

CITY EXHIBIT LIST

HEARING DATE: Thursday, February 16, 2023, at 9:00 a.m.

FILE NUMBER: HEX2023-001 (SV 124.1439)

FILE NAME: SoHo Properties Inc. dba SoHo Properties 2 Inc, *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	Plat Map – Map of Smith & Fife’s Addition to New Tacoma, W.T.	COT, RPS	X			
EX. C-4	Tacoma Power – Comments via email	COT, RPS	X			
EX. C-5	RPS – In-Lieu in the amount of 922.25 via email	COT, RPS	X			
EX. C-6	PW/Traffic Engineering – Comments via email	COT, RPS	X			
EX. C-7	ES Engineering – Comments via email	COT, RPS	X			
EX. C-8	ES Solid Waste – Comments via email	COT, RPS	X			
EX. C-9	Tacoma Water – Comments via email	COT, RPS	X			
EX. C-10	Tacoma Fire – Comments via email	COT, RPS	X			
EX. C-11	PDS – Long Range Planning – Comments via email	COT, RPS	X			

KEY

A = Admitted

E = Excluded

W = Withdrawn

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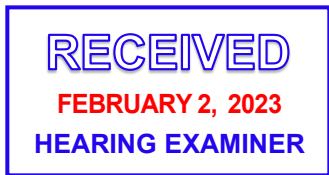
EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-12	CED – Comments via email	COT, RPS	X			
EX. C-13	Puget Sound Energy – Comments via email	COT, RPS	X			
EX. C-14	Lumen – Comments via email	COT, RPS	X			
EX. C-15	Comcast – Comments via email	COT, RPS	X			
EX. C-		COT, RPS				
EX. C-		COT, RPS				
EX. C-		COT, RPS				
EX. C-		COT, RPS				
EX. C-		COT, RPS				
EX. C-		COT, RPS				
EX. C-		COT, RPS				

KEY

A = Admitted

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PRELIMINARY REPORT

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

**For the Hearing to be Held
Thursday, February 16, 2023 at 9:00 AM**

**PETITIONER: SOHO PROPERTIES, INC, DBA SOHO
PROPERTIES 2, INC.**

FILE NO. 124.1439

A. SUMMARY OF REQUEST:

Real Property Services has received a petition to vacate portions of South 23rd Street and South Cushman Avenue, to cure existing building encroachments. The area is shown on the attached map, Exhibit 2.

B. GENERAL INFORMATION:

1. Legal Description of Vacation:

That portion of South Cushman Avenue and South 23rd Street lying Westerly and Southerly of Block 27, Smith and Fife's Addition to New Tacoma, as recorded in Book 1 of Plats at Page 63, in Pierce County, Washington, more particularly described as follows:

BEGINNING at the Southwesterly corner of said Block 27;
THENCE North 82°35'30" East, along the Southerly right-of-way margin of said South 23rd Street, 48.00 feet;
THENCE South 07°24'30" East, 3.00 feet to a line 3.00 feet South of and parallel with said margin;
THENCE South 82°35'30" West, 50.00 feet to a line 2.00 feet West of and parallel with the East right-of-way margin and its Southerly prolongation of South Cushman Avenue;
THENCE North 07°25'08" West, along said parallel line, 44.00 feet;
THENCE North 82°34'52" East, 2.00 feet to the Easterly right-of-way margin of said South Cushman Avenue;
THENCE South 07°25'08" East, along said margin, 41.00 feet to the TRUE POINT OF BEGINNING.

(Containing approximately 232 square feet - 0.005 acres)
All situate in the City of Tacoma, County of Pierce, State of Washington,

2. Notification:

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

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

C. PUBLIC NOTICE:

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

The Public Hearing Notices were posted on January 12, 2023, and the yellow public notice signs were posted on January 17, 2023:

1. Placed yellow public notice sign 44 feet north of the northeast corner of South 23rd Street and South Cushman Avenue.
2. Placed yellow public notice sign 50 feet east of the northeast corner of South 23rd Street and South Cushman Avenue.
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://www.cityoftacoma.org/cms/one.aspx?objectId=2283>
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 portions of South 23rd Street and South Cushman Avenue, to cure existing building encroachments.

E. HISTORY:

The City acquired the South 23rd Street and South Cushman Avenue rights of way in the Map of Smith & Fife's Addition to New Tacoma, W.T., according to plat filed for record October 25, 1883, in the Office of the County Auditor.

F. PHYSICAL LAND CHARACTERISTICS:

Both South 23rd Street and South Cushman Avenue are both 80 foot wide rights of way with sidewalk, curb, and gutter. There are also recently constructed ADA ramps and a Power pole at the northeast corner of the intersection. The planting strip on South Cushman Avenue is planted with grass, and there is a driveway just north of the vacate area and north of the building. On South 23rd Street, the planting strip is mostly paved in front of the adjacent building.

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
Plat Map (Smith & Fife's Add.) – Exhibit 3

Recommended Conditions

Payment of Fees

Tacoma Power – Easement Reservation – Exhibit 4

Advisory Comments

RPS (LID) – In-Lieu Fee \$922.25 - Exhibit 5

Traffic Engineering – No Objection - Exhibit 6
ES Engineering – No Objection – Exhibit 7
ES Solid Waste - No Objection – Exhibit 8
Tacoma Water – No Objection – Exhibit 9
Tacoma Fire– No Objection – Exhibit 10
PDS – Long Range Planning – No Objection – Exhibit 11
CED – No Objection – Exhibit 12
Puget Sound Energy – No Objection - Exhibit 13
Lumen – No Objection - Exhibit 14
Comcast – No Objection – Exhibit 15

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. TACOMA POWER

Please contact Greg Muller, Senior Real Property Officer, at (253) 337-3164 regarding Power comments:

- a. Tacoma Power requests an easement be reserved over the entire width of the area proposed for vacation along the north side of S 23rd Street; and,
- b. Power will also requests an easement be reserved over the southerly 6 feet of the two foot wide vacate area within South Cushman Avenue.

K. ADVISORY COMMENTS:

3. 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 \$922.25 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.

4. NO OBJECTION

No objection or additional comment was received from PW Traffic Engineering; Environmental Services, Science & Engineering, Environmental Services, Solid Waste; Tacoma Water; Tacoma Fire; PDS/Long Range Planning; CED; PSE; Lumen; and Comcast.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.

RECEIVED
FEBRUARY 2, 2023
HEARING EXAMINER



SOHO PROPERTIES, INC
STREET VACATION NO. 124.1439
PTN. OF SOUTH 23 RD STREET & SOUTH CUSHMAN AVENUE
NW 1/4 SEC. 08, T20N, R03E
NOT TO SCALE



R2-STGPD

Vacate Area

2'
44'
3'
50' +/-

S. Cushman Ave.

S. 23rd St.

SOHO PROPERTIES, INC
STREET VACATION NO. 124.1439
PTN. OF SOUTH 23RD STREET & SOUTH CUSHMAN AVENUE
NW 1/4 SEC. 08, T20N, R03E
NOT TO SCALE

RECEIVED

FEBRUARY 2, 2023

HEARING EXAMINER

See Affordability Covenant AFN 9801020128

63

DUPLICATE

MAP OF SMITH & FIFE'S ADDITION TO NEW TACOMA W. T.

For reference ONLY not for sale



Know all men by these presents, that we C. S. Smith and Mary A. D. Smith, her wife, by C. Kelley our attorney in fact (under letters of attorney recorded in the Auditor's Office in Pierce County, W. T. Book of Records of Attorney at Page 1149) and W. H. Fife and Harriet A. Fife, his wife, and Myron J. Rogewell and Rebecca Rogewell have laid off into town lots, streets and alleys, and do hereby lay off into town lots, streets and alleys, as delineated and shown on this plat the following described tract of land, situate, lying, and being in the County of Pierce and Territory of Washington, to-wit: - The whole half of the North east quarter and the East half of the North West quarter of Section 8 in Township 20 North of Range 3 East of the Willamette Meridian. The said land is so laid off to be known as Smith & Fife's Addition to New Tacoma. This plat is drawn on a scale of 100 ft. to the inch, the streets and alleys are each 80 feet wide, and the alleys running between blocks are each 20 feet in width, except where said streets and alleys intersect the boundary line of said land (by a red line). Here the said streets and alleys are proportionately narrower tapering to a point at the corners of each block. The several blocks delineated on this plat which are situated by the said boundary line which are proportionately smaller as limited by said boundary line. The several lots in each block are 150 feet deep and 20 feet wide, except that all lots which are intersected by the said boundary line are proportionately smaller as limited by said boundary line. The lots are numbered from 1 to 62 inclusive in numerical order and from a to z in alphabetical order, and each block of lots is numbered separately commencing with the number 1.

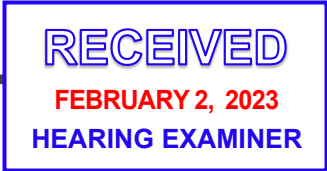
Witness our hands and seals, the 22nd day of October A.D. 1883
C. S. Smith (Seal)
Mary A. D. Smith (Seal)
Myron J. Rogewell (Seal)
Rebecca Rogewell (Seal)
C. Kelley (Seal)
George Fuller (Seal)
Mary Public (Seal)
Pierce County
Washington Territory

County of Washington } ss
County of Pierce }
On this Twenty-second day of October, A.D. 1883, before me personally appeared W. H. Fife and Harriet A. Fife, his wife, and Myron J. Rogewell and Rebecca Rogewell, all of the persons named in and who subscribed the foregoing instrument to this plat, and severally acknowledged that they executed the said plat and that the said instrument therein set their free act and deed; and the said Harriet A. Fife and Rebecca Rogewell did also severally acknowledge that they did voluntarily of their own free will execute the said plat and the said instrument therein. I, the undersigned, being duly sworn, do hereby certify that the said plat and the said instrument therein, as the free act and deed of the said W. H. Fife and Harriet A. Fife and Myron J. Rogewell and Rebecca Rogewell, and that the said instrument therein set their free act and deed. Witness my hand and official seal.

Filed Oct 25th 1883
W. B. Kelley
Auditor

George Fuller
Mary Public
Pierce County
Washington Territory

I hereby certify the above to be true and correct
a true and correct copy of the original record on file in this
Office
W. B. Kelley
Auditor



Stevens, Troy

From: Muller, Gregory
Sent: Wednesday, February 1, 2023 9:10 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Good morning, Troy.

Things are going well – hope for you, too!

In addition to the 3’-wide reservation in S 23rd St, Power would like to reserve the south 6’ in the 2’-wide vacation in S Cushman Ave. I changed “including” to “and” below. Hope that clarifies.

Thanks!

Greg

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Wednesday, February 1, 2023 8:56 AM
To: Muller, Gregory <GMuller@cityoftacoma.org>
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Morning Greg,

Hope you’re well.
Regarding the comment below, I’m a little confused.
The vacate of Cushman is only 2 feet wide. South 23rd is 3 feet wide.
Maybe it would be helpful to make up the attached survey exhibit?

To reiterate, we know that Power needs the easement over all of the vacate of South 23rd; but, what do they need on South Cushman Ave?

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Muller, Gregory <GMuller@cityoftacoma.org>
Sent: Wednesday, September 21, 2022 10:34 AM
To: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Troy,

See slight amendment below to 6’ in Cushman. Power wanted to get 6’ across the frontage, but I told them vacation is only 3’-wide, but at least they should be able to get a 6’ width along Cushman.

Thanks!

Greg

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Wednesday, September 21, 2022 10:29 AM
To: Muller, Gregory <GMuller@cityoftacoma.org>
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Thanks, Greg!

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Muller, Gregory <GMuller@cityoftacoma.org>
Sent: Wednesday, September 21, 2022 10:08 AM
To: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Troy,

Tacoma Power requests an easement be reserved over the entire width of the area proposed for vacation along the north side of S 23rd Street, and the southerly 6' contained in the east side of S Cushman Avenue proposed for vacation.

Tacoma Water has no objections nor requests reservation of an easement.

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

Greg Muller, Real Estate Officer
Tacoma Public Utilities
253.337.3164

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Monday, September 19, 2022 10:34 AM
To: Muller, Gregory <GMuller@cityoftacoma.org>
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Thanks for letting me know, Greg.
Appreciate the update.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

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

Sent: Monday, September 19, 2022 10:28 AM

To: Stevens, Troy <tstevens@cityoftacoma.org>

Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Good morning, Troy.

Am still working with both Power and Water to confirm their needs and will forward when ready.

Thanks for your patience!

Greg

From: Stevens, Troy <tstevens@cityoftacoma.org>

Sent: Friday, September 2, 2022 10:53 AM

To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.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>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBear@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; 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>; Tina Vaslet <tvasset@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

Cc: Stevens, Troy <tstevens@cityoftacoma.org>

Subject: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Agency Reviewer,

Please review the attached memo and map exhibits for proposed Street Vacation Petition 124.1439, as requested by SoHo Properties, Inc., and provide comments for your respective utility/agency **on or before September 16, 2022**. Responses received later than September 16, 2022 risk NOT being incorporated into the vacation action. The proposed vacation will help to cure building encroachments.

Please email me with any questions you may have.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy

RECEIVED
FEBRUARY 2, 2023
HEARING EXAMINER

From: Avila, Britany
Sent: Wednesday, February 1, 2023 11:47 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

This parcel is subject to an in Lieu Sewer Assessment per TMC 12.08B.230. The amount due is \$922.25.

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: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, January 31, 2023 2:59 PM
To: Avila, Britany <BAvila@cityoftacoma.org>
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Thank you!

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Avila, Britany <BAvila@cityoftacoma.org>
Sent: Tuesday, January 31, 2023 2:55 PM
To: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

I'll get this to you tomorrow morning.

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: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, January 31, 2023 2:52 PM
To: Avila, Britany <BAvila@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: FW: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Britany,

When you can, would you please provide an LID response?

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Friday, September 2, 2022 10:53 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.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 <ymarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBearde@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; 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>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
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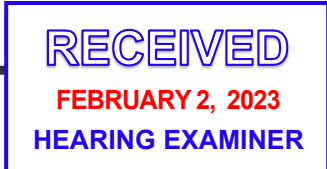
Agency Reviewer,

Please review the attached memo and map exhibits for proposed Street Vacation Petition 124.1439, as requested by SoHo Properties, Inc., and provide comments for your respective utility/agency **on or before September 16, 2022**. Responses received later than September 16, 2022 risk NOT being incorporated into the vacation action. The proposed vacation will help to cure building encroachments.

Please email me with any questions you may have.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy



From: Marsten, Vicki
Sent: Tuesday, January 31, 2023 3:16 PM
To: Stevens, Troy
Cc: Kammerzell, Jennifer; Kidd, Brennan
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.
Attachments: 1421 S 23rd Street_Legal Description & Exhibit_Revised.pdf

Dear Troy,

My updated response. I accept this proposed vacation for SV 124.1439 and have no exceptions or revisions.

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: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, January 31, 2023 3:02 PM
To: Marsten, Vicki <vmarsten@cityoftacoma.org>
Cc: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Vicki,

Want to follow up on your comment below and let you know that we are only vacating the area adjacent to the building. Please confirm/update your response.

Attached the legal and exhibit showing the area for reference.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Marsten, Vicki <vmarsten@cityoftacoma.org>
Sent: Thursday, September 29, 2022 10:05 AM
To: Stevens, Troy <tstevens@cityoftacoma.org>

Cc: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Good Morning Troy,

I do have some lighting just to the north of the building and due the drainage location and the possibility of trees and utility vaults in the planting strip, I would like to keep my options open to routes I may have available to me. This is why I would only like to vacate the area that is only necessary for the existing building. I would prefer giving them a ROCC for the aerial space. Then in the future when someone decides to build anew that we have the right of way, especially since it is a corner property. I hope this makes sense but if there is a consensus to allow the vacation, I will concur.

Sincerely, Vicki

Vicki Marsten
City of Tacoma, Public Works
Traffic Engineering & Safety
vmarsten@cityoftacoma.org
253-591-5556

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, September 29, 2022 9:17 AM
To: Marsten, Vicki <vmarsten@cityoftacoma.org>
Cc: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Vicki,

Would you mind explaining why you only want it to be for the area adjacent to the building?

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Marsten, Vicki <vmarsten@cityoftacoma.org>
Sent: Monday, September 26, 2022 10:23 AM
To: Stevens, Troy <tstevens@cityoftacoma.org>
Cc: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Dear Troy,

Please see my attached comment.

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: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Friday, September 2, 2022 10:53 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.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>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; 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>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

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Please email me with any questions you may have.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

EXHIBIT "A"

LEGAL DESCRIPTION

ROAD VACATION

That portion of South Cushman Avenue and South 23rd Street lying Westerly and Southerly of Block 27, Smith and Fife's Addition to New Tacoma, as recorded in Book 1 of Plats at Page 63, in Pierce County, Washington, more particularly described as follows:

BEGINNING at the Southwesterly corner of said Block 27;

THENCE North 82°35'30" East, along the Southerly right-of-way margin of said South 23rd Street, 48.00 feet;

THENCE South 07°24'30" East, 3.00 feet to a line 3.00 feet South of and parallel with said margin;

THENCE South 82°35'30" West, 50.00 feet to a line 2.00 feet West of and parallel with the East right-of-way margin and its Southerly prolongation of South Cushman Avenue;

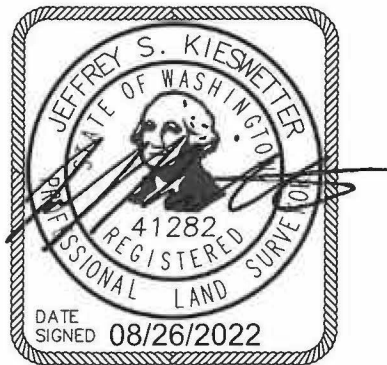
THENCE North 07°25'08" West, along said parallel line, 44.00 feet;

THENCE North 82°34'52" East, 2.00 feet to the Easterly right-of-way margin of said South Cushman Avenue;

THENCE South 07°25'08" East, along said margin, 41.00 feet to the TRUE POINT OF BEGINNING.

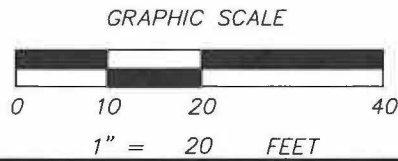
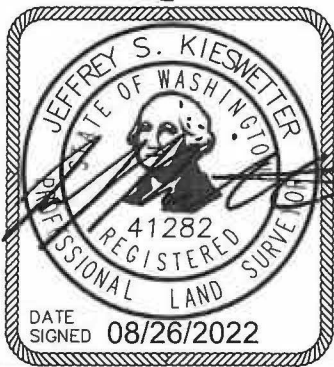
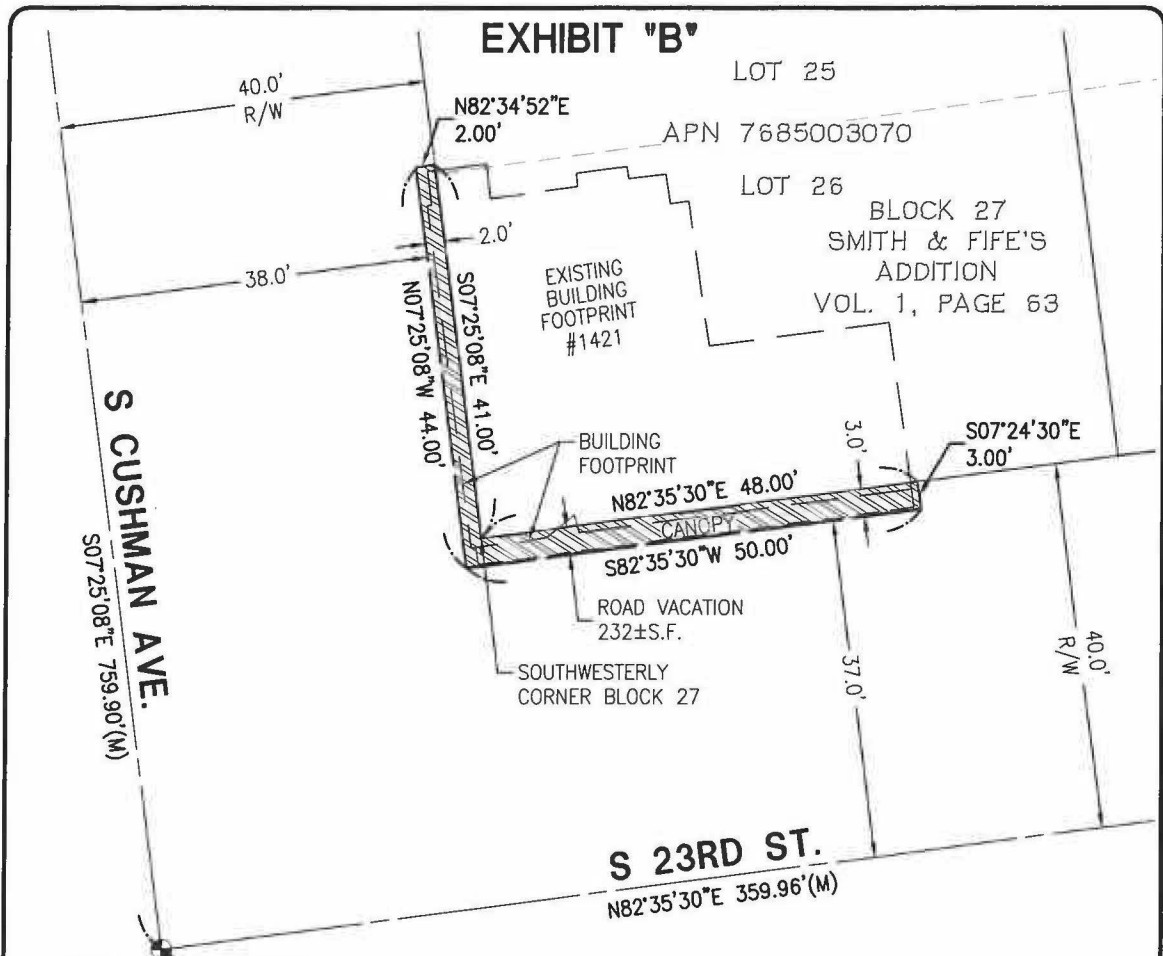
(Containing approximately 232 square feet - 0.005 acres)


All situate in the City of Tacoma, County of Pierce, State of Washington,



Project Name: Soho Properties
AUGUST 26, 2022

BY: JSK
6584L.001-Vacation Legal



SCALE: HORIZONTAL 1"=20' VERTICAL N/A	For: SOHO PROPERTIES	JOB NUMBER 6584
	Title: ROAD VACATION	SHEET 1 of 1
 LANKTREE LAND SURVEYING, INC. 25510 74TH AVENUE SOUTH KENT, WA 98032 PHONE: (253) 653-6423 FAX: (253) 793-1616 WWW.LANKTREELANDSURVEYING.COM	DESIGNED <u>XXX</u> DRAWN <u>JSK</u> CHECKED <u>XXX</u> APPROVED <u>TSL</u> DATE <u>08/26/2022</u>	6584L001.DOC

Stevens, Troy

From: Marsten, Vicki
Sent: Monday, September 26, 2022 10:23 AM
To: Stevens, Troy
Cc: Kammerzell, Jennifer; Kidd, Brennan
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.
Attachments: SV 124.1439 - Agency Comments(SoHo Properties, Inc.) 8_29_2022 - COT Traffic Signal_Streetlighting.doc; SV 124.1439 - Map Frame 1 (SoHo Properties) 8_29_2022ts - COT Traffic Signal_Streetlighting.pdf

Dear Troy,

Please see my attached comment.

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: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Friday, September 2, 2022 10:53 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.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>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; 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>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Agency Reviewer,

Please review the attached memo and map exhibits for proposed Street Vacation Petition 124.1439, as requested by SoHo Properties, Inc., and provide comments for your respective utility/agency **on or before September 16, 2022.**

Responses received later than September 16, 2022 risk NOT being incorporated into the vacation action. The proposed vacation will help to cure building encroachments.

Please email me with any questions you may have.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

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

SUBJECT: STREET VACATION REQUEST NO. 124.1439

DATE: August 29, 2022

Real Property Services is processing a petition from SoHo Properties, Inc. to vacate a portion of South 23rd Street and South Cushman Avenue to cure existing building encroachments 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 September 16, 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

September 26, 2022 _____ Date

Vicki Marsten _____ Signature

PW Traffic Signal/Streetlighting _____ Department



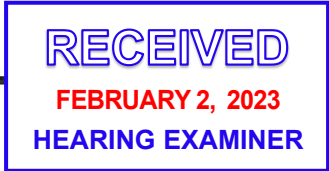
SOHO PROPERTIES, INC

STREET VACATION NO. 124.1439

PTN. OF SOUTH 23RD STREET & SOUTH CUSHMAN AVENUE

NW 1/4 SEC. 08, T20N, R03E

NOT TO SCALE



Stevens, Troy

From: Rossi, Rod
Sent: Thursday, September 8, 2022 10:06 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.
Attachments: SV 124.1439 - Agency Comments(SoHo Properties Inc.) 8_29_2022.doc

Hey Troy,

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: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Friday, September 2, 2022 10:53 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.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>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; 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>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Agency Reviewer,

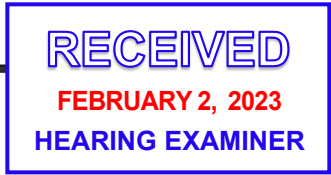
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Please email me with any questions you may have.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works

(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy



From: Hauenstein, Lyle
Sent: Monday, September 5, 2022 8:39 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

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.

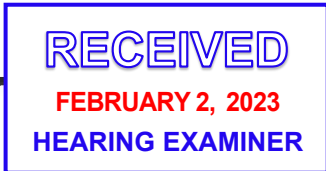
From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Friday, September 2, 2022 10:53 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.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>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; 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>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

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Please email me with any questions you may have.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us



Stevens, Troy

From: Muller, Gregory
Sent: Wednesday, September 21, 2022 10:08 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Troy,

Tacoma Power requests an easement be reserved over the entire width of the area proposed for vacation along the north side of S 23rd Street, including the southerly 3' contained in the east side of S Cushman Avenue proposed for vacation.

Tacoma Water has no objections nor requests reservation of an easement.

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

Greg Muller, Real Estate Officer
Tacoma Public Utilities
253.337.3164

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Monday, September 19, 2022 10:34 AM
To: Muller, Gregory <GMuller@cityoftacoma.org>
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Thanks for letting me know, Greg.
Appreciate the update.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Muller, Gregory <GMuller@cityoftacoma.org>
Sent: Monday, September 19, 2022 10:28 AM
To: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Good morning, Troy.

Am still working with both Power and Water to confirm their needs and will forward when ready.

Thanks for your patience!

Greg

From: Stevens, Troy <tstevens@cityoftacoma.org>

Sent: Friday, September 2, 2022 10:53 AM

To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.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>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; 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>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

Cc: Stevens, Troy <tstevens@cityoftacoma.org>

Subject: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

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Please email me with any questions you may have.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

RECEIVED

FEBRUARY 2, 2023
HEARING EXAMINER

Stevens, Troy

From: Seaman, Chris
Sent: Tuesday, September 6, 2022 9:09 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Troy,

TFD does not object to the vacation.

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: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Friday, September 2, 2022 10:53 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.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>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; 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>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Agency Reviewer,

Please review the attached memo and map exhibits for proposed Street Vacation Petition 124.1439, as requested by SoHo Properties, Inc., and provide comments for your respective utility/agency **on or before September 16, 2022**. Responses received later than September 16, 2022 risk NOT being incorporated into the vacation action. The proposed vacation will help to cure building encroachments.

Please email me with any questions you may have.

Troy Stevens, MSML

Exhibit C-10

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

Stevens, Troy

RECEIVED

FEBRUARY 2, 2023

HEARING EXAMINER

From: Barnett, Elliott
Sent: Tuesday, September 6, 2022 4:35 AM
To: Stevens, Troy
Subject: Re: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Hi Troy,

I have no objections to this vacation request - speaking for Long Range Planning. It's interesting that the 1970 variance granted by the City seemed to recognize the encroachment but not to address it. This vacation seems to be reasonable to recognize the existing circumstance and clarify the use of the property.

All the best,
 Elliott

Elliott Barnett, Senior Planner

City of Tacoma - Planning and Development Services

747 Market Street, Room 345

Tacoma, Washington 98402

ebarnett@cityoftacoma.org

Work: (253) 591-5389

Cell: (253) 312-4909

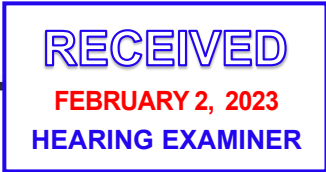
From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Friday, September 2, 2022 10:52 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.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>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com <Rob.Bair@centurylink.com>; Rogers, Susie <sr Rogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Agency Reviewer,

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Please email me with any questions you may have.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us



Stevens, Troy

From: Beard, Patricia
Sent: Friday, September 2, 2022 11:40 AM
To: Stevens, Troy
Subject: Re: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.
Attachments: SV 124.1439 - Agency Comments(SoHo Properties, Inc.) 8_29_2022.doc

Hi Troy - CED has been awfully easy on these. One of these days one will come in that we totally object to - ha ha!

I hope you enjoy the long weekend!

Pat

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Friday, September 2, 2022 10:52 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.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>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com <Rob.Bair@centurylink.com>; 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>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

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Please email me with any questions you may have.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

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

SUBJECT: STREET VACATION REQUEST NO. 124.1439

DATE: August 29, 2022

Real Property Services is processing a petition from SoHo Properties, Inc. to vacate a portion of South 23rd Street and South Cushman Avenue to cure existing building encroachments 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 September 16, 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

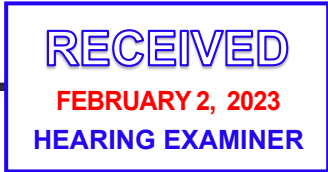
No Objections

Comments Attached

9-2-22 _____ Date

Patricia W Beard _____ Signature

CEDD _____ Department



Stevens, Troy

From: Tuche, Megan <Megan.Tuche@pse.com>
Sent: Monday, September 19, 2022 2:40 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Hi Troy,

PSE does maintain a 2 inch intermediate pressure gas main within S. Cushman Ave. but it is list as being 19 feet east of centerline and outside of the proposed vacate area. No PSE gas conflicts here.

Thanks

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

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Friday, September 02, 2022 10:53 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.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>; Matt Cruzan <matthew_cruzan@comcast.com>; Tuche, Megan <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; 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>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

CAUTION - EXTERNAL EMAIL
Phishing? Click the PhishAlarm "Report Phish" button.

Agency Reviewer,

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Please email me with any questions you may have.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

RECEIVED

FEBRUARY 2, 2023
HEARING EXAMINER

Stevens, Troy

From: Conley, Trey <Trey.Conley@lumen.com>
Sent: Monday, September 19, 2022 10:38 AM
To: Stevens, Troy
Subject: Re: P843202- Street Vacation petiton 124.1439/ Tacoma Wa
Attachments: Vacation- Approval Letter.pdf; SV 124.1439 - Agency Comments(SoHo Properties, Inc.) 8_29_2022 (2).pdf

Thank you very much. Please see the attached vacation approval letter. I will go ahead and now close this project request.

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Monday, September 19, 2022 10:58 AM
To: Conley, Trey <Trey.Conley@lumen.com>
Subject: RE: P843202- Street Vacation petiton 124.1439/ Tacoma Wa

Morning Trey,

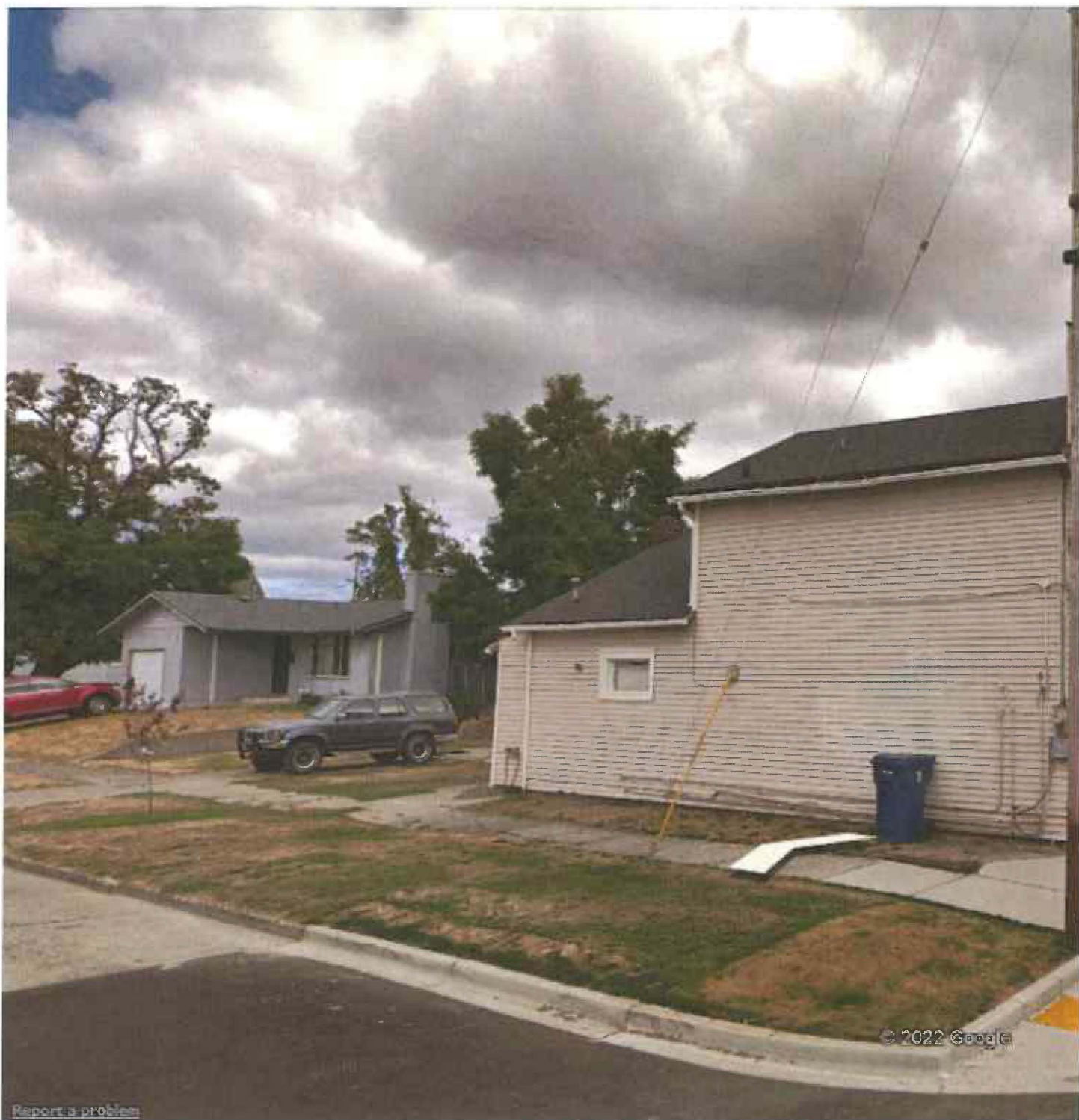
Yep. In the ROW and outside of the vacate area.



Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Conley, Trey <Trey.Conley@lumen.com>
Sent: Monday, September 19, 2022 5:15 AM
To: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Re: P843202- Street Vacation petition 124.1439/ Tacoma Wa

Yes sorry, it should be attached now



From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Friday, September 16, 2022 1:07 PM
To: Conley, Trey <Trey.Conley@lumen.com>
Subject: RE: P843202- Street Vacation petition 124.1439/ Tacoma Wa

Trey,

Was there an image that was supposed to come with that? If so, it didn't come through.

Thanks,

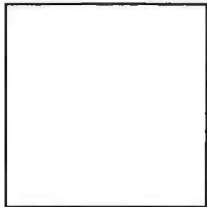
Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Conley, Trey <Trey.Conley@lumen.com>
Sent: Friday, September 16, 2022 5:47 AM
To: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Re: P843202- Street Vacation petiton 124.1439/ Tacoma Wa

Good morning, Troy,

I have one more question. Can you confirm the status of the pole here and its anchor/guy wire running north of the pole. I assume that both are outside of the these vacate areas?
If so, I can create a no reservations letter to the request.

Thank you!



From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, September 15, 2022 1:13 PM
To: Conley, Trey <Trey.Conley@lumen.com>
Subject: RE: P843202- Street Vacation petiton 124.1439/ Tacoma Wa

Hi Trey,
That is correct.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Conley, Trey <Trey.Conley@lumen.com>
Sent: Thursday, September 15, 2022 10:44 AM
To: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: P843202- Street Vacation petiton 124.1439/ Tacoma Wa

Good Afternoon, Troy,

I was just assigned to this street vacation request in Tacoma, WA. I've reviewed our records and it does appear that we have utilities in/near the vacation area. I read the petition and it looks like this request is only to eliminate the building encroachment at this location and no construction will be taking place that would affect our utilities at this location? Is this correct?

I look forward to hearing from you,

Thank you!



Trey Conley

Contractor – ROW Agent II- Network Infrastructure Services
1025 Eldorado Blvd., Broomfield, CO 80021
cell: 405.777.3666
Trey.Conley@lumen.com

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9/19/2022



Troy Stevens
Real Property Services
City of Tacoma, Public Works
Tstevens@ci.tacoma.wa.us

No Reservations/No Objection

SUBJECT: Proposed Street vacation petition 124.1439

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions or would like to discuss this action further, please contact Trey Conley at Trey.Conley@lumen.com.

Sincerely yours,

Network Infrastructure Services
CenturyLink
P843202

EXHIBIT "A"



RECEIVED
FEBRUARY 2, 2023
HEARING EXAMINER

Stevens, Troy

From: Cruzan, Matthew <matthew_cruzan@comcast.com>
Sent: Wednesday, February 1, 2023 7:45 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Sorry for the delay sir. We do not appear to have system on this corner.



Are there any other areas you are waiting on a response from me?

Thanks,

Matt Cruzan
Construction Specialist 2
253-256-8408

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, January 31, 2023 4:04 PM
To: Cruzan, Matthew <matthew_cruzan@comcast.com>
Subject: [EXTERNAL] FW: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

Hi Matt,

Do you have anything for me on this one?
I'm finalizing my report.

Thank you,

Exhibit C-15

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Stevens, Troy <tstevens@cityoftacoma.org>

Sent: Friday, September 2, 2022 10:53 AM

To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.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>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; 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>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

Cc: Stevens, Troy <tstevens@cityoftacoma.org>

Subject: Street Vacation 124.1439 - Request for Comments DUE September 16, 2022 - SoHo Properties, Inc.

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