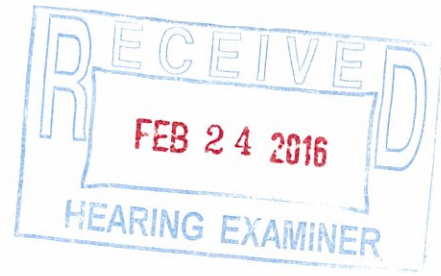


**EXHIBIT LIST**

HEARING DATE: March 3, 2016 at 9:30 <sup>am.</sup> ~~pm.~~



FILE NUMBER & NAME: (124.1361) LPI Holdings, LLC

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
Ex. 1	Preliminary Staff Report	COT/RPS	X			<i>petitioner has NO objections</i> 
Ex. 2	Aerial Maps	COT/RPS	X			
Ex. 3	Plat Map – Northeast Tacoma	COT/RPS	X			
Ex. 4	PW/RPS – In-Lieu Assessment Comments Memo	COT/RPS	X			
Ex. 5	PDS/Site Review Comments via email	COT/RPS	X			
Ex. 6	Tacoma Fire Comments via email	COT/RPS	X			
Ex. 7	Comcast Comments via email	COT/RPS	X			
Ex. 8	Tacoma Power Comments via email	COT/RPS	X			
Ex. 9	Tacoma Water (Supply) Comments via email	COT/RPS	X			
Ex. 10	Tacoma Water (Distribution) Comments via email	COT/RPS	X			
Ex. 11	Click! Network Comment via email	COT/RPS	X			
Ex. 12	Puget Sound Energy Comments via email	COT/RPS	X			
Ex. 13	CenturyLink Comments via email	COT/RPS	X			
Ex. 14	PW/Traffic Engineering Comments via email	COT/RPS	X			

**KEY**

**A = Admitted**

**E = Excluded**

**W = Withdrawn**

**ORIGINAL**

**EXHIBIT LIST**

**HEARING DATE:** March 3, 2016 at 9:30 a.m.

**FILE NUMBER & NAME:** HEX2015-049 (124.1361) LPI Holdings, LLC Petitioner

<b>EXHIBIT NUMBER</b>	<b>EXHIBIT DESCRIPTION</b>	<b>SUBMITTED BY</b>	<b>A</b>	<b>E</b>	<b>W</b>	<b>COMMENT</b>
Ex. 15	Proposed/Concept Site Plan	COT/RPS	X			Submitted at hearing - no
Ex. 16	Parcel Map of subject site and surrounding area	COT/RPS	X			petitioner objections
Ex. 17	Daniel Mullerleile opposition comment, email dated March 1, 2016	COT/RPS	X			↓

**ORIGINAL**

# PRELIMINARY REPORT

## PREPARED FOR THE HEARING EXAMINER BY REAL PROPERTY SERVICES

For the Hearing to be Held  
Thursday, March 3, 2016 at 9:30 AM

**PETITIONER: LPI HOLDINGS, LLC**

**FILE NO. 124.1361**

### **A. SUMMARY OF REQUEST:**

Real Property Services has received a petition to vacate the unimproved alley lying easterly and abutting Norpoint Way Northeast, and lying between 28<sup>th</sup> Street NE and 29<sup>th</sup> Street NE, for a multi-family development. The area is shown on the attached map, Exhibit 2.

### **B. GENERAL INFORMATION:**

#### **1. Legal Description of Vacation:**

That portion of the Southeast quarter of the Northwest quarter of Section 25, Township 21 North, Range 03 East, W.M., more particularly described as follows:

The alley abutting Lots 1 through 18, inclusive, Block 13, of Northeast Tacoma, Pierce County, Washington as recorded in Volume 8 of Plats at Pages 18 and 19, records of Pierce County Auditor.

EXCEPTING therefrom the Westerly 10 feet of said Block 13 as conveyed to the City of Tacoma by Deeds recorded under Auditor's File Numbers 2087836 and 2109242, records of Pierce County, Washington.

Situate in the City of Tacoma, County of Pierce, State of Washington.

#### **2. Notification:**

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



which lies within 300 feet of the street or alley to be vacated. The said notice shall contain the statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed for the hearing of the petition.

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

**C. PUBLIC NOTICE:**

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

The Public Hearing Notice was posted January 27, 2016:

1. Placed yellow public notice sign 130 feet south of the southeast corner of the intersection of Norpoint Way NE and 29<sup>th</sup> Street NE.
2. Place yellow public notice sign 130 feet south of the southwest corner of the intersection of 61<sup>st</sup> Avenue NE and 29<sup>th</sup> Street NE.
3. Public notice memo placed into the glass display case located on the second floor of the Municipal Building abutting the City Clerk's Office.
4. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
5. Public notice memo advertised on the City of Tacoma web site at address:  
<http://www.cityoftacoma.org/page.aspx?nid=596>
6. Public Notice advertised in the Daily Index newspaper.
7. Public Notice mailed to all parties of record within the 500 feet of vacation request.
8. Public Notice advertised on Municipal Television Channel 12.

**D. PURPOSE OF REQUEST:**

The Petitioner plans on acquiring the unimproved alley lying east and abutting Norpoint Way Northeast, and lying between 28<sup>th</sup> and 29<sup>th</sup> Street Northeast, for a multi-family development.

**E. HISTORY:**

The City of Tacoma acquired the alley right of way proposed to be vacated within the plat of Northeast Tacoma, Pierce County, Washington, December 7, 1911.



**F. PHYSICAL LAND CHARACTERISTICS:**

The unimproved alley is mostly level and a combination of grass and vegetation. The far west portion moderately slopes downward toward Norpoint Way NE.

**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:
  - a. It will return the property to the tax rolls; and
  - b. Facilitate a multi-family development.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and does not object to the vacation.
3. The proposed street vacation will not adversely affect future need.
4. The proposed vacate area is not contemplated or needed for future public use.
5. No abutting owner becomes landlocked nor will their access be substantially impaired.
6. The vacate area is not close to a body of water as contemplated under RCW 35.79.035.

**H. ADDITIONAL INFORMATION:**

The area to be vacated has not been assessed for sanitary sewers and is subject to a Connection Charge In-Lieu-of-Assessment per T.M.C. 12.08.350. Should the petitioner wish to clear this item from title, please contact Sue Simpson of the Public Works Department, Real Property Services, at 591-5529 for the assessment amount. Please note that the ordinance establishing the rate of assessment is updated every few years, and the amount quoted may increase in the future. When the petitioner has submitted a development plan, an in lieu of amount will be computed.

**I. PROJECT RECOMMENDATIONS:**

As part of the City's review process for street vacation petitions, notice of this application was mailed to various City departments as well as many outside quasi-governmental agencies. These agencies, as noted below, have provided comments and recommended conditions to the Real Property Services Division. These comments, where appropriate, have been incorporated in the "Recommended Conditions of Approval" section of this preliminary report.

Preliminary Report – Exhibit 1  
Aerial Maps (2) – Exhibit 2  
Plat Map – Exhibit 3

Recommended Conditions:

RPS/Payment of Fees – No Exhibit Necessary



Advisory Comments

RPS/In-Lieu – No Objection, In-Lieu fee partially assessed - Exhibit 4  
PW/Traffic Engineering – No Objection, with comments– Exhibit 14

PDS/Site Review –No Objection - Exhibit 5  
Tacoma Fire– No Objection – Exhibit 6  
Comcast – No Objection – Exhibit 7  
Tacoma Power – No Objection – Exhibit 8  
Tacoma Water (Water Supply) – No Objection – Exhibit 9  
Tacoma Water (Distribution) – No Objection – Exhibit 10  
Click! Network – No Objection – Exhibit 11  
Puget Sound Energy – No Objection – Exhibit 12  
CenturyLink – No Objection – Exhibit 13

**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. RPS/IN-LIEU

- a. Please contact Sue Simpson at (253) 591-5529 regarding RPS's comments.
- b. RPS has no objection; however, the property has been partially assessed for sanitary sewer. An in-lieu of assessment fee is not currently applicable. When use of the property changes, it will be determined at that time.

3. PW/TRAFFIC ENGINEERING

- a. Please contact Jennifer Kammerzell at (253) 591-5511 regarding Traffic's comments.
- b. Traffic has no objection; however, the proposed vacation is subject to the following advisory comments:

1) Direct vehicular access for parcel 6350000900 will not be allowed on 29th Street NE due to the proximity of the intersection. Future limited or restricted

access may be allowed on Norpoint Way and will be assessed during the time of development.

2) Limited and restricted vehicular access for parcel 6350000890 on 29th Street NE may be allowed and will be assessed during the time of development.

3) Cross access easement is recommended to serve parcels 6350000900 and 6350000890 from 61st Ave NE

4. NO OBJECTION

No objection or additional comment was received from PDS/Site Review, Tacoma Fire, Comcast, Tacoma Water Supply, Tacoma Water (Distribution), Click! Network, Puget Sound Energy and CenturyLink.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.





CITY OF TACOMA

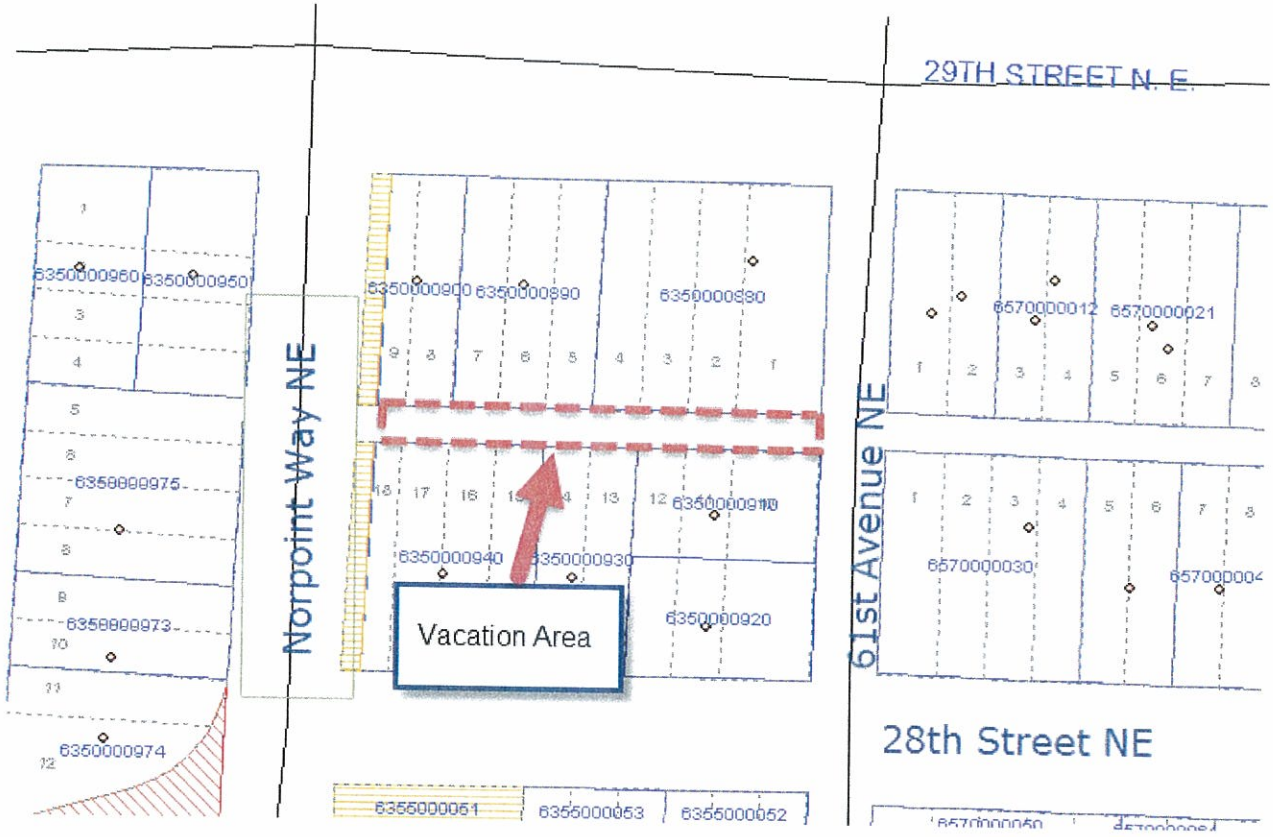
STREET VACATION NO. 124.1361

ALLEY BETWEEN NORPOINT WAY NE & 61<sup>ST</sup> AVE NE & BETWEEN 29<sup>TH</sup> STREET NE & 28<sup>TH</sup> STREET NE

NW 1/4 SEC. 25, T21N, R3E

NOT TO SCALE

**Exhibit 2**



CITY OF TACOMA

STREET VACATION NO. 124.1361

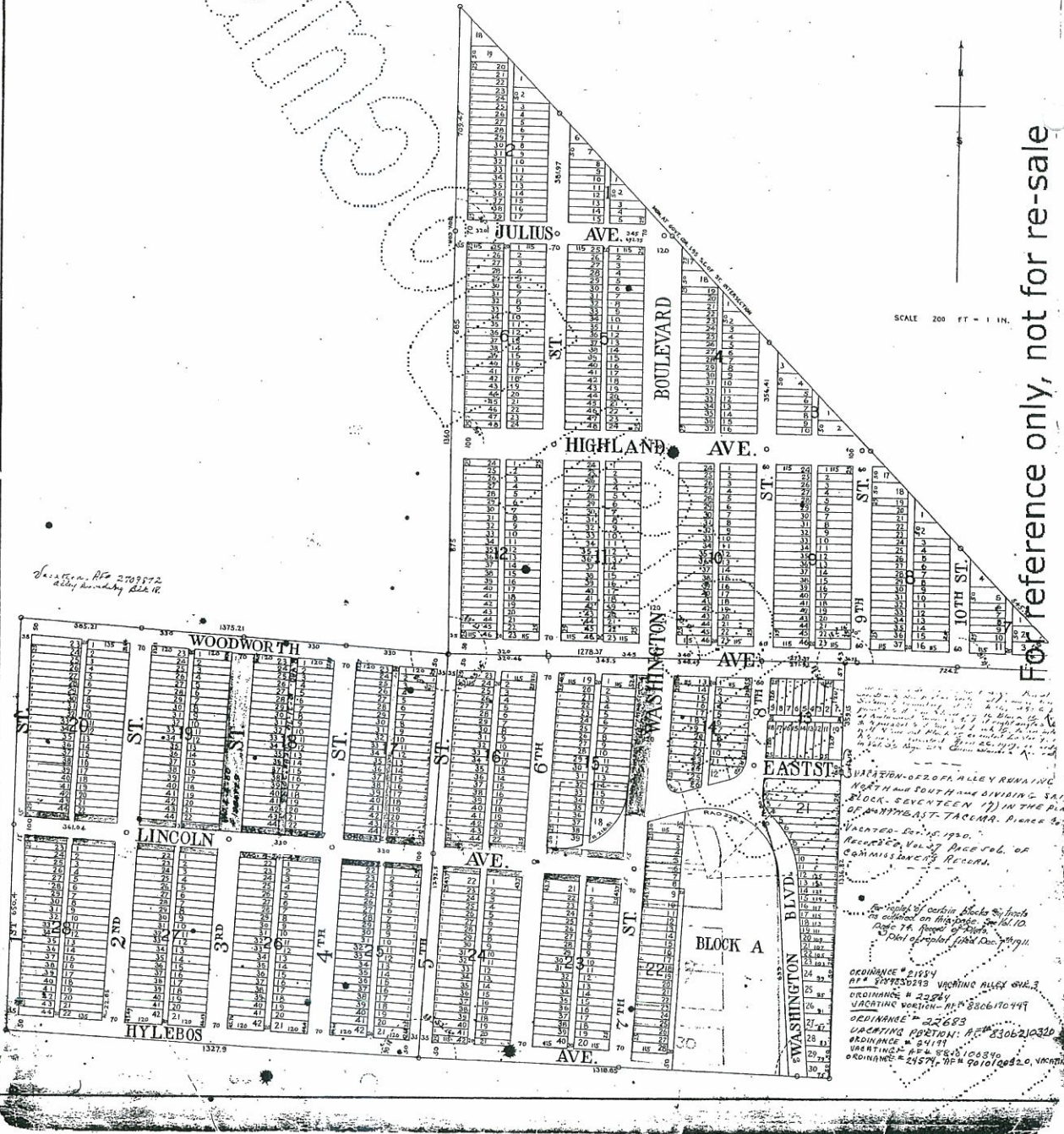
ALLEY BETWEEN NORPOINT WAY NE & 61<sup>ST</sup> AVE NE & BETWEEN 29<sup>TH</sup> STREET NE & 28<sup>TH</sup> STREET NE

NW 1/4 SEC. 25, T21N, R3E

NOT TO SCALE



# Northeast Tacoma, Pierce County, Washington



For reference only, not for re-sale

For reference only, not for re-sale.

This is to certify that the Washington Fidelity Realty & Exchange Co. a corporation duly organized and existing under the laws of the State of Washington having its principal place of business at Tacoma, in said State, and Frank D. Nash and Ellen D. Nash, his wife, sole owners of the following described land, situated in Pierce County, Washington, to-wit: lot three (3) in section twenty-four (24), lots one (1) and two (2) and the south half of northwest quarter of section twenty-five (25) in township twenty-one (21) North, Range Three (3) East, Willamette Meridian, in the Cavalry Indian Reservation have caused the same to be surveyed and platted according to this map, under the title of Northeast Tacoma, Pierce County, Washington, and that the same is free from all incumbrances. We hereby donate and dedicate all the streets, avenues, alleys and highways shown herein to public use forever. In witness whereof, we, Frank D. Nash and Ellen D. Nash have hereunto set our hands, and the said corporation pursuant to and by authority of a resolution of its Board of Trustees, duly passed and entered on its records, has caused its corporate name to be subscribed here and its corporate seal to be hereunto affixed this 21<sup>st</sup> day of March, A.D. 1906.



Washington Fidelity Realty & Exchange Co.  
By Charles E. Peterson, its President.  
By Charles Peterson, its Secretary.  
Frank D. Nash  
Ellen D. Nash

I hereby certify that I have surveyed Northeast Tacoma, Pierce County, Washington, that this plat is correct, and that stone monuments have been placed at points indicated by crosses (x)  
Adolph Funke  
City Engineer.

Accepted by the Board of County Commissioners of Pierce County, Washington this 24<sup>th</sup> day of March 1906  
H. Winchester  
Chairman.

209820  
Filed and recorded at the request of C. F. Owen  
this 24<sup>th</sup> day of MARCH 1906 at 11 minutes  
past 11 o'clock A.M. at pages 18 & 19 Vol. 5  
of record of plats.  
J. W. Kearney  
Auditor of Pierce County, Washington.  
By W. A. Stewart Deputy.

Compared by G. H.  
Ordered by Chelpe

State of Washington, }  
County of Pierce, }  
I, Paul North Dehon, a Notary Public in and for the State of Washington, residing at Tacoma, in said county, do hereby certify that on this 21<sup>st</sup> day of March, A.D. 1906 personally appeared before me Charles E. Owen and Charles E. Peterson to me personally known and to me known to be the elected President and elected Secretary respectively of Washington Fidelity Realty & Exchange Co. the within described corporation, who presented the within instrument on behalf of said corporation as its elected President and elected Secretary, who being by me duly sworn, each for himself depose and say: That he is an officer of said corporation as above mentioned; that he knows its corporate signature and seal; that the signature and seal affixed to said instrument are its corporate signature and seal; that said instrument was signed and sealed by authority of its Board of Trustees; and they acknowledged to me that said instrument was signed and sealed at their free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the use and purpose therein mentioned; and also before me personally appeared Frank D. Nash and Ellen D. Nash, his wife, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed the same as their free and voluntary act and deed for the use and purpose therein mentioned.  
Given under my hand and official seal this 21<sup>st</sup> day of March, A.D. 1906  
Paul North Dehon  
Notary Public in and for said State  
residing at Tacoma, in said County.



Tacoma, MAR 23 1906  
I hereby certify that all State and County taxes heretofore levied, and which have become a charge on the property described within, according to the books and records of my office have been fully paid and discharged.  
ED. M. LAMIN  
Treasurer Pierce County, Washington.  
By H. D. Bailey, Deputy.







**TO: ALL CONCERNED AGENCIES & DEPARTMENTS**

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

**SUBJECT: STREET VACATION REQUEST NO. 124.1361**

**DATE: December 3, 2015**

The LPI Holdings, LLC is petitioning to vacate the unimproved alley, between Norpoint Way NE and 61<sup>st</sup> Avenue Northeast and between 29<sup>th</sup> Street NE and unimproved 28<sup>th</sup> Street NE, as shown on the vicinity maps attached to this email.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by December 18, 2015**. If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

- Attachment(s)
- AT&T Broadband
- Pierce Transit
- Puget Sound Energy
- Qwest Communications
- Fire Department
- Police Department
- TPU/Power/T&D
- TPU/Water/LID
- PW/Director (3)
- PW/BLUS (2)
- PW/Construction
- PW/Engineering
- PW/Engineering/LID
- PW/Engineering/Traffic
- PW/Environmental Services
- PW/Solid Waste
- PW/Street & Grounds
- Tacoma Economic Development
- Click! Network

RESPONSE

\_\_\_\_\_ No Objections

\_\_\_\_\_ Comments Attached

2/18/2016

Date

*Jim Simpson*

Signature

PW/RPS

Department

THE PROPERTY HAS BEEN PARTIALLY ASSESSED FOR SANITARY SEWER. AN INLIEU OF ASSESSMENT IS NOT CURRENTLY APPLICABLE. WHEN USE OF THE PROPERTY CHANGES IT WILL BE DETERMINED AT THAT TIME IF AN INLIEU OF ASSESSMENT WOULD BE DUE.





## Stevens, Troy

---

**From:** Simpson, Sue  
**Sent:** Thursday, February 18, 2016 10:45 AM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner  
**Attachments:** 124.1361.pdf

Please find attached the Connection Charge In Lieu of Assessment letter regarding Vac Req 124.1361.

*Sue Simpson*

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

---

**From:** Stevens, Troy  
**Sent:** Wednesday, February 10, 2016 12:08 PM  
**To:** Simpson, Sue  
**Subject:** FW: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

FYI

---

**From:** Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]  
**Sent:** Thursday, December 03, 2015 10:41 AM  
**To:** [tstevens@cityoftacoma.org](mailto:tstevens@cityoftacoma.org)  
**Subject:** FW: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

---

**From:** Stevens, Troy  
**Sent:** Thursday, December 03, 2015 10:37 AM  
**To:** Barnett, Elliott; 'Bateman, Joy'; 'Ben Han'; Boczar, Sue; Boudet, Brian; 'Cantrel, Aaron'; Cornforth, Ronda; Coyne, Richard; 'Danby, Marilyn'; Erickson, Ryan; Fletcher, Gloria; Howatson, James; 'Jeff Lawrey'; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; 'Reynolds, Tanara'; Seaman, Chris; Simpson, Sue; 'Site Development Group'; Standley, Steven; Trohimovich, Merita  
**Subject:** Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1361, as requested by LPI Holdings, LLC, and provide comments for your respective utility/agency on or before December 18, 2015. Responses received later than December 18, 2015 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.



Thank you,

**Troy Stevens**

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

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

**Stevens, Troy**

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**From:** McLeod, Bonnie on behalf of Site Development  
**Sent:** Thursday, December 10, 2015 7:58 AM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Good Morning,

Environmental Services Science and Engineering (ESSE) has no objection to the Street Vacation request.

Thank you,

**Bonnie McLeod**

Engineering Technician II - (253) 591-5752  
Site Development Group  
Site and Building Division  
City of Tacoma

---

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

**Sent:** Thursday, December 03, 2015 10:37 AM

**To:** Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilyn; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Jeff Lawrey ; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita

**Subject:** Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Agency Reviewer,

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Please email me with any questions you may have.

Thank you,

**Troy Stevens**

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



**Stevens, Troy**

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**From:** Seaman, Chris  
**Sent:** Friday, December 18, 2015 7:53 AM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Troy,

TFD has no comments.

Regards,  
**CHRIS SEAMAN, P.E.**  
Senior Engineer  
Tacoma Fire Department | Prevention Division  
901 Fawcett Avenue | Tacoma, WA 98402  
253.591.5503 | [cseaman@cityoftacoma.org](mailto:cseaman@cityoftacoma.org)



**Please note:** in order to accommodate training needs, Planning and Development Services will be making temporary service changes to inspection requests, lobby hours, and pre-application services. See the [Tacoma Permits Message Board](#) for more information.

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**From:** Stevens, Troy  
**Sent:** Thursday, December 03, 2015 10:37 AM  
**To:** Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilynn; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Jeff Lawrey ; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita  
**Subject:** Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1361, as requested by LPI Holdings, LLC, and provide comments for your respective utility/agency **on or before December 18, 2015**. Responses received later than December 18, 2015 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

**Troy Stevens**

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



**TO: ALL CONCERNED AGENCIES & DEPARTMENTS**

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

**SUBJECT: STREET VACATION REQUEST NO. 124.1361**

**DATE: December 3, 2015**

The LPI Holdings, LLC is petitioning to vacate the unimproved alley, between Norpoint Way NE and 61<sup>st</sup> Avenue Northeast and between 29<sup>th</sup> Street NE and unimproved 28<sup>th</sup> Street NE, as shown on the vicinity maps attached to this email.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by December 18, 2015**. If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

Attachment(s)

- AT&T Broadband
- Pierce Transit
- Puget Sound Energy
- Qwest Communications
- Fire Department
- Police Department
- TPU/Power/T&D
- TPU/Water/LID
- PW/Director (3)
- PW/BLUS (2)
- PW/Construction
- PW/Engineering
- PW/Engineering/LID
- PW/Engineering/Traffic
- PW/Environmental Services
- PW/Solid Waste
- PW/Street & Grounds
- Tacoma Economic Development
- Click! Network

RESPONSE

No Objections

Comments Attached

\_\_\_\_\_ 12/3/15 \_\_\_\_\_ Date

\_\_\_Aaron Cantrell\_\_\_\_\_ Signature

\_\_\_Planning & Design\_\_\_\_\_ Department

- Comcast has no facilities in this Vacation Area



## Stevens, Troy

---

**From:** Cantrel, Aaron R <Aaron\_Cantrel@cable.comcast.com>  
**Sent:** Thursday, December 03, 2015 1:16 PM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner  
**Attachments:** SV 124 1361 Agency Comments-Comcast.doc

Let me know if you have any questions.

**From:** Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]  
**Sent:** Thursday, December 03, 2015 10:37 AM  
**To:** Barnett, Elliott <[elliott.barnett@ci.tacoma.wa.us](mailto:elliott.barnett@ci.tacoma.wa.us)>; Bateman, Joy <[Joy.Bateman@CenturyLink.com](mailto:Joy.Bateman@CenturyLink.com)>; Ben Han <[bhan@piercetransit.org](mailto:bhan@piercetransit.org)>; Boczar, Sue <[SBoczar@ci.tacoma.wa.us](mailto:SBoczar@ci.tacoma.wa.us)>; Boudet, Brian <[BBOUDET@ci.tacoma.wa.us](mailto:BBOUDET@ci.tacoma.wa.us)>; Cantrel, Aaron R <[Aaron\\_Cantrel@cable.comcast.com](mailto:Aaron_Cantrel@cable.comcast.com)>; Cornforth, Ronda <[rcornforth@cityoftacoma.org](mailto:rcornforth@cityoftacoma.org)>; Coyne, Richard <[RCOYNE@ci.tacoma.wa.us](mailto:RCOYNE@ci.tacoma.wa.us)>; Danby, Marilyn <[marilynn.danby@pse.com](mailto:marilynn.danby@pse.com)>; Erickson, Ryan <[RErickso@ci.tacoma.wa.us](mailto:RErickso@ci.tacoma.wa.us)>; Fletcher, Gloria <[GFletcher@ci.tacoma.wa.us](mailto:GFletcher@ci.tacoma.wa.us)>; Howatson, James <[JHOWATSO@ci.tacoma.wa.us](mailto:JHOWATSO@ci.tacoma.wa.us)>; Jeff Lawrey <[R.Lawrey@CenturyLink.com](mailto:R.Lawrey@CenturyLink.com)>; Johnson, David (PDS) <[DJohnson2@ci.tacoma.wa.us](mailto:DJohnson2@ci.tacoma.wa.us)>; Kammerzell, Jennifer <[jkammerzell@ci.tacoma.wa.us](mailto:jkammerzell@ci.tacoma.wa.us)>; Larson, Chris <[CLARSON@ci.tacoma.wa.us](mailto:CLARSON@ci.tacoma.wa.us)>; Reynolds, Tanara <[tvreyno@qwest.com](mailto:tvreyno@qwest.com)>; Seaman, Chris <[cseaman@ci.tacoma.wa.us](mailto:cseaman@ci.tacoma.wa.us)>; Simpson, Sue <[SSIMPSON@ci.tacoma.wa.us](mailto:SSIMPSON@ci.tacoma.wa.us)>; Site Development Group <[SiteDevelopment@cityoftacoma.org](mailto:SiteDevelopment@cityoftacoma.org)>; Standley, Steven <[sstandley@ci.tacoma.wa.us](mailto:sstandley@ci.tacoma.wa.us)>; Trohimovich, Merita <[MPollard@ci.tacoma.wa.us](mailto:MPollard@ci.tacoma.wa.us)>  
**Subject:** Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1361, as requested by LPI Holdings, LLC, and provide comments for your respective utility/agency **on or before December 18, 2015**. Responses received later than December 18, 2015 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

### Troy Stevens

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

## Stevens, Troy

---

**From:** Van Allen, Rick  
**Sent:** Monday, December 07, 2015 7:49 AM  
**To:** Mounivong, Vince; Muller, Gregory  
**Cc:** Martinson, John; Glassy, Thad  
**Subject:** FW: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner  
**Attachments:** SV 124.1361 Agency Comments Memo 12\_3\_2015.doc; Map Frame Aerial - Map 1 (LPI Holdings).doc; Map Frame Aerial - Map 2 (LPI Holdings).doc

Vince, please follow up with Greg for Click. Tacoma Power has no facilities in the proposed vacation area, no objections.

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

---

**From:** Muller, Gregory  
**Sent:** Thursday, December 03, 2015 11:59 AM  
**To:** Van Allen, Rick; Glassy, Thad; Vaughan, Stuart; Angel, Jesse; Mounivong, Vince  
**Cc:** Martinson, John; Volkhardt, Greg  
**Subject:** FW: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Gentlemen,

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

Thank you.

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

---

**From:** Stevens, Troy  
**Sent:** Thursday, December 03, 2015 10:37 AM  
**To:** Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilynn; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Jeff Lawrey ; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita  
**Subject:** Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Agency Reviewer,

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Please email me with any questions you may have.

Thank you,

**Troy Stevens**

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

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

## Stevens, Troy

---

**From:** Vaughan, Stuart  
**Sent:** Wednesday, December 09, 2015 7:53 AM  
**To:** Muller, Gregory  
**Subject:** RE: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Water Supply has no facilities in the street vacation.

---

**From:** Muller, Gregory  
**Sent:** Thursday, December 03, 2015 11:59 AM  
**To:** Van Allen, Rick; Glassy, Thad; Vaughan, Stuart; Angel, Jesse; Mounivong, Vince  
**Cc:** Martinson, John; Volkhardt, Greg  
**Subject:** FW: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Gentlemen,

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

Thank you.

Greg Muller,  
Real Estate Officer  
Tacoma Public Utilities  
Phone: (253) 502-8256  
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**Sent:** Thursday, December 03, 2015 10:37 AM  
**To:** Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilyn; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Jeff Lawrey ; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita  
**Subject:** Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

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Please email me with any questions you may have.

Thank you,

### Troy Stevens

City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535

**Stevens, Troy**

---

**From:** Angel, Jesse  
**Sent:** Wednesday, December 09, 2015 6:49 AM  
**To:** Muller, Gregory  
**Cc:** Volkhardt, Greg; Vaughan, Stuart  
**Subject:** RE: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Greg,

Water Distribution does not have any facilities located within the proposed street vacation and thus has no comments at this time.

Thanks,

Jesse Angel - Utility Service Specialist

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

---

**From:** Muller, Gregory  
**Sent:** Thursday, December 03, 2015 11:59 AM  
**To:** Van Allen, Rick; Glassy, Thad; Vaughan, Stuart; Angel, Jesse; Mounivong, Vince  
**Cc:** Martinson, John; Volkhardt, Greg  
**Subject:** FW: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Gentlemen,

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

Thank you.

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

---

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**Sent:** Thursday, December 03, 2015 10:37 AM  
**To:** Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilynn; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Jeff Lawrey ; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita  
**Subject:** Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner



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Thank you,

**Troy Stevens**

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

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

## Stevens, Troy

---

**From:** Mounivong, Vince  
**Sent:** Monday, December 07, 2015 8:16 AM  
**To:** Muller, Gregory  
**Cc:** Van Allen, Rick; Martinson, John; Glassy, Thad  
**Subject:** FW: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner  
**Attachments:** SV 124.1361 Agency Comments Memo 12\_3\_2015.doc; Map Frame Aerial - Map 1 (LPI Holdings).doc; Map Frame Aerial - Map 2 (LPI Holdings).doc

Greg,

Click has no facilities in proposed area.

Thanks,

### Vince Mounivong

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

---

**From:** Van Allen, Rick  
**Sent:** Monday, December 07, 2015 7:49 AM  
**To:** Mounivong, Vince; Muller, Gregory  
**Cc:** Martinson, John; Glassy, Thad  
**Subject:** FW: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Vince, please follow up with Greg for Click. Tacoma Power has no facilities in the proposed vacation area, no objections.

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

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**From:** Muller, Gregory  
**Sent:** Thursday, December 03, 2015 11:59 AM  
**To:** Van Allen, Rick; Glassy, Thad; Vaughan, Stuart; Angel, Jesse; Mounivong, Vince  
**Cc:** Martinson, John; Volkhardt, Greg  
**Subject:** FW: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Gentlemen,

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

Thank you.

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

---

**From:** Stevens, Troy

**Sent:** Thursday, December 03, 2015 10:37 AM

**To:** Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilyn; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Jeff Lawrey ; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita

**Subject:** Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

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Please email me with any questions you may have.

Thank you,

**Troy Stevens**

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



## Stevens, Troy

---

**From:** Danby, Marilyn M <marilynn.danby@pse.com>  
**Sent:** Thursday, December 10, 2015 10:34 AM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

No objection – we have no service within the alley.

*Marilynn*

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

---

**From:** Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]  
**Sent:** Thursday, December 03, 2015 10:37 AM  
**To:** Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilyn M; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Jeff Lawrey ; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita  
**Subject:** Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Agency Reviewer,

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Please email me with any questions you may have.

Thank you,

### Troy Stevens

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

## Stevens, Troy

---

**From:** Neisler, Nick <Nick.Neisler@centurylink.com>  
**Sent:** Friday, December 18, 2015 12:47 PM  
**To:** Stevens, Troy  
**Subject:** CTL No Objection Letter Street Vacation 124.1361  
**Attachments:** No Objection Letter\_executed.pdf

Troy,

Please see the attached [no objection letter for 124.1361](#).

Thank you,

Nick Neisler

**CenturyLink Right of Way**

Network Real Estate

8021 SW Capitol Hill Rd | Portland, OR | 97219

C:503.504.1462 | F: Pending

[Nick.Neisler@CenturyLink.com](mailto:Nick.Neisler@CenturyLink.com)

This e-mail is the property of centurylink and may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender and delete all copies of the message.

---

**From:** Sassone, Tommy  
**Sent:** Friday, December 18, 2015 8:14 AM  
**To:** Neisler, Nick  
**Subject:** RE: SIGNATURE REQUIRED:Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Here you go...

Tommy Sassone

Desk: 702.244.7958

Mobile: 702.900.7699

---

**From:** Neisler, Nick  
**Sent:** Thursday, December 17, 2015 2:39 PM  
**To:** Sassone, Tommy  
**Subject:** SIGNATURE REQUIRED:Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner  
**Importance:** High

Tommy,

Tommy,

I understand you're out on vacation, however, this needs signed and returned to the City by tomorrow (12/18/2015). If you can't get it signed let me know and I'd be happy to harass someone else. Once again, please note the confirmation below from engineer Victor Novelo that no facilities are in the designated vacation area. Please sign and return the attached "No Objection Letter" when time permits.

Enjoy your vacation!

**Nick Neisler**

**CenturyLink Right of Way**

Network Real Estate

8021 SW Capitol Hill Rd | Portland, OR | 97219

C:503.504.1462 | F: Pending

[Nick.Neisler@CenturyLink.com](mailto:Nick.Neisler@CenturyLink.com)

This e-mail is the property of centurylink and may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender and delete all copies of the message.

---

**From:** Novelo, Victor

**Sent:** Thursday, December 17, 2015 7:56 AM

**To:** Neisler, Nick

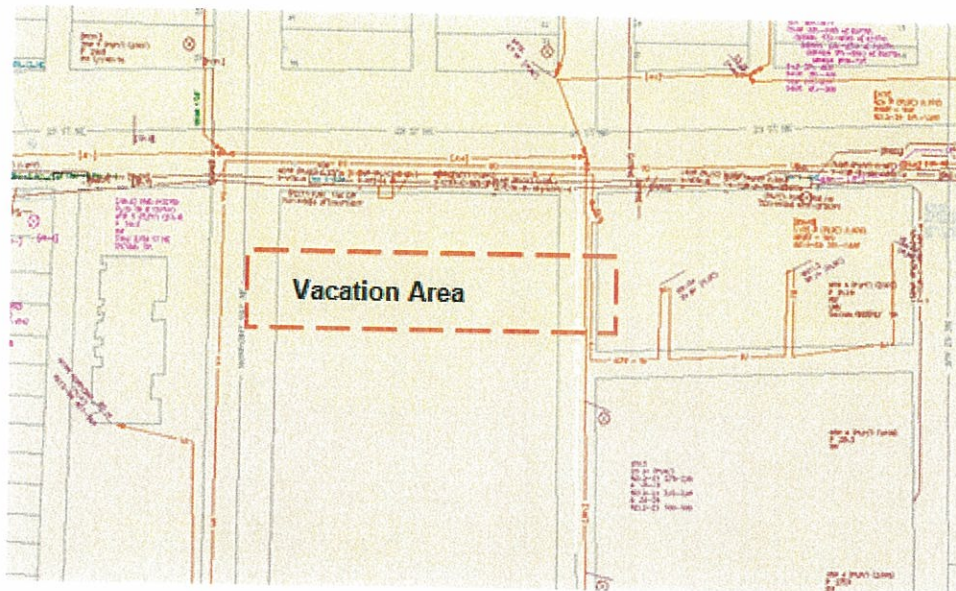
**Cc:** Novelo, Victor; Mahedy, Thomas

**Subject:** RE: : Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Nick, I hope that this info will help.



CTL has no facilities in the designated area of this street vacation.



---

**From:** Neisler, Nick  
**Sent:** Wednesday, December 16, 2015 5:09 PM  
**To:** Novelo, Victor  
**Subject:** FW: : Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner  
**Importance:** High

Here are the attachments!

---

**From:** Neisler, Nick  
**Sent:** Tuesday, December 15, 2015 11:33 AM  
**To:** Novelo, Victor  
**Subject:** : Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner  
**Importance:** High

Good Afternoon Victor,

Please correct me if I am wrong, but I believe this alley vacation request is located in your territory is that right? If so, will you please take a brief moment and determine whether or not we have any facilities in the designated area of this street vacation? If so, I need to inform the City that we will need to obtain an easement for our existing facilities.

I was just given this request today and the deadline appears to be the 18<sup>th</sup>. Please let me know as soon as you can.

Thank you!

Nick Neisler  
CenturyLink Right of Way  
Network Real Estate

8021 SW Capitol Hill Rd | Portland, OR | 97219

C:503.504.1462 | F: Pending

[Nick.Neisler@CenturyLink.com](mailto:Nick.Neisler@CenturyLink.com)

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---

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

**Sent:** Thursday, December 03, 2015 10:37 AM

**To:** Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilyn; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Lawrey, Jeff J; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Reynolds, Tanara; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita

**Subject:** Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Agency Reviewer,

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Please email me with any questions you may have.

Thank you,

**Troy Stevens**

City of Tacoma, Public Works

Sr. Real Estate Specialist

(253) 591-5535

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

This communication is the property of CenturyLink and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.



CenturyLink  
6700 Via Austi Parkway  
Las Vegas, Nevada 89119  
(702) 244 7055

December 17th, 2015

SV 124.1361  
No Reservations

City of Tacoma  
Public Works  
ATTN: Troy Stevens  
Sr. Real Estate Specialist  
(253)-591-5535

**SUBJECT: SV 124.1361**  
**Project Name: Tacoma, WA CBL Vacation #SV 124.1361 (Alley/Norpoint Way NE)**

**Re: Request by City of City of Tacoma to vacate and abandon easements of interest.**

Dear Stevens:

QWEST CORPORATION d/b/a CENTURYLINK has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation.

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

This vacation response is submitted **WITH THE STIPULATION** that if CenturyLink facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be done under the supervision of a CenturyLink Inspector.

Respectfully,

Tommy Sassone  
CenturyLink Network Real Estate  
7145 E 1<sup>st</sup> St  
Scottsdale Arizona 85251



## Stevens, Troy

---

**From:** Kammerzell, Jennifer  
**Sent:** Monday, February 22, 2016 2:28 PM  
**To:** Stevens, Troy  
**Cc:** Kidd, Brennan  
**Subject:** RE: Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Traffic has reviewed the request to vacate the alley between Norpoint Way, 29<sup>th</sup> St NE, 61<sup>st</sup> Ave NE, and 28<sup>th</sup> St NE and has no objections provided the following conditions/comments are followed:

- 1) Direct vehicular access for parcel 6350000900 will not be allowed on 29<sup>th</sup> Street NE due to the proximity of the intersection. Future limited or restricted access may be allowed on Norpoint Way and will be assessed during the time of development.
- 2) Limited and restricted vehicular access for parcel 6350000890 on 29<sup>th</sup> Street NE may be allowed and will be assessed during the time of development.
- 3) Cross access easement is recommended to serve parcels 6350000900 and 6350000890 from 61<sup>st</sup> Ave NE

### *Jennifer Kammerzell*

Senior Engineer  
City of Tacoma Public Works Engineering

---

**From:** Stevens, Troy  
**Sent:** Thursday, December 03, 2015 10:37 AM  
**To:** Barnett, Elliott; Bateman, Joy; Ben Han; Boczar, Sue; Boudet, Brian; Cantrel, Aaron; Cornforth, Ronda; Coyne, Richard; Danby, Marilyn; Erickson, Ryan; Fletcher, Gloria; Howatson, James; Jeff Lawrey ; Johnson, David (PDS); Kammerzell, Jennifer; Larson, Chris; Reynolds, Tanara ; Seaman, Chris; Simpson, Sue; Site Development Group ; Standley, Steven; Trohimovich, Merita  
**Subject:** Street Vacation 124.1361 - Comments DUE December 18th - LPI Holdings, LLC Petitioner

Agency Reviewer,

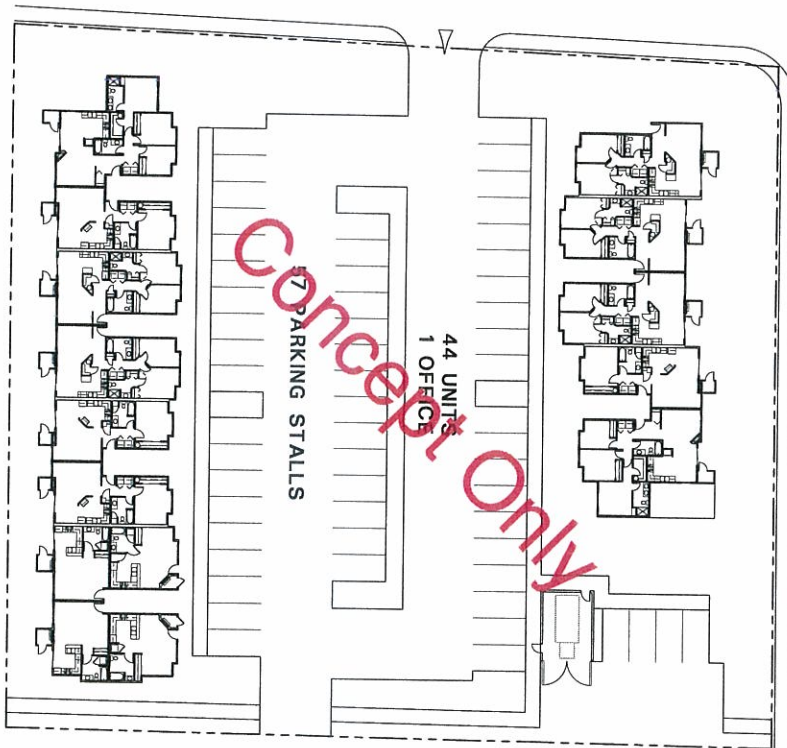
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Thank you,

### **Troy Stevens**

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



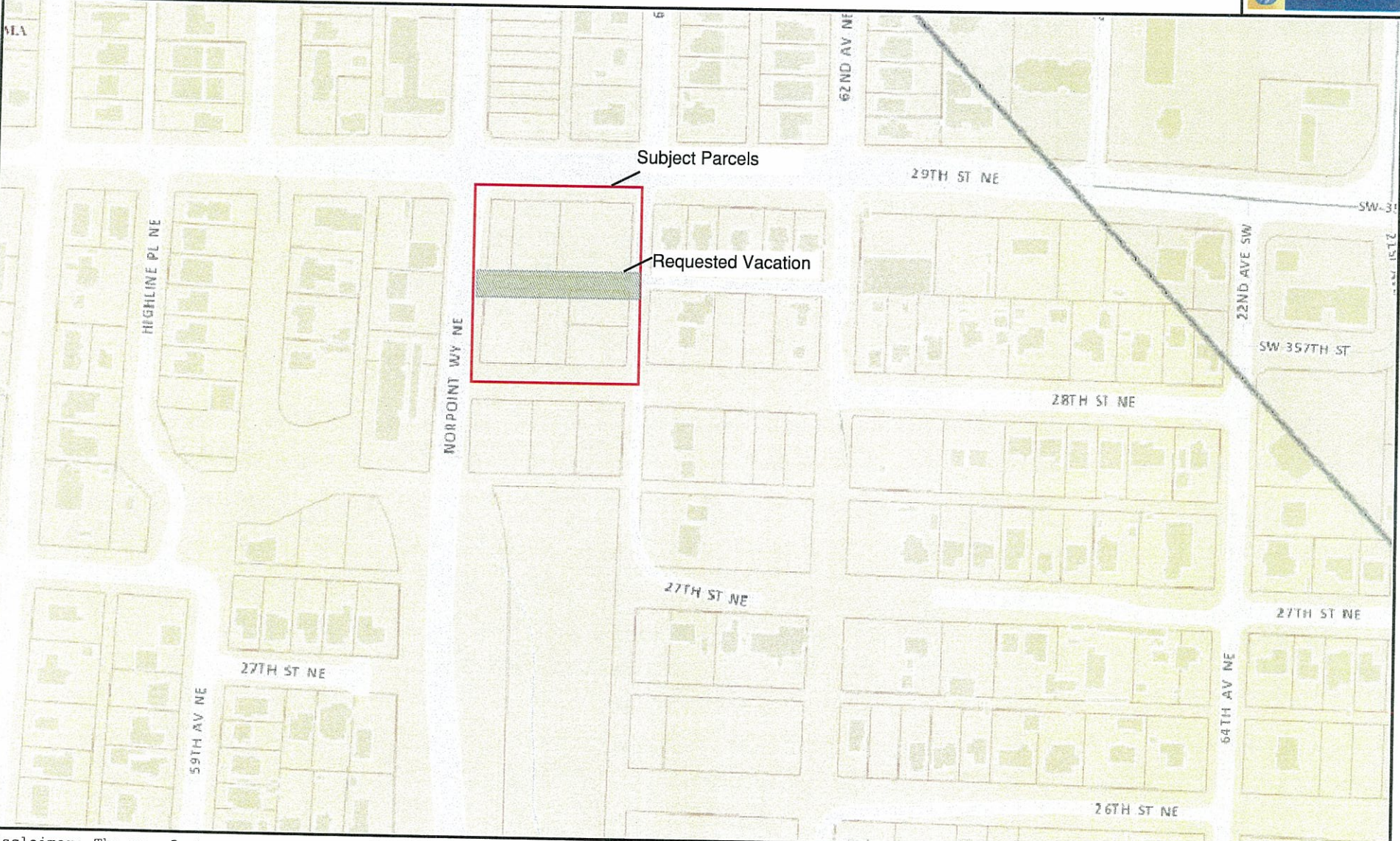
  
 NORTH  
**SITE PLAN**  
 SCALE: 1"=20'

**EX. 15**

<b>SP1.C</b> Sheet: 151132	Date: R.C.T. Designed: R.C.T. Role: 11-04-15 CAD File: 151132	<b>SITE PLAN</b> Project Title: <b>NORPOINT LANDING</b> <small>TACOMA WA</small>	Prepared By: <b>TODD JACKSON</b> DRAFTING SERVICES, LLC <small>1235 4th Ave. East, Suite 100, Olympia, WA 98506</small>	Client: <b>NORPOINT LANDING LLC</b>	Revisions:
	(Empty revision table)				



635000-088-0 - 094-0

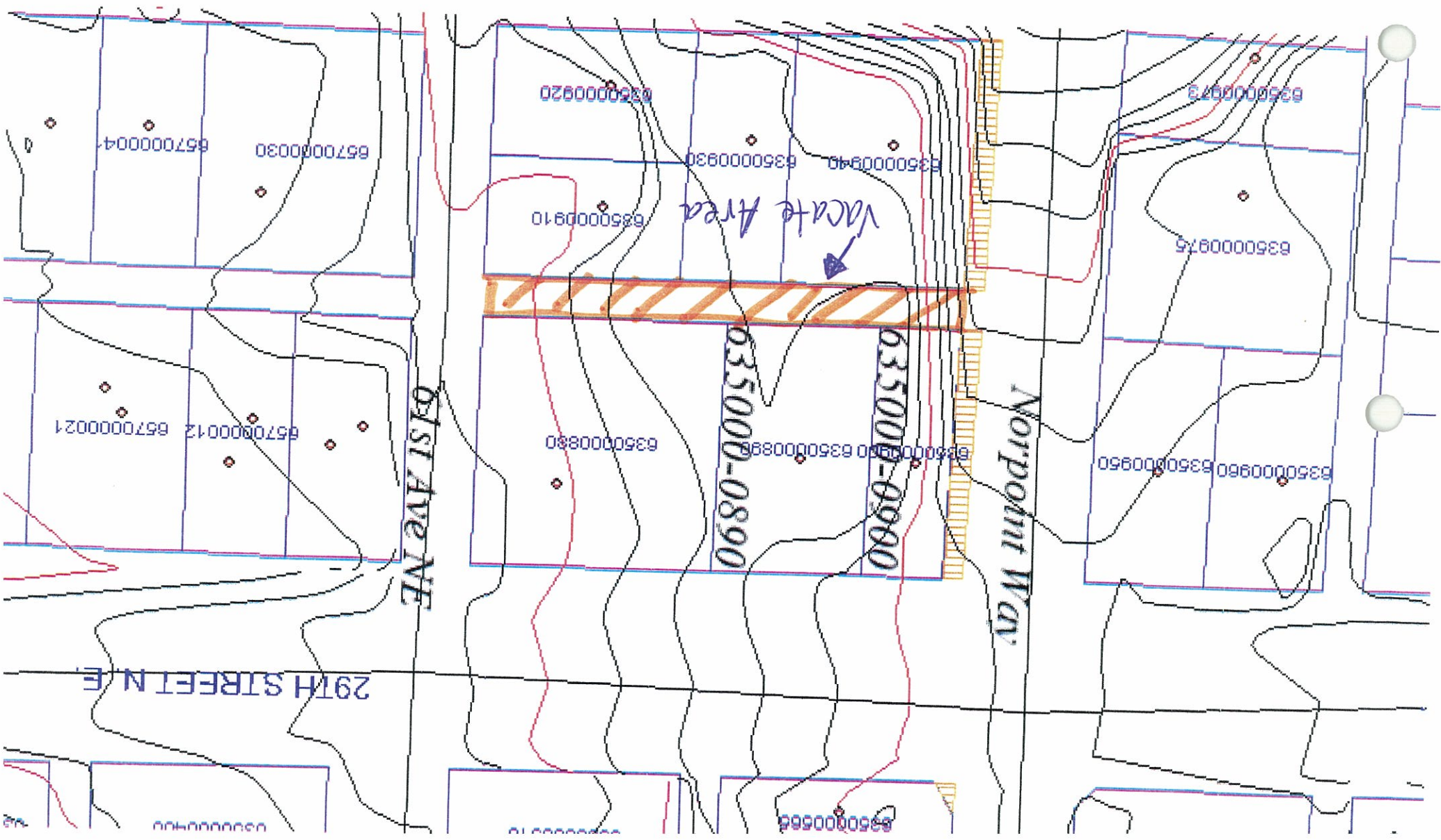


EX. 15

Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. **ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'**. The County makes no warranty of fitness for a particular purpose. 2015/11/20



EX.16



## Stevens, Troy

---

**From:** sicedredge@aol.com  
**Sent:** Tuesday, March 01, 2016 7:36 PM  
**To:** Stevens, Troy  
**Subject:** vacating ally in NE Tacoma

Hi, my name is Dan Mullerleile and live in NE Tacoma. I am E-mailing you to inform you about my thoughts on the proposed street vacation in NE Tacoma. Its street vacation # is 124.1361. I would like you to know that I do NOT want to vacate the ally "lying easterly and abutting Norpoint way NE, and lying between 28th St NE and 29th St NE". I do NOT want a multi-family development to go on the corner. Traffic on this corner is already an issue in the morning, and afternoon traffic is worse. If there are any issues on I-5 in the afternoon, tons of people take this route in order to find a short cut around Fife. It can easily become a parking lot 3 blocks long. It can be very difficult to get to my own home. ( I live on 61 St NE.) Another reason I do not want this multi-family development to go in, is that there are several different apartment complexes in the area and they all seem to be very low end. My father lives in one nearby and it backs up to Crystal Point apartments. Leaving anything on the back porch is a gamble. People jump the fence all the time and steal anything of value. Last summer someone was shot to death in the parking lot. The area is not the best to start with, and adding another low end 44 person development on that small corner will make it worse. There are several apartment complexes in the area already. If the alley is not vacated, then houses could be built instead. That would mean fewer people, and less congestion. It would mean people with steady jobs who are willing to buy a house and invest in their community. These people would make the area better. If that complex goes in, I would consider it a disaster. Thank you for taking the time to hear my concerns.