

RESOLUTION NO. R2017-08

Acquiring Real Property Interests Required for the Tacoma Link Expansion

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	03/09/2017	Recommend to Board	Ahmad Fazel, DECM Executive Director
Board	03/23/2017	Final Action	Madeleine Greathouse, Project Director – Tacoma Link Kevin Workman, Director of Real Property

PROPOSED ACTION

Authorizes the chief executive officer to acquire certain real property interests, including acquisition by condemnation to the extent authorized by law, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Tacoma Link Expansion.

KEY FEATURES SUMMARY

- Authorizes the acquisition of 140 parcels consisting of full and partial acquisitions, temporary construction easements, and/or permanent easements.
- The properties are needed for construction, maintenance, and operation of the Tacoma Link Expansion.
- The real properties identified in this action are included in Exhibit A.

BACKGROUND

The Tacoma Link Expansion is a 2.4 mile extension of Tacoma Link from the Theater District to the Hilltop District. The extension will travel primarily along Stadium Way, 1st Street, Division Avenue, and Martin Luther King Jr. Way (MLK) and includes a relocated Theater District station and six new stations at Stadium Way/South 4th Street, Stadium District, MLK/Division Avenue, MLK/6th Avenue, MLK/11th Street, and MLK/19th Street. The Tacoma Link Operations and Maintenance Facility will be expanded to the east and five new vehicles will be purchased. The project began final design in 2016 and the revenue service date will be determined at project baseline in the second quarter of 2017.

The project completed environmental review in compliance with both the National Environmental Policy Act (NEPA) and State Environmental Policy Act (SEPA) with approval of a NEPA Documented Categorical Exclusion on June 25, 2015, by the Federal Transit Administration and a SEPA Determination of Nonsignificance (DNS), issued by Sound Transit on July 13, 2015. The Sound Transit Board selected the project route, stations, and operations and maintenance facility expansion site on November 19, 2015.

Sound Transit will acquire the property, by condemnation if necessary, as needed for the construction, operation, and maintenance of the Tacoma Link Expansion project and will reimburse relocation expenses to eligible affected owners and tenants. Sound Transit's authorizing legislation grants the agency the power of eminent domain to accomplish such acquisitions when efforts to reach agreement with property owners are unsuccessful.

PROJECT STATUS

Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction
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Projected Completion Date for Final Design Phase: Q4 2017

Project scope, schedule, and budget summary located on page 61 of the December 2016 Link Progress Report.

FISCAL INFORMATION

There is sufficient authorized project allocation to date in the right-of-way phase of the project to fund this action. Consistent with the current estimate for real property acquisition, future acquisitions of remaining certified properties are within the authorized project allocation to date.

The table below does not include the expected cost of this action however, costs may be discussed with Board members in executive session.

Tacoma Link Expansion

(in thousands)

	Authorized Project Allocation to Date	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$10,600	\$3,127	\$	\$3,127	\$7,473
Preliminary Engineering	5,872	5,594		5,594	278
Final Design	10,830	8,085		8,085	2,745
Third Party	1,310	1,156		1,156	154
Right of Way	3,200	150		150	3,050
Construction					
Construction Services	810				810
Vehicles	2,000	1,950		1,950	50
Total Current Budget	\$34,622	\$20,062	\$	\$20,062	\$14,560

Notes:

Amounts are expressed in Year of Expenditure \$000s.

Board Approvals = Committed To-Date + Contingency as of January 2017, and includes pending Board actions.

For detailed project information, see page 12 of the Proposed 2017 Transit Improvement Plan (TIP) plus approved Amendments to 2017 Proposed Budget, Resolution No R2016-37 approved on December 15, 2016.

SMALL BUSINESS/DBE PARTICIPATION

Not applicable to this action.

PUBLIC INVOLVEMENT

Public outreach on the Tacoma Link Expansions project has taken place over the past several years. Outreach activities have included meetings with communities, property owners, businesses, stakeholders, local jurisdictions, and agencies

Sound Transit has utilized an extensive community outreach effort to ensure that potentially affected property owners and community members have opportunities to engage in the decision-making process.

In compliance with state law regarding public notification, Sound Transit mailed certified letters to property owners affected by this action on March 7, 2017. Legal notices of this proposed Board action will be published in the Tacoma News Tribune and Seattle Times newspapers on March 10 and 17, 2017.

TIME CONSTRAINTS

A one-month delay would not significantly impact the timing of this project.

PRIOR BOARD/COMMITTEE ACTIONS

ENVIRONMENTAL REVIEW

Jl 3/1/2017

LEGAL REVIEW

JB 3/3/2017

RESOLUTION NO. R2017-08

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to acquire certain real property interests, including acquisition by condemnation to the extent authorized by law, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Tacoma Link Expansion.

WHEREAS, the Central Puget Sound Regional Transit Authority, hereinafter referred to as Sound Transit, has been created for the Pierce, King, and Snohomish Counties region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, Sound Transit is authorized to plan, construct, and permanently operate a high-capacity system of transportation infrastructure and services to meet regional public transportation needs in the Central Puget Sound region; and

WHEREAS, in general elections held within the Central Puget Sound Regional Transit Authority district on November 5, 1996, November 4, 2008, and November 8, 2016, voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, in order to use the property determined to be necessary for the construction, operation and maintenance of project improvements required under the voter approved high capacity transportation system plans, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain rights in the property for public purposes and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants; and

WHEREAS, environmental compliance pursuant to the State Environmental Policy Act (SEPA) for the Tacoma Link Expansion project with approval of a NEPA Documented Categorical Exclusion on June 25, 2015, by the Federal Transit Administration and a SEPA Determination of Non-significance (DNS), issued by Sound Transit on July 13, 2015; and

WHEREAS, Sound Transit has identified certain real properties as necessary for the construction and permanent location of the Tacoma Link Expansion Project and such properties are reasonably described in Exhibit A of this resolution; and

WHEREAS, in order to use the properties determined to be necessary for the construction, operation and maintenance, and permanent location of the Tacoma Link Expansion Project, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain lands and rights in property for public purposes and reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants; and

WHEREAS, Sound Transit has commissioned or will commission an appraisal to determine the fair market value of the properties, and will negotiate in good faith with the owners of the properties authorized to be acquired by negotiated purchase or condemned, with the intent of reaching agreements for the voluntary acquisition of the properties for fair market value; and

WHEREAS, the funds necessary to acquire the properties by voluntary purchase or to pay just compensation adjudged due after condemnation and the funds necessary to reimburse eligible relocation and reestablishment expenses shall be paid from Sound Transit general funds.

NOW THEREFORE BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority as follows:

SECTION 1. The chief executive officer is hereby authorized to execute such agreements as are customary and necessary for the acquisition of interests in the real properties described in Exhibit A (said property to be used for the Tacoma Link Expansion Project) and incorporated herein by reference, and for the reimbursement of eligible relocation and reestablishment expenses. In accordance with Sound Transit's Real Property Acquisition and Relocation Policies, Procedures and Guidelines, the acquisition price of the properties may not exceed the fair market value to be determined through the appraisal process; provided that in the event the total of the acquisition, relocation, and reestablishment costs of the property for the Tacoma Link Expansion Project exceeds Sound Transit's approved budget for right-of-way acquisition (plus contingency), then the chief executive officer must obtain approval from the appropriate committee or the Board, per Resolution No. 78-2, before the acquisition of the properties for the Tacoma Link Expansion Project by purchase or by condemnation and the reimbursement of eligible relocation and reestablishment expenses to the extent permitted by law.

SECTION 2. The chief executive officer or his designee is hereby authorized to settle condemnation litigation or enter administrative settlements (a settlement in lieu of initiating condemnation litigation) for the acquisition of interests in the real properties described in Exhibit A. Such settlements shall be made only upon the finding of legal counsel that the settlement is consistent with the law and is reasonable, prudent, and in the public interest. Such settlements may not exceed established project budgets. For all other settlements proposed, the chief executive officer must obtain prior approval of the appropriate committee or the Board, per Resolution No. 78-2.

SECTION 3. The Sound Transit Board deems the Tacoma Link Expansion Project, to be a public use for a public purpose. The Board deems it necessary and in the best interests of the citizens residing within Sound Transit's boundaries to acquire interests in the real properties identified in Exhibit A as being necessary for the construction, operation and maintenance, and permanent location of the Tacoma Link Expansion Project, and affected owners and tenants be reimbursed eligible relocation and reestablishment expenses associated with displacements from the properties.

SECTION 4. The Sound Transit Board of Directors finds that the public health, safety, necessity, convenience, and welfare demand and require that interests in the real properties described in Exhibit A be immediately acquired, condemned, appropriated, taken and damaged for the construction, operation, and permanent location of the Tacoma Link Expansion Project.

SECTION 5. In addition to the authority granted the chief executive officer in Section 1 above, condemnation proceedings are hereby authorized to acquire all, or any portion thereof, of the properties and property rights and/or rights in those of the properties described in Exhibit A to the extent permitted by law, for the purpose of constructing, owning, and operating a permanent location of the Tacoma Link Expansion Project. The chief executive officer is also authorized to make minor amendments to Exhibit A, as may be necessary to correct scrivener's errors and/or to the properties required for the Project.

SECTION 6. The funds necessary to acquire the properties by purchase or to pay just compensation adjudged due after condemnation shall be paid from Sound Transit general funds.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on March 23, 2017.



Dave Somers
Board Chair

ATTEST:



Kathryn Flores
Board Administrator

RESOLUTION NO. R2017-08
EXHIBIT A

TACOMA LINK EXPANSION PROJECT

ITEM	ROW ID	TAX PARCEL NUMBER	TAX PAYERS	PROPERTY ADDRESS
1	TLE002	2075340011	Savage Wholesale Building Materials Inc.	XXX E 25th St Tacoma, WA 98421
2	TLE003	2007040130	Motor Ramp, LLC	738 to 740 Pacific Ave Tacoma, WA 98402
3	TLE004	2007040120	Otium Partners, LLC	729 to 733 Commerce St Tacoma, WA 98402
4	TLE005	2009040011	City of Tacoma - GG	XXX S 9th St Tacoma, WA 98402
5	TLE006	2009050010	City of Tacoma - GG	901 to 909 Broadway Tacoma, WA 98402
6	TLE007	2007040140	Aspen Park, LLC	745 Commerce St Tacoma, WA 98402
7	TLE008	2007050150	Winthrop, LP	773 Broadway Tacoma, WA 98402
8	TLE010	2007040110	AFX Systems, LLC	732 Pacific Ave Tacoma, WA 98402
9	TLE011	2007040100	FLT Properties, LLC	728 to 730 Pacific Ave Tacoma, WA 98402
10	TLE012	2007040090	Johnson Cox Co.	726 Pacific Ave Tacoma, WA 98402
11	TLE013	2007040080	Johnson-Cox Co Inc.	724 Pacific Ave Tacoma, WA 98402
12	TLE014	2007040070	Johnson-Cox Co Inc.	722 Pacific Ave Tacoma, WA 98402
13	TLE015	2007040060	Gary G. and Cynthia K Faul, et al	720 Pacific Ave Tacoma, WA 98402
14	TLE016	2007040050	Michael J Rogers	718 Pacific Ave Tacoma, WA 98402
15	TLE017	2007040040	Michael J Rogers	714 to 716 Pacific Ave Tacoma, WA 98402
16	TLE018	2007040030	Ttowntwelves, LLC	710 Pacific Ave Tacoma, WA 98402
17	TLE019	2007040014	JA Colonial LLC	702 Pacific Ave Tacoma, WA 98402
18	TLE024	2007050070	725 Broadway LLC	721 Broadway Tacoma, WA 98402

ITEM	ROW ID	TAX PARCEL NUMBER	TAX PAYERS	PROPERTY ADDRESS
19	TLE025	2007050060	725 Broadway LLC	717 to 719 Broadway Tacoma, WA 98402
20	TLE026	0320042007	City of Tacoma - GG	625 Commerce St Tacoma, WA 98402
21	TLE027	2007050031	SPI Enterprise LLC	711 to 713 Broadway Tacoma, WA 98402
22	TLE031	2007050011	SPI Enterprise LLC	711 to 713 Broadway Tacoma, WA 98402
23	TLE033	2005050082	Elks Temple Properties, LLC	565 Broadway Tacoma, WA 98402
24	TLE035	2005050072	ETP Properties, LLC	561 Broadway Tacoma, WA 98402
25	TLE044	0321324001	The City of Tacoma - GG	XXX S Stadium Way Tacoma, WA 98402
26	TLE045	2004050012	YWCA Pierce County	XXX S. 4th St Tacoma, WA 98402
27	TLE051	2002050150	Harbor Terrace LLC	251 Broadway Tacoma, WA 98402
28	TLE058	2002050011	Granville Condo Owners Association	201 Broadway Condominium (Multiple Units) Tacoma, WA 98402
29	TLE059	2000050130	Frederick P S and Ki H. Whang	55 to 57 Broadway Tacoma, WA 98402
30	TLE062	2000050011	The Overlook on Broadway II Owners Association	1 Broadway (Multiple Units) Tacoma, WA 98402
31	TLE068	2030100070	Edgecliff Tacoma, LLC	1 N. Broadway Tacoma, WA 98403
32	TLE076	2031100040	Tacoma School District #10	XXX N. 1st St Tacoma, WA 98403
33	TLE077	2030110010	Everett L. and Margaret Miller	15 N. Tacoma Ave Tacoma, WA 98403
34	TLE078	2031110060	Gregory R. and Deanna D. Rankos	101 N. Tacoma Ave Tacoma, WA 98403
35	TLE079	2030120012	4 The Boys Company, LLC	24 N. Tacoma Ave Tacoma, WA 98403
36	TLE080	2031120050	Columbia State Bank	601 N. 1st St Tacoma, WA 98403
37	TLE081	2030120031	Thriftway Properties, LLC	610 N. 1st St Tacoma, WA 98403
38	TLE082	2031130025	Stadium District Properties, LLC	107 N. G St Tacoma, WA 98403

ITEM	ROW ID	TAX PARCEL NUMBER	TAX PAYERS	PROPERTY ADDRESS
39	TLE083	2030120033	Thriftway Properties, LLC	614 N. 1st St Tacoma, WA 98403
40	TLE084	2030120032	Stadium Retail, LLC	633 to 649 Division Ave Tacoma, WA 98403
41	TLE085	2031150020	Legacy Associates, LLC	711 to 715 N. 1st St Tacoma, WA 98403
42	TLE087	0321324003	Metropolitan Parks District of Tacoma	316 S. G St Tacoma, WA 98405
43	TLE088	2031160051	Pacwest Energy, LLC	809 Division Ave Tacoma, WA 98403
44	TLE089	2031170041	William E. and Chong I. Heddleson	813 to 817 Division Ave Tacoma, WA 98403
45	TLE090	2001180010	1 st Church Christ Scientist	902 Division Ave Tacoma, WA 98403
46	TLE092	2031170010	City of Tacoma - TPU	812 N. 2nd St Tacoma, WA 98403
47	TLE094	2031170021	City of Tacoma - TPU	818 N. 2nd St Tacoma, WA 98403
48	TLE095	2002200010	Group Health Cooperative	209 S. K St Tacoma, WA 98403
49	TLE096	2031180010	David T. Keyes	124 N. I St Tacoma, WA 98403
50	TLE097	2002190010	Resurrection Church	209 S J St Tacoma, WA 98405
51	TLE098	2032190050	Michael J. Sterbick	919 N. 2nd St Tacoma, WA 98403
52	TLE103	2002210010	Group Health Cooperative	209 Martin Luther King Jr Way Tacoma, WA 98403
53	TLE104	2032210061	Henry and Brenda Heim	1019 Division Ave Tacoma, WA 98403
54	TLE105	2002210020	Group Health Cooperative	209 S. K St Tacoma, WA 98403
55	TLE106	2032220011	MultiCare Health Systems	1105 Division Ave Tacoma, WA 98403
56	TLE107	2003210010	Tacoma General Hospital	315 Martin Luther King Jr Way Tacoma, WA 98405
57	TLE108	2002220010	Tacoma Medical Bldg. Assoc.	1102 Division Ave Tacoma, WA 98403
58	TLE109	2003220011	Tacoma Medical Bldg. Assoc.	314 Martin Luther King Jr Way Tacoma, WA 98405

ITEM	ROW ID	TAX PARCEL NUMBER	TAX PAYERS	PROPERTY ADDRESS
59	TLE110	2004210010	Tacoma General Hospital	XXX Martin Luther King Jr Way Tacoma, WA 98405
60	TLE111	2004210023	Multicare Health Systems	423 Martin Luther King Jr Way Tacoma, WA 98405
61	TLE112	2003220012	Tacoma General Hospital	XXX S. 4th St Tacoma, WA 98405
62	TLE113	2004220014	Multicare Health Systems	408 Martin Luther King Jr Way Tacoma, WA 98405
63	TLE114	2005210010	Multicare Medical Center	XXX Martin Luther King Jr Way Tacoma, WA 98405
64	TLE115	2005220010	Multicare Medical Center	502 Martin Luther King Jr Way Tacoma, WA 98405
65	TLE116	2005230011	Multicare Medical Center	1112 S 5th St Tacoma, WA 98405
66	TLE117	2005210042	Multicare Medical Center	521 Martin Luther King Jr Way Tacoma, WA 98405
67	TLE119	2006210040	Progress House Association	601 Martin Luther King Jr Way Tacoma, WA 98405
68	TLE120	2005220050	Multicare Medical Center	520 Martin Luther King Jr Way Tacoma, WA 98405
69	TLE122	2006220010	HR Acquisition I Corporation	1112 6th Ave Tacoma, WA 98405
70	TLE130	2006220050	HR Acquisition I Corporation	616 Martin Luther King Jr Way Tacoma, WA 98405
71	TLE131	2006220060	HR Acquisition I Corporation	624 Martin Luther King Jr Way Tacoma, WA 98405
72	TLE132	2007220100	THT RE V LLC and THT RE VI LLC and THT RE VII, LLC	702 Martin Luther King Jr Way Tacoma, WA 98405
73	TLE133	2006210110	L Cubed, LLC	623 Martin Luther King Jr Way Tacoma, WA 98405
74	TLE134	2007210022	James and Alma Taylor	1020 S. 7th St Tacoma, WA 98405
75	TLE140	2007220160	James H. Peters and Onica I. Taylor	722 Martin Luther King Jr Way Tacoma, WA 98405
76	TLE140.1	2007220150	Adams Apartments, LLC	1109 S. 8th St Tacoma, WA 98405
77	TLE141	2007210090	Pura Vida Management, LLC	721 to 723 S. K St Tacoma, WA 98405

ITEM	ROW ID	TAX PARCEL NUMBER	TAX PAYERS	PROPERTY ADDRESS
78	TLE142	2008220011	Tacoma Community Redevelopment Authority	802 to 804 Martin Luther King Jr Way Tacoma, WA 98405
79	TLE143	2008210010	John E. and Lucy A. Lowry	801 Martin Luther King Jr Way Tacoma, WA 98405
80	TLE150	2008220050	Tacoma Community Redevelopment Authority	824 Martin Luther King Jr Way Tacoma, WA 98405
81	TLE151	2008210080	David B. Vail	821 Martin Luther King Jr Way Tacoma, WA 98405
82	TLE161	2009210011	Jasvir Singh Gill	901 Martin Luther King Jr Way Tacoma, WA 98405
83	TLE162	2009220010	Metropolitan Park District of Tacoma	XXX S. L St Tacoma, WA 98405
84	TLE164	2009220080	Ronald K Johnson	924 Martin Luther King Jr Way Tacoma, WA 98405
85	TLE167	2009210060	Wentworth Investments, LLC	923 Martin Luther King Jr Way Tacoma, WA 98405
86	TLE169	2010220010	Fred Roberson	1002 Martin Luther King Jr Way Tacoma, WA 98405
87	TLE170	2010210010	Victory Ministries Int.	1016 S. 10th St Tacoma, WA 98405
88	TLE175	2010210040	Washington State Department of Commerce	1023 Martin Luther King Jr Way Tacoma, WA 98405
89	TLE177	2010220060	Courtney Associates LLC	1101 To 1111 S. 11th St Tacoma, WA 98405
90	TLE178	2011210091	RX Tacoma Investors LLC	1105 Martin Luther King Jr Way Tacoma, WA 98405
91	TLE179	2011220014	Housing Authority of the City of Tacoma	1102 S. 11th St Tacoma, WA 98405
92	TLE180	2011220050	City of Tacoma - GG	1124 Martin Luther King Jr Way Tacoma, WA 98405
93	TLE182	2012220011	Community Health Care	1202 to 1212 Martin Luther King Jr Way Tacoma, WA 98405
94	TLE183	2012210010	Eugene K. and Sharon Pickens	1201 Martin Luther King Jr Way Tacoma, WA 98405
95	TLE192	2012220060	City of Tacoma - GG	1224 Martin Luther King Jr Way Tacoma, WA 98405

ITEM	ROW ID	TAX PARCEL NUMBER	TAX PAYERS	PROPERTY ADDRESS
96	TLE193	2012210090	Allen AME Church of Tacoma	1223 Martin Luther King Jr Way Tacoma, WA 98405
97	TLE201	2013210010	Allen AME Church of Tacoma	1301 Martin Luther King Jr Way Tacoma, WA 98405
98	TLE202	2013220010	OMA SHOJI INC	1302 to 1306 Martin Luther King Jr Way Tacoma, WA 98405
99	TLE210	2013220053	James E. Howell and Elizabeth P Scott	1324 Martin Luther King Jr Way Tacoma, WA 98405
100	TLE211	2013210080	Allen AME Church of Tacoma	1321 Martin Luther King Jr Way Tacoma, WA 98405
101	TLE212	2014220010	McManemy Investments, LLC	1408 Martin Luther King Jr Way Tacoma, WA 98405
102	TLE213	2014210010	Feminist Women's Health Center	1401 to 1403 Martin Luther King Jr Way Tacoma, WA 98405
103	TLE221	2014210090	Cecil A Collins, Jr	1423 Martin Luther King Jr Way Tacoma, WA 98405
104	TLE222	2014220071	Andrew J. Laycock, Jr	1422 Martin Luther King Jr Way Tacoma, WA 98405
105	TLE223	2015210010	Kwang S and Susan So	1501 Martin Luther King Jr Way Tacoma, WA 98405
106	TLE224	2015220010	Normanna Hall Assn	1502 to 1506 Martin Luther King Jr Way Tacoma, WA 98405
107	TLE226	2015220021	City of Tacoma - GG	1512 1/2 Martin Luther King Jr Way Tacoma, WA 98405
108	TLE231	2015210080	Planned Parenthood of Great Northwest	1515 Martin Luther King Jr Way Tacoma, WA 98405
109	TLE232	2015220070	City of Tacoma - GG	1101 S. 16th St Tacoma, WA 98405
110	TLE233	2016210021	Franciscan Health System	1602 S. J St Tacoma, WA 98405
111	TLE234	2016220011	City of Tacoma - GG	1602 Martin Luther King Jr Way Tacoma, WA 98405
112	TLE235	2017220020	Most Worshipful Prince Hall	1702 Martin Luther King Jr Way Tacoma, WA 98405
113	TLE236	2017210010	Franciscan Health System	1701 Martin Luther King Jr Way Tacoma, WA 98405

ITEM	ROW ID	TAX PARCEL NUMBER	TAX PAYERS	PROPERTY ADDRESS
114	TLE238	2017210020	Franciscan Health System	1707 To 1709 Martin Luther King Jr Way Tacoma, WA 98405
115	TLE239	2017220070	Virginia Frazier	1714 Martin Luther King Jr Way Tacoma, WA 98405
116	TLE240	2017210030	Franciscan Health System	1713 Martin Luther King Jr Way Tacoma, WA 98405
117	TLE241	2017220080	Joseph C and Ronnie Sue Johnson	1720 Martin Luther King Jr Way Tacoma, WA 98405
118	TLE242	2017210040	St. Joseph Hospital	1715 Martin Luther King Jr Way Tacoma, WA 98405
119	TLE242.1	2017210050	Franciscan Health System	1719 Martin Luther King Jr Way Tacoma, WA 98405
120	TLE243	2017220090	Jacob A. Colson	1724 Martin Luther King Jr Way Unit A-C Tacoma, WA 98405
121	TLE244	2017210060	Franciscan Health System	1723 Martin Luther King Jr Way Tacoma, WA 98405
122	TLE245	2017220102	Matthew R. Meikle	1728 S. Martin Luther King Jr Way Tacoma, WA 98405
123	TLE246	2017220103	Vu Thien and Kim H Nguyen	1732 Martin Luther King Jr Way Tacoma, WA 98405
124	TLE247	2018220010	MLK Housing Development Assoc.	1802 Martin Luther King Jr Way Tacoma, WA 98405
125	TLE250	2018210052	St. Joseph Development Co. Inc.	1812 S. J St Tacoma, WA 98405
126	TLE263	2074240011	Pierce Transit	601 Puyallup Ave Tacoma, WA 98421
127	TLE510	2002060010	G R Kirk Company	202 Broadway Tacoma, WA 98402
128	TLE511	2000070070	Tacoma Landmark Assoc. LLC	47 St. Helens Ave Tacoma, WA 98402
129	TLE530	2031160030	Stadium District 806, LLC	806 N. 2nd St Tacoma, WA 98403
130	TLE531	2031160040	Dianna L. Palace	808 N. 2nd St Tacoma, WA 98403
131	TLE532	2032160080	Benjamin J. Marsh	807 N. 2nd St Tacoma, WA 98403

ITEM	ROW ID	TAX PARCEL NUMBER	TAX PAYERS	PROPERTY ADDRESS
132	TLE533	2032160060	Mary C and Nicholas D Adams	809 N. 2nd St Tacoma, WA 98403
133	TLE534	2032170050	Lawrence M. Feltman	813 N. 2nd St Tacoma, WA 98403
134	TLE535	2032170060	Lawrence M. Feltman	815 N. 2nd St Tacoma, WA 98403
135	TLE536	2032170070	WrightSpace 201, LLC	201 N. I St Tacoma, WA 98403
136	TLE537	2032180053	Standford E. Pulliam	202 N. I St Tacoma, WA 98403
137	TLE538	2004230043	Multicare Health Systems	419 S. L St Tacoma, WA 98405
138	TLE540	2015230030	Audong W. Luong	1505 S. L St Tacoma, WA 98405
139	TLE541	2015230041	Normanna Hall Association	1511 S. L St Tacoma, WA 98405
140	TLE542	2015230060	Michael and Angela Beasley	1515 S. L St Tacoma, WA 98405