

## CITY EXHIBIT LIST

**HEARING DATE:** Thursday, November 13, 2025, at 1:30 p.m.

**FILE NUMBER:** HEX2025-103 (SV 124.1465)

**FILE NAME:** Michael and Shelly Reed, Petitioners

**RECEIVED**

**OCTOBER 31, 2025**

**OFFICE OF THE TACOMA CITY  
HEARING EXAMINER**

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 Petition Section G/Criteria Memo (responding to TMC 9.22.070)	COT, RPS	X			
EX. C-4	Petitioner Geotech Report	COT, RPS	X			
EX. C-5	Plat Map - Mason's Water Front Addition to Tacoma, W.T.	COT, RPS	X			
EX. C-6	PW/Transportation Division Comments via email	COT, RPS	X			
EX. C-7	PW/Traffic Engineering: Traffic Engineering & Safety Comments via email	COT, RPS	X			
EX. C-8	RPS/In-Lieu Comments via email	COT, RPS	X			
EX. C-9	ES/Engineering's Comments via email	COT, RPS	X			
EX. C-10	ES/Solid Waste's Comments via email	COT, RPS	X			

### KEY

**A = Admitted**

**E = Excluded**

**W = Withdrawn**

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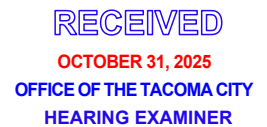
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<b>EX. C-11</b>	Tacoma Fire's Comments via email	COT, RPS	<b>X</b>			
<b>EX. C-12</b>	PDS Land Use and Zoning Comments via email	COT, RPS	<b>X</b>			
<b>EX. C-13</b>	CenturyLink/Lumen's Comments via email	COT, RPS	<b>X</b>			
<b>EX. C-14</b>	PSE's Comments via email	COT, RPS	<b>X</b>			
<b>EX. C-15</b>	Tacoma Power, Tacoma Water, & HFC Network Comments	COT, RPS	<b>X</b>			
<b>EX. C-</b>		COT, RPS				
<b>EX. C-</b>		COT, RPS				
<b>EX. C-</b>		COT, RPS				
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## **PRELIMINARY REPORT**

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

**For the Hearing to be Held  
Thursday, November 13, 2025 at 1:30 PM**

**PETITIONER: MICHAEL AND SHELLY REED**

**FILE NO. 124.1465**

**A. SUMMARY OF REQUEST:**

Real Property Services has received a petition to vacate a portion of North 44<sup>th</sup> Street, between Waterview Street and the alley, to cure an existing building encroachment and facilitate future development of the abutting property. The area is shown on the attached map, Exhibit 2.

**B. GENERAL INFORMATION:**

**1. Legal Description of Vacation:**

THAT PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 24, TOWNSHIP 21 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 7 FEET OF NORTH 44TH STREET (AK.A. MEADE STREET) ADJOINING LOT 10, BLOCK 8, MASON'S WATER FRONT ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 98, RECORDS OF PIERCE COUNTY, WASHINGTON. EXCEPT THE NORTHEASTERLY 40 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERNMOST CORNER OF SAID LOT 10;

THENCE NORTH 34°17'53" WEST, ALONG AN EXTENSION OF THE SOUTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 7.00 FEET TO A POINT ON A LINE PARALLEL WITH, AND 7.00 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 10;

THENCE NORTH 55°50'41" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 81.17 FEET TO A POINT ON A LINE PARALLEL WITH, AND 40 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 10;

THENCE SOUTH 34°16'17" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 7.00 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 10;

THENCE SOUTH 55°50'41" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 81.16 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF TACOMA, PIERCE COUNTY, 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 October 8, 2025, and the yellow public notice signs were posted on 10:

1. Placed yellow public notice sign at the center of the southerly paved edge of the intersection of North Waterview Street and North 44<sup>th</sup> Street.
2. Place yellow public notice sign 62 feet southwesterly of the center of the southerly paved edge of the intersection of North Waterview Street and North 44<sup>th</sup> 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:  
<http://www.tacoma.gov/notices>
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 a 7 foot portion of North 44<sup>th</sup> Street, lying between Waterview Street and the alley, to cure an existing building encroachment and facilitate future development of the abutting property.

**E. HISTORY:**

The City acquired the North 44<sup>th</sup> Street right of way in the plat of Mason's Waterfront Addition to Tacoma, W.T., according to plat filed for record June 21, 1886 in the Office of the County Auditor.

**F. PHYSICAL LAND CHARACTERISTICS:**

North 44<sup>th</sup> Street is an 80 foot wide unimproved residential street right of way that is steeply sloped and heavily vegetated. Where North 44<sup>th</sup> Street abuts Waterview Street, Waterview Street has oil mat paving with gravel or grass on the edge.

**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 cures an existing building encroachment.
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 "Section G/Criteria" Memo – Exhibit 3  
Geotech Report – Exhibit 4  
Plat Map – Exhibit 5

### Recommended Conditions

Payment of Fees

### Advisory Comments

PW/Transportation Division – No Objection with comment - Exhibit 6

Traffic Engineering – No Objection - Exhibit 7  
RPS/In-Lieu – No money owed – Exhibit 8  
ES Engineering – No Objection – Exhibit 9  
ES Solid Waste - No Objection – Exhibit 10  
Tacoma Fire– No Objection – Exhibit 11  
PDS, Land Use & Zoning – No Objection – Exhibit 12  
CenturyLink – No Objection - Exhibit 13  
Puget Sound Energy – No Objection - Exhibit 14  
Tacoma Water, Tacoma Power, & HFC Network – 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*

**K. ADVISORY COMMENTS:**

2. PW/Transportation Division

- a. Please contact Jennifer Kammerzell at (253) 591-5511 regarding Transportation Division's comments.
- b. Staff advises that due to the topography of the right-of-way, future street improvements may require slope stabilization and infrastructure. This street is not prioritized for street improvements; however, there is developable land that would be accessed by this unimproved street right-of-way.

3. NO OBJECTION

No objection or additional comment was received from PW Traffic Signal/Streetlight; RPS/In-Lieu; Environmental Services, Science & Engineering; Solid Waste; Tacoma Fire; PDS/Land Use & Zoning; Lumen/CenturyLink; PSE; and Tacoma Water, Tacoma Power, and HFC Network, formerly known as Click! Network.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.



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OCTOBER 31, 2025

OFFICE OF THE TACOMA CITY  
HEARING EXAMINER

REED

STREET VACATION NO. 124.1465

SOUTHERLY 7 FOOT PTN. OF NORTH 44<sup>TH</sup>, LYING BETWEEN WATERVIEW ST. & THE ALLEY

SE 1/4 SEC. 24, T21N, R2E

NOT TO SCALE



**REED**

**STREET VACATION NO. 124.1465**

**SOUTHERLY 7 FOOT PTN. OF NORTH 44<sup>TH</sup>, LYING BETWEEN WATERVIEW ST. & THE ALLEY**

**SE 1/4 SEC. 24, T21N, R2E**

**NOT TO SCALE**

**RECEIVED****OCTOBER 31, 2025****OFFICE OF THE TACOMA CITY  
HEARING EXAMINER**

Petition to Vacate Right Of Way

4320 N Waterview St, Tacoma, WA 98407

Proposed Use

We, Michael and Shelly Reed, owners of 4320 N Waterview St in Tacoma, WA, intend to remodel the existing house at this location. The house was built in 1940 and requires updating. During the design process, a previous survey (Larson and Associates, 12/30/2002) indicated possible encroachment of the house onto North 44<sup>th</sup> St (Meade St), an unimproved right of way, even though the house was originally permitted by the City. The house has been remodeled and no permitting issues were raised. However, it is our understanding that we are now required to address this encroachment to apply for a building permit.

We confirmed the encroachment with a new survey (Salish Geo, 3/19/2025). This survey determined an encroachment of a maximum of 1.5 feet into North 44<sup>th</sup> St. Again, North 44<sup>th</sup> St is an unimproved right of way – it is bank covered in scrub trees and brush (Points 1 and 2 in the Survey Site with Point References documentation). There are no numbered streets that have been improved going Southwest up the bank for the entire length of Waterview Street. My family has owned this house since 1952 – ½ of the right of way adjacent to the lot is lawn that we have maintained for more than 70 years – the rest is bank covered in scrub trees and brush.

We are petitioning the City to vacate the 1.5 feet plus 5 feet for a setback for a total of 6.5 feet, rounding up to 7 feet. This will allow us to apply for a Building Permit. Current remodeling plans will not change the footprint of the house - we are not changing the use of the 7 feet – we will continue to maintain it as lawn.

There are no adjoining property owners affected by this request - the four sides adjacent to the vacation are 4320 N Waterview St, Waterview St, North 44<sup>th</sup> St, and an alley paralleling Waterview St at the back of the property (which is not developed – Points 3 and 4 in the Survey Site with Point References documentation).

Thank you for considering this petition.



**RECEIVED****OCTOBER 31, 2025****OFFICE OF THE TACOMA CITY  
HEARING EXAMINER****Mud Bay Geotechnical Services, LLC**

1001 Cooper Point Road SW, Suite 140, PMB #108 | Olympia, WA 98502 | 360.481.9784 | CHeathman@MudBayGeotech.com

January 10<sup>th</sup>, 2025

Project No: 2931-PIE

Page 1

Subject: Critical Area Hazard Report – Foundation Improvements & SFR Addition  
4320 N Waterview St  
Tacoma, WA 98407  
Parcel #5565000191

Dear Michael and Shelly Reed,

Per your request, Mud Bay Geotechnical Services, LLC is providing a geotechnical report for the foundation work proposed at Pierce County Tax Parcel #5565000191, designated the situs address 4320 N Waterview St. The scope for this project was to perform a site reconnaissance and subsurface investigation of the parcel and prepare a geotechnical report providing recommendations for the proposed foundation improvement and single-family residence (SFR) addition projects. This report provides our assessment of the geologic hazards on-site and recommendations to mitigate foundation settlement within the home structure.

The analyses, conclusions, and recommendations in this report are based on the information available. These informational resources include: two (2) hand augured borings completed specifically for the subject project, down hole dynamic cone penetrometer testing, published geologic information for the site, remote data analysis, and our experience with similar soil conditions. The exploratory borings are assumed to be representative of the subsurface conditions where the work will occur. If during construction, subsurface conditions differ from those described in this report, we should be advised immediately so we may reevaluate our recommendations.

**SITE LOCATION AND PROJECT DESCRIPTION**

Pierce County Tax Parcel #5565000191, designated 4320 N Waterview St, consists of approximately 0.224 acres located in Tacoma, WA. Presently, the parcel contains a two-story, single-family residence (SFR) originally constructed in 1940. The parcel area is lightly sloped, and

dips down northeastwards towards Commencement Bay. A paved driveway extending southwards from Waterview St traverses the slope present near the eastern parcel margins and provides access to the existing home structure. A broad grassy lawn containing a small playground is separates the home from Waterview St. Steep slopes are present both northeast and southwest of the parcel margins, whereas the parcel itself is relatively flat, indicating past cut and fill grading activities during the original development of the site. The approximate site location and parcel boundaries are shown in the attached Figure 1, Site Map.

Based on conversations with the client, SFA Design Group, and RED Engineering, PLLC, it is our understanding that the project consists of a foundation improvement and second-story addition to the existing SFR. The scope of this project is to investigate the soil and groundwater conditions within the property and provide geotechnical recommendations for final design and construction of the proposed foundation improvements and second-floor addition. Based on our conversations with the client and SFA, our understanding is that they have proposed the installation of eighteen (18) push piers and seven (7) floor stabilizers. A preliminary site plan provided by SFA detailing the locations of the proposed foundation elements has been attached as Figure 2 to this report.

#### **SITE GEOLOGY AND SOILS**

As part of this project, geologic data from the Washington State Department of Natural Resources (WA DNR) available at the 1:100,000-scale was reviewed, and a site-specific geologic map was prepared. The project vicinity geologic map is attached as Figure 3, WA DNR Geologic Map. Figure 3 indicates that the parcel is underlain by *Pleistocene continental glacial drift*. The WA DNR has classified the glacial drift deposits in this area as follows: *Recessional and proglacial stratified sand, gravel, and cobbles with minor silt and clay interbeds deposited in delta, ice-contact, beach, and meltwater stream environments; may include advance outwash*. The conditions observed on-site are generally consistent with the mapped geology at the site.

Along with the site geology, soil data available from the United States Department of Agriculture, Natural Resources Conservation Service (USDA NRCS) was also reviewed. This information is presented in the attached Figure 4, USDA Soil Map. The soil mapped across the project site is identified as *Unit 988 – Urban land, 0 to 5 percent slopes*. *Urban land* describes artificial fill and/or native soils that have been reworked and used as structural fill as a part of urban land development. The conditions observed at the site are generally consistent with the mapped soils at the site. It should be noted that the slope percentages and composition associated with the mapped soil units are estimates and do not necessarily reflect the true on-site topography or soil characteristics.

## **SUBSURFACE EXPLORATION**

As part of the geotechnical investigation, two (2) shallow hand augured borings were completed. These borings were performed from the existing ground surface at the approximate locations shown in Figure 5, Site Exploration Map.

These borings were completed using a Humboldt Manufacturing model H-4414QC hand auger with a 4-inch diameter bucket tube sampler. In situ testing was performed at selected depths using a Humboldt Manufacturing model H-4202A dynamic cone penetrometer to estimate the density of the soil. The dynamic cone penetrometer uses a 15-lbs steel mass falling a height of 20-inches onto an anvil to penetrate a 1.5-inch diameter 45-degree cone tip seated into the bottom of the hole. Upon excavating to the test depth, to be sure the cone is completely embedded, the cone point is seated 2-inches into the undisturbed bottom of the hole using the dynamic cone penetrometer. The cone point is further driven  $1 \frac{3}{4}$  inches using the ring weight hammer falling 20-inches. These blows for each interval are counted and recorded until one of the following occurs:

- A total of 50 blows occurs in less than  $1 \frac{3}{4}$  inches of penetration in any increment.
- The rod is advanced the complete test increment for a total of  $3 \frac{3}{4}$  inches (2-inch embedment, and  $1 \frac{3}{4}$  inch completed test increment).

The number of blows from the second interval are recorded as the field N-value. This recorded blow count is correlated to the Standard Penetration Test (SPT) field N-value blow count determined in accordance with ASTM D1586, which is the standard in situ test method for determining relative density of cohesionless soils and the consistency of cohesive soils. Samples were removed from the bottom of the hole after the dynamic cone penetration testing was performed to observe the soil material at the approximate depth the test was performed.

The soil samples were classified visually in the field in general accordance with ASTM D2488, The Standard Practice for Description and Identification of Soils (Visual-Manual Procedure). Once transported back to the office, the samples were re-examined, and the field classifications were modified accordingly. Summary logs of the borings are included in Appendix A. Note the soil descriptions and interfaces shown in the logs are interpretive, and actual changes may be gradual. Upon completion, the boreholes were backfilled to the original ground surface using excavated material from the spoil piles.



## **SUBSURFACE AND GROUNDWATER CONDITIONS**

The geotechnical explorations for the subject project were designated BH-1-24 and BH-2-24 and were completed on October 23<sup>rd</sup>, 2024. The borings were performed off the eastern face (BH-1-24), and northwestern corner (BH-2-24), of the existing home structure.

BH-1-24 was performed to a final depth of 96 inches below ground surface and encountered the following subsurface conditions:

- 0 to 6 inches: *Topsoil (TOPSOIL)*
- 6 to 48 inches: *Very loose, dry to moist, light brown, silt (ML)*
- 48 to 60 inches: *Loose, moist, gray/brown, well-graded sand with silt and gravel (SW-SM)*
- 60 to 96 inches: *Loose, moist, tan, well-graded sand with gravel (SW)*

BH-2-24 was performed to a final depth of 60 inches below ground surface and encountered the following subsurface conditions:

- 0 to 6 inches: *Topsoil (TOPSOIL)*
- 6 to 60 inches: *Medium dense to dense, dry to moist, gray, silt (ML)*

### **Department of Ecology Well Logs**

To estimate the depth of the static groundwater table at the site location, we completed a review of regional well log data made available by the Washington State Department of Ecology (WA DOE), but found no well logs completed within 500 feet of the project location. Based on our subsurface exploration data, we anticipate that the depth to groundwater within the project area is beyond the extent of construction excavation with the potential exception of perched groundwater atop hardpan sedimentary units.

## **GEOLOGIC HAZARD ASSESSMENT**

### **Liquefaction Hazard**

The attached Figure 6, Liquefaction Hazard Map, displays liquefaction susceptibility data available from the Washington State Department of Natural Resources (WA DNR). Soil liquefaction is a phenomenon whereby saturated soil deposits temporarily lose strength and behave as a viscous fluid in response to cyclic loading. This phenomenon is most significant in loose, saturated sandy soils with lesser effects experienced in other soil types. Figure 6 indicates the project vicinity has a Very Low liquefaction susceptibility. In Figure 6, it can also be seen that

the parcel is immediately adjacent to an area mapped as High liquefaction susceptibility. This area corresponds to the sandy, often water-saturated Commencement Bay shoreline, located across the street from the parcel, on the northeastern side of N Waterview St. Based on the unsaturated, fine-grained subsurface conditions revealed in our subsurface exploration, Mud Bay believes the parcel to have a Low liquefaction susceptibility.

### **Landslide Hazard**

As part of the investigation of the site, we reviewed landslide hazard mapping and LiDAR imagery, available from the Washington Department of Natural Resources (WA DNR). The WA DNR mapping has been attached to this report as Figure 7. The current landslide hazard mapping inventory available indicates that the nearest mapped landslide is located approximately 0.58 miles northwest of the subject parcel. These slide deposits are pre-historic (>150 years in age) and associated with the steeply sloped marine bluff terrain and reclaimed land located at Point Ruston.

In addition to WA DNR landslide hazard mapping, the geomorphology (shape of the land) was analyzed during the site evaluation and compared to the Light Detection and Ranging images (LiDAR) from the Washington State LiDAR portal. LiDAR is a remote sensing method whereby light is pulsed down to the surface of the Earth and back to a sensor. This methodology enables bare earth images of the surface to be analyzed for the presence of geologic landforms. The most recent LiDAR imagery is from 2020 and can be found attached to this report as Figure 8. Figure 8 displays the gently to moderately northeast dipping topography across the parcel and surrounding area. Additionally, a significant steep slope is located southwest of the subject parcel, the toe of which is approximately 75 feet beyond the western parcel margins. Additionally, relatively minor steep slopes measuring only 12 and 14 feet in height are located near the northeast and southwest parcel margins, respectively. These slopes appear to be associated with the anthropogenic development of the parcel. The parcel area is relatively flat in relation to the surrounding terrain. Two-foot and ten-foot contour lines were superimposed onto the LiDAR hillshade to assist in visualizing the topography and geomorphology of the project vicinity. Elevations throughout the parcel range from approximately 95 feet at the western parcel boundary, to approximately 90 feet at the eastern parcel boundary.

Using QGIS, slope percentage values were calculated by making use of elevation data from the most recent LiDAR data available, *pierce\_2020\_dtm\_146*, a digital terrain model data set from 2020. Slope values for the site can be seen in Figure 9, QGIS Slope & Contour Map. The slope calculations are expressed as a percentage, where the difference of two elevation points (rise) is

divided by the distance between them (run) and then multiplied by 100. For reference, a slope percentage of 100% is equal to a 45° slope angle, where the rise is equal to the run. The color ramp assigned to each slope percentage has been selected to allow for an easy depiction of the slope break between the values below 24.9 percent and values greater than 25 percent. The slope data was overlain on top of the LiDAR imagery along with topographic lines drawn at 2-foot and 10-foot intervals to assist in visualizing the on-site topography. Figure 9 highlights the relatively flat topography present throughout virtually the entire parcel area, and shows the sloped terrain present near the western and eastern parcel margins. The steep slopes on site are associated with cut and fill earthwork related to urban development. The existing single-family residence is located entirely within areas mapped as 0-15% slopes.

Using the LiDAR data and QGIS software, one (1) elevation profile was created to aid in visualizing the topography on-site. The attached Figure 10 displays the plan view and cross-sectional view of the overall sloped topography on-site. The slope transect line, designated Line A-A', was drawn roughly west to east across the full parcel, from beyond the western parcel boundary, through the existing home structure, and past the eastern parcel boundary to N Waterview St. Line A-A' indicates that the full slope transect spans approximately 40 feet of elevation over a horizontal distance of roughly 160 feet. This elevation difference is primarily accommodated by steep slopes located near the western and eastern parcel boundaries. These slopes appear to be a result of cut and fill earthwork related to urban development of the area. The majority of the parcel area, including the location of the existing home structure, is located within relatively flat topography near an elevation of 90 feet. The grade of the sloped terrain appears to be consistent and does not show any slope breaks, benches, or other potential indicators of previous mass-wasting activity. The terracing of the slope appears to be related to the original development of the parcel and construction of the home.

During our reconnaissance of the parcel, slopes onsite were investigated for signs of past or present mass-wasting activity, as well as indicators of potential slope instability. The steep slopes throughout the parcel were visually inspected for indicators of mass-wasting including: benched topography, pistol-butted tree trunks, bare erosion faces, colluvium at the toe of slope, or arcuately shaped headscarps along the top of slope. None of these indicators were noted. The slope walls appeared stable, lacking indicators of erosion, mass-wasting, or large-scale slope instability.

Mud Bay Geotechnical Services, LLC is of the opinion that the steep slope hazard on site is low. Overall, it is our interpretation that the proposed foundation improvement and SFR-addition

project will not serve to increase the risk of geologic hazard on-site nor in the surrounding vicinity given the geotechnical recommendations made in this report are adhered to. The project will not serve to decrease the stability of the slope.

## **GEOTECHNICAL RECOMMENDATIONS**

### **Temporary Excavations**

Temporary excavations will be necessary to construct the project. It is our interpretation that the groundwater table will be greater than the limits of excavation for the subject project except for perched water-bearing strata. We anticipate that temporary excavation cuts above the groundwater table will be stable at up to 4 feet in height at a vertical inclination, and any remaining height, or any excavation limits below the groundwater table, will be stable at a maximum slope angle of 1H:1V. The ground surface at the top of the temporary cuts should be periodically monitored for vertical movement, cracks, and other signs of instability. If signs of instability are observed, we should be contacted immediately so that we can assist and provide additional geotechnical recommendations. Temporary excavations greater than 4 feet in height and steeper than 1H:1V may require structural shoring to maintain stability. The design of temporary shoring is beyond the scope of services for this report.

### **Push Pier Systems**

Push piers will be used to as a foundation improvement to support the second story addition. Based on the conditions observed in the boring, we recommend installing the push piers to a minimum depth of 8 feet below the current ground surface, or to a pressure corresponding to two times the design load divided by the area of the ram ( $2 \times \text{Design Load} / \text{Area of Hydraulic Ram}$ ). The design load will be determined by the structural engineer and identified on the plans. We recommend limiting the installation pressure to a maximum value of 2,500 psi, which corresponds to a design load of approximately 12 kips. The contractor should expect the need to use concrete backfill if the piers reach refusal pressure at shallow embedment depth. Load testing should be performed to 2.0 times the design load on a minimum of 3 percent of the push piers in accordance with ASTM Standard D1143-81.

### **Floor Stabilizers**

Floor stabilizers will be used at selected locations supported on Lightfoot footings and concrete footings. Based on the conditions observed in the borings, we recommend placing the stabilizer Lightfoot and concrete pad foundations on a minimum of 4 inches of well-compacted crushed gravel such as a crushed surfacing or similar crushed material. Installing the proposed stabilizer

systems with the recommendations provided above should be capable of supporting loads of at least 1,500 psf with less than or equal to one inch of settlement.

### **Backfill Placement**

Some of the work performed as part of the project may require new backfill be placed to return the final ground surface back to the current grade. The backfill material for the push pier foundations can be reused material from the excavation spoil piles. We recommend hand tamping the foundation backfill to a dense condition in 4-inch lifts. Alternatively, single stage polyurethane could also be used as backfill for the foundations.

### **RECOMMENDED ADDITIONAL SERVICES**

Before construction begins, we recommend a copy of the draft plans and specifications prepared for the project be made available for review so that we can ensure that the geotechnical recommendations in this report are included in the Contract. Mud Bay Geotechnical Services, LLC is also available to provide geotechnical engineering and construction monitoring services throughout the remainder of the design and construction of the project. The integrity of the geotechnical elements of a project depends on proper site preparation and construction procedures. In addition, engineering decisions may need to be made in the field if conditions are encountered that differ from those described in this report. During the construction phase of the project, we recommend that Mud Bay Geotechnical Services, LLC be retained to review construction proposals and submittals, perform inspections of the foundation elements, excavations, backfill placement and compaction, slope conditions, and provide recommendations for any other geotechnical considerations that may arise during construction.

### **INTENDED USE AND LIMITATIONS**

This report has been prepared to assist the client and their consultants in the engineering design and construction of the subject project. It should not be used, in part or in whole, for other purposes without contacting Mud Bay Geotechnical Services, LLC for a review of the applicability of such reuse. This report should be made available to prospective contractors for their information only and not as a warranty of ground conditions.

The conclusions and recommendations contained in this report are based on Mud Bay Geotechnical Services, LLC understanding of the project at the time that the report was written and on-site conditions that existed at time of the field exploration. If significant changes to the nature, configuration, or scope of the project occur during the design process, we should be

consulted to determine the impact of such changes on the recommendations and conclusions presented in this report.

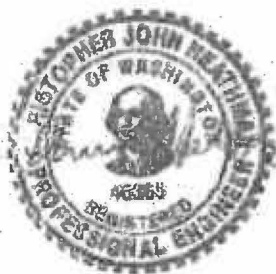
Parcel boundaries reflected in this report and attached maps are interpreted from public Geographic Information Systems portals from your local jurisdiction, and do not reflect surveyed property boundaries. Digitized parcel boundaries reflected in this report are intended to assist in visualization and report comprehension and are not for legal interpretation.

Site exploration and testing describes subsurface conditions only at the sites of subsurface exploration and at the intervals where samples are collected. This data is interpreted by Mud Bay Geotechnical Services, LLC rendering an opinion regarding the general subsurface conditions. Actual subsurface conditions can be discovered only during earthwork and construction operations. The distribution, continuity, thickness, and characteristics of identified (and unidentified) subsurface materials may vary considerably from that indicated by the subsurface data. While nothing can be done to prevent such variability, Mud Bay Geotechnical Services, LLC is prepared to work with the project team to reduce the impacts of variability on project design, construction, and performance.

We appreciate the opportunity to serve your geotechnical needs on this project and look forward to working with you in the future. Please contact us at your earliest convenience if you have any questions or would like to discuss any of the contents of this report.

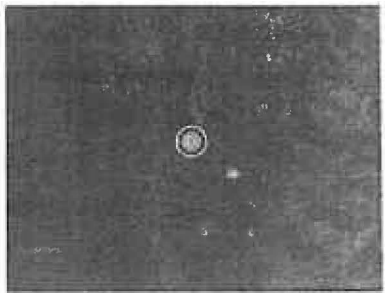
Sincerely,

Chris Heathman, P.E.  
Mud Bay Geotechnical Services, LLC



1/10/2025





**Legend**

- Approximate Site Location
- / Approximate Parcel Boundary\*

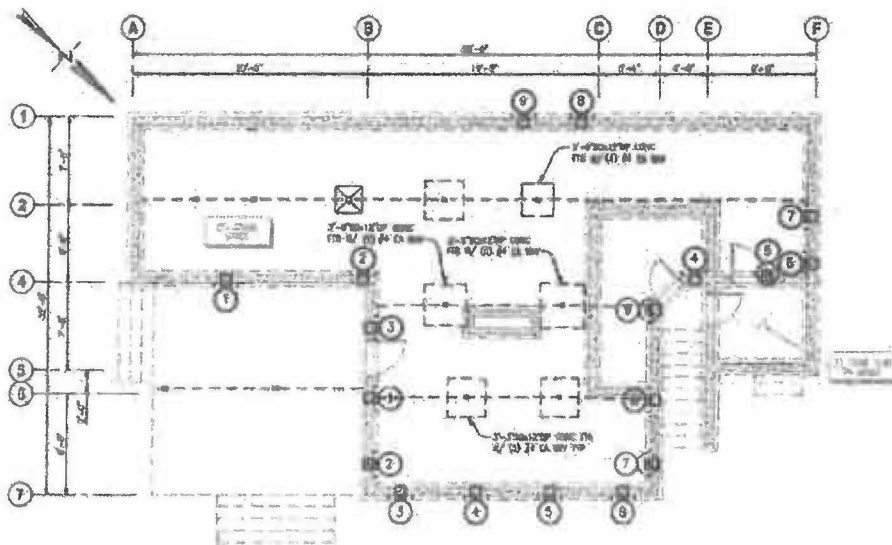
\*Parcel boundaries derived from Pierce County PublicGIS



**Mud Bay Geotechnical Services, LLC**

Job #: 2931-PIE      Date: Jan., 2025

**Figure 1: Site Map**  
4320 N Waterview St  
Tacoma, WA 98407  
Geotechnical Report



**REPAIR PLAN NOTES:**

1. INDICATES LOCATION OF SAFEBASE PUSH PIER W/ SAFEBASE-LD BRACKET ((9) TOTAL)
2. INDICATES LOCATION OF CONCRETE BACKFILL ((3) TOTAL)
3. INDICATES LOCATION OF SAFEBASE PUSH PIER W/ SAFEBASE-LD BRACKET ((9) TOTAL)
4. INDICATES LOCATION OF SAFEBASE FLOOR STABILIZER W/ XL LIGHTFOOT FOOTING ((1) TOTAL)
5. INDICATES LOCATION OF SAFEBASE FLOOR STABILIZER W/ CONCRETE FOOTING ((6) TOTAL)

<b>MBGS</b>	
<b>Mud Bay Geotechnical Services, LLC</b>	
Job #: 2931-PIE	Date: Jan., 2025
<b>Figure 2: Job Details Schematic</b>	
4320 N Waterview St	
Tacoma, WA 98407	
Geotechnical Report	

Sources: Esri, USGS, WA State Parks, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS | Washington Geological Survey, 2019. Surface geology, 1:24,000, 011, November, 2019. Washington Geological Survey Digital Data Series D-10, version 3.1.



WASHINGTON DEPARTMENT OF  
**NATURAL RESOURCES**  
DIVISION OF GEOLOGY AND EARTH RESOURCES

### Legend

/ Approximate Parcel Boundary

#### Geologic Units 100k

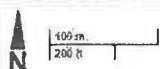
- ☐ Quaternary alluvium
- ☐ Pleistocene continental glacial till
- ☐ Pleistocene continental glacial drift

**MBGS**

**Mud Bay Geotechnical Services, LLC**

Job #:2931-PIE | Date: Jan., 2025

**Figure 3: WA DNR Geologic Map**  
4320 N Waterview St  
Tacoma, WA 98407  
Geotechnical Report



Soil Map—City of Tacoma, Washington



Map Scale: 1 in. = 350 feet on A landscape (11" x 8.5") sheet.

Map prepared with ArcGIS, using coordinates: WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey



**Natural Resources  
Conservation Service**

### Legend

/ Approximate Parcel Boundary

Map Unit Symbol	Map Unit Name
988	Urban land; 0 to 5 percent slopes
3055	Urban land-Alderwood complex; 0 to 5 percent slopes
3056	Urban land-Alderwood complex; 5 to 12 percent slopes
3057	Urban land-Alderwood complex; 12 to 35 percent slopes
4012	Alderwood-Kitsap complex; 12 to 60 percent slopes

**MBGS**

**Mud Bay Geotechnical Services, LLC**

Job #: 2931-PIE

Date: Jan., 2025

**Figure 4: USDA Soil Map**  
4320 N Waterview St  
Tacoma, WA 98407  
Geotechnical Report



Sources: Esri, USGS (WA State Parks GIS, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management), EPA, NPS (Palmer, Stephen P.; Munnolo, Samantha L.; Bilderback, Eric L.; Poelstra, James L.; Folger, Derek S.; Niggemann, Rebecca A., 2007, Liquefaction susceptibility and site data map of Washington State, by county. Washington Division of Geology and Earth Resources Open File Report 2004-20, [78 plates, 45 p, text].



WASHINGTON STATE DEPARTMENT OF  
**NATURAL RESOURCES**  
DIVISION OF GEOLOGY AND EARTH RESOURCES

### Legend

○ Approximate Site Location

#### Liquefaction Susceptibility

- High
- Moderate to High
- Moderate
- Low to Moderate
- Low
- Very Low to Low
- Very Low
- Bedrock
- Peat

**MBGS**

**Mud Bay Geotechnical Services, LLC**

Job #:2931-PIE      Date: Jan., 2025

**Figure 6: Liquefaction Hazard Map**  
4320 N Waterview St  
Tacoma, WA 98407  
Geotechnical Report



Source: USGS | Washington State Department of Natural Resources | Ga | NOAA | USGS, Bureau of Land Management, EPA, NPS | Washington  
Geological Survey, 2022 | Washington State Landslide Inventory Database - Call data, July 2022; Washington Geological Survey Digital Data Series 25,  
version 1.0.



WASHINGTON STATE DEPARTMENT OF  
**NATURAL RESOURCES**  
DIVISION OF GEOLOGY AND EARTH SCIENCES

### Legend

○ Approximate Site Location

#### Landslides

— Scarps  
■ Scarps and Flanks

#### Landslide Deposits

■ High (30-40)  
■ Moderate (11-29)  
■ Low (1-10)

#### Fans

■ High (23-30)  
■ Moderate (8-22)  
■ Low (1-7)

**MBGS**

**Mud Bay Geotechnical Services, LLC**

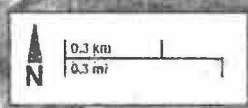
Job #:2931-PIE | Date: Jan. 2025

**Figure 7: WA DNR Landslide Map**

4320 N Waterview St

Tacoma, WA 98407

Geotechnical Report





### Legend

- Approximate Parcel Boundary
- 10' Contour Line
- 2' Contour Line

**MBGS**

**Mud Bay Geotechnical Services, LLC**

Job #:2931-PIE

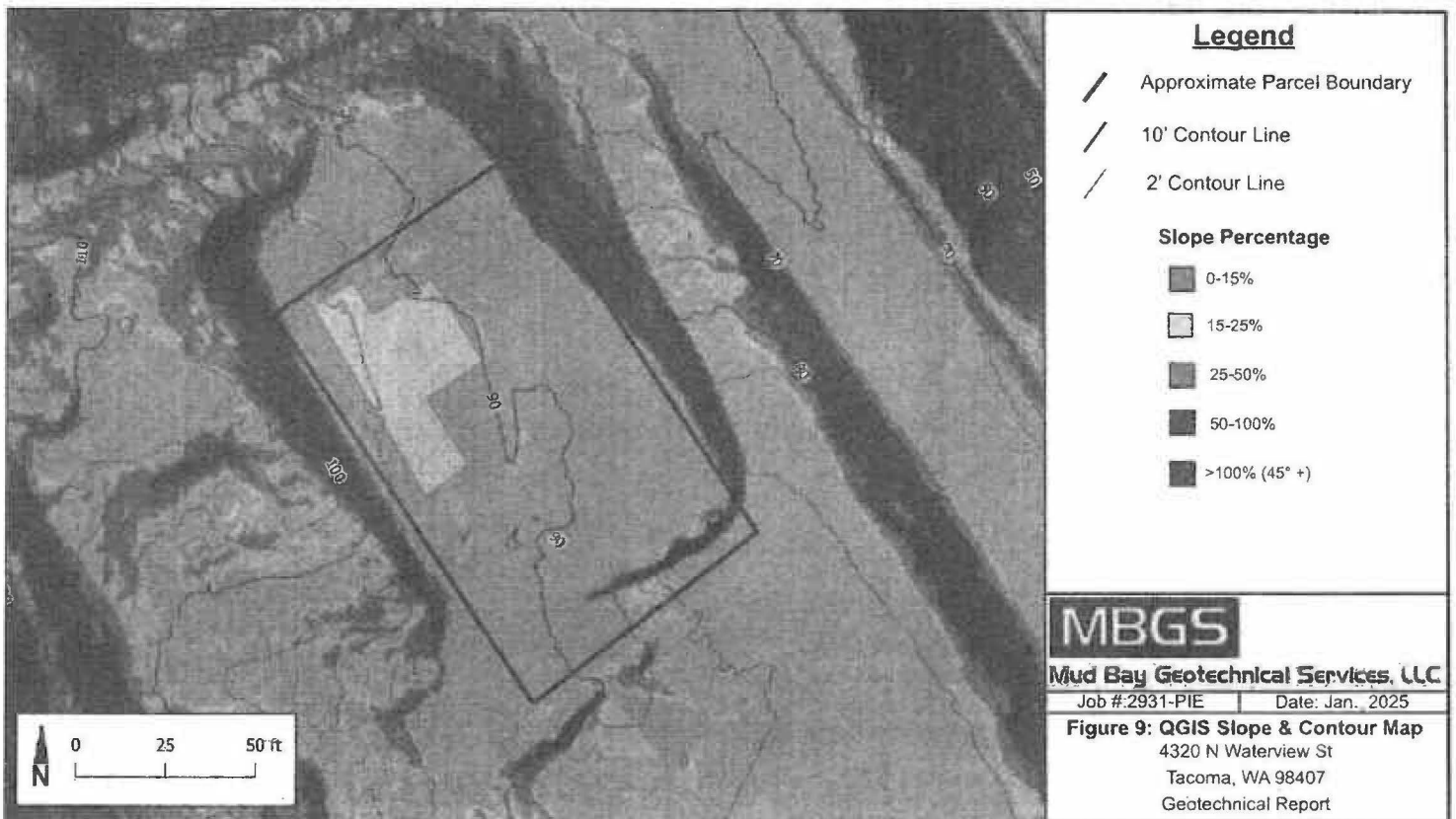
Date: Jan., 2025

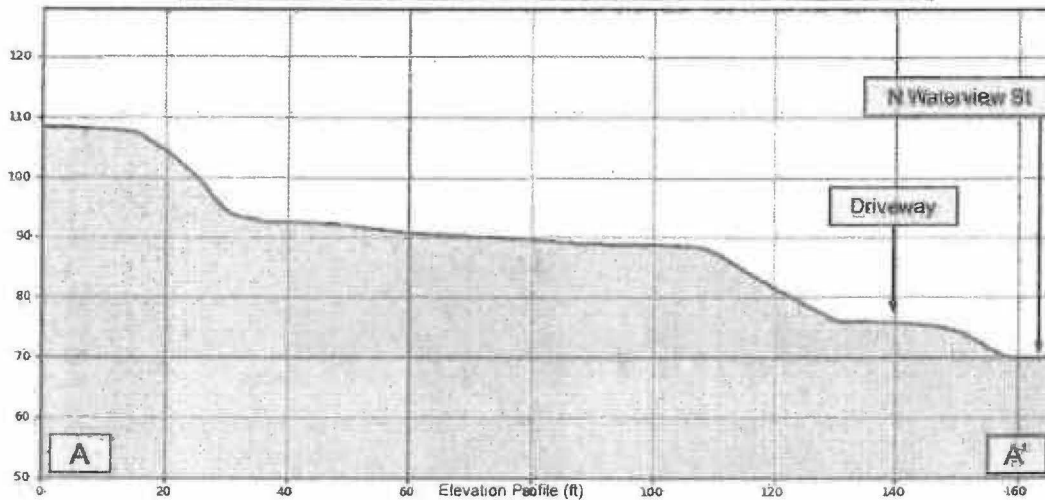
**Figure 8: QGIS LiDAR & Contour Map**

4320 N Waterview St

Tacoma, WA 98407

Geotechnical Report





### Legend

- Approximate Parcel Boundary
- 10' Contour Line
- 2' Contour Line
- Transect Line A-A'

### Slope Percentage

- 0-15%
- 15-25%
- 25-50%
- 50-100%
- >100% (45° +)

**MBGS**

**Mud Bay Geotechnical Services, LLC**

Job #: 2931-PIE | Date: Jan., 2025

**Figure 10: Slope Transect & Profile**

4320 N Waterview St

Tacoma, WA 98407


Geotechnical Report

## **APPENDIX A – FINAL BORING LOGS**








<b>MBGS</b> Mud Bay Geotechnical Services, LLC	Project: Critical Area Hazard Report		Client: Michael & Shelly Reed		Bore No. 1 of 2: BH-1-24	
	Project Number: 2931-PIE		Contractor: n/a		Equipment: Humboldt H-4414QC Auger	
Address: 4320 N Waterview St Tacoma, WA 98407 Parcel #5565000191	Date	Started: 10/23/2024	Bit Type: Bucket Tube Auger		Diameter: 4 inches	
		Completed: 10/23/2024	Hammer Type: Humboldt H-4202A		Fluid: n/a	
		Backfilled: 10/23/2024	Hammer Weight: 15 lbs		Hammer Drop: 20 inches	
Logged By: Calie Rose	Helper: Alex Yannello		Groundwater Depth: Not Encountered		Elevation: Existing Surface	
GPS Method: n/a		GPS Coordinates: n/a			GPS Elevation: n/a	

Depth (in.)	Sample Type	Sample Number	Blow Counts (blows/1 3/4")	Graphic Log	Lithology	Dry Density (pcf)	Moisture Content (%)	Additional Test
					<b>Soil Group Name:</b> modifier, color, moisture, density/consistency, grain size, other descriptors  <b>Rock Description:</b> modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions.			
12"					0-6": (TOPSOIL)			
24"	☒	S-1	3		6-48": (ML)  S-1 @ 24": Very loose, dry, light brown, silt (ML)			
36"								
48"	☒	S-2	5		48-68": (SW-SM) S-2 @ 48": Loose, moist, gray/brown, well-graded sand with silt and gravel (SW-SM)			
60"					68-96": (SW)			
72"	☒	S-3	7		S-3 @ 72": Loose, moist, tan, well-graded sand with gravel (SW)			
84"								
96"	☒	S-4	N/A		S-4 @ 96": Moist, tan, well-graded sand with gravel (SW) Boring terminated at 96" - sediment slipping from bucket.			
108"								
120"								
132"								
144"								

Test Pit and Boring Log Symbols		Soil Density Modifiers			
☒	Standard Penetration Slit Spoon Sampler (SPT)	Gravel, Sand, Non-Plastic Silt		Elastic Silts and Clays	
☒	California Sampler	Blows/1 3/4"	Density	Blows/1 3/4"	Consistency
	Shelby Tube	0-4	Very Loose	0-1	Very Soft
	CPP Sampler	5-10	Loose	2-4	Soft
▽	Stabilized Ground water	11-24	Medium Dense	5-8	Medium Stiff
▽	Groundwater At time of Drilling	25-50	Dense	9-15	Stiff
☒	Bulk/ Bag Sample	REF	Very Dense	16-30	Very Stiff
				31-60	Hard
				>60	Very Hard

 <b>Mud Bay Geotechnical Services, LLC</b>	Project: Critical Area Hazard Report		Client: Michael & Shelly Reed	Bore No. 2 of 2: BH-2-24
	Project Number: 2931-PIE		Contractor: n/a	Equipment: Humboldt H-4414QC Auger
Address: 4320 N Waterview St Tacoma, WA 98406 Parcel #5565000191 Logged By: Calie Rose	Date	Started: 10/23/2024	Bit Type: Bucket Tube Auger	Diameter: 4 inches
		Completed: 10/23/2024	Hammer Type: Humboldt H-4202A	Fluid: n/a
		Backfilled: 10/23/2024	Hammer Weight: 15 lbs	Hammer Drop: 20 inches
Helper: Alex Yannello	Groundwater Depth: Not Encountered	Elevation: Existing Surface	Total Depth of Boring: 60 inches	
GPS Method: n/a	GPS Coordinates: n/a		GPS Elevation: n/a	

Depth (in.)	Sample Type	Sample Number	Blow Counts (blows/1 3/4")	Graphic Log	Lithology	Dry Density (pcf)	Moisture Content (%)	Additional Test
					<b>Lithology</b> <u>Soil Group Name:</u> modifier, color, moisture, density/consistency, grain size, other descriptors <u>Rock Description:</u> modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions.			
12"					0-6": (TOPSOIL)			
24"					6-60": (ML)			
36"	☒ S-1	23			S-1 @ 30": Medium dense, dry, gray, silt (ML)			
48"	☒ S-2	27			S-2 @ 51": Dense, moist, gray, silt (ML)			
60"	☒ S-3	35			S-3 @ 60": Dense, moist, gray, silt (ML)			
72"								
84"								
96"								
108"								
120"								
132"								
144"								

Test Pit and Boring Log Symbols		Soil Density Modifiers			
 Standard Penetration Silt Spoon Sampler (SPT)  California Sampler  Shelby Tube  CPP Sampler  Stabilized Ground water  Groundwater At time of Drilling  Bulk/ Bag Sample		Gravel, Sand, Non-Plastic Silt		Elastic Silts and Clays	
		Blows/1 3/4"	Density	Blows/1 3/4"	Consistency
		0-4	Very Loose	0-1	Very Soft
		5-10	Loose	2-4	Soft
		11-24	Medium Dense	5-8	Medium Stiff
		25-50	Dense	9-15	Stiff
		REF	Very Dense	16-30	Very Stiff
				31-60	Hard
				>60	Very Hard



# RECORD OF SURVEY

LOCATED IN PORTIONS OF THE SOUTHEAST QUARTER & SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

## SURVEYOR'S DESCRIPTION

LOTS 7 THROUGH 10, BLOCK 8, OF MASON'S WATERFRONT ADDITION TO TACOMA, W.T., ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 98, EXCEPT THE NORTHEASTERLY 40 FEET THEREOF.

ALSO A PORTION OF LOT 6, BLOCK 8, MASON'S WATERFRONT ADDITION TO TACOMA, W.T., ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 38, DESCRIBED AS FOLLOWS:

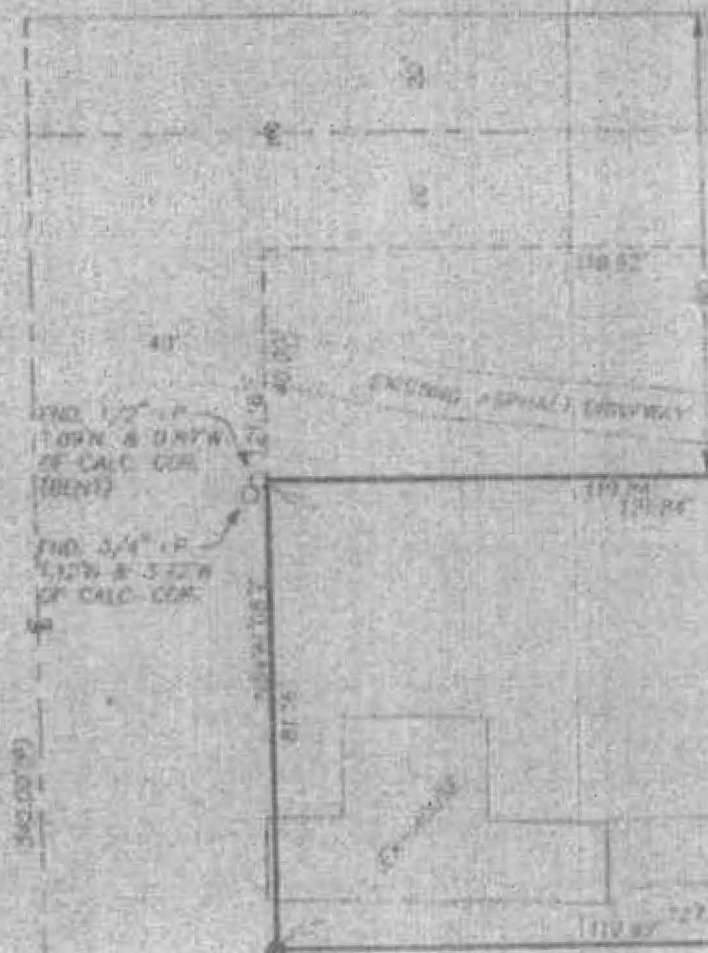
BEGINNING ON THE SOUTH LINE OF WATER STREET AS CONVEYED TO THE CITY OF TACOMA BY DEED DATED JUNE 22, 1902, AT THE INTERSECTION WITH THE LINE BETWEEN LOTS 6 AND 7, THENCE SOUTHERLY ON THE LINE BETWEEN LOTS 6 AND 7, 80 FEET TO THE SOUTHWESTERLY CORNER OF SAID BLOCK, THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE SAID BLOCK, 8 FEET, THENCE NORTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID WATER STREET, 2 FEET SOUTHEASTERLY 2 FEET TO THE POINT OF BEGINNING.

## BASIS OF BEARINGS

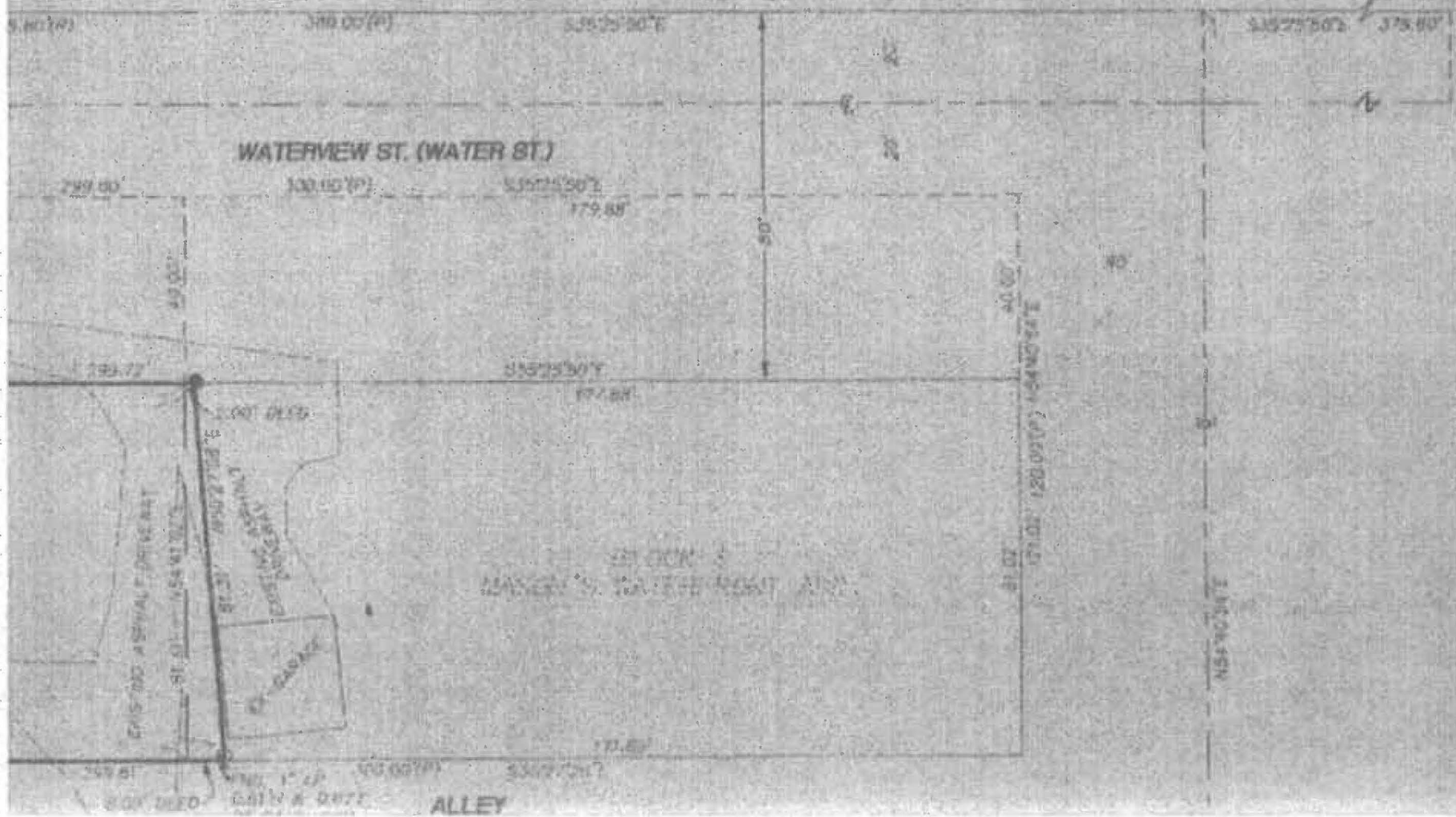
ROD / A.T.N. 000220083 AND PIERCE COUNTY  
SHORT PLAT A.T.N. 001220035 PIERCE COUNTY  
AUDITOR'S OFFICE.

REVISE

RQ5/AEN. 3102220087



Black





### LEGEND

- ⊙ CONCRETE MONUMENT WITH BRASS CAP AS SHOWN
- ⊕ CALCULATED POSITION
- (R) RECORDED DISTANCE
- (P) \_\_\_\_\_
- FOUND IRON PIPE AS SHOWN

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 200 DAY OF 2002  
 AT M. UNDER AUDITOR'S FEE NO. \_\_\_\_\_  
 AT THE REQUEST OF \_\_\_\_\_  
 FEE: \$ \_\_\_\_\_

**CATHY PEARSALL-STIPEK**  
 COUNTY AUDITOR

### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME  
 OR UNDER MY DIRECTION IN CONFORMANCE WITH THE RE-  
 QUIREMENTS OF THE SURVEY RECORDING ACT AT THE  
 REQUEST OF IRENE J. REID IN DEC.  
2002

**RICHARD R. LARSON, P.L.S.**

DATE

N. 44TH ST. (MEADE ST.)





1000000

1000000

FOREST ST

1000000

1000000

N. 43TH ST. (MASON)

1000000

1000000

**LARSON**  
AND ASSOCIATES  
Real Estate & Surveying, Inc.

2401 3rd Ave. S.E. Seattle, WA 98104  
(206) 474-3000

**SURVEY**

for  
**IRENE J. REED**  
**4320 N. WAIVERVIEW ST.**  
**TACOMA, WA 98407-5710**

Survey By:

ACM

Date:

12/18/12

Scale:

1"=100'

FOUND 1" IRON PIPE 1 FT. ABOVE  
GRADE NORTH 73° WEST, 36.11'  
FROM CALC'D CORNER POSITION

(MEADE ST.)  
**N. 44TH ST.**  
S55°50'41"W 342.36'(R1)

PROPOSED AREA  
TO BE VACATED

10

9

TPN 5565000191  
4320 WATERVIEW ST.

8

S54°17'26"E 127.92'  
**ALLEY**

9

8

BLOCK 12

7

IN 5565000280

90°77'(R2,3,4,C)  
90°49'(R1)

40.00'(P)  
20.00'

40.00'  
40'(D)

(WATERVIEW ST.)  
S54°16'26"E (B.O.B.) 379.80'(R1)

FOUND  
"LAPSO"  
0.2' LA

6

5

FOUND 1/2" REBAR W/ CAP  
"LAPSO" 0.2' SOUTH AND  
0.2' EAST OF CALC'D POSITION

N51°36'41"E 81.31'

7

Point 1



Point 2





Point 3



Point 4



Rogers, Susie <srogers@cityoftacoma.org>

Dec 2,  
2024,  
2:56 PM

Hello,

All encroachments must be resolved by either removal, permitting or by a street vacation before final building permits are issued. Please be advised the street vacation process can take up to a year to finalize. Please reach out to Troy Stevens, Senior Real Estate Specialist with Real Property Services with any questions concerning the street vacation process. He has been CC'd on this email chain.

Susie Rogers  
Principal Real Property Officer  
City of Tacoma - Real Property Services  
Desk: 253.591.5566|Cell: 253.242.0747  
Email: [srogers@cityoftacoma.org](mailto:srogers@cityoftacoma.org)

Stevens, Troy <tstevens@cityoftacoma.org>

Wed, Dec 4,  
2024,  
11:51 AM

Good morning all,

North 44<sup>th</sup> St, aka Meade St., is an 80 feet wide unimproved right of way.

Our minimum street width is 52 feet, which means we can vacate up to 14 feet on this southeasterly side of the right of way.

Note: We have to leave the other 14 feet for the property owner on the northwest side of the right of way.

If the property owner would like to move forward with a vacation abutting their property, they will need to follow the process as outlined in TMC 9.22 and RCW 35.79.

Here is the petition link:

[https://www.cityoftacoma.org/government/city\\_departments/public\\_works/facilities\\_management/real\\_property\\_services](https://www.cityoftacoma.org/government/city_departments/public_works/facilities_management/real_property_services)

[https://www.cityoftacoma.org/UserFiles/Servers/Server\\_6/File/Facilities%20Management/220908%20Street%20Vacation%20Application.pdf](https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/Facilities%20Management/220908%20Street%20Vacation%20Application.pdf)

Any street vacation is subject to review, the Hearing Examiner, receipt of a market value payment, and City Council approval.

As part of the petition submittal requirements, the applicant must also provide:

1. A legal description and exhibit created by a licensed surveyor or engineer; and
2. A memo that speaks to the Criteria as outlined in TMC 9.22.070.

Note: as has already been mentioned, street vacation petitions take at least 9 to 12 months.

Please let me know if you have any questions.

Thank you,

**Troy Stevens, MSML**

Real Property Services

City of Tacoma, Public Works

(253) 591-5535

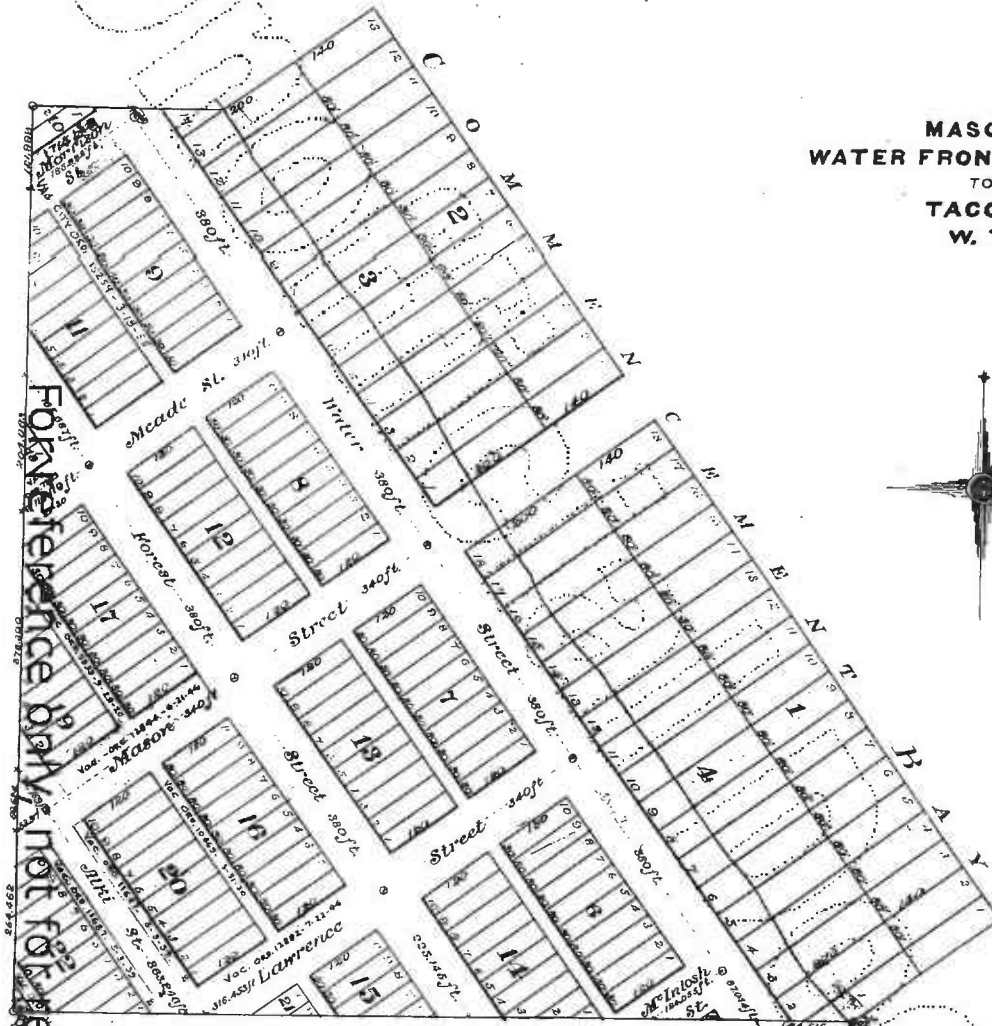
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

RECEIVED

OCTOBER 31, 2025

OFFICE OF THE TACOMA CITY  
HEARING EXAMINER

MASON'S  
WATER FRONT ADDITION  
TO  
TACOMA  
W. T.



Scale - 1 inch = 125 feet

I hereby certify that I have surveyed the above Addition, that stone monuments with cross (+) on top have been placed about one foot beneath the surface of the ground at points indicated by small circles, that the distances marked thereon are correct.

C. W. Benson  
City Engineer, Tacoma, W.T.

All men by these presents, that we Allen C. Mason and Lillian S. Mason, his wife, lay out and plat into town lots, streets and alleys the following described tract, to-wit: Lot 1 of Section 23, in Township 23 North, Range 12 East, in the 4th Principal Meridian, as the same is described in the Survey General's Office at Olympia, W.T., and concerning said Section 23, which is hereafter to be known as Mason's Water Addition to Tacoma, W.T. And we do hereby donate and dedicate to the public forever all the streets and alleys in this Addition, the widths of which are as follows: The alleys are twenty (20) feet wide, of lots are as shown on this plat.

The line of this plat and survey being the line "A-B," "C" being the mountain "B" the 1/4 stake on the south line of Section 24, T. 21 N. R. 2 E., from said point "A" and "B" to the intersection of the 1/4 stake with the line as shown on the plat. The 1/4 stake marks an angle of 54° 34' 10" with the at line. Front and Alki Streets are parallel, and Alki Street, Lawrence, Meade and Morrison Streets are at right angles to Water Street.

Witness our hands and seals this 18th day of June 1886.

Allen C. Mason  
Lillian S. Mason

Territory of Washington }  
County of Pierce }

This is to certify that on this 18th day of June A.D. 1886 Allen C. Mason and Lillian S. Mason, his wife, personally appeared before me, the undersigned, a Notary Public in and for Pierce County, Washington Territory, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein set forth.

In Witness Whereof I have hereunto set my hand and official seal the day and year in this certificate above written.

Abner C. Lawrence  
Notary Public in and for  
Pierce County, W.T.

Accepted by the City Council of the City of Tacoma  
this 19th day of June A.D. 1886.

Filed this 21st day of June 1886  
J. H. Kelley  
Auditor

**Stevens, Troy**

RECEIVED

OCTOBER 31, 2025

OFFICE OF THE TACOMA CITY  
HEARING EXAMINER

**From:** Kammerzell, Jennifer  
**Sent:** Monday, August 4, 2025 12:49 PM  
**To:** Stevens, Troy  
**Cc:** Kidd, Brennan; Marsten, Vicki  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Good Afternoon Troy,

Transportation Planning does not have objections to the vacation of this area. Staff advises that due to the topography of the right-of-way, future street improvements may require slope stabilization and infrastructure. This street is not prioritized for street improvements; however, there is developable land that would be accessed by this unimproved street right-of-way.

*Jennifer Kammerzell*

Interim Transportation Division Manager

City of Tacoma - Public Works Dept.

[jkammerzell@tacoma.gov](mailto:jkammerzell@tacoma.gov)

(253) 591-5511

Pronouns: she/her

\*Traffic Plan Review is currently experiencing a staffing shortage. We appreciate your patience and apologize in advance for delays in response times.\*

**From:** Stevens, Troy <tstevens@tacoma.gov>

**Sent:** Thursday, July 31, 2025 4:21 PM

**To:** Allen, Gary <gallen@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@tacoma.gov>; Ella Hilliard (ella.hilliard@pse.com) <ella.hilliard@pse.com>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew\_cruzan@comcast.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>; Zoning <Zoning@tacoma.gov>

**Cc:** Stevens, Troy <tstevens@tacoma.gov>

**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Update

Please see the attached merged PDF with both the legal and exhibit.

**Troy Stevens, MSML**

Senior Real Estate Specialist

City of Tacoma, Public Works

(253) 591-5535

[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)



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**Cc:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>

**Subject:** Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Agency Reviewer,

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Thank you,

**Troy Stevens, MSML**  
Senior Real Estate Specialist  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)



**Stevens, Troy**

RECEIVED

OCTOBER 31, 2025

OFFICE OF THE TACOMA CITY  
HEARING EXAMINER

**From:** Marsten, Vicki  
**Sent:** Friday, August 1, 2025 10:19 AM  
**To:** Stevens, Troy  
**Cc:** Kammerzell, Jennifer; Kidd, Brennan  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed  
**Attachments:** 250731\_SV124.1465 (Reed) - Agency Comments - COT PW Traffic Signal\_Streetlight.doc

Good morning Troy,

PW Traffic Signal/Streetlight has no objections.

*Sincerely, Vicki Marsten*

City of Tacoma, Public Works  
 Transportation Division  
 Traffic Engineering & Safety  
 New email address: vmarsten@tacoma.gov  
 253-999-0071

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

**From:** Stevens, Troy <tstevens@tacoma.gov>  
**Sent:** Thursday, July 31, 2025 4:10 PM  
**To:** Allen, Gary <gallen@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@tacoma.gov>; Ella Hilliard (ella.hilliard@pse.com) <ella.hilliard@pse.com>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew\_cruzan@comcast.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>; Zoning <Zoning@tacoma.gov>  
**Cc:** Stevens, Troy <tstevens@tacoma.gov>  
**Subject:** Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

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Thank you,

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Senior Real Estate Specialist  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)

RECEIVED

OCTOBER 31, 2025

OFFICE OF THE TACOMA CITY  
HEARING EXAMINER

Stevens, Troy

**From:** Brown, Azure  
**Sent:** Friday, August 1, 2025 3:16 PM  
**To:** Stevens, Troy  
**Cc:** Brown, Azure  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Hi Troy,

There is no outstanding IN-LIEU sewer assessment owed for this property.

Thank You,  
Azure**In Lieu Sewer Assessment**

Public Works| Facilities Mngmt.| Real Property Services

[inlieusewerassmt@tacoma.gov](mailto:inlieusewerassmt@tacoma.gov)

**From:** Stevens, Troy <tstevens@tacoma.gov>  
**Sent:** Thursday, July 31, 2025 4:10 PM  
**To:** Allen, Gary <gallen@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@tacoma.gov>; Ella Hilliard (ella.hilliard@pse.com) <ella.hilliard@pse.com>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew\_cruzan@comcast.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Rob.Bair@centurylink.com; Rogers, Susie <сроgers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>; Zoning <Zoning@tacoma.gov>  
**Cc:** Stevens, Troy <tstevens@tacoma.gov>  
**Subject:** Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

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Thank you,

**Troy Stevens, MSML**  
Senior Real Estate Specialist  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)

RECEIVED

OCTOBER 31, 2025

OFFICE OF THE TACOMA CITY  
HEARING EXAMINER**Stevens, Troy**

**From:** Dressler, Teresa  
**Sent:** Monday, August 4, 2025 7:25 AM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Troy,

Wastewater and stormwater do not have an issue with this vacation.

Teresa Dressler

**From:** Stevens, Troy <tstevens@tacoma.gov>  
**Sent:** Thursday, July 31, 2025 4:21 PM  
**To:** Allen, Gary <gallen@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@tacoma.gov>; Ella Hilliard (ella.hilliard@pse.com) <ella.hilliard@pse.com>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew\_cruzan@comcast.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>; Zoning <Zoning@tacoma.gov>  
**Cc:** Stevens, Troy <tstevens@tacoma.gov>  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Update

Please see the attached merged PDF with both the legal and exhibit.

**Troy Stevens, MSML**

Senior Real Estate Specialist  
 City of Tacoma, Public Works  
 (253) 591-5535  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)

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Cc: Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>

Subject: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

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City of Tacoma, Public Works  
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[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)



Stevens, Troy

RECEIVED

OCTOBER 31, 2025

OFFICE OF THE TACOMA CITY  
HEARING EXAMINER

**From:** Hauenstein, Lyle  
**Sent:** Thursday, August 7, 2025 7:04 AM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Solid Waste has not 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.*

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**Sent:** Thursday, July 31, 2025 4:10 PM  
**To:** Allen, Gary <gallen@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@tacoma.gov>; Ella Hilliard (ella.hilliard@pse.com) <ella.hilliard@pse.com>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew\_cruzan@comcast.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>; Zoning <Zoning@tacoma.gov>  
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**To:** Stevens, Troy  
**Cc:** Erickson, Ryan  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Hi Troy,

Tacoma Fire has no objection to street vacation 124.1465.

Thanks.

Regards,

**DEREK GUST, P.E.**

Engineer / Plan Review

Tacoma Fire Department | Prevention Division

901 Fawcett Avenue | Tacoma, WA 98402

253.317.0698 | [dgust@tacoma.gov](mailto:dgust@tacoma.gov)



**Upcoming OOO: 8/8 – 8/23**

**From:** Stevens, Troy <tstevens@tacoma.gov>  
**Sent:** Thursday, July 31, 2025 4:21 PM  
**To:** Allen, Gary <gallen@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@tacoma.gov>; Ella Hilliard (ella.hilliard@pse.com) <ella.hilliard@pse.com>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew\_cruzan@comcast.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Rob.Bair@centurylink.com; Rogers, Susie <sr Rogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>; Zoning <Zoning@tacoma.gov>  
**Cc:** Stevens, Troy <tstevens@tacoma.gov>  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Update

Please see the attached merged PDF with both the legal and exhibit.

**Troy Stevens, MSML**

Senior Real Estate Specialist  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)

---

**From:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>

**Sent:** Thursday, July 31, 2025 4:10 PM

**To:** Allen, Gary <[gallen@tacoma.gov](mailto:gallen@tacoma.gov)>; Avila, Britany <[BAvila@tacoma.gov](mailto:BAvila@tacoma.gov)>; Bogart, Regan <[RBogart@tacoma.gov](mailto:RBogart@tacoma.gov)>; Boudet, Brian <[BBoudet@tacoma.gov](mailto:BBoudet@tacoma.gov)>; Bremer, Kandi <[KBremer@tacoma.gov](mailto:KBremer@tacoma.gov)>; Brown, Azure <[ABrown2@tacoma.gov](mailto:ABrown2@tacoma.gov)>; Bruner, Carleen <[CBruner@tacoma.gov](mailto:CBruner@tacoma.gov)>; Carter, Tanja <[TCarter@tacoma.gov](mailto:TCarter@tacoma.gov)>; CenturyLink <[nre.easement@centurylink.com](mailto:nre.easement@centurylink.com)>; Dressler, Teresa <[TDressle@tacoma.gov](mailto:TDressle@tacoma.gov)>; Ella Hilliard ([ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)) <[ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)>; Erickson, Ryan <[RErickso@tacoma.gov](mailto:RErickso@tacoma.gov)>; Gust, Derek <[DGust@tacoma.gov](mailto:DGust@tacoma.gov)>; Hauenstein, Lyle <[lhauenstein@tacoma.gov](mailto:lhauenstein@tacoma.gov)>; Himes, Gail <[ghimes@tacoma.gov](mailto:ghimes@tacoma.gov)>; Huseby, Eric <[ehuseby@tacoma.gov](mailto:ehuseby@tacoma.gov)>; Johnson, Christopher <[cjohnso2@tacoma.gov](mailto:cjohnso2@tacoma.gov)>; Kammerzell, Jennifer <[JKammerzell@tacoma.gov](mailto:JKammerzell@tacoma.gov)>; Kidd, Brennan <[bkidd@tacoma.gov](mailto:bkidd@tacoma.gov)>; Marsten, Vicki <[vmarsten@tacoma.gov](mailto:vmarsten@tacoma.gov)>; Matt Cruzan <[matthew\\_cruzan@comcast.com](mailto:matthew_cruzan@comcast.com)>; Muller, Gregory <[GMuller@tacoma.gov](mailto:GMuller@tacoma.gov)>; Newton, Corey <[cnewton@tacoma.gov](mailto:cnewton@tacoma.gov)>; Niehuser, Jack <[JNiehuser@tacoma.gov](mailto:JNiehuser@tacoma.gov)>; Pierce Transit - Planning ([Planning@PierceTransit.org](mailto:Planning@PierceTransit.org)) <[Planning@PierceTransit.org](mailto:Planning@PierceTransit.org)>; Rob.Bair@centurylink.com; Rogers, Susie <[srogers@tacoma.gov](mailto:srogers@tacoma.gov)>; Romero, Joseph <[JRomero@tacoma.gov](mailto:JRomero@tacoma.gov)>; Seaman, Chris <[cseaman@tacoma.gov](mailto:cseaman@tacoma.gov)>; Site Development <[SiteDevelopment@tacoma.gov](mailto:SiteDevelopment@tacoma.gov)>; Torres, Andrew <[ATORRES@tacoma.gov](mailto:ATORRES@tacoma.gov)>; Zoning <[Zoning@tacoma.gov](mailto:Zoning@tacoma.gov)>

**Cc:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>

**Subject:** Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1465 , as requested by Michael and Shelly Reed, and provide comment for your respective utility/agency **on or before August 22, 2025**. Responses received later than August 22, 2025 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

**Troy Stevens, MSML**  
Senior Real Estate Specialist  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)



**Stevens, Troy**

RECEIVED

OCTOBER 31, 2025

OFFICE OF THE TACOMA CITY  
HEARING EXAMINER

**From:** Zoning  
**Sent:** Friday, August 1, 2025 8:55 AM  
**To:** Stevens, Troy  
**Cc:** Zoning  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed  
**Attachments:** 250731\_SV124.1465 (Reed) - Agency Comments.doc; 250728\_SV 124.1465 (Reed) - Legal & Exhibit.pdf; 250731\_SV 124.1465 - Reed - Map Frame - Map 2.pdf; 250731\_SV 124.1465 - Reed - Map Frame - Map 1.pdf; 250731\_SV 124.1465 (Reed) - Legal & Exhibit (merged).pdf

Hi Troy,

No objections from land use, just an advisory comment that there are known critical areas in this neighborhood. They and/or their buffer(s) that may extend into the proposed vacated area.

Sincerely,

**Shanta Frantz, AICP**

Land Use and Zoning  
 Planning and Development Services  
 (253) 591-5388 – Desk Line | (253) 260-0769 – Work Cell  
[sfrantz@tacoma.gov](mailto:sfrantz@tacoma.gov) | <https://www.tacomapermits.gov/>

We work with the community to plan and permit a safe, sustainable, livable city.  
 Please take our [Customer Survey](https://www.surveymonkey.com/r/JVK8QYC): <https://www.surveymonkey.com/r/JVK8QYC>

**From:** Stevens, Troy <tstevens@tacoma.gov>  
**Sent:** Friday, August 1, 2025 8:34 AM  
**To:** Allen, Gary <gallen@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@tacoma.gov>; Ella Hilliard (ella.hilliard@pse.com) <ella.hilliard@pse.com>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew\_cruzan@comcast.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>; Zoning <Zoning@tacoma.gov>  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

It's true.

Please look to the follow-up email. I added the exhibit. When I merged the files, it tricked me, and I didn't double-check it before I sent it.

**Troy Stevens, MSML**



Senior Real Estate Specialist  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)

---

**From:** Allen, Gary <[gallen@tacoma.gov](mailto:gallen@tacoma.gov)>

**Sent:** Friday, August 1, 2025 8:32 AM

**To:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>; Avila, Britany <[BAvila@tacoma.gov](mailto:BAvila@tacoma.gov)>; Bogart, Regan <[RBogart@tacoma.gov](mailto:RBogart@tacoma.gov)>; Boudet, Brian <[BBoudet@tacoma.gov](mailto:BBoudet@tacoma.gov)>; Bremer, Kandi <[KBremer@tacoma.gov](mailto:KBremer@tacoma.gov)>; Brown, Azure <[ABrown2@tacoma.gov](mailto:ABrown2@tacoma.gov)>; Bruner, Carleen <[CBruner@tacoma.gov](mailto:CBruner@tacoma.gov)>; Carter, Tanja <[TCarter@tacoma.gov](mailto:TCarter@tacoma.gov)>; CenturyLink <[nre.easement@centurylink.com](mailto:nre.easement@centurylink.com)>; Dressler, Teresa <[TDressle@tacoma.gov](mailto:TDressle@tacoma.gov)>; Ella Hilliard ([ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)) <[ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)>; Erickson, Ryan <[RErickso@tacoma.gov](mailto:RErickso@tacoma.gov)>; Gust, Derek <[DGust@tacoma.gov](mailto:DGust@tacoma.gov)>; Hauenstein, Lyle <[lhauenstein@tacoma.gov](mailto:lhauenstein@tacoma.gov)>; Himes, Gail <[ghimes@tacoma.gov](mailto:ghimes@tacoma.gov)>; Huseby, Eric <[ehuseby@tacoma.gov](mailto:ehuseby@tacoma.gov)>; Johnson, Christopher <[cjohnso2@tacoma.gov](mailto:cjohnso2@tacoma.gov)>; Kammerzell, Jennifer <[JKammerzell@tacoma.gov](mailto:JKammerzell@tacoma.gov)>; Kidd, Brennan <[bkidd@tacoma.gov](mailto:bkidd@tacoma.gov)>; Marsten, Vicki <[vmarsten@tacoma.gov](mailto:vmarsten@tacoma.gov)>; Matt Cruzan <[matthew\\_cruzan@comcast.com](mailto:matthew_cruzan@comcast.com)>; Muller, Gregory <[GMuller@tacoma.gov](mailto:GMuller@tacoma.gov)>; Newton, Corey <[cnewton@tacoma.gov](mailto:cnewton@tacoma.gov)>; Niehuser, Jack <[JNiehuser@tacoma.gov](mailto:JNiehuser@tacoma.gov)>; Pierce Transit - Planning ([Planning@PierceTransit.org](mailto:Planning@PierceTransit.org)) <[Planning@PierceTransit.org](mailto:Planning@PierceTransit.org)>; [Rob.Bair@centurylink.com](mailto:Rob.Bair@centurylink.com); Rogers, Susie <[srogers@tacoma.gov](mailto:srogers@tacoma.gov)>; Romero, Joseph <[JRomero@tacoma.gov](mailto:JRomero@tacoma.gov)>; Seaman, Chris <[cseaman@tacoma.gov](mailto:cseaman@tacoma.gov)>; Site Development <[SiteDevelopment@tacoma.gov](mailto:SiteDevelopment@tacoma.gov)>; Torres, Andrew <[ATORRES@tacoma.gov](mailto:ATORRES@tacoma.gov)>; Zoning <[Zoning@tacoma.gov](mailto:Zoning@tacoma.gov)>

**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Good morning Troy,

One PDF attachment was labeled as 'Legal & Exhibit'.. although I didn't see a Survey Exhibit, only a Legal description?

Sincerely,

Gary Allen, PLS

City of Tacoma, Public Works

Chief Surveyor

(253) 591-5772 Work

(253) 278-2176 Cel

*P.S. I will be out of the office August 15<sup>th</sup> thru August 27<sup>th</sup>.*



---

**From:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>

**Sent:** Thursday, July 31, 2025 4:10 PM

**To:** Allen, Gary <[gallen@tacoma.gov](mailto:gallen@tacoma.gov)>; Avila, Britany <[BAvila@tacoma.gov](mailto:BAvila@tacoma.gov)>; Bogart, Regan <[RBogart@tacoma.gov](mailto:RBogart@tacoma.gov)>; Boudet, Brian <[BBoudet@tacoma.gov](mailto:BBoudet@tacoma.gov)>; Bremer, Kandi <[KBremer@tacoma.gov](mailto:KBremer@tacoma.gov)>; Brown, Azure <[ABrown2@tacoma.gov](mailto:ABrown2@tacoma.gov)>; Bruner, Carleen <[CBruner@tacoma.gov](mailto:CBruner@tacoma.gov)>; Carter, Tanja <[TCarter@tacoma.gov](mailto:TCarter@tacoma.gov)>; CenturyLink <[nre.easement@centurylink.com](mailto:nre.easement@centurylink.com)>; Dressler, Teresa <[TDressle@tacoma.gov](mailto:TDressle@tacoma.gov)>; Ella Hilliard ([ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)) <[ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)>; Erickson, Ryan <[RErickso@tacoma.gov](mailto:RErickso@tacoma.gov)>; Gust, Derek <[DGust@tacoma.gov](mailto:DGust@tacoma.gov)>; Hauenstein, Lyle <[lhauenstein@tacoma.gov](mailto:lhauenstein@tacoma.gov)>; Himes, Gail <[ghimes@tacoma.gov](mailto:ghimes@tacoma.gov)>; Huseby, Eric <[ehuseby@tacoma.gov](mailto:ehuseby@tacoma.gov)>; Johnson, Christopher <[cjohnso2@tacoma.gov](mailto:cjohnso2@tacoma.gov)>; Kammerzell, Jennifer <[JKammerzell@tacoma.gov](mailto:JKammerzell@tacoma.gov)>; Kidd, Brennan <[bkidd@tacoma.gov](mailto:bkidd@tacoma.gov)>; Marsten, Vicki <[vmarsten@tacoma.gov](mailto:vmarsten@tacoma.gov)>; Matt Cruzan <[matthew\\_cruzan@comcast.com](mailto:matthew_cruzan@comcast.com)>; Muller, Gregory <[GMuller@tacoma.gov](mailto:GMuller@tacoma.gov)>; Newton, Corey <[cnewton@tacoma.gov](mailto:cnewton@tacoma.gov)>; Niehuser, Jack

<[JNiehuser@tacoma.gov](mailto:JNiehuser@tacoma.gov)>; Pierce Transit - Planning ([Planning@PierceTransit.org](mailto:Planning@PierceTransit.org)) <[Planning@PierceTransit.org](mailto:Planning@PierceTransit.org)>;  
[Rob.Bair@centurylink.com](mailto:Rob.Bair@centurylink.com); Rogers, Susie <[srogers@tacoma.gov](mailto:srogers@tacoma.gov)>; Romero, Joseph <[JRomero@tacoma.gov](mailto:JRomero@tacoma.gov)>; Seaman,  
Chris <[cseaman@tacoma.gov](mailto:cseaman@tacoma.gov)>; Site Development <[SiteDevelopment@tacoma.gov](mailto:SiteDevelopment@tacoma.gov)>; Torres, Andrew  
<[ATORRES@tacoma.gov](mailto:ATORRES@tacoma.gov)>; Zoning <[Zoning@tacoma.gov](mailto:Zoning@tacoma.gov)>

**Cc:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>

**Subject:** Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Agency Reviewer,

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Thank you,

**Troy Stevens, MSML**  
Senior Real Estate Specialist  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)

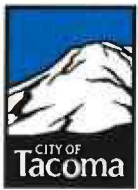
## Stevens, Troy

---

**From:** Stevens, Troy  
**Sent:** Wednesday, October 29, 2025 11:57 AM  
**To:** Stevens, Troy  
**Subject:** FW: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed - Supplemental Request - Geotech

**From:** Kuntz, Craig <CKuntz@tacoma.gov>  
**Sent:** Wednesday, October 29, 2025 11:55 AM  
**To:** Stevens, Troy <tstevens@tacoma.gov>  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed - Supplemental Request - Geotech

Read through the report.  
I have no objections.  
Thanks.



### Craig Kuntz

Residential Review Supervisor  
Planning and Development Services  
Ph: 253.594.7820 Cell: 253.405.2068  
<http://tacomapermits.org/>

*Working with the community to plan and permit a safe, sustainable, livable city.*

Our front counter is open: Monday through Thursday 9am – 1pm

**Take our Customer Survey**

**From:** Stevens, Troy <tstevens@tacoma.gov>  
**Sent:** Wednesday, October 29, 2025 11:39 AM  
**To:** Zoning <[Zoning@tacoma.gov](mailto:Zoning@tacoma.gov)>; Kuntz, Craig <CKuntz@tacoma.gov>  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed - Supplemental Request - Geotech

Excellent. Thank you!

Troy Stevens, MSML  
Real Property Supervisor  
253.591.5535 | c. 253.278.6529  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)

**From:** Zoning <[Zoning@tacoma.gov](mailto:Zoning@tacoma.gov)>  
**Sent:** Wednesday, October 29, 2025 11:22 AM  
**To:** Stevens, Troy <tstevens@tacoma.gov>; Zoning <[Zoning@tacoma.gov](mailto:Zoning@tacoma.gov)>; Kuntz, Craig <CKuntz@tacoma.gov>  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed - Supplemental Request - Geotech

Thank you, Troy:

Craig or his staff will review the Geotech Report and let you know if there are any concerns and/or a planner or biologist needs to coordinate with him or you.

Sincerely,

**Shanta Frantz, AICP**

Land Use and Zoning

Planning and Development Services

(253) 591-5388 – Desk Line | (253) 260-0769 -- Work Cell

[sfrantz@tacoma.gov](mailto:sfrantz@tacoma.gov) | <https://www.tacomapermits.gov/>

We work with the community to plan and permit a safe, sustainable, livable city.

Please take our Customer Survey: <https://www.surveymonkey.com/r/JVK8QYC>



RECEIVED

OCTOBER 31, 2025

OFFICE OF THE TACOMA CITY  
HEARING EXAMINER**Stevens, Troy**

**From:** Evick, Brent <Brent.Evick@lumen.com>  
**Sent:** Thursday, August 7, 2025 6:04 AM  
**To:** Stevens, Troy  
**Subject:** RE: P867284/\*\*\*Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed  
**Attachments:** P867284 Vacation.pdf

Good morning, Troy,

No objections to the vacation request for portion of N 44<sup>th</sup> St., Street Vacation 124.1465. Please see attached letter regarding the same. Let me know if there are any issues.

Thank you,

**Brent Evick**

ROW Agent II

[brent.evick@lumen.com](mailto:brent.evick@lumen.com)

Phone: 304-678-4900

**LUMEN\***

**From:** Easement, Nre  
**Sent:** Monday, August 4, 2025 12:30 PM  
**To:** 'Stevens, Troy' <tstevens@tacoma.gov>  
**Cc:** Evick, Brent <Brent.Evick@lumen.com>  
**Subject:** RE: P867284/\*\*\*Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Good morning, we have received your request for a vacate- abandon and have set up a Lumen project accordingly. Your project number is P867284, and it should be referenced in all emails sent in for review. Please do not reply to this email. Your project owner is Brent Evick, and they can be reached by email at [Brent.Evick@lumen.com](mailto:Brent.Evick@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,

Cheyenne Hobbs  
 Project Coordinator  
 Faulk & Foster  
 214 Expo Circle, Suite 7  
 West Monroe, LA 71291  
[Cheyanne.Hobbs@lumen.com](mailto:Cheyanne.Hobbs@lumen.com)



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:** Stevens, Troy

**Sent:** Thursday, July 31, 2025 6:10 PM

**To:** Allen, Gary ; Avila, Britany ; Bogart, Regan ; Boudet, Brian ; Bremer, Kandi ; Brown, Azure ; Bruner, Carleen ; Carter, Tanja ; Easement, Nre ; Dressler, Teresa ; Ella Hilliard ([ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)) ; Erickson, Ryan ; Gust, Derek ; Hauenstein, Lyle ; Himes, Gail ; Huseby, Eric ; Johnson, Christopher ; Kammerzell, Jennifer ; Kidd, Brennan ; Marsten, Vicki ; Matt Cruzan ; Muller, Gregory ; Newton, Corey ; Niehuser, Jack ; Pierce Transit - Planning ([Planning@PierceTransit.org](mailto:Planning@PierceTransit.org)) ; Bair, Rob ; Rogers, Susie ; Romero, Joseph ; Seaman, Chris ; Site Development ; Torres, Andrew ; Zoning

**Cc:** Stevens, Troy

**Subject:** P867284/\*\*\*Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Agency Reviewer,

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Thank you,

**Troy Stevens, MSML**

Senior Real Estate Specialist

City of Tacoma, Public Works

(253) 591-5535

[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)

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**Stevens, Troy**

RECEIVED

OCTOBER 31, 2025

OFFICE OF THE TACOMA CITY

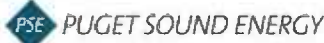
HEARING EXAMINER

**From:** Churchwell, Ralette <Ralette.Churchwell@pse.com>  
**Sent:** Tuesday, September 9, 2025 11:11 AM  
**To:** Stevens, Troy  
**Cc:** Guenther, Maxine; Churchwell, Ralette  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - Parcel ID 5565000191 - REED  
**Attachments:** STREET VACATION REQUEST NO. 124.1465.pdf

Troy,

PSE does not have any gas or electric infrastructure within the subject area of the vacate. As such, I have attached my response to the request. Please let me know if you need anything else. Thank you.

**Ralette C. Churchwell**  
 Senior Real Estate Rep  
 Asset Management  
 PUGET SOUND ENERGY  
 3130 S 38th Street, Floor 2  
 Tacoma, WA 98409  
 pse.com



**From:** Stevens, Troy <tstevens@tacoma.gov>  
**Sent:** Tuesday, September 9, 2025 10:54 AM  
**To:** Churchwell, Ralette <Ralette.Churchwell@pse.com>  
**Cc:** Stevens, Troy <tstevens@tacoma.gov>  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

**CAUTION - EXTERNAL EMAIL**

Phishing? Click the PhishAlarm "Report Phish" button.

Thanks for letting me know. You bet. Please see the attached.

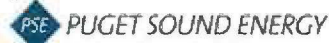
**Troy Stevens, MSML**  
 Senior Real Estate Specialist  
 City of Tacoma, Public Works  
 (253) 591-5535  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)

**From:** Churchwell, Ralette <[Ralette.Churchwell@pse.com](mailto:Ralette.Churchwell@pse.com)>  
**Sent:** Tuesday, September 9, 2025 10:49 AM  
**To:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Good morning, Troy –

Could I have a copy of the Mason's Waterfront plat? I don't see any red flags with this vacate request, but I'd like to review the plat referenced in the legal description of the vacate. Thanks.

**Ralette C. Churchwell**  
Senior Real Estate Rep  
Asset Management  
PUGET SOUND ENERGY  
3130 S 38th Street, Floor 2  
Tacoma, WA 98409  
pse.com



**From:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>  
**Sent:** Tuesday, September 9, 2025 8:52 AM  
**To:** Churchwell, Ralette <[Ralette.Churchwell@pse.com](mailto:Ralette.Churchwell@pse.com)>; Hilliard, Ella <[ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)>  
**Cc:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

**CAUTION - EXTERNAL EMAIL**

Phishing? Click the PhishAlarm "Report Phish" button.

Morning,

Checking in. Hoping that you'll have something for me soon.

Thanks,

**Troy Stevens, MSML**  
Senior Real Estate Specialist  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)

**From:** Churchwell, Ralette <[Ralette.Churchwell@pse.com](mailto:Ralette.Churchwell@pse.com)>  
**Sent:** Thursday, September 4, 2025 1:40 PM  
**To:** Hilliard, Ella <[ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)>; Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>  
**Cc:** Churchwell, Ralette <[Ralette.Churchwell@pse.com](mailto:Ralette.Churchwell@pse.com)>  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Hi Troy and Ella,

I'm getting caught up on these. I'll have a reply by Monday. In total I should have (2) vacates left to review for the city. Thanks.

**Ralette C. Churchwell**  
Senior Real Estate Rep  
Asset Management  
PUGET SOUND ENERGY  
3130 S 38th Street, Floor 2  
Tacoma, WA 98409  
pse.com

**From:** Hilliard, Ella <[ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)>  
**Sent:** Thursday, September 4, 2025 1:36 PM  
**To:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>  
**Cc:** Churchwell, Ralette <[Ralette.Churchwell@pse.com](mailto:Ralette.Churchwell@pse.com)>  
**Subject:** FW: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Hi Steven,  
I apologize for the delay. I was on PTO.  
Ralette Churchwell is working on this one and I've CC'd here here.  
Thank you!

**Ella Hilliard** (*she/her/hers*)  
Real Estate Administrative Specialist  
PUGET SOUND ENERGY  
[pse.com](http://pse.com)

**From:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>  
**Sent:** Tuesday, August 26, 2025 4:40 PM  
**To:** Hilliard, Ella <[ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)>  
**Cc:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>  
**Subject:** FW: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

**CAUTION - EXTERNAL EMAIL**

Phishing? Click the PhishAlarm "**Report Phish**" button.

Hi Ella,

Do you have anything for me on this one?

Thank you,

**Troy Stevens, MSML**  
Senior Real Estate Specialist  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)

**From:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>  
**Sent:** Thursday, July 31, 2025 4:10 PM  
**To:** Allen, Gary <[gallen@tacoma.gov](mailto:gallen@tacoma.gov)>; Avila, Britany <[BAvila@tacoma.gov](mailto:BAvila@tacoma.gov)>; Bogart, Regan <[RBogart@tacoma.gov](mailto:RBogart@tacoma.gov)>; Boudet, Brian <[BBoudet@tacoma.gov](mailto:BBoudet@tacoma.gov)>; Bremer, Kandi <[KBremer@tacoma.gov](mailto:KBremer@tacoma.gov)>; Brown, Azure <[ABrown2@tacoma.gov](mailto:ABrown2@tacoma.gov)>; Bruner, Carleen <[CBruner@tacoma.gov](mailto:CBruner@tacoma.gov)>; Carter, Tanja <[TCarter@tacoma.gov](mailto:TCarter@tacoma.gov)>; CenturyLink <[nre.easement@centurylink.com](mailto:nre.easement@centurylink.com)>; Dressler, Teresa <[TDressle@tacoma.gov](mailto:TDressle@tacoma.gov)>; Ella Hilliard ([ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)) <[ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)>; Erickson, Ryan <[RErickso@tacoma.gov](mailto:RErickso@tacoma.gov)>; Gust, Derek <[DGust@tacoma.gov](mailto:DGust@tacoma.gov)>; Hauenstein, Lyle <[lhauenstein@tacoma.gov](mailto:lhauenstein@tacoma.gov)>; Himes, Gail <[ghimes@tacoma.gov](mailto:ghimes@tacoma.gov)>; Huseby, Eric <[ehuseby@tacoma.gov](mailto:ehuseby@tacoma.gov)>; Johnson, Christopher <[cjohnso2@tacoma.gov](mailto:cjohnso2@tacoma.gov)>; Kammerzell, Jennifer <[JKammerzell@tacoma.gov](mailto:JKammerzell@tacoma.gov)>; Kidd, Brennan <[bkidd@tacoma.gov](mailto:bkidd@tacoma.gov)>; Marsten, Vicki <[vmarsten@tacoma.gov](mailto:vmarsten@tacoma.gov)>; Matt Cruzan <[matthew\\_cruzan@comcast.com](mailto:matthew_cruzan@comcast.com)>; Muller, Gregory <[GMuller@tacoma.gov](mailto:GMuller@tacoma.gov)>; Newton, Corey <[cnewton@tacoma.gov](mailto:cnewton@tacoma.gov)>; Niehuser, Jack



<[JNiehuser@tacoma.gov](mailto:JNiehuser@tacoma.gov)>; Pierce Transit - Planning ([Planning@PierceTransit.org](mailto:Planning@PierceTransit.org)) <[Planning@PierceTransit.org](mailto:Planning@PierceTransit.org)>;  
[Rob.Bair@centurylink.com](mailto:Rob.Bair@centurylink.com); Rogers, Susie <[srogers@tacoma.gov](mailto:srogers@tacoma.gov)>; Romero, Joseph <[JRomero@tacoma.gov](mailto:JRomero@tacoma.gov)>; Seaman,  
Chris <[cseaman@tacoma.gov](mailto:cseaman@tacoma.gov)>; Site Development <[SiteDevelopment@tacoma.gov](mailto:SiteDevelopment@tacoma.gov)>; Torres, Andrew  
<[ATORRES@tacoma.gov](mailto:ATORRES@tacoma.gov)>; Zoning <[Zoning@tacoma.gov](mailto:Zoning@tacoma.gov)>  
**Cc:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>  
**Subject:** Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Agency Reviewer,

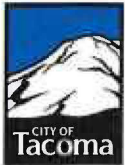
Please review the attached request for proposed Street Vacation Petition 124.1465 , as requested by Michael and Shelly Reed, and provide comment for your respective utility/agency **on or before August 22, 2025**. Responses received later than August 22, 2025 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

**Troy Stevens, MSML**  
Senior Real Estate Specialist  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)



**TO: ALL CONCERNED AGENCIES & DEPARTMENTS**

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

**SUBJECT: STREET VACATION REQUEST NO. 124.1465**

**DATE: JULY 31, 2025**

Real Property Services is processing a petition from Michael and Shelly Reed to vacate a 7 foot portion of North 44<sup>th</sup> Street, lying between Waterview Street and the alley to cure an existing building encroachment and facilitate future development of the abutting property, as shown on the vicinity maps attached to this email.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by August 22, 2025**. 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  
Lumen Communications  
Fire Department  
Police Department  
TPU/Power/T&D  
TPU/Water/LID  
TPU/Rail  
PW/Director (3)  
PDS  
Community Economic Development  
PW/Engineering  
PW/LID  
PW/Traffic  
PW/Street & Grounds  
ES/Solid Waste  
ES/Storm & Wastewater  
ES/Science & Engineering

RESPONSE

  X   No Objections

       Comments Attached

9/9/2025 Date

Ralette C.  
Churchwell

Digitally signed by Ralette C.  
Churchwell  
Date: 2025.09.09 11:06:08 -07'00'

Signature

PSE Asset Management Department



**NOT TO SCALE**





REED

STREET VACATION NO. 124.1465

SOUTHERLY 7 FOOT PTN. OF NORTH 44<sup>TH</sup>, LYING BETWEEN WATERVIEW ST. & THE ALLEY

SE 1/4 SEC. 24, T21N, R2E

NOT TO SCALE

# STREET VACATION

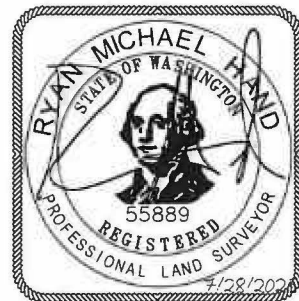
## LEGAL DESCRIPTION

### LEGAL DESCRIPTION

THAT PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 24 TOWNSHIP 21 NORTH,  
RANGE 2 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 7 FEET OF RIGHT-OF-WAY ADJOINING LOT 10, BLOCK 8,  
MASON'S WATER FRONT ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 98, RECORDS OF PIERCE  
COUNTY, WASHINGTON. EXCEPT THE NORTHEASTERLY 40 FEET THEREOF.

CONTAINING 568 SQ. FT. / 0.013 ACRES, MORE OR LESS.



**SALISH GEO**  
2522 N. PROCTOR ST., #457, TACOMA, WA 98406



ONE INCHES AT FULL SCALE  
IF NOT SCALE ACCORDINGLY

SCALE 1"=30'

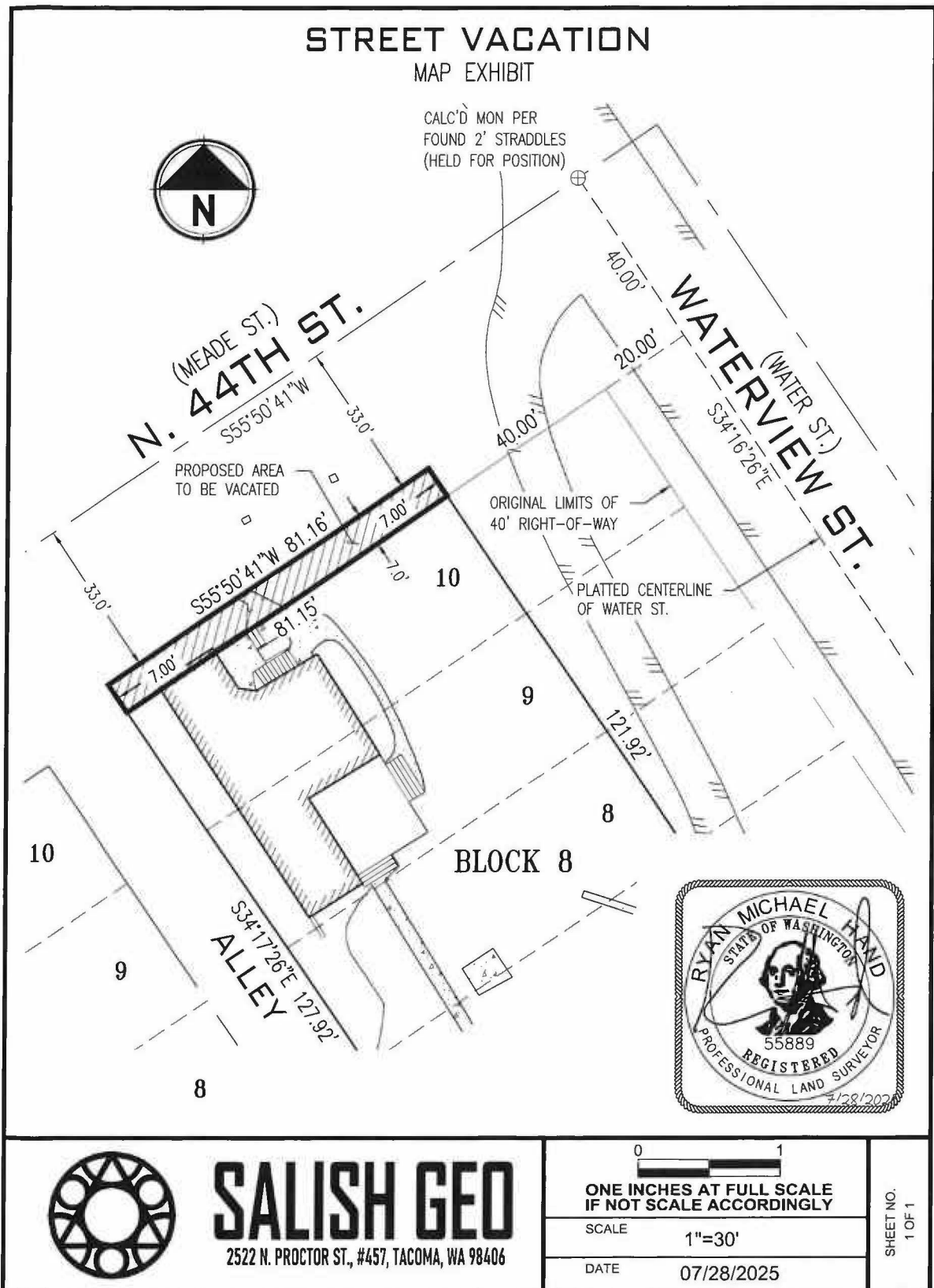
DATE 07/28/2025

SHEET NO.  
1 OF 1

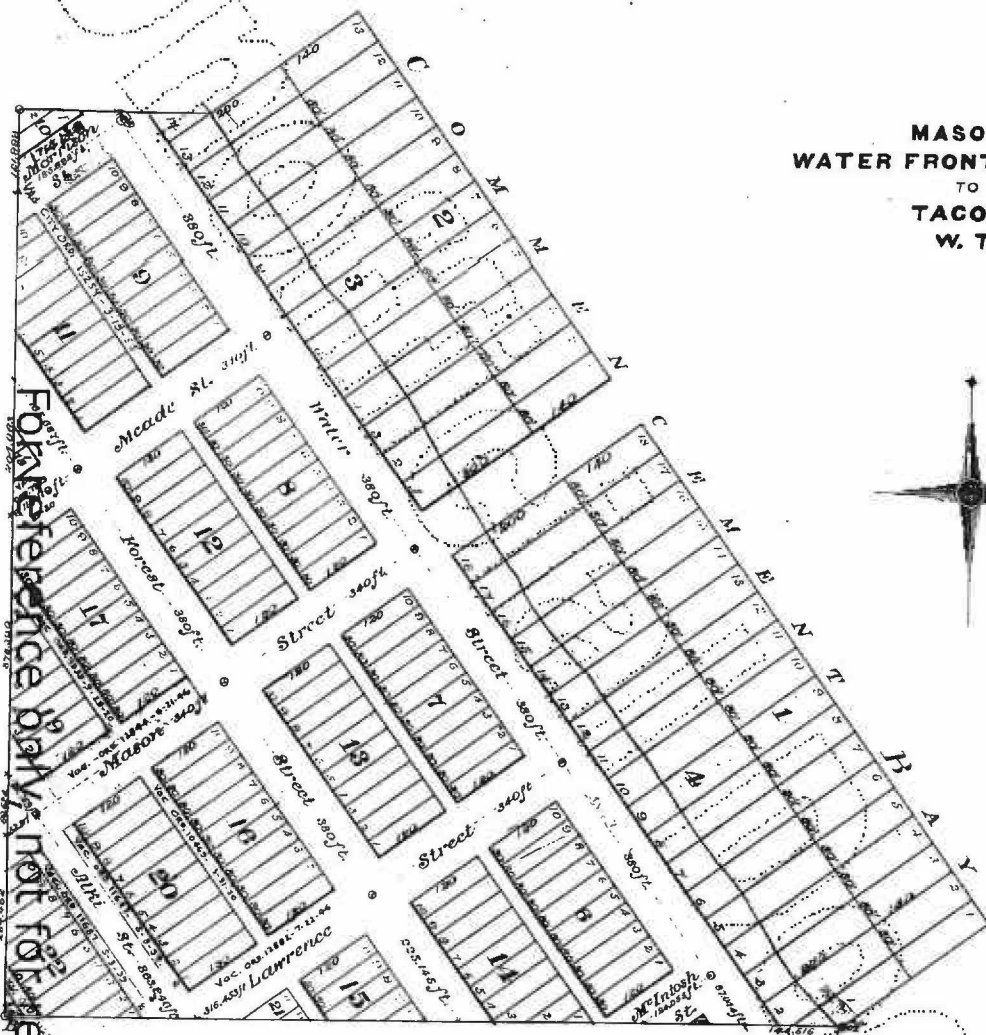


# STREET VACATION

## MAP EXHIBIT



MASON'S  
WATER FRONT ADDITION  
TO  
TACOMA  
W. T.



For reference only, not for sale.

Scale: 1 inch = 125 feet

I hereby certify that I have surveyed the above Addition, that  
stone monuments with cross (+) on top have been placed about  
one foot below the surface of the ground at points indicated  
by small circles, that the distances marked thereon are correct.

C. W. Beane  
City Engineer, Tacoma, W. T.

All men by these presents, that we Allen C. Mason and John L. Mason, his wife,  
lay out and plat into town lots, streets and alleys the following described tract  
situated in the City of Tacoma, in the County of Pierce, State of Washington, to wit:  
A certain lot or lots, situated in the City of Tacoma, in the County of Pierce, State of Washington,  
containing more or less of the land of the late John L. Mason, deceased, as the same is described  
in the Survey of the General Office at Olympia, W. T. and concerning  
said lot or lots, which is hereafter to be known as Mason's Water  
Front Addition to Tacoma, W. T. And we do hereby donate and dedicate to  
the public forever all the streets and alleys in this Addition,  
the streets are eighty (80) feet wide, the alleys are twenty (20) feet wide,  
of lots are as shown on this plat.  
The line of this plat and survey, being the line "A-B", "C", being the corner  
of the 1/4 section on the south line of Section 24 T. 31 N. R. 2 E.,  
from said point "A" and "B" to the intersection of the line "C" built with the  
line as shown on the plat, that said marks measuring 54° 34' 10" with the  
ab line. Front and All other streets are parallel, and the said Lawrence,  
head and Morrison Streets are at right angles to Water Street.  
We therefore have hereunto set our hands and seals, this 18th day of June  
1886.

Allen C. Mason  
John L. Mason

Territory of Washington } ss  
County of Pierce

There is to certify that, on this 18th day of June A.D. 1886  
Allen C. Mason and John L. Mason, his wife, personally appeared before me,  
then undersigned, a Notary Public in and for Pierce County, Washington  
Territory, to me known to be the individuals described on and who  
executed the foregoing instrument, and acknowledged to me that  
they executed the same freely and voluntarily for the uses and  
purposes therein set forth.

In Witness Whereof, I have hereunto set my hand and  
official seal the day and year in this certificate above written.

Abraham C. Lawrence  
Notary Public in and for  
Pierce County, W. T.

Accepted by the City Council of the City of Tacoma  
this 19th day of June A.D. 1886.

Filed this 21st day of June 1886

W. H. Kelley  
Auditor

**Stevens, Troy****RECEIVED****OCTOBER 31, 2025****OFFICE OF THE TACOMA CITY  
HEARING EXAMINER**

**From:** Muller, Gregory  
**Sent:** Friday, August 22, 2025 1:27 PM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Good afternoon, Troy.

No TPU Division has an objection or requires an easement reservation for this street vacation request.

Thank you!

Greg Muller, Real Property Supervisor  
 Tacoma Public Utilities  
 253.337.3164

*Please note: As of May 9, 2025, my email address changed to [gmuller@tacoma.gov](mailto:gmuller@tacoma.gov). Emails sent to [gmuller@cityoftacoma.org](mailto:gmuller@cityoftacoma.org) will still reach me, but outgoing emails will come from the new address.*

**From:** Stevens, Troy <tstevens@tacoma.gov>  
**Sent:** Thursday, July 31, 2025 4:21 PM  
**To:** Allen, Gary <gallen@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@tacoma.gov>; Ella Hilliard (ella.hilliard@pse.com) <ella.hilliard@pse.com>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew\_cruzan@comcast.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>; Zoning <Zoning@tacoma.gov>  
**Cc:** Stevens, Troy <tstevens@tacoma.gov>  
**Subject:** RE: Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Update

Please see the attached merged PDF with both the legal and exhibit.

**Troy Stevens, MSML**  
 Senior Real Estate Specialist  
 City of Tacoma, Public Works  
 (253) 591-5535  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)

**From:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>

**Sent:** Thursday, July 31, 2025 4:10 PM

**To:** Allen, Gary <[gallen@tacoma.gov](mailto:gallen@tacoma.gov)>; Avila, Britany <[BAvila@tacoma.gov](mailto:BAvila@tacoma.gov)>; Bogart, Regan <[RBogart@tacoma.gov](mailto:RBogart@tacoma.gov)>; Boudet, Brian <[BBoudet@tacoma.gov](mailto:BBoudet@tacoma.gov)>; Bremer, Kandi <[KBremer@tacoma.gov](mailto:KBremer@tacoma.gov)>; Brown, Azure <[ABrown2@tacoma.gov](mailto:ABrown2@tacoma.gov)>; Bruner, Carleen <[CBruner@tacoma.gov](mailto:CBruner@tacoma.gov)>; Carter, Tanja <[TCarter@tacoma.gov](mailto:TCarter@tacoma.gov)>; CenturyLink <[nre.easement@centurylink.com](mailto:nre.easement@centurylink.com)>; Dressler, Teresa <[TDressle@tacoma.gov](mailto:TDressle@tacoma.gov)>; Ella Hilliard ([ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)) <[ella.hilliard@pse.com](mailto:ella.hilliard@pse.com)>; Erickson, Ryan <[RErickso@tacoma.gov](mailto:RErickso@tacoma.gov)>; Gust, Derek <[DGust@tacoma.gov](mailto:DGust@tacoma.gov)>; Hauenstein, Lyle <[lhauenstein@tacoma.gov](mailto:lhauenstein@tacoma.gov)>; Himes, Gail <[ghimes@tacoma.gov](mailto:ghimes@tacoma.gov)>; Huseby, Eric <[ehuseby@tacoma.gov](mailto:ehuseby@tacoma.gov)>; Johnson, Christopher <[cjohnso2@tacoma.gov](mailto:cjohnso2@tacoma.gov)>; Kammerzell, Jennifer <[JKammerzell@tacoma.gov](mailto:JKammerzell@tacoma.gov)>; Kidd, Brennan <[bkidd@tacoma.gov](mailto:bkidd@tacoma.gov)>; Marsten, Vicki <[vmarsten@tacoma.gov](mailto:vmarsten@tacoma.gov)>; Matt Cruzan <[matthew\\_cruzan@comcast.com](mailto:matthew_cruzan@comcast.com)>; Muller, Gregory <[GMuller@tacoma.gov](mailto:GMuller@tacoma.gov)>; Newton, Corey <[cnewton@tacoma.gov](mailto:cnewton@tacoma.gov)>; Niehuser, Jack <[JNiehuser@tacoma.gov](mailto:JNiehuser@tacoma.gov)>; Pierce Transit - Planning ([Planning@PierceTransit.org](mailto:Planning@PierceTransit.org)) <[Planning@PierceTransit.org](mailto:Planning@PierceTransit.org)>; [Rob.Bair@centurylink.com](mailto:Rob.Bair@centurylink.com); Rogers, Susie <[srogers@tacoma.gov](mailto:srogers@tacoma.gov)>; Romero, Joseph <[JRomero@tacoma.gov](mailto:JRomero@tacoma.gov)>; Seaman, Chris <[cseaman@tacoma.gov](mailto:cseaman@tacoma.gov)>; Site Development <[SiteDevelopment@tacoma.gov](mailto:SiteDevelopment@tacoma.gov)>; Torres, Andrew <[ATORRES@tacoma.gov](mailto:ATORRES@tacoma.gov)>; Zoning <[Zoning@tacoma.gov](mailto:Zoning@tacoma.gov)>

**Cc:** Stevens, Troy <[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)>

**Subject:** Street Vacation 124.1465 - Request for Comments - DUE August 22, 2025 - Reed

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1465 , as requested by Michael and Shelly Reed, and provide comment for your respective utility/agency **on or before August 22, 2025**. Responses received later than August 22, 2025 risk NOT being incorporated into the vacation action.

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Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

**Troy Stevens, MSML**  
Senior Real Estate Specialist  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@tacoma.gov](mailto:tstevens@tacoma.gov)

**From:** [foleygray@nventure.com](mailto:foleygray@nventure.com)  
**To:** [Tacoma Hearing Examiner \(Official\)](#); [Stevens, Troy](#); [Tacoma City Clerk's Office \(Official\)](#)  
**Subject:** RESOLUTION NO. 41770: MICHAEL and SHELLY REED, FILE NO.124.1465 (4320 N. Waterview, Tacoma, WA)  
**Date:** Sunday, October 26, 2025 9:54:46 PM

---

This message is being sent in reference to the Public Hearing letter we received dated October 8, 2025.

We are the property owners of two parcels located in close proximity to the Reeds: 4216 N. Waterview and 4212 N. Waterview.

We are sending this message to advise you that we have NO opposition or objection to the Reed's application to vacate a portion of North 44<sup>th</sup> Street between Waterview Street and the alley. We are in support of the Reed's application and urge the City to approve their request.

Meagan M. Foley and Neil M. Gray