quarter 11 1ST SCHOOL LD ADD: N 50 FT OF BLK 110 EASE
OF REC PICKUP SEG 2023-0167 10/31/22 JP

The values listed below are allocated from parent parcel values and may not represent true and fair market value. APPEALS: You have the right to appeal the Assessor's determination of the allocation of value on your segregated parcels to the Pierce County Board of Equalization. Appeal forms (petitions) are provided by the Board and must be filed within 60 days of the date of this notice. Petitions received after those dates will be denied as not having been timely filed. A copy of this notice must be included in your appeal. For appeal information, contact the Board of Equalization at (253) 798-7415.

Property Values

2022 values for 2023 taxes

Allocated Taxable Value Regular	0
Allocated Assessed Value	116,400
Allocated Land	116,400
Allocated Improvement	0

Property Characteristics

Use Code	9170
Unit of Measure	SQFT
Total Size	12445

EXEMPTION: Municipal Corp and Mi

MIKE LONERGAN

ASSESSOR-TREASURER

Web: WWW.CO.PIERCE.WA.US/ATR

A.T.L.A.S.: (253) 798-3333

FAX: (253) 798-3142

RECEIVED

By Hearing Examiner's Office at 1:40 pm, Mar 27, 2023

Bremer, Kandice**RECEIVED**

By Hearing Examiner's Office at 1:40 pm, Mar 27, 2023

From: Muller, Gregory
Sent: Friday, November 18, 2022 10:51 AM
To: Bremer, Kandice
Subject: RE: SV124.1437 Secondary review

Good morning, Kandi.

No TPU Division has an objection to the amended street vacation request, subject to the condition that the final approved legal description does not reduce the available public right-of-way of South G Street.

Thank you, and please let me know if any questions.

Greg Muller, Real Estate Officer
 Tacoma Public Utilities
 253.337.3164

From: Bremer, Kandice <KBremer@cityoftacoma.org>
Sent: Tuesday, November 8, 2022 10:44 AM
To: Muller, Gregory <GMuller@cityoftacoma.org>
Subject: RE: SV124.1437 Secondary review

The school is working on it.

Kandi Bremer

Senior Real Estate Specialist
 City of Tacoma
 Public Works Department | Facilities Management Division | Real Property Services
 747 Market St, Rm 737, Tacoma, WA 98402
 Office: 253.591.5276
 Email: kbremer@cityoftacoma.org
 Website: www.cityoftacoma.org



From: Muller, Gregory <GMuller@cityoftacoma.org>
Sent: Tuesday, November 8, 2022 10:25 AM
To: Bremer, Kandice <KBremer@cityoftacoma.org>
Subject: RE: SV124.1437 Secondary review

OK, but has a revised legal description exhibit been prepared to send to the reviewers?

From: Bremer, Kandice <KBremer@cityoftacoma.org>
Sent: Tuesday, November 8, 2022 10:21 AM

To: Muller, Gregory <GMuller@cityoftacoma.org>

Subject: RE: SV124.1437 Secondary review

Hi Greg,

Yes, I meant to correct what legal and parcel, going forward is being requested to be vacated.

Kandi Bremer

Senior Real Estate Specialist

City of Tacoma

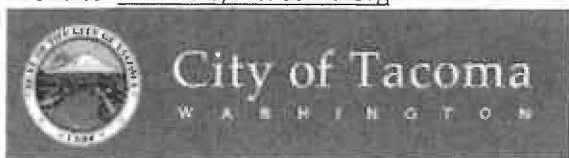
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Office: 253.591.5276

Email: kbremer@cityoftacoma.org

Website: www.cityoftacoma.org



From: Muller, Gregory <GMuller@cityoftacoma.org>

Sent: Tuesday, November 8, 2022 10:18 AM

To: Bremer, Kandice <KBremer@cityoftacoma.org>

Subject: FW: SV124.1437 Secondary review

Good morning, Kandi.

Thanks for forwarding. The note below mentions "to correct the legal." Do you have a revised legal description to forward?

Thanks!

Greg Muller, Real Estate Officer

Tacoma Public Utilities

253.337.3164

From: Bremer, Kandice <KBremer@cityoftacoma.org>

Sent: Monday, November 7, 2022 2:34 PM

To: Allen, Gary <gallen@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bair, Rob <Rob.Bair@centurylink.com>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Curzan, Matt <matthew_curzan@comcast.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stevens, Troy <tstevens@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Torres, Andrew

<ATORRES@cityoftacoma.org>; Tuche, Megan <Megan.Tuche@pse.com>; Vaslet, Tina <tvaslet@piercettransit.org>;
Zoning <Zoning@cityoftacoma.org>

Subject: SV124.1437 Secondary review

Agency Reviewer,

This is a resend to correct the legal and remove the property near S Division Lane as it is not public right-of-way. If you've already submitted an agency comment, PLEASE DO NOT submit a second one, unless this changes your previous comments.

Please review the attached memo and map exhibits for proposed Street Vacation Petition 124.1437, as requested by Tacoma Public Schools, and provide comments for your respective utility/agency on or before November 18, 2022. Responses received later than November 18, 2022 risk NOT being incorporated into the vacation action. The purpose of this vacation will allow for extension of property and potential extended business use.

Kandi Bremer

Senior Real Estate Specialist

City of Tacoma

Public Works Department | Facilities Management Division | Real Property Services

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Office: 253.591.5276

Email: kbremer@cityoftacoma.org

Website: www.cityoftacoma.org



Bremer, Kandice**RECEIVED**

By Hearing Examiner's Office at 1:40 pm, Mar 27, 2023

From: Beard, Patricia
Sent: Tuesday, October 18, 2022 10:11 AM
To: Bremer, Kandice
Subject: Re: SV 124.1437
Attachments: SV 124.1437 Agency Comments_35th & G St (Tacoma Schools) 10-17-2022kb.doc

Hi Kandice - Here you go...

Pat

From: Bremer, Kandice <KBremer@cityoftacoma.org>
Sent: Tuesday, October 18, 2022 9:58 AM
To: Allen, Gary <gallen@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bair, Rob <Rob.Bair@centurylink.com>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Curzan, Matt <matthew_cruzan@comcast.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Torres, Andrew <ATORRES@cityoftacoma.org>; Tuche, Megan <Megan.Tuche@pse.com>; Vaslet, Tina <tvaslet@piercettransit.org>; Zoning <Zoning@cityoftacoma.org>
Subject: SV 124.1437

To all concerned and submitting agency comments. The legal on the maps attached has been corrected from "Division Avenue" to "South Division Lane."

Kandi Bremer

Senior Real Estate Specialist

City of Tacoma

Public Works Department | Facilities Management Division | Real Property Services

747 Market St, Rm 737, Tacoma, WA 98402

Office: 253.591.5276

Email: kbremer@cityoftacoma.org

Website: www.cityoftacoma.org





TO: ALL CONCERNED AGENCIES & DEPARTMENTS

**FROM: Kandi Bremer
PUBLIC WORKS /REAL PROPERTY SERVICES**

SUBJECT: STREET VACATION REQUEST NO. 124.1437

DATE: October 17, 2022

Real Property Services is processing a petition for Tacoma Public Schools-Morris Aldrige to vacate a portion of undeveloped 35th Street and undeveloped Division Street, sections west of South "G" Street.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by October 31, 2022**. 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

 X No Objections

 Comments Attached

 10/18/22 Date

Patricia W Beard Signature

CEDD Department