

CITY EXHIBIT LIST

HEARING DATE: Thursday, November 10, 2022, at 1:30 p.m.

FILE NUMBER: HEX2022-016 (SV 124.1427)

FILE NAME: M & A Investments Three, LLC, *Petitioner*

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-1	Preliminary Report	City of Tacoma, Real Property Services (“COT, RPS”)	X			
EX. C-2	Aerial Maps (2)	COT, RPS	X			
EX. C-3	Plat map	COT, RPS	X			
EX. C-4	City Deed Number D-4183	COT, RPS	X			
EX. C-5	Supplemental aerial and street map	COT, RPS	X			
EX. C-6	Petitioner Petition Submittal Maps	COT, RPS	X			
EX. C-7	Tacoma Water (Distribution) – Easement required via email	COT, RPS	X			
EX. C-8	RPS/In-Lieu Fee – In-lieu fee amount of \$1,365.41 via email	COT, RPS	X			
EX. C-9	PW/Traffic Engineering – No objection via email	COT, RPS	X			
EX. C-10	PW/Traffic Signal & Streetlighting – No objection via email	COT, RPS	X			
EX. C-11	Sound Transit – No objection via email	COT, RPS	X			

KEY

A = Admitted

E = Excluded

W = Withdrawn

CITY EXHIBIT LIST

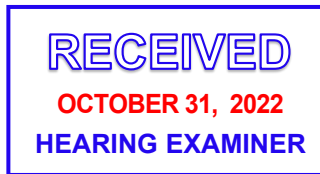
HEARING DATE: Thursday, November 10, 2022, at 1:30 p.m.

FILE NUMBER: HEX2022-016 (SV 124.1427)

FILE NAME: M & A Investments Three, LLC, *Petitioner*

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-12	ES/Engineering – No objection -via email	COT, RPS	X			
EX. C-13	ES/Solid Waste - No objection via email	COT, RPS	X			
EX. C-14	Tacoma Power/Click!- No objection via email	COT, RPS	X			
EX. C-15	Tacoma Water (Supply) – No objection via email	COT, RPS	X			
EX. C-16	Tacoma Fire – No objection via email	COT, RPS	X			
EX. C-17	PDS/Land Use – No objection via email	COT, RPS	X			
EX. C-18	CED – No objection via email	COT, RPS	X			
EX. C-19	PSE – No objection via email	COT, RPS	X			
EX. C-20	Lumen/CenturyLink – No objection via email	COT, RPS	X			
EX. C-		COT, RPS				
EX. C-		COT, RPS				

KEY
A = Admitted **E = Excluded** **W = Withdrawn**



PRELIMINARY REPORT

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

**For the Hearing to be Held
Thursday, November 10, 2022 at 1:30 PM**

PETITIONER: M & A INVESTMENTS THREE, LLC

FILE NO. 124.1427

A. SUMMARY OF REQUEST:

Real Property Services has received a petition to vacate a portion of East “N” Street, lying north of East 25th Street, to facilitate expanded future use of the property. The area is shown on the attached map, Exhibit 2.

B. GENERAL INFORMATION:

1. Legal Description of Vacation:

THAT PORTION OF THE EAST N STREET AND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON; SAID PORTION BEING DESCRIBED AS FOLLOWS:

EASTERLY VACATION AREA

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A AS SHOWN ON RECORD OF SURVEY, RECORDED UNDER AUDITOR’S FILE NUMBER 9003010095 OF SAID COUNTY;
THENCE ALONG THE NORTH RIGHT-OF-WAY MARGIN OF EAST 25TH STREET, SOUTH 82°39’39” WEST, 12.00 FEET;
THENCE LEAVING SAID MARGIN, NORTH 7°17’29” WEST, 129.67 FEET MORE OR LESS TO THE SOUTH LINE OF A 20.00 FOOT WIDE PUBLIC ALLEY LYING BETWEEN BLOCKS 7442 AND 7541 AS SHOWN ON A PLAT ENTITLED “INDIAN ADDITION TO THE CITY OF TACOMA”, RECORDED IN VOLUME 7 OF PLATS AT PAGES 30 AND 31, RECORDS OF PIERCE COUNTY;
THENCE ALONG SAID SOUTH LINE, NORTH 82°39’40” EAST, 12.00 FEET MORE OR LESS TO THE WESTERLY LINE OF SAID PARCEL A;
THENCE ALONG SAID WESTERLY LINE OF SAID PARCEL, SOUTH 7°17’29” EAST, 129.68 FEET TO THE POINT OF BEGINNING.

AND

WESTERLY VACATION AREA

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL A AS SHOWN ON RECORD OF SURVEY, RECORDED UNDER AUDITOR'S FILE NUMBER 9003010095 OF SAID COUNTY; THENCE ALONG THE NORTH RIGHT-OF-WAY MARGIN OF EAST 25TH STREET, SOUTH 82°39'39" WEST, 71.50 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED UNDER AUDITOR'S FILE NUMBER 201102040259 OF SAID COUNTY (PROPERTY SHOWN ON A RECORD OF SURVEY, RECORDED UNDER AUDITOR'S FILE NUMBER 201102255003 OF SAID COUNTY) AND POINT OF BEGINNING; THENCE LEAVING SAID MARGIN, NORTH 7°17'29" WEST, 129.68 FEET MORE OR LESS TO THE SOUTH LINE OF A 20.00 FOOT WIDE PUBLIC ALLEY LYING BETWEEN BLOCKS 7442 AND 7541 AS SHOWN ON A PLAT ENTITLED "INDIAN ADDITION TO THE CITY OF TACOMA", RECORDED IN VOLUME 7 OF PLATS AT PAGES 30 AND 31, RECORDS OF PIERCE COUNTY; THENCE ALONG SAID SOUTH LINE, NORTH 82°39'40" EAST, 6.49 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 50°40'48" EAST, 24.77 FEET; THENCE SOUTH 7°17'29" EAST, 111.66 FEET MORE OR LESS TO AFORESAID NORTH MARGIN OF EAST 25TH STREET; THENCE ALONG SAID MARGIN, SOUTH 82°39'39" WEST, 23.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,450 SQUARE FEET, OR 0.10 ACRES MORE OR LESS.

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 6, 2022, and the yellow public notice signs were posted on October 5, 2022:

1. Placed yellow public notice sign approximately 129 feet of the northwest corner of the intersection of East N Street and East 25th Street.
2. Place yellow public notice sign at the northeast corner of the intersection of East N Street and East 25th 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.cityoftacoma.org/cms/one.aspx?objectId=2283>
5. Public Notice advertised in the Daily Index newspaper.
6. Public Notice mailed to all parties of record within the **300** feet of vacation request.
7. Public Notice advertised on Municipal Television Channel 12.

D. PURPOSE OF REQUEST:

The Petitioner plans on acquiring the portion of East "N" Street, lying between north of East 25th Street and the Puyallup Avenue alley, to facilitate expanded and future use of the property.

E. HISTORY:

The City acquired the right of way under City deed number D-4183, recorded January 12, 1972, under Pierce County recording number 2427641 records of Pierce County, Washington.

F. PHYSICAL LAND CHARACTERISTICS:

East "N" Street, lying northerly of East 25th Street and southerly of the alley, is an unimproved right of way in a commercial area with a hard pack dirt surface.

G. APPLICABLE SECTIONS OF THE OFFICIAL CODE OF THE CITY OF TACOMA:

9.22.010 PETITION TO VACATE AUTHORIZED: The owners of an interest in any real estate abutting on any street or alley who may desire to vacate any street or alley, or any part thereof, shall petition to the City Council to make vacation in the manner hereafter provided in this chapter and pursuant to RCW 35.79 or the City Council may itself initiate by Resolution such vacation procedure. The City Council shall require the petitioners to compensate the City in an amount which equals one-half of the appraisal value of the area vacated; provided that if the street or alley has been a public right of way for 25 years or more, the City shall be compensated in an amount equal to the full appraised value of the area vacated; provided that when the vacation is initiated by the City or the City Council deems it to be in the best interest of the City, all or any portion of such compensation may be waived. Except as provided below, one-half of the revenue received hereunder shall be devoted to the acquisition, improvement, and maintenance of public open space land and one-half may be devoted to transportation projects and the management and maintenance of other City owned lands and unimproved rights-of-way.

In the case of vacations of rights-of-way in the tide flats area, defined as easterly of the Thea Foss Waterway (inclusive of the Murray Morgan Bridge), northerly of State Route 509 and westerly of Marine View Drive, the total revenue received hereunder shall be devoted to transportation projects in the tide flats area.

9.22.040 PUBLIC'S RIGHT TO TRAVEL – UTILITIES: Vacation of any portion of a street that is designated as an arterial under Section 11.05.490 of the Municipal Code shall be of a minor nature only and shall not unreasonably limit the public's right to travel upon said street or interfere with the ancillary right to occupy said street for utility purposes.

CRITERIA: Section 9.22.070 of the Official Code of the City of Tacoma. The following criteria have been considered:

1. That the vacation will provide a public benefit and/or will be for a public purpose.
2. That the right-of-way vacation shall not adversely affect the street pattern or circulation of the immediate area or the community as a whole.
3. That the public need shall not be adversely affected.
4. That the right-of-way is not contemplated or needed for future public use.
5. That no abutting owner becomes landlocked or his access will not be substantially impaired; i.e., there must be an alternative mode of ingress and egress, even if less convenient.
6. That vacation of right-of-way shall not be in violation of RCW 35.79.035

Regarding the above Criteria, Real Property Services finds the following:

1. The vacation is a public benefit because it places the property on the tax rolls and facilitates private improvements.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and does not object.
3. The petition has been considered by City staff and outside quasi-governmental agencies and it does not adversely affect the public need; and
4. The right of way is not needed for future public use.
5. No abutting owner becomes landlocked nor will their access be substantially impaired.
6. The vacated area is not close to a body of water as contemplated under RCW 35.79.035.

H. ADDITIONAL INFORMATION:

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

I. PROJECT RECOMMENDATIONS:

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

Preliminary Report – Exhibit C-1
Aerial Maps (2) – Exhibit C-2
Plat Map – Exhibit C-3
City Deed Number D-4183 - Exhibit C-4
Supplemental aerial and street map – C-5
Petitioner Petition Submittal Maps – Exhibit C-6

Recommended Conditions

Payment of Fees

Tacoma Water (Distribution) – Easement Reservation Request – Exhibit C-7

Advisory Comments

RPS (LID) – In-Lieu Fee \$1,365.41 - Exhibit C-8

PW/Traffic Engineering – No Objection - Exhibit C-9

PW/Traffic Signal & Streetlighting – No Objection – Exhibit C-10

Sound Transit – No Objection – Exhibit C-11

ES Engineering – No Objection – Exhibit C-12

ES Solid Waste - No Objection – Exhibit C-13

Tacoma Power/Click! – No Objection – Exhibit-C-14

Tacoma Water (Supply) – No Objection – Exhibit C-15

Tacoma Fire– No Objection – Exhibit C-16

PDS, Site Development – No Objection – Exhibit C-17

CED – No Objection – Exhibit C-18

Puget Sound Energy – No Objection - Exhibit C-19

CenturyLink – No Objection - Exhibit C-20

J. RECOMMENDED CONDITIONS OF APPROVAL:

Should this street vacation request be approved, the Real Property Services Division recommends that the following conditions be made conditions of approval for this street vacation petition.

1. PAYMENT OF FEES

The petitioner shall compensate the City in an amount equal to the full appraised value of the area vacated. One-half of the revenue received shall be devoted to the acquisition, improvement and maintenance of public open space land and one-half may be devoted to transportation projects and /or management and maintenance of other City owned lands and unimproved rights-of-way. *TMC 9.22.010*

2. TACOMA WATER (DISTRIBUTION)

- a. Please contact Greg Muller at (253) 606-4688 regarding Tacoma Water Distribution's comments.
- b. Tacoma Water requests an easement be reserved over the easterly portion of the vacate area, i.e. the easterly 12' of East "N" Street, between East 25th Street and the Puyallup Avenue alley.

K. ADVISORY COMMENTS:

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

- c. Please contact Britany Avila at (253) 591-5277 regarding RPS' In-Lieu comments.
- d. An In-Lieu amount of \$1,365.41 is due for sanitary sewer.

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

4. NO OBJECTION

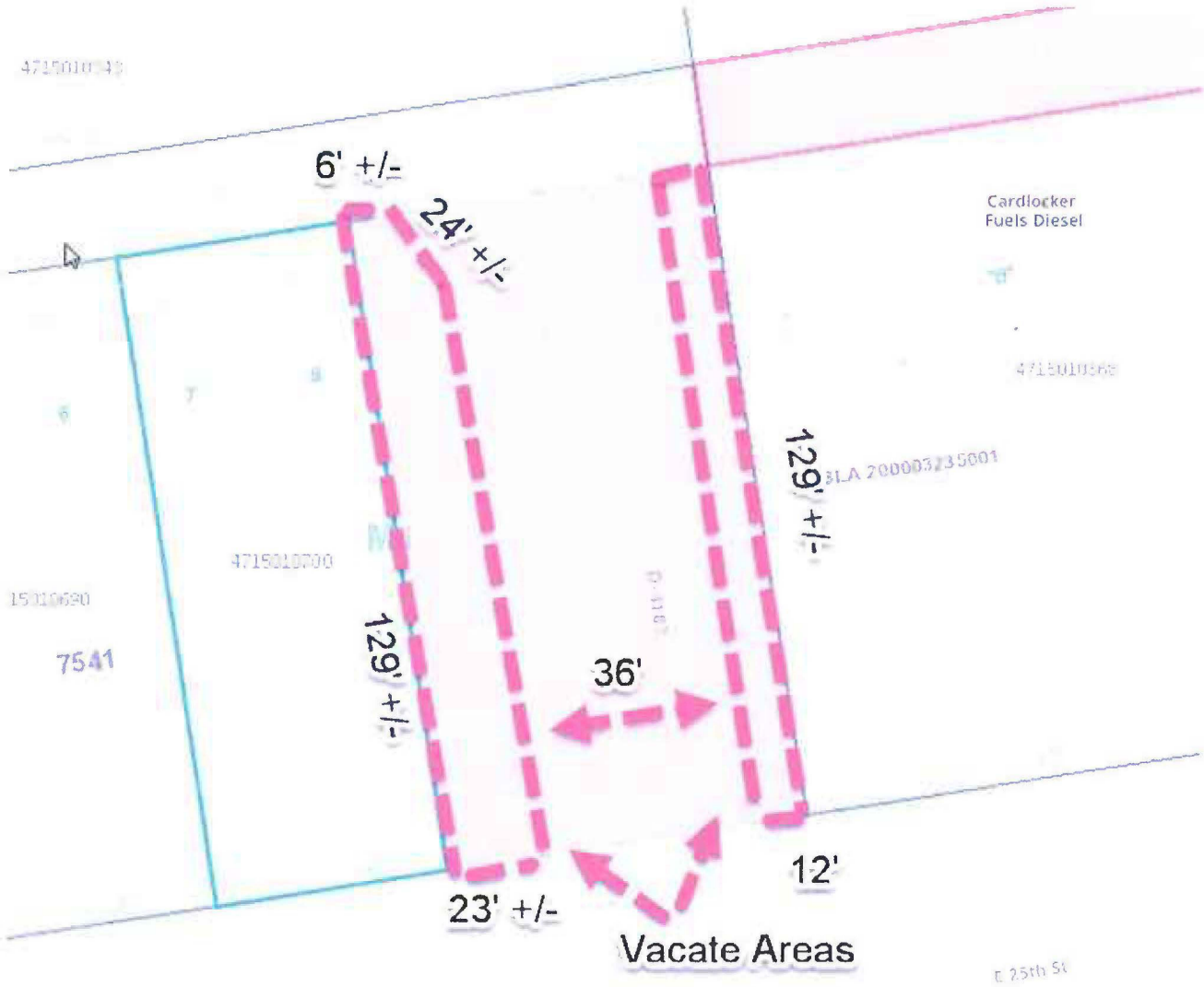
No objection or additional comment was received from PW Traffic Engineering; PW/Traffic Signal & Streetlighting; Sound Transit; ES/Engineering; ES/Solid Waste; Tacoma Water (Supply); & Tacoma Power/Click!; Tacoma Fire; PDS; CED; PSE; and Lumen/CenturyLink.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.

RECEIVED
OCTOBER 31, 2022
HEARING EXAMINER



CITY OF TACOMA
STREET VACATION NO. 124.1427
PORTION OF EAST N STREET, LYING NORTHERLY OF EAST 25TH STREET
NW 1/4 SEC. 10, T20N, R3E
NOT TO SCALE



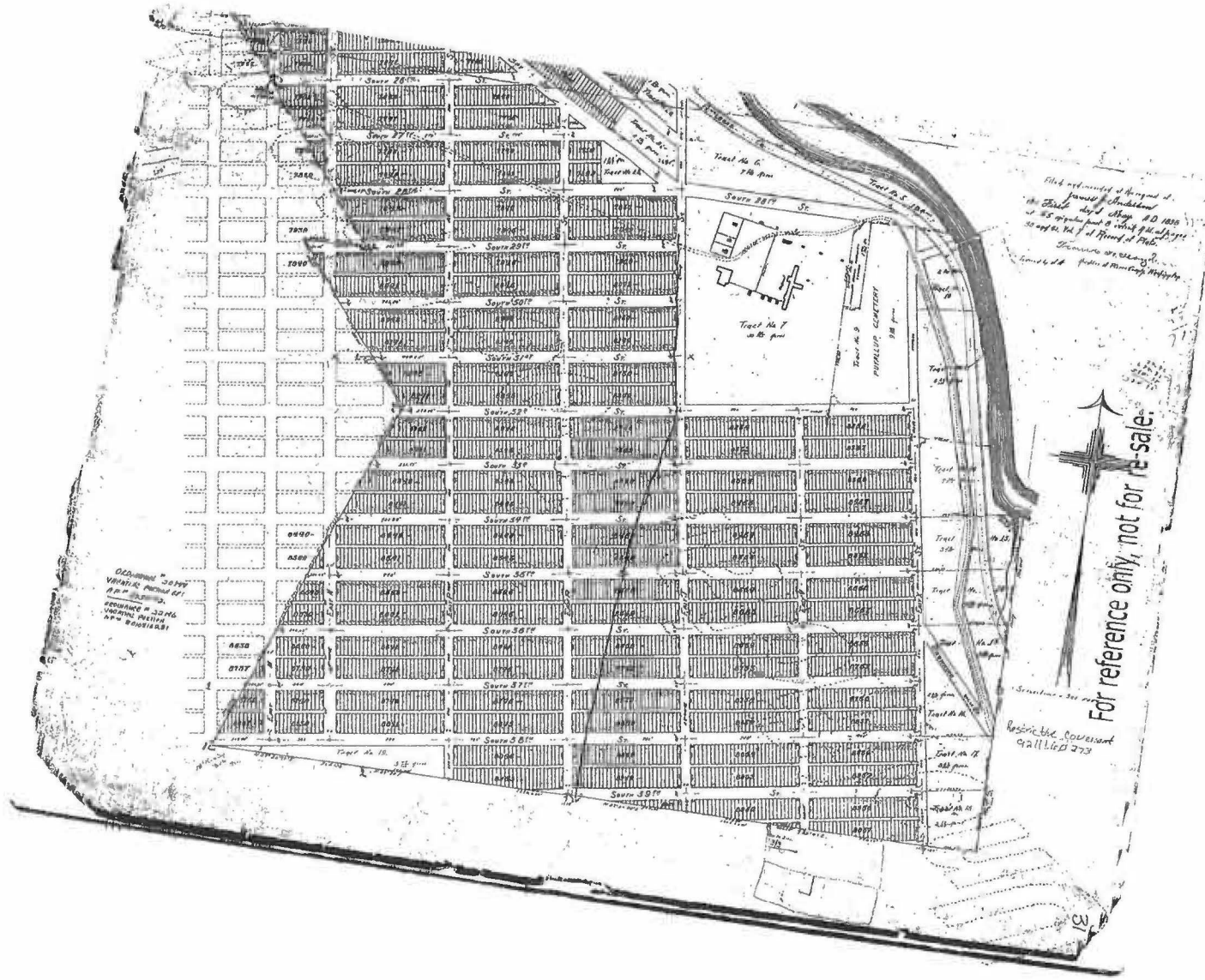
CITY OF TACOMA

STREET VACATION NO. 124.1427

PORTION OF EAST N STREET, LYING NORTHERLY OF EAST 25TH STREET

NW 1/4 SEC. 10, T20N, R3E

NOT TO SCALE



OCCLUDED COPY
 VERTICAL RECORDS
 P.P. 1000
 DISTANCE # 30 MG
 VERTICAL RECORDS
 NEW BOSTON

File reference of the record of
 James C. Chubbuck
 in the State of New York
 in the year 1810
 in the county of Westchester
 in the town of Mount Pleasant
 in the village of Mount Pleasant
 in the lot of the record of the
 State of New York

For reference only, not for re-sale.

Respectfully Submitted
 G. B. L. 1810

2427641 c 7

WARRANTY DEED
(Statutory Form)

VOL _____ OF _____
 RECORDED
 OF _____
 REQUEST OF _____
 12 JAN 12 PM 1
 PIERCE COUNTY WASH.
 REC'D
 Dated _____, 19____

STATE OF WASHINGTON,)
County of _____) ss.

Received for record this _____
 day of _____, 19____, at _____
 o'clock _____ M., and recorded at request
 of _____
 in Book _____ Page _____
 Deed Records of said County.

 County Auditor.

 Deputy Auditor.

CITY OF TACOMA
 ROOM 239
 JH Callahan

*Paid DEC 31 1971
107 Urb. Aut. & Rd
U 1221*

INVOICE

Improvement No. 4873

January 4, 1972

To: Herman and Barbara Ann Kleiner
2424 Bay Street
Tacoma, Washington 98421

For: Compensation in full for real property above addressed
legally described as follows:

PARCEL "A"

The east 3.5 feet of Lot 8 and all of Lots 9 to 24, inclusive, in Block 7541 of THE INDIAN ADDITION TO THE CITY OF TACOMA, as per map thereof recorded in Book 7 of Plats at Pages 30 and 31, records of Pierce County Auditor.

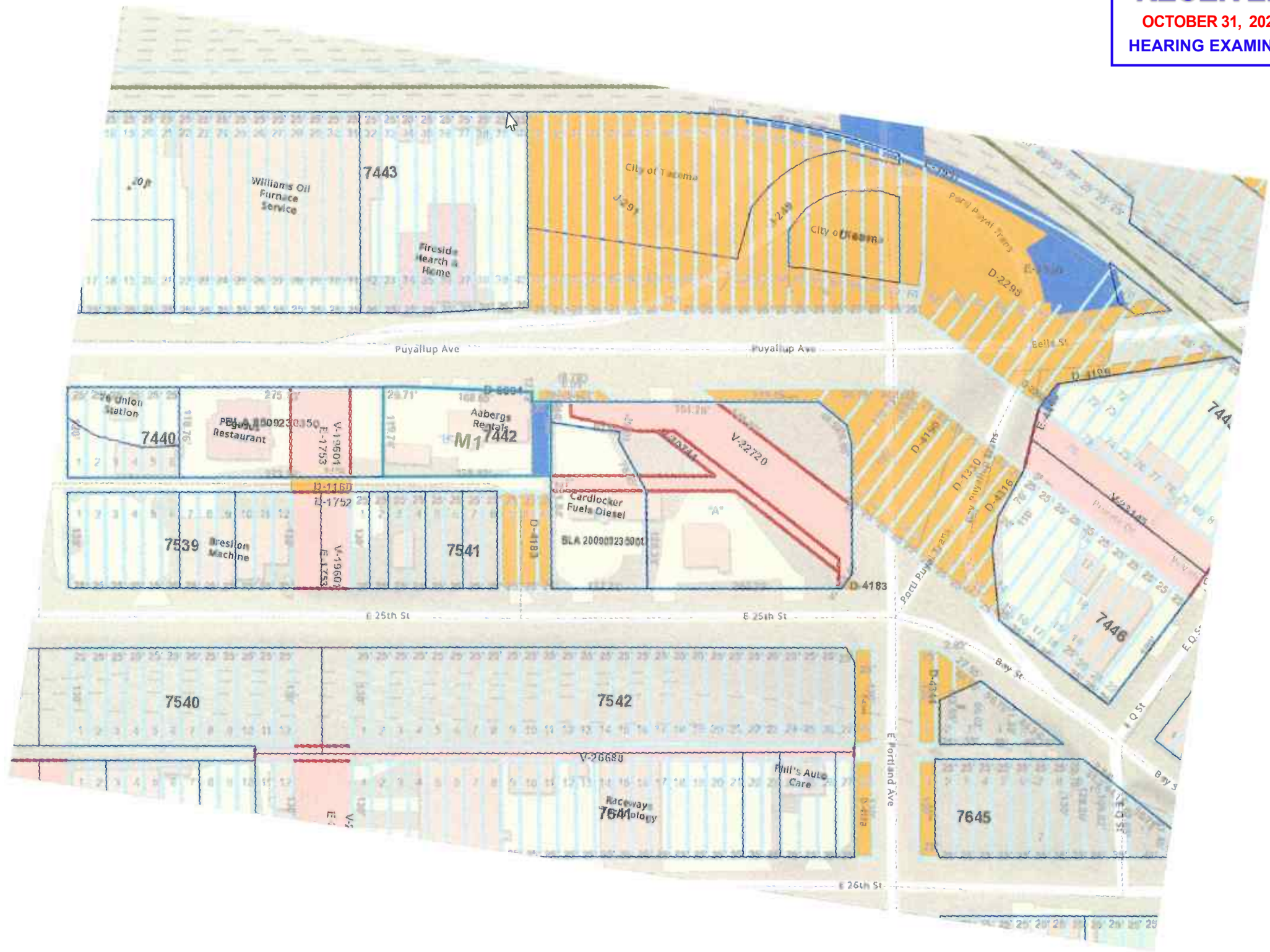
PARCEL "B"

Lots 9 to 16, inclusive, in Block 7442 of THE INDIAN ADDITION TO THE CITY OF TACOMA, as per map thereof recorded in Book 7 of Plats at Pages 30 and 31, records of Pierce County Auditor.

Except that portion of Lot 9 and the West 18 feet of Lot 10 lying North of the following described line: Beginning at a point on the West line of said Block 7442, South 09° 10' East 83.5 feet from the Northwest corner thereof; thence North 84° 16' East 21.5 feet; thence North 78° 15' East 200.2 feet; thence North 79° 18' East, to intersect the East line of the West 18 feet of Lot 10 in Block 7442 and the end of this line description.

Consideration \$212,000.00

RECEIVED
OCTOBER 31, 2022
HEARING EXAMINER



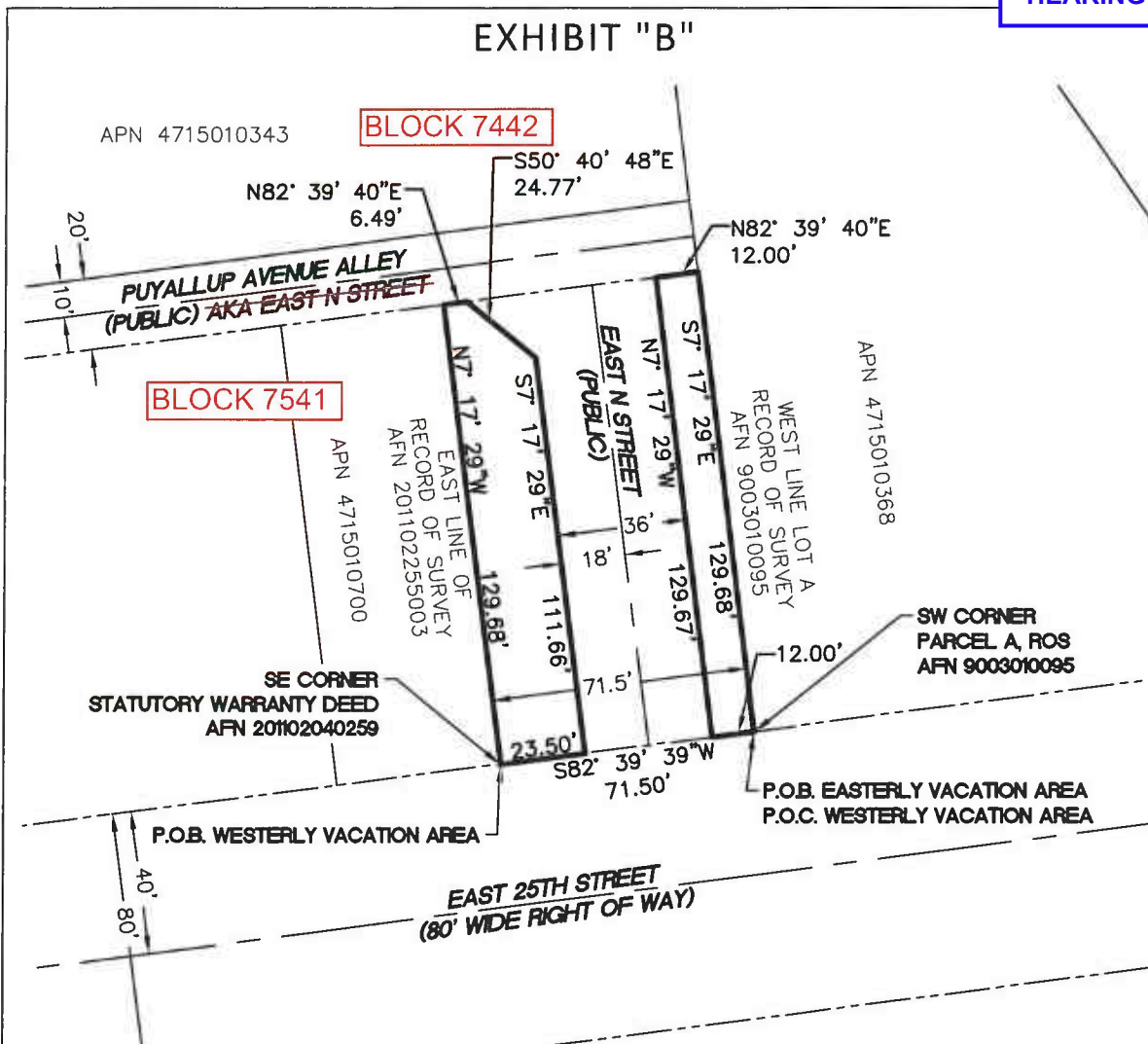


RECEIVED

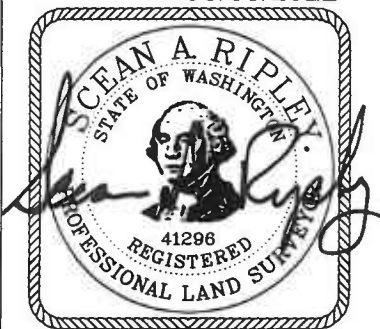
OCTOBER 31, 2022

HEARING EXAMINER

EXHIBIT "B"



05/03/2022



1" = 50'

JOB NO. 2200477.50

5/3/22

Right-of-Way Vacation Exhibit Map

LEGAL BY: SAR EXHIBIT BY: FSS

NE 1/4, NW 1/4, S10, T20N, R1E

w:\sdekproj\2020\2200477\2200477 rw vacation.dwg



2215 North 30th Street,

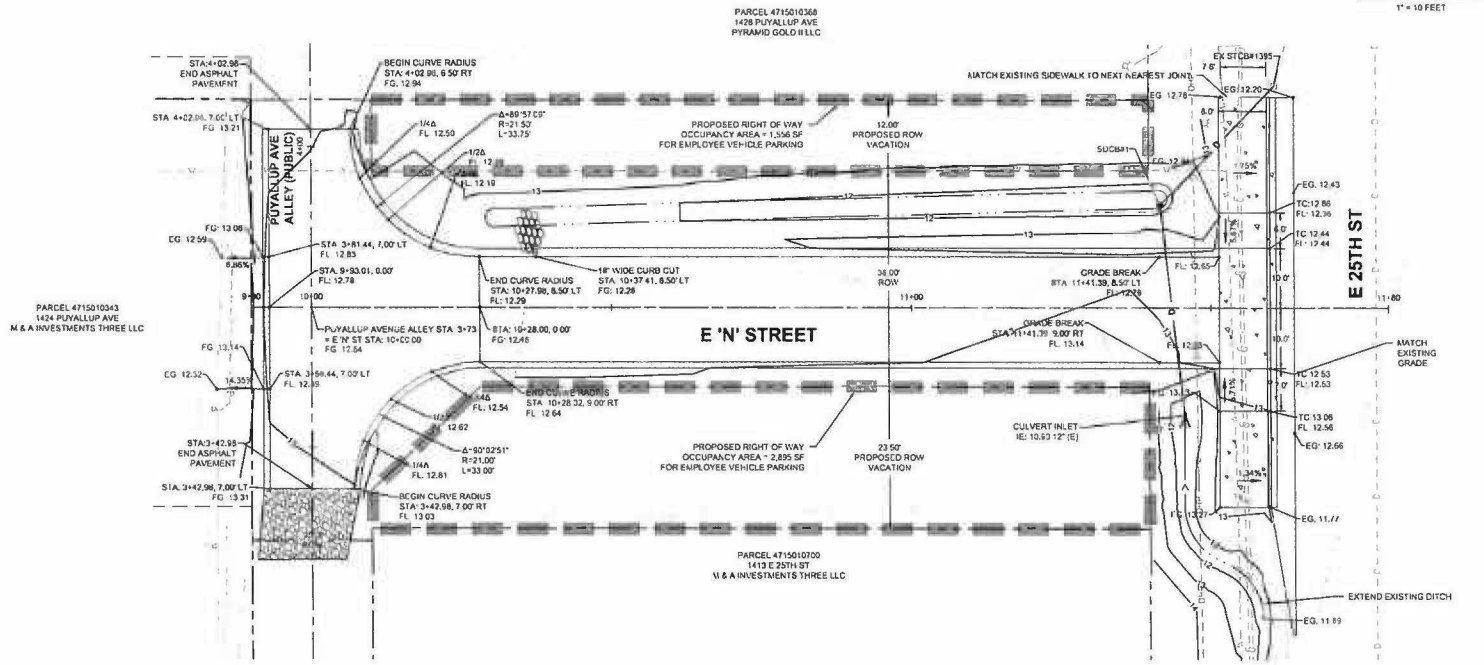
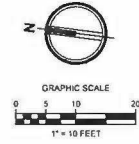
Suite 200,

Tacoma, WA 98403

253.383.2422 TEL

253.383.2572 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.



2215 North 30th Street
 Suite 300
 Tacoma, WA 98403
 253.363.2422 TEL
 253.363.2972 FAX

AABERG'S REDEVELOPMENT	
ROCC PERMIT SITE PLAN	

JOB NO.	2200477_10
DATE	8/10/2021
EX-1	

RECEIVED

OCTOBER 31, 2022

HEARING EXAMINER

Stevens, Troy

From: Muller, Gregory
Sent: Friday, July 29, 2022 9:54 AM
To: Stevens, Troy
Cc: Rogers, Susie
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC
Attachments: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Good morning, Troy.

Received the response Tacoma Water Distribution.

Tacoma Water requests an easement be reserved over the Easterly Vacation Area, i.e. the easterly 12' of E N St between E 25th St and Puyallup Ave Alley.

Thanks for your patience, and please let me know if any questions.

Greg Muller, Real Estate Officer
Tacoma Public Utilities
253.606.4688

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Friday, July 15, 2022 4:10 PM
To: Muller, Gregory <GMuller@cityoftacoma.org>
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Thanks, Greg!

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

From: Muller, Gregory <GMuller@cityoftacoma.org>
Sent: Friday, July 15, 2022 3:16 PM
To: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: FW: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Good afternoon, Troy.

Tacoma Power has no objection to this vacation. Neither does the Tacoma Water Supply section. I'm still awaiting a response, however, from the Tacoma Water Distribution section, and will forward as soon as I receive it.

Thanks, and have a great weekend!

Greg Muller, Real Estate Officer
Tacoma Public Utilities
253.606.4688

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

Sent: Wednesday, June 29, 2022 4:11 PM

To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBearde@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

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

Subject: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Agency Reviewer,

Please review the attached memo, survey information, and map exhibits for proposed Street Vacation Petition 124.1427, as requested by M & A Investments Three, LLC and Pyramid Gold, LLC, and provide comments for your respective utility/agency **on or before July 15, 2022**. Responses received later than July 15, 2022 risk NOT being incorporated into the vacation action. The proposed vacation will facilitate improvements required by Planning and Development Services.

Please email me with any questions you may have.

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

Stevens, Troy

From: Shaffer, Shelly
Sent: Friday, July 29, 2022 9:24 AM
To: Croston, Heather; Muller, Gregory
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Greg,

This is basically the easterly portion of their request.

Thanks
Shelly

From: Croston, Heather <HCroston@cityoftacoma.org>
Sent: Friday, July 29, 2022 9:23 AM
To: Muller, Gregory <GMuller@cityoftacoma.org>
Cc: Shaffer, Shelly <sshaffer@cityoftacoma.org>
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Oh my goodness, I am so sorry that I dropped the ball on this one. Below is the information on the easement that we need:

Tacoma Water requires an easement over the easterly 12' of E N St between E 25th St and Puyallup Ave Alley.

Thank you,

Heather

From: Muller, Gregory <GMuller@cityoftacoma.org>
Sent: Monday, July 25, 2022 8:29 AM
To: Croston, Heather <HCroston@cityoftacoma.org>
Subject: FW: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Good morning, Heather.

Still haven't heard from you on this street vacation request. Can you let me know when you'll have a response?

Thanks!

Greg Muller, Real Estate Officer
Tacoma Public Utilities
253.606.4688

From: Muller, Gregory

Sent: Thursday, July 14, 2022 4:08 PM

To: Goodman, Jim <jgoodman@cityoftacoma.org>; Croston, Heather <HCroston@cityoftacoma.org>; Netcher, Greg <gnetcher@cityoftacoma.org>

Cc: Shaffer, Shelly <sshaffer@cityoftacoma.org>; Angel, Jesse <jangel@cityoftacoma.org>; Quinones, Kimberly <kquinones@cityoftacoma.org>; Collier, Regina <rcollier@cityoftacoma.org>

Subject: FW: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Good afternoon,

Reminder that deadline to respond to this Street Vacation request is **Friday, July 15, 2022**.

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

Greg Muller, Real Estate Officer
Tacoma Public Utilities
253.606.4688

From: Muller, Gregory

Sent: Thursday, June 30, 2022 1:06 PM

To: Goodman, Jim <jgoodman@cityoftacoma.org>; Croston, Heather <HCroston@cityoftacoma.org>; Rempe, Joe <JREMPE@cityoftacoma.org>; Reed, Daniel <DLReed@cityoftacoma.org>; Netcher, Greg <gnetcher@cityoftacoma.org>

Cc: Glassy, Thad <TGLASSY@cityoftacoma.org>; Martinson, John <JMARTINS@cityoftacoma.org>; Quinones, Kimberly <kquinones@cityoftacoma.org>; Shaffer, Shelly <sshaffer@cityoftacoma.org>; Angel, Jesse <jangel@cityoftacoma.org>; Collier, Regina <rcollier@cityoftacoma.org>

Subject: FW: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Good afternoon,

Please review the attached Street Vacation request and let me know if you have any questions or will require reservation of an easement. Please respond by **Friday, July 15, 2022**.

Thank you!

Greg Muller, Real Estate Officer
Tacoma Public Utilities
253.606.4688

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

Sent: Wednesday, June 29, 2022 4:11 PM

To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan

<bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

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

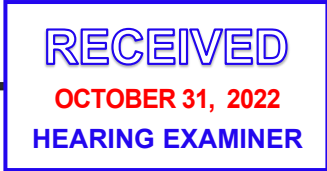
Subject: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Agency Reviewer,

Please review the attached memo, survey information, and map exhibits for proposed Street Vacation Petition 124.1427, as requested by M & A Investments Three, LLC and Pyramid Gold, LLC, and provide comments for your respective utility/agency **on or before July 15, 2022**. Responses received later than July 15, 2022 risk NOT being incorporated into the vacation action. The proposed vacation will facilitate improvements required by Planning and Development Services.

Please email me with any questions you may have.

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



Stevens, Troy

From: Avila, Britany
Sent: Thursday, October 27, 2022 11:06 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

This parcel is subject to an in Lieu Sewer Assessment per TMC 12.08B.230. The amount due is \$1,365.41.

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



From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, October 27, 2022 10:34 AM
To: Avila, Britany <BAvila@cityoftacoma.org>
Subject: FW: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Hi,

Would you please send me your comments on this one asap?

Thank you,

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

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Wednesday, June 29, 2022 4:11 PM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher

<cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercettransit.org) <tvaslet@piercettransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

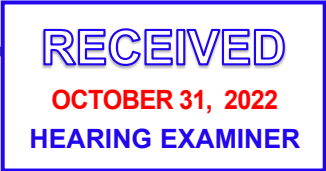
Agency Reviewer,

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Please email me with any questions you may have.

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

Stevens, Troy



From: Kammerzell, Jennifer
Sent: Monday, July 18, 2022 7:45 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Good Afternoon Troy,
Transportation Engineering has no objections nor are there plans to improve this ROW for access over or under the existing tracks. We would defer to Sound Transit for future needs of the E 25th St right-of-way for the Tacoma Dome Link Extension.

Jennifer Kammerzell
Interim Division Manager
City of Tacoma - Public Works Dept.
Pronouns: she/her

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Wednesday, June 29, 2022 4:11 PM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <sr Rogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

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Please email me with any questions you may have.

Troy Stevens, MSML
Real Property Services

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

RECEIVED

OCTOBER 31, 2022

HEARING EXAMINER

Stevens, Troy

From: Marsten, Vicki
Sent: Friday, July 15, 2022 10:07 AM
To: Stevens, Troy
Cc: Kammerzell, Jennifer
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC
Attachments: SV 124.1427 - Agency Comments(M & A Investments Three, LLC) 6_29_2022 - COT PW Traffic Signal_Streetlight.doc

Good Morning Troy,

PW Traffic Signal/Streetlighting approves the proposed vacation.

Sincerely, Vicki Marsten

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

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

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Wednesday, June 29, 2022 4:11 PM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Agency Reviewer,

Please review the attached memo, survey information, and map exhibits for proposed Street Vacation Petition 124.1427, as requested by M & A Investments Three, LLC and Pyramid Gold, LLC, and provide comments for your

respective utility/agency on or before July 15, 2022. Responses received later than July 15, 2022 risk NOT being incorporated into the vacation action. The proposed vacation will facilitate improvements required by Planning and Development Services.

Please email me with any questions you may have.

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

RECEIVED

OCTOBER 31, 2022

HEARING EXAMINER

Stevens, Troy

From: Madden, Avery <avery.madden@soundtransit.org>
Sent: Tuesday, August 30, 2022 11:33 AM
To: Stevens, Troy
Cc: Kammerzell, Jennifer; Rogers, Susie
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC
Attachments: Re: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC; RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Troy,
 My apologies for the delay in response. I did run this through the appropriate channels per the attached emails. The Sound Transit Sounder Team and the Tacoma Link Extension, as well as ST Property Management have no comments or concerns with the proposed street vacation petition.

Thank you for reaching out to include ST.

Avery J. Madden

Real Property Land, Closing, and Title Manager
 Pronouns: She/Her/Hers
 Design, Engineering & Construction Management
 Sound Transit
 M 206-548-6056

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facebook.com/SoundTransit
twitter.com/SoundTransit



From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, August 30, 2022 11:06 AM
To: Madden, Avery <avery.madden@soundtransit.org>
Cc: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Madden, Avery <avery.madden@soundtransit.org>
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC
Importance: High

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Good morning,

Just want to follow up and make sure you’ve seen this request.

I'm going to move forward with the street vacation. If you have comments, please let me know as soon as you can.

Thank you,

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

From: Stevens, Troy
Sent: Wednesday, August 24, 2022 10:54 AM
To: Madden, Avery (avery.madden@soundtransit.org) <avery.madden@soundtransit.org>
Cc: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Stevens, Troy <tstevens@cityoftacoma.org>; 'marc.amrine@soundtransit.org' <marc.amrine@soundtransit.org>
Subject: FW: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Good morning Avery,

PW/Traffic thought it a good idea to forward the attached request for Agency Comment to you on SV124.1427 (M & A Investments Three, LLC & Pyramid Gold, LLC).

While the review period is officially over, we would like to give you a chance to comment. Please do so as soon as possible.

I have let the petitioner know that I am contacting you. Please let me know if you have any questions.

Best,

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

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Wednesday, June 29, 2022 4:11 PM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>

Subject: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Agency Reviewer,

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Please email me with any questions you may have.

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

Stevens, Troy

From: Chow, William <William.Chow@soundtransit.org>
Sent: Friday, August 26, 2022 1:25 PM
To: Saxe, Melissa; Madden, Avery; Greenfelder, Isaac; Johnson, Mark
Cc: Levy, Chelsea
Subject: Re: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Follow Up Flag: Follow up
Flag Status: Flagged

I don't see any issues on the Sounder side - this may be more of a question for the TDLE team to ensure they're not impacted for their alignments.

From: Saxe, Melissa <melissa.saxe@soundtransit.org>
Sent: Friday, August 26, 2022 1:21 PM
To: Madden, Avery <avery.madden@soundtransit.org>; Greenfelder, Isaac <Isaac.Greenfelder@soundtransit.org>; Johnson, Mark <mark.johnson@soundtransit.org>; Chow, William <William.Chow@soundtransit.org>
Cc: Levy, Chelsea <chelsea.levy@soundtransit.org>
Subject: FW: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Avery – Thank you for forwarding information regarding City of Tacoma’s East N Street vacation plans.

Isaac, Mark & William – I don’t see any concerns or issues that this street vacation may impact ST’s railroad right of way in Tacoma. Looking at the photo, the street vacation area is north of the L Street Yard. ST’s property slopes down to 25th Street which is an arterial road. I wanted to pass on to you what our Real Estate has provided for your review and comments.

Thanks,
Melissa

Melissa Flores Saxe, PMP
Sounder South Project Development Director
Planning, Environmental & Project Development Department
Sound Transit | 401 South Jackson Street, Seattle, WA 98104 | 206.689.4968

From: Madden, Avery <avery.madden@soundtransit.org>
Sent: Friday, August 26, 2022 12:37 PM
To: *PEPD <PEPD@soundtransit.org>
Cc: Lewis, Amy <amy.lewis@soundtransit.org>
Subject: FW: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

All,

I received this request from the City of Tacoma asking if we had any comments regarding a street vacation and thought I would send this over for PEPD review. Although ST-Property Mgmt. has no comment and/or objection, we want to make sure we all share the same sentiments. Additionally, please let me know who I should forward these request to in the future.

ST ROW outlined in red – Courtesy of ST- Property Mgmt., area in blue is the proposed vacation area.



Avery J. Madden

Real Property Land, Closing, and Title Manager

Pronouns: She/Her/Hers

Design, Engineering & Construction Management

Sound Transit

M 206-548-6056

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twitter.com/SoundTransit



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

Sent: Wednesday, August 24, 2022 10:54 AM

To: Madden, Avery <avery.madden@soundtransit.org>

Cc: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Stevens, Troy <tstevens@cityoftacoma.org>; Madden, Avery <avery.madden@soundtransit.org>

Subject: FW: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

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I have let the petitioner know that I am contacting you. Please let me know if you have any questions.

Best,

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

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

Subject: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

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Please email me with any questions you may have.

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

Stevens, Troy

From: Hawkins, Curvie <Curvie.Hawkins@soundtransit.org>
Sent: Monday, August 29, 2022 2:12 PM
To: Madden, Avery
Cc: Wiatr, Diane
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Follow Up Flag: Follow up
Flag Status: Flagged

Avery,
From the TDLE project perspective, there are no concerns with the proposed street vacation.

Curvie Hawkins Jr., AICP

Project Development Director – Tacoma Dome Link Extension/OMF South
(w) 206-689-4772



[Learn how you can become one, too!](#)

From: Madden, Avery <avery.madden@soundtransit.org>
Sent: Monday, August 29, 2022 8:22 AM
To: Hawkins, Curvie <Curvie.Hawkins@soundtransit.org>
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Please ask them to respond accordingly, thank you Curvie!

Avery Madden
Sound Transit
206-548-6056

From: Hawkins, Curvie <Curvie.Hawkins@soundtransit.org>
Sent: Friday, August 26, 2022 12:54 PM
To: Madden, Avery <avery.madden@soundtransit.org>
Subject: Re: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Thanks Avery. This may be of interest to TDLE team. I will get the team focus on it.

--Curvie Hawkins

From: Madden, Avery <avery.madden@soundtransit.org>

Sent: Friday, August 26, 2022 12:39 PM

To: *PEPD <PEPD@soundtransit.org>

Cc: Lewis, Amy <amy.lewis@soundtransit.org>

Subject: FW: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

All,
I received this request from the City of Tacoma asking if we had any comments regarding a street vacation and thought I would send this over for PEPD review. Although ST-Property Mgmt. has no comment and/or objection, we want to make sure we all share the same sentiments. Additionally, please let me know who I should forward these request to in the future.

ST ROW outlined in red – Courtesy of ST- Property Mgmt., area in blue is the proposed vacation area.



Avery J. Madden

Real Property Land, Closing, and Title Manager

Pronouns: She/Her/Hers

Design, Engineering & Construction Management

Sound Transit

M 206-548-6056

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twitter.com/SoundTransit



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

Sent: Wednesday, August 24, 2022 10:54 AM

To: Madden, Avery <avery.madden@soundtransit.org>

Cc: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Rogers, Susie <srogers@cityoftacoma.org>; Stevens, Troy <tstevens@cityoftacoma.org>; Madden, Avery <avery.madden@soundtransit.org>

Subject: FW: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

CAUTION: This email originated from a contact outside Sound Transit. Remember, do not click any links or open any attachments unless you recognize the sender and know the content is safe. Report any suspicious email by clicking the “fish” button in Outlook. Thank you! ST Information Security

Good morning Avery,

PW/Traffic thought it a good idea to forward the attached request for Agency Comment to you on SV124.1427 (M & A Investments Three, LLC & Pyramid Gold, LLC).

While the review period is officially over, we would like to give you a chance to comment. Please do so as soon as possible.

I have let the petitioner know that I am contacting you. Please let me know if you have any questions.

Best,

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

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

Sent: Wednesday, June 29, 2022 4:11 PM

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

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

Subject: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Agency Reviewer,

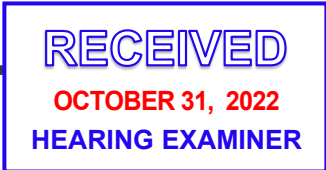
Please review the attached memo, survey information, and map exhibits for proposed Street Vacation Petition 124.1427, as requested by M & A Investments Three, LLC and Pyramid Gold, LLC, and provide comments for your respective utility/agency **on or before July 15, 2022**. Responses received later than July 15, 2022 risk NOT being

incorporated into the vacation action. The proposed vacation will facilitate improvements required by Planning and Development Services.

Please email me with any questions you may have.

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

Stevens, Troy



From: Rossi, Rod
Sent: Thursday, June 30, 2022 10:16 AM
To: Stevens, Troy
Subject: SV 124.1427 - Agency Comments(M A Investments Three LLC) 6_29_2022
Attachments: SV 124.1427 - Agency Comments(M A Investments Three LLC) 6_29_2022.pdf

Hey Troy,

ES response attached

Stevens, Troy

RECEIVED
OCTOBER 31, 2022
HEARING EXAMINER

From: Hauenstein, Lyle
Sent: Wednesday, July 6, 2022 8:20 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Solid Waste has no problems with this vacation.

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

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



Please consider the environment before printing this email.

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

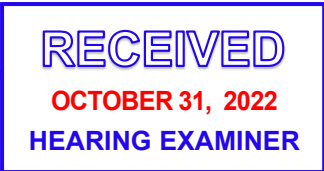
From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Wednesday, June 29, 2022 4:11 PM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Agency Reviewer,

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Please email me with any questions you may have.

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



Stevens, Troy

From: Muller, Gregory
Sent: Friday, July 15, 2022 3:16 PM
To: Stevens, Troy
Subject: FW: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC
Attachments: Rempe, Joe_202206301429.pdf; TP - Dan Reed Response.pdf

Good afternoon, Troy.

Tacoma Power has no objection to this vacation. Neither does the Tacoma Water Supply section. I'm still awaiting a response, however, from the Tacoma Water Distribution section, and will forward as soon as I receive it.

Thanks, and have a great weekend!

Greg Muller, Real Estate Officer
Tacoma Public Utilities
253.606.4688

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Wednesday, June 29, 2022 4:11 PM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

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Please email me with any questions you may have.

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



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

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

SUBJECT: STREET VACATION REQUEST NO. 124.1427

DATE: June 29, 2022

Real Property Services is processing a petition from M & A Investments Three, LLC and Pyramid Gold, LLC to vacate a portion of East N Street, lying northerly of East 25th Street, to facilitate improvements required by Planning and Development Services, and 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 July 15, 2022**. If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

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

RESPONSE

No Objections

Comments Attached

_____ June 30, 2022 _____ Date

_____ Joseph Rempe, P.E. _____ Signature

Tacoma Power, T&D Line Eng _ _ Department



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

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

SUBJECT: STREET VACATION REQUEST NO. 124.1427

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- PW/Environmental Services
- PW/Solid Waste
- PW/Street & Grounds
- Tacoma Economic Development
- Click! Network

RESPONSE

No Objections

Comments Attached

7/15/2022 Date

[Signature] DANIEL REED Signature

NEW SERVICE ENGINEERING Department

RECEIVED
OCTOBER 31, 2022
HEARING EXAMINER

Stevens, Troy

From: Seaman, Chris
Sent: Tuesday, July 5, 2022 8:42 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Troy,

TFD has no objections.

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



From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Wednesday, June 29, 2022 4:11 PM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

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Please email me with any questions you may have.

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

RECEIVED

OCTOBER 31, 2022

HEARING EXAMINER

Stevens, Troy

From: Zoning
Sent: Thursday, June 30, 2022 12:03 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Land Use has no objections

Kristina Haycock

on behalf of Current Planning/Land Use

City of Tacoma | Development Services

For quickest response:

zoning@cityoftacoma.org

(253) 591-5030, push 3 twice

For my direct contact:

c: 253-591-5845

khaycock@cityoftacoma.org

www.tacomapermits.org

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Wednesday, June 29, 2022 4:11 PM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
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Subject: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

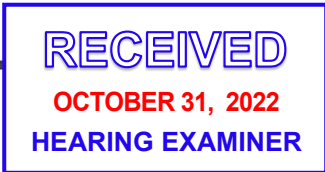
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Please email me with any questions you may have.

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

Stevens, Troy



From: Beard, Patricia
Sent: Wednesday, June 29, 2022 4:49 PM
To: Stevens, Troy
Subject: Re: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC
Attachments: SV 124.1427 - Agency Comments(M & A Investments Three, LLC) 6_29_2022.doc

Okay - No objections attached....

Have a great evening,

Pat

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Wednesday, June 29, 2022 4:39 PM
To: Beard, Patricia <PBeard@cityoftacoma.org>
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Hi,

You bet. It's: 1413 East 25th.

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

From: Beard, Patricia <PBeard@cityoftacoma.org>
Sent: Wednesday, June 29, 2022 4:36 PM
To: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Re: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Hi Troy - Happy Wednesday!

Do you have an address for an abutting private property for this request? I'd like to look it up on the DART map.

Thank you,

Pat

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Wednesday, June 29, 2022 4:10 PM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian

<BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBear@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com <Rob.Bair@centurylink.com>; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercettransit.org) <tvaslet@piercettransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

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TO: ALL CONCERNED AGENCIES & DEPARTMENTS

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

SUBJECT: STREET VACATION REQUEST NO. 124.1427

DATE: June 29, 2022

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- 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

June 29, 2022 _____ Date

Patricia W Beard _____ Signature

CED _____ Department

RECEIVED

OCTOBER 31, 2022
HEARING EXAMINER

Stevens, Troy

From: Tuche, Megan <Megan.Tuche@pse.com>
Sent: Thursday, June 30, 2022 1:58 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

Hi Troy,

PSE does not maintain gas facilities within the proposed vacate area.

Thank you

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

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Wednesday, June 29, 2022 4:11 PM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Tuche, Megan <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <vrogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1427 - Request for Comments DUE July 15, 2022 - M & A Investments Three, LLC & Pyramid Gold, LLC

CAUTION - EXTERNAL EMAIL

Phishing? Click the PhishAlarm "Report Phish" button.

Agency Reviewer,

Please review the attached memo, survey information, and map exhibits for proposed Street Vacation Petition 124.1427, as requested by M & A Investments Three, LLC and Pyramid Gold, LLC, and provide comments for your respective utility/agency **on or before July 15, 2022**. Responses received later than July 15, 2022 risk NOT being incorporated into the vacation action. The proposed vacation will facilitate improvements required by Planning and Development Services.

Please email me with any questions you may have.

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

Stevens, Troy

RECEIVED
OCTOBER 31, 2022
HEARING EXAMINER

From: reese, matthew <Matthew.Reese@lumen.com>
Sent: Wednesday, July 13, 2022 5:35 AM
To: Stevens, Troy
Subject: P842432- Street Vacation 124.1427- Approved
Attachments: P842432- Vacation Approval Letter.pdf

Good morning Troy. Please see the attached approval letter.

Thank you,



Matt Reese

Contractor – ROW Agent II- Network Infrastructure Services
1025 Eldorado Blvd., Broomfield, CO 80021
cell: 412.389.6977
matthew.reese@lumen.com

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CenturyLink

7/13/2022

City of Tacoma- Public Works
Attn: Troy Stevens
747 Market St. #408
Tacoma, WA 98402

SV 124.1427
No Reservations/No Objection

SUBJECT: Request to Vacate/Abandon a portion of road right of way known as E N St. located between E 25th St. and Puyallup Ave Alley aka East N St., in Tacoma, Pierce County, Washington

To Whom It May Concern:

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

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

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

If you have any questions or would like to discuss this action further, please contact Matt Reese at matthew.reese@lumen.com.

Sincerely yours,

Mary Hutton
Network Infrastructure Services
CenturyLink
P842432