

CITY EXHIBIT LIST

HEARING DATE: Thursday, August 22, 2024, at 9:00 a.m.

FILE NUMBER: HEX2024-012 (SV 124.1453)

FILE NAME: Bradken, Inc., *Petitioner*

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-1	Preliminary Report	City of Tacoma, Real Property Services (“COT, RPS”)	X			
EX. C-2	Aerial Maps (2)	COT, RPS	X			
EX. C-3	Petitioner Petition Legal Description and Exhibit	COT, RPS	X			
EX. C-4	Petitioner Memo (Criteria Questions)	COT, RPS	X			
EX. C-5	Play Map – Plat of Carroll and Hannah Addition to Tacoma, W.T.	COT, RPS	X			
EX. C-6	RPS/In-Lieu Comments via email	COT, RPS	X			
EX. C-7	ES/Engineering and Petitioner Response – Comments via email	COT, RPS	X			
EX. C-8	PW/Transportation Division and Traffic Engineering – Comments via email and memo	COT, RPS	X			
EX. C-9	PW/Survey – Comments via email	COT, RPS	X			
EX. C-10	Tacoma Power, Water, and Click! – Comments via email	COT, RPS	X			

KEY

A = Admitted

E = Excluded

W = Withdrawn

CITY EXHIBIT LIST

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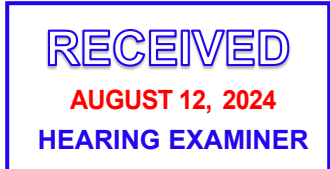
EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-11	ES/Solid Waste – Comments via email	COT, RPS	X			
EX. C-12	PDS/Land Use & Zoning – Comments via email	COT, RPS	X			
EX. C-13	PDS/Long Range Planning – Comment via email	COT, RPS	X			
EX. C-14	Tacoma Fire – Comment via email	COT, RPS	X			
EX. C-15	CEDD – Comment via email and memo	COT, RPS	X			
EX. C-16	PSE – Comment via email	COT, RPS	X			
EX. C-17	Lumen/CenturyLink – Comments via email and memo	COT, RPS	X			
EX. C-18	Pierce Transit – Comment via email	COT, RPS	X			
EX. C-19	Partial Release of Easement-City of Tacoma to Atlas Foundry & Machine Co. re: A portion of Parcel No. 2855000691	COT, RPS	X			Filed by RPS on 9/9/24
EX. C-		COT, RPS				

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PRELIMINARY REPORT

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

**For the Hearing to be Held
Thursday, August 22, 2024 at 9:00 AM**

PETITIONER: BRADKEN, INC., AKA ATLAS FOUNDRY AND MACHINE CO. AND BRADKEN-ATLAS AND ATLAS FOUNDRY LIMITED PARTNERSHIP **FILE NO. 124.1453**

A. SUMMARY OF REQUEST:

Real Property Services has received a petition to vacate a portion of a 16-foot-wide alley lying southerly of vacated South 30th Street and northerly of South Tacoma Way and lying between South Wilkeson Street and vacated South Ash Street, to cure building and industrial storage use encroachments. The area is shown on the attached map, Exhibit 2.

B. GENERAL INFORMATION:

1. Legal Description of Vacation:

THAT PORTION OF ALLEY BETWEEN BLOCKS 22 AND 23, CARROLL & HANNAH'S ADDITION TO TACOMA, AS PER PLAT RECORDED IN BOOK 2, PAGE 7, RECORDS OF PIERCE COUNTY AUDITOR, LYING NORTHERLY OF THAT RIGHT OF WAY AREA ACQUIRED BY PIERCE COUNTY SUPERIOR COURT CAUSE NO. 34214, AND SOUTHERLY OF SOUTH 30TH STREET AS VACATED BY CITY OF TACOMA ORDINANCE NUMBER 6449, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A THEORETICAL INTERSECTION OF STATE HIGHWAY 99 (ALSO KNOWN AS SOUTH TACOMA WAY) CENTERLINE WITH THE CENTERLINE OF SOUTH WILKESON STREET FROM WHICH ANOTHER ANGLE POINT IN SAID STATE HIGHWAY CENTERLINE BEARS NORTH 82°04'17" WEST, A DISTANCE OF 436.27 FEET;
THENCE ALONG SAID HIGHWAY CENTERLINE, NORTH 82°04'17" WEST, A DISTANCE OF 149.92 FEET;
THENCE DEPARTING SAID CENTERLINE NORTH 07°55'43" EAST, 35.00 FEET TO THE NORTHERLY LINE OF SAID RIGHT-OF-WAY ACQUIRED BY PIERCE COUNTY SUPERIOR COURT CAUSE NO. 34214, AND THE WESTERLY LINE OF SAID BLOCK 23, BEING THE POINT OF BEGINNING;
THENCE NORTH 01°26'03" EAST, ALONG THE SAID WESTERLY LINE OF SAID BLOCK 23, 213.34 FEET TO THE NORTHWESTERLY CORNER OF SAID BLOCK

23, BEING ON THE SOUTHERLY LINE OF SAID VACATED SOUTH 30TH STREET;
THENCE NORTH 88°38 05 WEST, ALONG SAID SOUTHERLY LINE, 16.00 FEET TO THE NORTHEASTERLY CORNER OF SAID BLOCK 22;
THENCE SOUTH 01°26 03" WEST, ALONG THE EASTERLY LINE OF SAID BLOCK 22, 211.51 FEET TO THE NORTHERLY LINE OF SAID RIGHT-OF-WAY ACQUIRED BY PIERCE COUNTY SUPERIOR COURT CAUSE;
THENCE SOUTH 82°04'17" EAST, ALONG SAID NORTHERLY LINE, 16.10 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 08, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

CONTAINING 3,399± SQ. FT. / 0.078± ACRES

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 July 18, 2024, 2024, and the yellow public notice signs were posted on July 16, 2024:

1. Placed yellow public notice sign approximately 80 feet westerly of the northwest corner of South Wilkeson Street and South Tacoma Way.
2. Place yellow public notice sign approximately 157 feet north of the northwest corner of South Wilkeson Street and South Tacoma Way.
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/page.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 alley right of way to to cure building and industrial storage use encroachments.

E. HISTORY:

The City acquired the alley right of way in the plat of Carroll & Hannah’s Addition to Tacoma, on May 16, 1888, filed in the Office of the County Auditor.

F. PHYSICAL LAND CHARACTERISTICS:

The 16-foot-wide alley is approximately 211 feet long and runs in a north south direction. It is not apparent from the street or on-site that a public alley exists. Bradken is using the right of way as part of its industrial site, which includes an existing building and industrial storage.

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 resolves longstanding building and industrial storage encroachments.
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. 12.08B.230. Should the petitioner wish to clear this item from title, please contact Public Works Department, Real Property Services, for the assessment amount. Please note that the ordinance establishing the rate of assessment is updated every few years, and the amount quoted may increase in the future. When the petitioner has submitted a development plan, an in lieu of amount will be computed.

I. PROJECT RECOMMENDATIONS:

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

Preliminary Report – Exhibit 1
Aerial Maps (2) – Exhibit 2
Petitioner Petition Legal Description/Exhibit – Exhibit 3
Petitioner Memo (Criteria Questions) – Exhibit 4
Plat Map – Exhibit 5

Recommended Conditions

Payment of Fees

Advisory Comments

RPS (LID) – In-Lieu Fee \$1,314.97 - Exhibit 6
ES/Engineering –No Objection and Comment– Exhibit 7
Transportation Division/Traffic Engineering – No Objection and Comments - Exhibit 8
PW/Survey – No Objection with Comment – Exhibit 9
Tacoma Power/ Click! Network/Tacoma Water – No Objection – Exhibit 10
ES Solid Waste - No Objection – Exhibit 11
PDS, Land Use & Zoning – No Objection – Exhibit 12
PDS/Long Range Planning - No Objection – Exhibit 13
Tacoma Fire– No Objection – Exhibit 14
Community & Economic Development - No Objection – Exhibit 15
Puget Sound Energy – No Objection - Exhibit 16
Lumen/CenturyLink – No Objection - Exhibit 17
Pierce Transit – No Objection – Exhibit 18

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. Real Property Services (RPS) – In-Lieu

- a. Please contact Azure Brown at (253) 591-5186 regarding RPS' In-Lieu comments.
- b. An In-Lieu amount of \$1,314.97 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.

3. Environmental Services (ES) - Engineering

- c. Please contact Teresa Dressler at (253) 502.2187 regarding ES/Engineering's comments.
- d. ES/Engineering is willing to convert the public sewer main currently located into a private main. The petitioner has confirmed acceptance via email.

4. NO OBJECTION

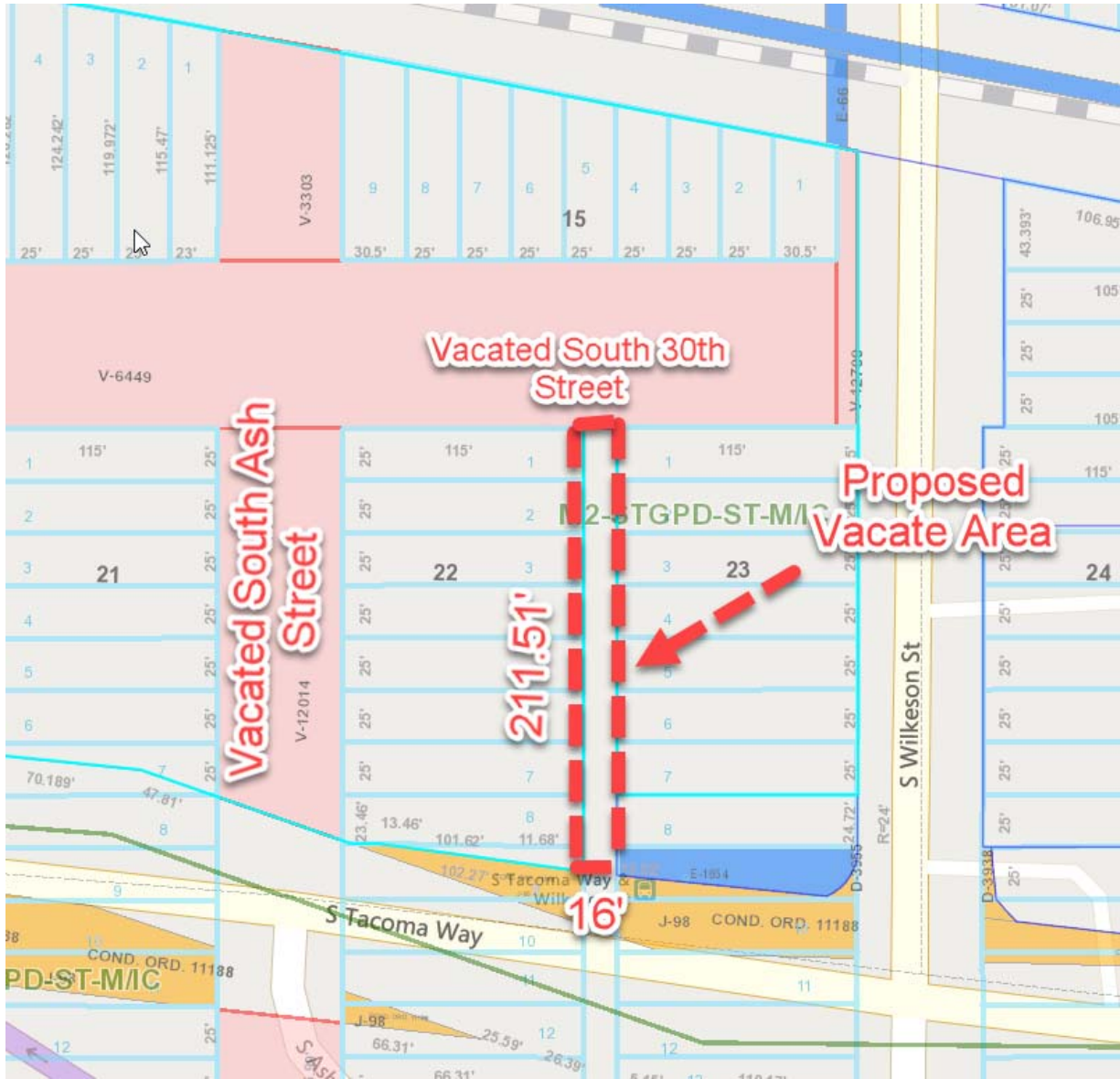
No objection was received from: PW Transportation Division & PW Traffic Engineering; PW Survey; Tacoma Power/Water/Click!; ES/Solid Waste; PDS/Land Use & Zoning; PDS/Long Range Planning; Tacoma Fire; CEDD; PSE; Lumen/CenturyLink; and Pierce Transit

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.

RECEIVED

AUGUST 12, 2024

HEARING EXAMINER



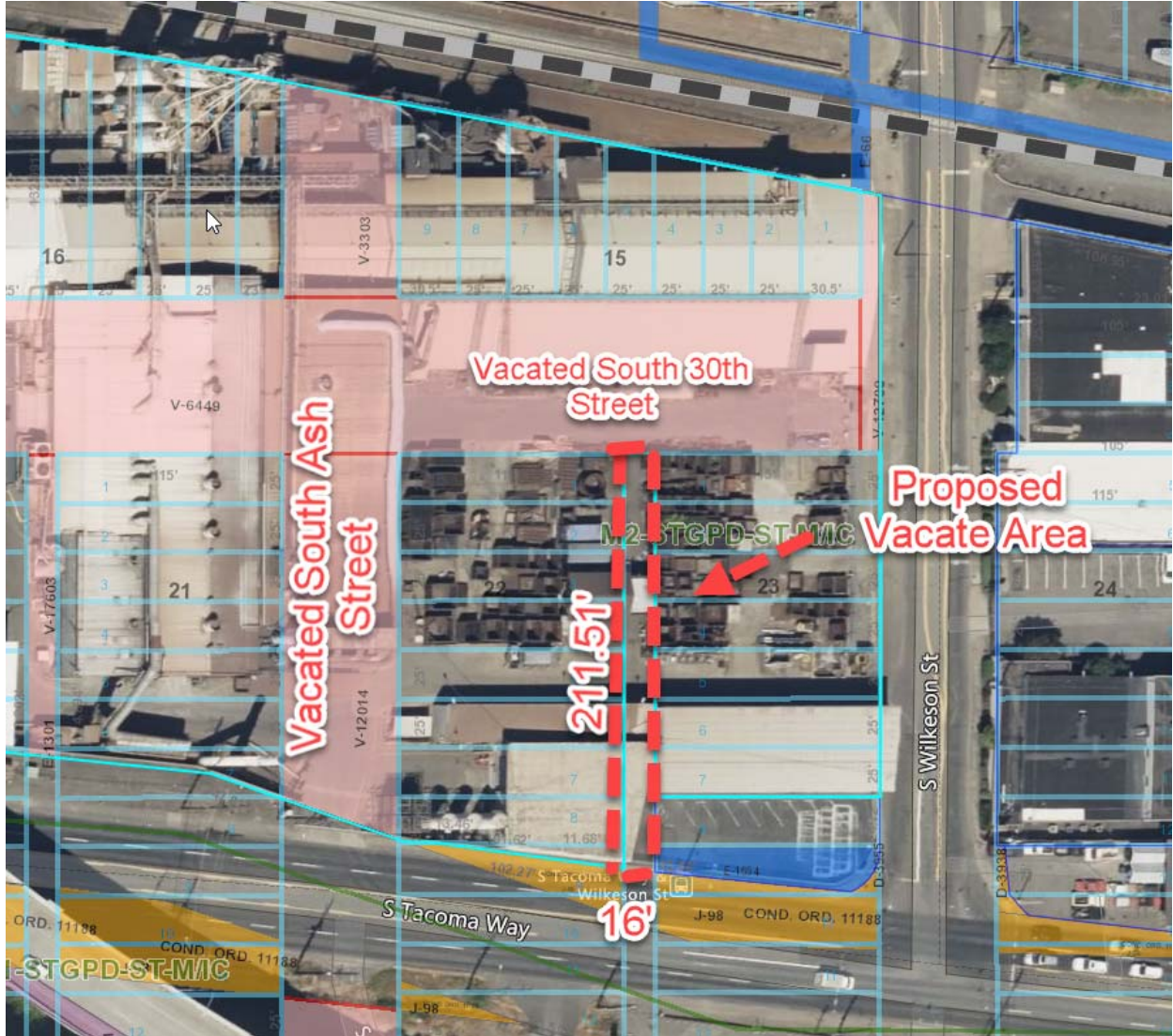
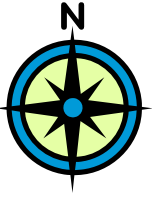
CITY OF TACOMA

STREET VACATION NO. 124.1453

PTN. OF ALLEY N. OF STW & S. OF S. 30TH ST. & BETWEEN S. ASH ST. & S. WILKESON ST.

SW 1/4 SEC. 08, T20N, R3E

NOT TO SCALE



CITY OF TACOMA

STREET VACATION NO. 124.1453

PTN. OF ALLEY N. OF STW & S. OF S. 30TH ST. & BETWEEN S. ASH ST. & S. WILKESON ST.

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NOT TO SCALE

RECEIVED

AUGUST 12, 2024

HEARING EXAMINER

ALLEY VACATION - LEGAL DESCRIPTION

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CONTAINING 3,399± SQ. FT. / 0.078± ACRES



**BRADKEN
ALLEY VACATION
LEGAL DESCRIPTION**



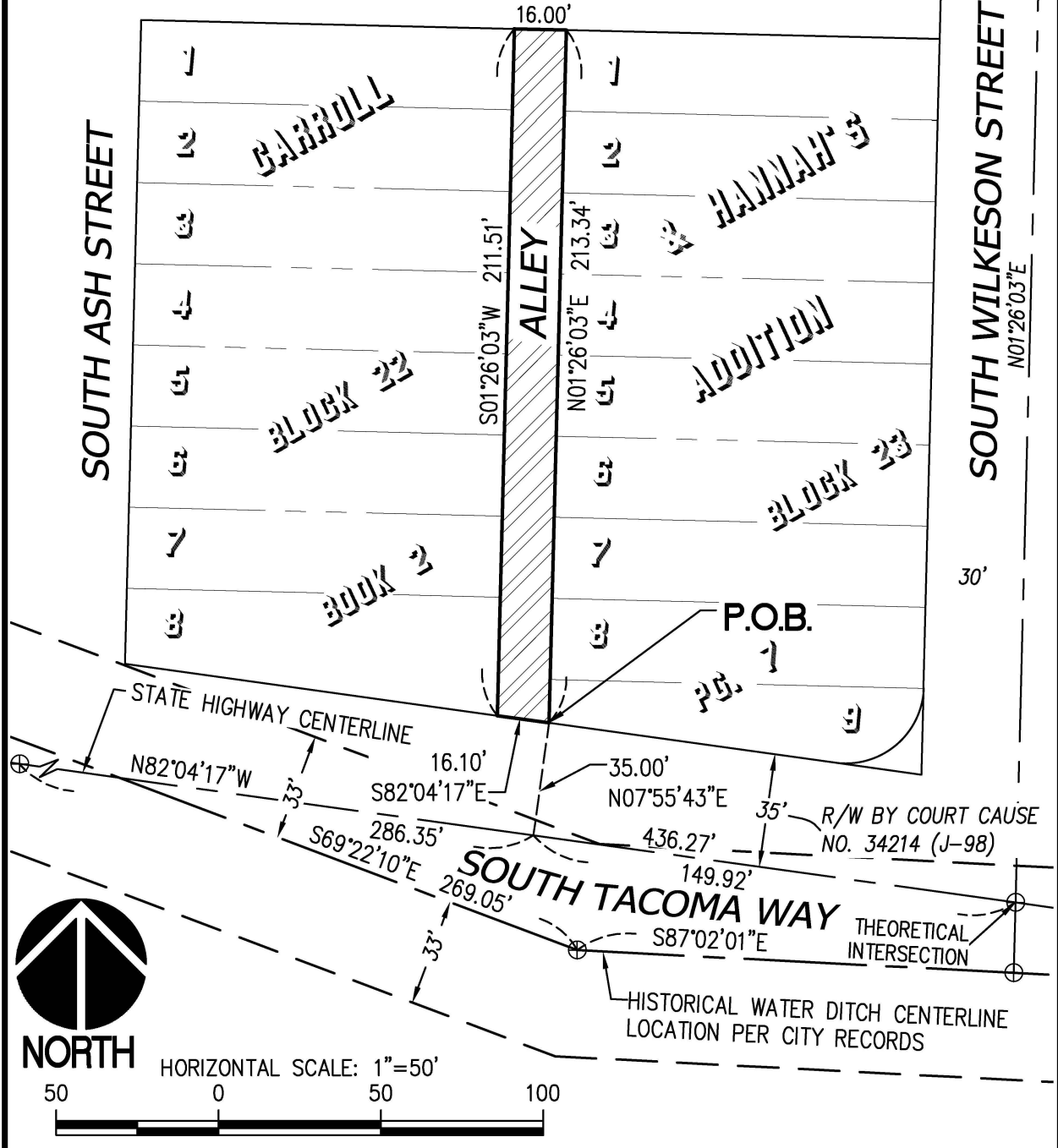
CIVIL | STRUCTURAL | ARCHITECTURAL | SURVEY
4815 CENTER STREET | TACOMA, WA. 98409
PHONE: (253) 474-9449 HTTP://WWW.SITSHILL.COM/

SHEET NO.
1 OF 2

PROJECT NO.
20427

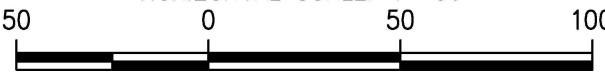
ALLEY VACATION - MAP EXHIBIT

SOUTH 30TH STREET
 VACATION ORDINANCE NO. 3449
 N88°38'05"W
 16.00'



NORTH

HORIZONTAL SCALE: 1"=50'



BRADKEN
ALLEY VACATION
MAP EXHIBIT



CIVIL | STRUCTURAL | ARCHITECTURAL | SURVEY
 4815 CENTER STREET | TACOMA, WA. 98409
 PHONE: (253) 474-9449 HTTP://WWW.SITSHILL.COM/

SHEET NO.
2 OF 2

PROJECT NO.
20427



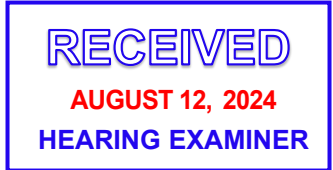
4815 Center Street
Tacoma, WA 98409-2319
(253) 474-9449 / sittshill.com

EXHIBIT C-4

Kathy A. Hargrave, PE
Larry G. Lindell, PE, SE
Michael A. McEvelly, PLS
Andrew J. Boileau, PE, SE
David C. Boileau, AIA
Donald C. Davis, PE

August 6th, 2024

THE CITY OF TACOMA
747 Market Street
Tacoma, Washington 98402



TO: Mr. Troy Stevens, MSML, Real Property Services

SUBJECT: ***BRADKEN ALLEY VACATION AND TACOMA MUNICIPAL CODE (TMC) 9.22.070 REQUIREMENTS FOR APPROVAL***

Dear Troy:

We are writing this letter to you to address the Bradken petition to vacate a portion of an alley lying between South Wilkeson and South Hosmer Streets, on the north side of South Tacoma Way. The alley to be vacated terminates in a dead-end mid parcel, short of the rail road right-of-way (RR ROW).

TMC 9.22.070 requires the Hearing Examiner to consider, among other things, six (6) criteria for vacating public ROW. We will list each of the criteria the Hearing Examiner is to consider and provide our input to address each criterion in ***bold italicized lettering*** below.

1. The vacation will provide a public benefit and/or will be for a public purpose.

The vacation of the alley provides a public benefit in that by resolving the building encroachment into and across the alley ROW, through the vacation thereof, one criterion that has been brought to the attention of the City of Tacoma, for obtaining funding for the Water Ditch Trail, can be satisfied.

The foundry has been using the ROW as part of their operations since the 1960's. Through the vacation of the ROW, it will become part of the foundry and the City of Tacoma will be compensated for it.

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.

The ROW vacation will not adversely affect the street pattern or circulation in the immediate vicinity or the community as a whole. This is especially true since the ROW has been incorporated into foundry operations since the 1960's.

3. That the public need shall not be adversely affected.

The public need will not be adversely affected. This is especially true since the ROW has been incorporated into foundry operations since the 1960's and the greater public has had no need of it since that time.

4. That the right-of-way is not contemplated or needed for future public use.

The right-of-way is not contemplated or needed for future public use. It has not been needed or used by the public and only dead-ends, mid-block into the heart of the foundry short of the RR ROW.

5. That no abutting land 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.

The only abutting land owners are the foundry and the City of Tacoma maintaining the ROW of South Tacoma Way. There are no abutting land owners who will become landlocked.

6. That the vacation of the right-of-way shall not be in violation of RCW 35.79.035.

RCW 35.79.035 – Limitations on vacations of streets abutting bodies of water – Procedure; this RCW does not apply to the proposed alley vacation as it does not abut any body of water.

Please feel free to contact our office with any additional questions or comments regarding this project.

Sincerely,

SITTS & HILL

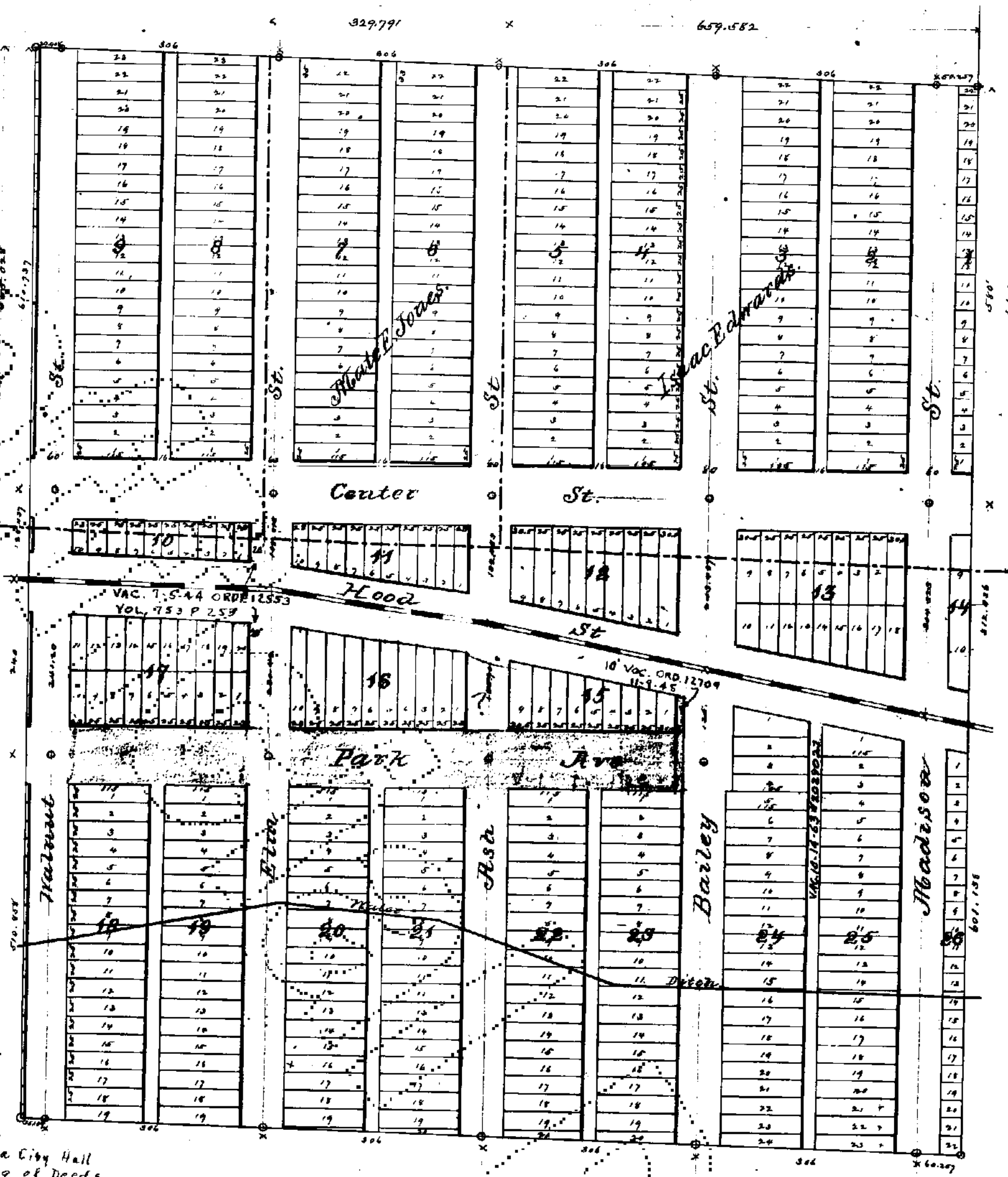


Kathy A. Hargrave, P.E.
Project Engineer

PLAT OF
CARROLL AND HANNAH
ADDITION
TO
TACOMA
W.T.

Scale 1 inch = 150 feet.

Know all men by these presents, that we Mate E. Jones, Thomas Carroll and Annie J. Carroll his wife, Dolphes B. Hannah and Kate E. Hannah his wife, and Isaac Edwards and Jane Edwards his wife do hereby lay out and plat into town lots streets, and alleys the following described tracts of land in Section 8. Township 20 N. Range 3 East of Willamette Meridian viz-



ORDINANCE # 22737
VACATING PORTION OF
A. 2080, 30262
ORDINANCE 22737, VACATING AF 7202240149

I hereby certify that I have surveyed the above Addition and that the distances marked upon this plat are correct. C. O. Bean
City Surveyor

Accepted by the City Council of the City of Tacoma, this 12th day of May A.D. 1888.

Henry Drum
Mayor
Wm J. Meade
City Clerk

The Vac. Ordinance # 22737 Tacoma City Hall
Recorded June 11-1888 Vol. 694 Pg 179 of Deeds
Co. Auditors Office

The No. 1/2 of the N.W. 1/4 of the S.W. 1/4 beginning at the S.W. Cor of No. 1/2 of N.W. 1/4 of S.W. 1/4 of said section thence So. along the West boundary of said Section 50 rods, thence east to the eastern boundary of the W. 1/2 of the S.W. 1/4 of said Sec. thence No. 50 rods to the S.E. corner of the S.W. 1/4 of the N.W. 1/4 of the No. 1/2 of said section, thence W. to the place of beginning. And we do hereby donate and dedicate to the uses of the public forever all the streets and alleys laid off on this plat. Except the easement and right-of-way of the N. P. R. R. Co. and of the Tacoma Light and Water Co.

In witness whereof we have hereunto set out hands and seals this 12th day of May A.D. 1888.

Dolphes B. Hannah Lead Thomas Carroll Lead Mate E. Jones Lead
Kate E. Hannah Lead Annie J. Carroll Lead by L. C. Branson, Lead
Isaac Edwards Lead atty. in fact.
Jane Edwards Lead
B. W. Corner } Witnesses
W. C. Coul }

Territory of Washington, County of Pierce, ss.

This is to certify that on this 12th day of May A.D. 1888. Mate E. Jones by L. C. Branson her atty. in fact, Thomas Carroll and Annie J. Carroll, his wife, Dolphes B. Hannah and Kate E. Hannah his wife, Isaac Edwards and Jane Edwards his wife, personally appeared before me a Notary Public in and for Pierce Co. W.T. to me known to be the individuals above described and who acknowledged to me that they executed this instrument freely and voluntarily for the purposes herein set forth. In Witness whereof I have hereunto set my hand and official seal the day and year above written in this certificate.

B. W. Corner Lead

Notary Public in and for Wash. Terr.

Filed this 16th day of May A.D. 1888.

Edward King
Auditor for Pierce Co. W.T.

For reference only, not for re-sale.

RECEIVED

AUGUST 12, 2024

HEARING EXAMINER

Stevens, Troy

From: Brown, Azure
Sent: Tuesday, August 6, 2024 1:45 PM
To: Stevens, Troy
Cc: Brown, Azure
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Hello,

I looked at this again with Britany. It was throwing me off that there was no color associated on the map.

In- Lieu amount = \$ 1,314.97

Thank You,



Azure Brown

Real Estate Specialist
Public Works| Facilities Mngmt.| Real Property Services
abrown2@cityoftacoma.org
(253) 591-5186

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, August 6, 2024 11:50 AM
To: Brown, Azure <ABrown2@cityoftacoma.org>
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Azure,

That's interesting. Did they somehow pay it in the past?

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

From: Brown, Azure <ABrown2@cityoftacoma.org>
Sent: Tuesday, August 6, 2024 11:43 AM
To: Stevens, Troy <tstevens@cityoftacoma.org>
Cc: Brown, Azure <ABrown2@cityoftacoma.org>
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Hi Troy,

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

Thank You,



Azure Brown

Real Estate Specialist
Public Works| Facilities Mngmt.| Real Property Services
abrown2@cityoftacoma.org
(253) 591-5186

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, August 6, 2024 11:02 AM
To: Brown, Azure <ABrown2@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: FW: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Hi Azure,

Do you have an In-Lieu response from me on this one?

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: Thursday, April 25, 2024 12:11 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; 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>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1453, as requested by Bradken/Atlas Foundry, and provide comment for your respective utility/agency **on or before May 10, 2024**. Responses received later than May 10, 2024 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

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

Thank you,

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

RECEIVED

AUGUST 12, 2024

HEARING EXAMINER

Stevens, Troy

From: Dressler, Teresa
Sent: Tuesday, May 14, 2024 4:11 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry
Attachments: RE: Atlas property - changing mains to private

Troy,

ES would need to get an easement the full length and width of the proposed vacation unless Bradken wants to take ownership of the wastewater mains highlighted in yellow. All of the surrounding parcels seem to be owned by Bradken. For some reason I thought this was happening—or maybe it did and we (I) didn't get notice. I did find an email chain about this—attached.

If they do not want to take ownership they will still need to cure building and industrial storage encroachments with the easement if it is granted. I'm not sure how you want me to respond other than email—let me know if there is something else I should be doing.



Thank you,
Teresa Dressler

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, May 14, 2024 3:08 PM
To: Dressler, Teresa <TDressle@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: FW: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Teresa,

I heard you get to comment for ES for the time being.
Please comment as soon as possible.
Technically, the deadline has already passed.

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: Thursday, April 25, 2024 12:11 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; 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>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercettransit.org) <tvaslet@piercettransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Agency Reviewer,

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Please email me with any questions you may have.

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

Thank you,

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

Stevens, Troy

From: Kathy Hargrave <kathyh@sittshill.com>
Sent: Thursday, May 16, 2024 9:23 AM
To: Stevens, Troy; Alex Schneller
Cc: Dressler, Teresa; Larry Lindell; Andy Williams (awilliams2@bradken.com)
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry - ES/Engineering Comment

Troy,

Given the alternatives, Bradken will take ownership of the sewer lines running through the site. Only Bradken owned facilities are connected to it including 1752 South Tacoma Way located on the South side of South Tacoma Way.

Thank you,

Kathy A. Hargrave, P.E.
Principal



SITTS & HILL ENGINEERS, INC.
CIVIL | STRUCTURAL | SURVEY
4815 CENTER STREET, TACOMA, WA 98409
PHONE: (253) 474-9449 ext.303
EMAIL: kathyh@sittshill.com
<http://www.sittshill.com/>

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, May 16, 2024 9:13 AM
To: Kathy Hargrave <kathyh@sittshill.com>; Alex Schneller <alexs@sittshill.com>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>; Dressler, Teresa <TDressle@cityoftacoma.org>; Larry Lindell <larryl@sittshill.com>
Subject: FW: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry - ES/Engineering Comment

Kathy and Alex,

Wanted to let you know that I received the following from ES/Engineering on - Street Vacation 124.1453 – Bradken:

ES will need to retain an easement the full length and width of the proposed vacation, unless Bradken wants to take ownership of the wastewater mains highlighted in yellow.

If they *do not* want to take ownership, they will need to cure building and industrial storage encroachments within the proposed easement.



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: Thursday, April 25, 2024 12:11 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; 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>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1453, as requested by Bradken/Atlas Foundry, and provide comment for your respective utility/agency **on or before May 10, 2024**. Responses received later than May 10, 2024 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

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

Thank you,

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



Stevens, Troy

From: Kammerzell, Jennifer
Sent: Tuesday, May 14, 2024 2:50 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Hi Troy – Traffic has no objections, but supports the comments provided by Signal/Streetlight (Vicki).

Jennifer Kammerzell

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

Traffic Plan Review and Neighborhood Programs are currently experiencing a staffing shortage. We appreciate your patience and apologize in advance for delays in response times.

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, May 14, 2024 2:47 PM
To: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: FW: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Hi Jennifer,

Anything you'd like to add to Vicki's comments (attached)? I'm assuming I should still hear from you as well.

Thanks,

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: Thursday, April 25, 2024 12:11 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; 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>; Niehuser, Jack

<JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>;
Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>;
Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development
<SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercettransit.org) <tvaslet@piercettransit.org>; Torres,
Andrew <ATORRES@cityoftacoma.org>

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

Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Agency Reviewer,

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Thank you,

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

Stevens, Troy

From: Marsten, Vicki
Sent: Thursday, May 9, 2024 8:05 AM
To: Stevens, Troy; Allen, Gary; Barnett, Elliott; Bogart, Regan; Boudet, Brian; Bremer, Kandi; Avila, Britany; Bruner, Carleen; CenturyLink; Erickson, Ryan; Gust, Derek; Hauenstein, Lyle; Himes, Gail; Huseby, Eric; Johnson, Christopher; Kammerzell, Jennifer; Kidd, Brennan; Matt Cruzan; Megan Tuche; Muller, Gregory; Newton, Corey; Niehuser, Jack; Beard, Patricia; Zoning; Rob.Bair@centurylink.com; Rogers, Susie; Romero, Joseph; Rossi, Rod; Seaman, Chris; Site Development; Tina Vaslet (tvaslet@piercettransit.org); Torres, Andrew
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry
Attachments: SV 124.1453 - Agency Comments(Bradken) 4_25_2024-PW Traffic Signal_SL.doc

Troy,

I approve of the vacation but the existing easement and deed of right of way shall remain and there needs to be coordination with the Water Ditch Trail Phase IIIA (Chris Storey) to make sure there are no requests from this City project for property.

Sincerely, Vicki Marsten

Vicki Marsten
City of Tacoma, Public Works
Transportation Division
Traffic Engineering & Safety
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: Thursday, April 25, 2024 12:11 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <newton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <vrogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercettransit.org) <tvaslet@piercettransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

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

Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Agency Reviewer,

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Thank you,

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. 124.1453

DATE: April 25, 2024

Real Property Services is processing a petition from Bradken/Atlas Foundry to vacate a portion of a 16 foot wide alley lying southerly of vacated South 30th Street and northerly of South Tacoma Way, and lying between South Wilkeson Street and vacated South Ash Street, to cure building and industrial storage use encroachments in the right of way 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 May 10, 2024**. If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

Attachment(s)

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

RESPONSE

_____ No Objections

___X___ Comments Attached

_May 9, 2024_____ Date

_*Vicki Marsten*_____ Signature

PW Traffic Signal/Streetlight_____ Department

Comment: Approved with conditions that existing easement E-1654 and Deed J-98 remain.
 Coordination with the City of Tacoma's Water Ditch Trail Phase IIIA for any requested right of way. Check with Chris Storey, Project Manager

RECEIVED

AUGUST 12, 2024

HEARING EXAMINER

Stevens, Troy

From: Allen, Gary
Sent: Monday, April 29, 2024 12:43 PM
To: Stevens, Troy; Barnett, Elliott; Bogart, Regan; Boudet, Brian; Bremer, Kandi; Avila, Britany; Bruner, Carleen; CenturyLink; Erickson, Ryan; Gust, Derek; Hauenstein, Lyle; Himes, Gail; Huseby, Eric; Johnson, Christopher; Kammerzell, Jennifer; Kidd, Brennan; Marsten, Vicki; Matt Cruzan; Megan Tuche; Muller, Gregory; Newton, Corey; Niehuser, Jack; Beard, Patricia; Zoning; Rob.Bair@centurylink.com; Rogers, Susie; Romero, Joseph; Rossi, Rod; Seaman, Chris; Site Development; Tina Vaslet (tvaslet@piercetransit.org); Torres, Andrew
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Good afternoon Troy,
 As requested, I have reviewed the vacation legal and exhibit and they look complete to me. Based on TMap GIS, there is a City Sewer line that runs through the alley and you'll need to reserve an easement for that.

Sincerely,

Gary Allen, PLS
 City of Tacoma, Public Works
 Chief Surveyor
 (253) 591-5772 Work
 (253) 278-2176 Cel

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, April 25, 2024 12:11 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <newton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <sr Rogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Agency Reviewer,

RECEIVED

AUGUST 12, 2024

HEARING EXAMINER

Stevens, Troy

From: Muller, Gregory
Sent: Thursday, May 9, 2024 11:07 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Good morning, Troy.

No TPU Division has an objection to the proposed street vacation or requests an easement reservation.

Thank you!

Greg Muller, Senior Real Property Officer
Tacoma Public Utilities
253.337.3164

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, April 25, 2024 12:11 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; 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>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <sr Rogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1453, as requested by Bradken/Atlas Foundry, and provide comment for your respective utility/agency on or before May 10, 2024. Responses received later than May 10, 2024 risk NOT being incorporated into the vacation action.

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public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

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

RECEIVED

AUGUST 12, 2024

HEARING EXAMINER

Stevens, Troy

From: Hauenstein, Lyle
Sent: Monday, April 29, 2024 7:01 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Solid waste has no issues with this vacation.

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

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



Please consider the environment before printing this email.

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

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, April 25, 2024 12:11 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; 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>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

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Thank you,

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

RECEIVED

AUGUST 12, 2024

HEARING EXAMINER

Stevens, Troy

From: Zoning
Sent: Thursday, April 25, 2024 12:28 PM
To: Stevens, Troy; Zoning
Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry
Attachments: 2024-04-10 _ 20427 Alley Vacation Exh.pdf; SV 124.1453 - Bradken_Atlas Foundry - Map 2.pdf; SV 124.1453 - Bradken_Atlas Foundry - Map 1.pdf; SV 124.1453 - Agency Comments(Bradken) 4_25_2024.doc

Hi Troy,

No objections or comments from Land Use.

Sincerely,

Shanta Frantz, AICP

Land Use and Zoning
Planning and Development Services
(253) 591-5388 – Desk Line | (253) 260-0769 – Work Cell
sfrantz@cityoftacoma.org | www.tacomapermits.org

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

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, April 25, 2024 12:11 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; 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>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

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

RECEIVED
AUGUST 12, 2024
HEARING EXAMINER

Stevens, Troy

From: Barnett, Elliott
Sent: Friday, April 26, 2024 12:39 PM
To: Stevens, Troy
Cc: Boudet, Brian
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Hi Troy,
No objections to this one from Long Range Planning.

Thanks

Elliott Barnett, Senior Planner
City of Tacoma - Planning and Development Services
747 Market Street, Room 345
Tacoma, Washington 98402
ebarnett@cityoftacoma.org
Work: (253) 591-5389
Cell: (253) 312-4909

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, April 25, 2024 12:11 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; 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>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <sr Rogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

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Thank you,

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

RECEIVED

AUGUST 12, 2024

HEARING EXAMINER

Stevens, Troy

From: Gust, Derek
Sent: Tuesday, April 30, 2024 8:05 AM
To: Stevens, Troy
Cc: Erickson, Ryan
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Hello Troy,

The Tacoma Fire Department has no objection to the proposed Street Vacation Petition 124.1453.

Thanks!

Regards,

DEREK GUST, P.E.

Engineer / Plan Review

Tacoma Fire Department | Prevention Division

901 Fawcett Avenue | Tacoma, WA 98402

253.317.0698 | dgust@cityoftacoma.org



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

Sent: Thursday, April 25, 2024 12:11 PM

To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; 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>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

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

Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Agency Reviewer,

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Thank you,

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

RECEIVED

AUGUST 12, 2024

HEARING EXAMINER

Stevens, Troy

From: Beard, Patricia
Sent: Tuesday, April 30, 2024 8:48 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry
Attachments: SV 124.1453 - Agency Comments(Bradken) 4_25_2024.doc

Hi Troy – Attached is CEDD’s “no objections”. I’m seeing an error message (have a new laptop and getting used to its foibles) so if the attachment is not there, please let me know.

Happy Tuesday,
 Pat

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, April 25, 2024 12:11 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; 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>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Agency Reviewer,

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Thank you,

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. 124.1453

DATE: April 25, 2024

Real Property Services is processing a petition from Bradken/Atlas Foundry to vacate a portion of a 16 foot wide alley lying southerly of vacated South 30th Street and northerly of South Tacoma Way, and lying between South Wilkeson Street and vacated South Ash Street, to cure building and industrial storage use encroachments in the right of way 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 May 10, 2024**. 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

4-30-24 _____ Date

Pat Beard _____ Signature

CEDD _____ Department

Please review the attached request for proposed Street Vacation Petition 124.1453, as requested by Bradken/Atlas Foundry, and provide comment for your respective utility/agency **on or before May 10, 2024**. Responses received later than May 10, 2024 risk NOT being incorporated into the vacation action.

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Thank you,

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

RECEIVED**AUGUST 12, 2024****HEARING EXAMINER****Stevens, Troy**

From: Tuche, Megan <Megan.Tuche@pse.com>
Sent: Thursday, April 25, 2024 12:43 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Hi Troy,

I've reviewed the attached document and PSE does not maintain any gas facilities within the proposed vacate area. Please let me know if you have questions or need additional information.

Thank you

Megan Tuche SR/WA

Sr. Real Estate Representative

Puget Sound Energy, Inc.

253-495-1427

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, April 25, 2024 12:11 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; 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>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <sr Rogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

CAUTION - EXTERNAL EMAIL

Phishing? Click the PhishAlarm "Report Phish" button.

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Thank you,

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

RECEIVED
AUGUST 12, 2024
HEARING EXAMINER

Stevens, Troy

From: Evick, Brent <Brent.Evick@lumen.com>
Sent: Tuesday, April 30, 2024 12:43 PM
To: Stevens, Troy
Subject: RE: P861738/Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry
Attachments: P861738 Vacation Letter.pdf

Hello Troy,

Please see attached letter regarding your request for vacation of an alley between blocks 22 and 23, Carroll and Hannah's Addition to Tacoma. We have no objections. If you have any questions or concerns, please feel free to reach out at your convenience.

Thank you,

Brent Evick

ROW Agent II
brent.evick@lumen.com
 Phone: 304-678-4900

LUMEN[®]

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, April 25, 2024 3:11 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; Easement, Nre <Nre.Easement@lumen.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; 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>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Bair, Rob <Rob.Bair@lumen.com>; Rogers, Susie <sr Rogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: P861738/Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1453, as requested by Bradken/Atlas Foundry, and provide comment for your respective utility/agency **on or before May 10, 2024**. Responses received later than May 10, 2024 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

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

Thank you,

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

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04/30/24

Troy Stevens, MSML

Real Property Services

City of Tacoma, Public Works

747 Market St.

Tacoma, WA 98402

PRN 861738

No Reservations/No Objection

SUBJECT: Vacation request for portion of alley between blocks 22 and 23, Carroll and Hannah's Addition to Tacoma, Tacoma, WA

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, please contact Brent Evick at 304-678-4900 or Brent.Evick@lumen.com.

Sincerely yours,

CenturyLink Right of Way Team

Exhibit A

ALLEY VACATION - LEGAL DESCRIPTION

THAT PORTION OF ALLEY BETWEEN BLOCKS 22 AND 23, CARROLL & HANNAH'S ADDITION TO TACOMA, AS PER PLAT RECORDED IN BOOK 2, PAGE 7, RECORDS OF PIERCE COUNTY AUDITOR, LYING NORTHERLY OF THAT RIGHT OF WAY AREA ACQUIRED BY PIERCE COUNTY SUPERIOR COURT CAUSE NO. 34214, AND SOUTHERLY OF SOUTH 30TH STREET AS VACATED BY CITY OF TACOMA ORDINANCE NUMBER 6449, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A THEORETICAL INTERSECTION OF STATE HIGHWAY 99 (ALSO KNOWN AS SOUTH TACOMA WAY) CENTERLINE WITH THE CENTERLINE OF SOUTH WILKESON STREET FROM WHICH ANOTHER ANGLE POINT IN SAID STATE HIGHWAY CENTERLINE BEARS NORTH 82°04'17" WEST, A DISTANCE OF 436.27 FEET; THENCE ALONG SAID HIGHWAY CENTERLINE, NORTH 82°04'17" WEST, A DISTANCE OF 149.92 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 07°55'43" EAST, 35.00 FEET TO THE NORTHERLY LINE OF SAID RIGHT-OF-WAY ACQUIRED BY PIERCE COUNTY SUPERIOR COURT CAUSE NO. 34214, AND THE WESTERLY LINE OF SAID BLOCK 23, BEING THE POINT OF BEGINNING; THENCE NORTH 01°26'03" EAST, ALONG THE SAID WESTERLY LINE OF SAID BLOCK 23, 213.34 FEET TO THE NORTHWESTERLY CORNER OF SAID BLOCK 23, BEING ON THE SOUTHERLY LINE OF SAID VACATED SOUTH 30TH STREET; THENCE NORTH 88°38'05" WEST, ALONG SAID SOUTHERLY LINE, 16.00 FEET TO THE NORTHEASTERLY CORNER OF SAID BLOCK 22; THENCE SOUTH 01°26'03" WEST, ALONG THE EASTERLY LINE OF SAID BLOCK 22, 211.51 FEET TO THE NORTHERLY LINE OF SAID RIGHT-OF-WAY ACQUIRED BY PIERCE COUNTY SUPERIOR COURT CAUSE; THENCE SOUTH 82°04'17" EAST, ALONG SAID NORTHERLY LINE, 16.10 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 08, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

CONTAINING 3,399± SQ. FT. / 0.078± ACRES



**BRADKEN
ALLEY VACATION
LEGAL DESCRIPTION**

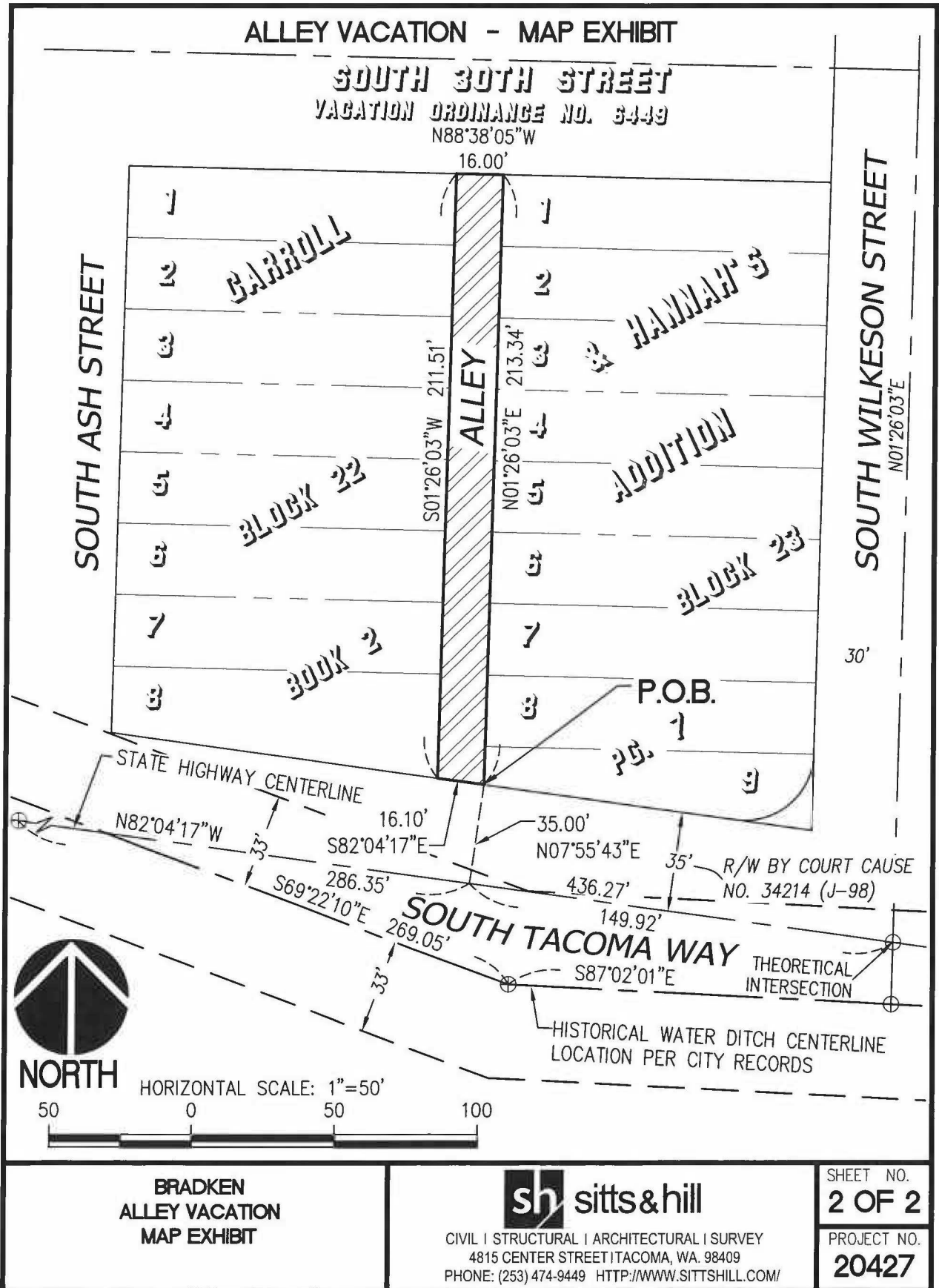
sh **sitts & hill**

CIVIL | STRUCTURAL | ARCHITECTURAL | SURVEY
4815 CENTER STREET | TACOMA, WA. 98409
PHONE: (253) 474-9449 HTTP://WWW.SITTS&HILL.COM/

SHEET NO.
1 OF 2

PROJECT NO.
20427

Exhibit A - Cont.



Stevens, Troy

RECEIVED

AUGUST 12, 2024

HEARING EXAMINER

From: Tina Vaslet <tvaslet@piercetransit.org>
Sent: Thursday, April 25, 2024 3:14 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Hi Troy,

It doesn't appear that this would impact transit, so Pierce Transit has no comments.

Kind Regards,

Tina Vaslet

Planner – Bus Stops

P: 253.983.2706 | C: 253.255.8521

3701 96th St. SW, Lakewood, WA 98499



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

Sent: Thursday, April 25, 2024 12:11 PM

To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@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>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; cnewton@cityoftacoma.org; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

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

Subject: Street Vacation 124.1453 - Request for Comments - DUE May 10, 2024 - Bradken/Atlas Foundry

Caution: This email originated from outside of Pierce Transit. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Agency Reviewer,

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Please email me with any questions you may have.

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Thank you,

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

EXHIBIT C-19

Excise Tax Exempt

Pierce County, WA

08/29/2024 11:06 AM

Electronically Submitted

202408290157

Electronically Recorded

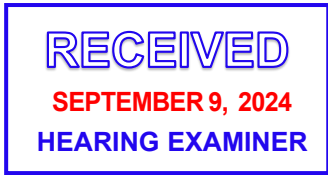
Pierce County, WA CPENNY

08/29/2024 11:06 AM

Pages: 6 Fee: \$308.50

When Recorded Return To: CPENNY

City of Tacoma
Real Property Services
747 Market Street, Room 737
Tacoma, WA 98402



Document Title:	PARTIAL RELEASE OF EASEMENT
Releaser:	CITY OF TACOMA
Releasee:	ATLAS FOUNDRY & MACHINE COMPANY
Short Legal Description:	PORTION OF THE SECTION 8, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M., PIERCE COUNTY, WASHINGTON
Legal Description of Easement:	EXHIBIT "A"
Assessor's Tax Parcel Number:	A PORTION OF PARCEL No. 2855000691

PARTIAL RELEASE OF EASEMENT NO. V-6449PR AND V-12709PR

THIS PARTIAL RELEASE OF EASEMENT RELINQUISHES A PORTION OF THAT CERTAIN SEWER EASEMENT RESERVED UNDER STREET VACATION V-6449, DATED SEPTEMBER 13, 1916, AND RESERVED UNDER STREET VACATION V-12709, DATED AUGUST 29, 1945, RECORDS OF PIERCE COUNTY, WASHINGTON, CITY OF TACOMA SAID SEWER LINE IS TO BE REVERTED FROM PUBLIC UTILITY TO PRIVATE UTILITY IN AS IS CONDITION UPON THE SIGNED DATE OF THIS DOCUEMENT

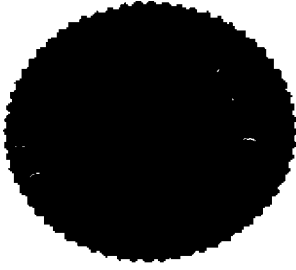
KNOW ALL BY THESE PRESENTS, that the CITY OF TACOMA ("CITY"), a Municipal Corporation of the State of Washington, has a **sewer** easement on servient tenement real property located within Section 8, Township 20 North, Range 3 East, W.M., City of Tacoma, Pierce County, State of Washington, as further shown and described on Exhibit "A";

WHEREAS, the record owner of the real property desires a release of CITY's **sewer** easement interest in said real property; and

WHEREAS, the CITY has agreed to release its **sewer** easement interest in said real property in exchange for the right to transfer ownership of the line and all right, title and interest in that physical asset to the record owner of real property and for the indemnity set forth below; and

NOW, THEREFORE, for and in consideration of mutual benefits, said indemnity, and in the interests of general public welfare, the CITY does hereby release, relinquish, and discharge all of its rights, title, and interests in and to that certain **sewer** easement first referenced above, including any after acquired title, and including all associated Facilities, including the pipe(s) or appurtenances lying on or within the same. **The release includes transfer of ownership of the assets identified beginning at the plug in S. Hosmer St., as maintenance holes 6771230, 6771233, 6771236, 6771240, 6771244 and 6782403; all of mainlines 6270823, 6254348, 6270836, 6270848, 6254360, 6270859 and 6271663; reserving the interest in the manhole in S. Wilkison St., to the owner of this property. The assets are being transferred as is, on the date of this document.**

In exchange for the foregoing release, the record owner of the property referenced herein, intending to bind all successors in interest and/or assigns, does hereby agree to assume sole responsibility for the real property area being released, together with all associated **sewer** Facilities contained therein, including the pipe(s) and appurtenances lying on or within the real property, in **AS-IS** condition, with all faults and defects, known or unknown, including sole responsibility for all costs and work associated with the removal thereof, and hereby acknowledges and agrees to indemnify, defend, release and save harmless the CITY OF TACOMA, its officers, employees, agents and volunteers from and against any and all claims, demands, lawsuits, damages, liabilities, losses and expenses (including reasonable attorney's fees and costs) arising directly or indirectly from this release of easement or for the condition of the easement area.



**Acknowledged and agreed:
Atlas Foundry & Machine Co. (Bradken, Inc.)**

Name: Sean Winstone
Title: CEO


Newcastle)
New South Wales) ss
Australia)

I certify that I know or have satisfactory evidence that **Sean Winstone** is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was duly authorized to execute the instrument, and acknowledged it as the CEO of the **Atlas Foundry & Machine Co. (Bradken Inc.)**, a foreign profit corporation of the State of Washington, to be its free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 2nd day of July, 2017

Notary Public in and for the
State of New South Wales, Australia
My Commission Expires Not Applicable


CITY OF TACOMA


Justin E. Davis
Fleet & Facilities

STATE OF WASHINGTON }
COUNTY OF PIERCE } SC

I certify that I know or have satisfactory evidence that **Justin E. Davis** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as title **Fleet & Facilities Division Manager** of the **City of Tacoma**, a municipal corporation of the State of Washington, to be its free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 1 day of sf, 2007.


and for the
State of Washington
My Commission Expires 1-5-2016

Notary Public
State of Washington
Kandice Bremer
Commission No. 22004735
Commission Expires 01-05-26

REVIEWED:

G. E. N. 08/28/2024
John Burk, P.E.
Division Manager
Science & Engineering Division

Approved as to Form:

DocuSigned by:
Kristin Lamson 08/28/2024
Kristin Larilotti
Deputy City Attorney

EXHIBIT A**LEGAL DESCRIPTION**

Section 08 Township 20 Range 03 Quarter 32 CARROL & HANNAHS CARROL & HANNAHS: CARROL & HANNAHS L 1 THRU 9 B 15 & L 1 THRU 10 B 16 & L 1 THRU 6 & THAT PART OF L 7 NOT INCLUDED IN FLUME R/W B 20 & L 1 THRU 8 B 21 & I ; THRU 7 INCL 30 FT ASH ST VAC, L 8 LESS PART COND FORS TAC WAY & INCL 30 FT ASH ST VAC. L 9 LESS R/W S TAC WAY B 22 & L 1 THRU 7 B 23 INCL ASH & 30TH ST VAC INCL 10 FT WILKESON ST VAC ALSO TOG/W THAT POR VAC SOUTH HOSMER ST ABUTT PER ORD 27879 SUBJ TO EASE SEG G 6074 MN DC00306463 5/21 /13.