



METROPOLITAN PARK DISTRICT

AGENDA

March 24, 2025

5:00 PM

Center at Norpoint
4818 Nassau Ave NE
Tacoma, WA 98422

Join Remotely

Via Telephone: 1-253-215-8782

Enter Meeting ID: 883 5855 0693

Participant ID: no ID needed just press #

Join Zoom Meeting

<https://metroparkstacoma-org.zoom.us/j/88358550693>

MEETINGS ARE RECORDED
AND MAY BE HEARD UPON REQUEST

COMMISSIONERS

ANDREA SMITH, PRESIDENT

MATTHEW MAUER, VICE PRESIDENT

ALISA LEE

CARLA SANTORNO

PETE REYES

5:00 P.M. MEET THE PARK BOARD MEMBERS & PUBLIC WELCOME RECEPTION

6:00 P.M. CALL TO ORDER

LAND ACKNOWLEDGEMENT

COMMISSIONER SWEARING-IN

ROLL CALL

FLAG SALUTE

SPECIAL PRESENTATIONS

NORTHEAST TACOMA PUBLIC ART UPDATE

SOUNDSIDE CHURCH PARTNERSHIP RECOGNITION

PARKS CHAMPION AWARD

WOMEN'S HISTORY MONTH PROCLAMATION

"Park District meeting sites are accessible to people who require special accommodations, please contact 305-1091 48 hours prior to the meeting time."



PRESIDENT’S REPORT

STANDING COMMITTEE & COMMISSION REPORTS

2025 BOARD COMMITTEE ASSIGNMENTS

EXECUTIVE DIRECTOR’S REPORT

REGULAR MEETING

COMMUNITY COMMENTS

Community comment is encouraged to be submitted in advance of the meeting in written form. Please submit written comments to the Board by 4 p.m. on March 24, 2025 by e-mailing them to jenniferb@tacomaparks.com Comments will be compiled and sent to Board members in advance of the meeting. Comments may also be left on voicemail at 253-305-1091 by 4 p.m. on March 24, 2025. Verbal comments will also be allowed during the meeting both in-person and remotely. To request to speak during community comments, please press the Raise Hand button near the bottom of your Zoom window or *9 on your phone. All speakers will have up to three minutes to speak.

MINUTES

1. (5-6) MINUTES OF THE MARCH 7, 2025 SPECIAL BOARD MEETING
2. (7-12) MINUTES OF THE MARCH 10, 2025 REGULAR BOARD MEETING

CONSENT AGENDA

3. (13-14) **RESOLUTION NO. C14-25:** APPROVAL OF WARRANTS CLAIM FUND FOR FEBRUARY 2025
(Contact: Tania Wink, Chief Financial & Administrative Officer)
4. (15-16) PROCLAMATION IN CELEBRATION OF WOMEN’S HISTORY MONTH

REGULAR AGENDA

PURCHASING RESOLUTIONS

(Requiring one reading for adoption)

5. (17-20) **RESOLUTION NO. P15-25:** AUTHORIZING PURCHASE OF GOODS AND SERVICES FOR PARKS TACOMA
5.1 MERLINO MEDIA GROUP FOR MEDIA BUYING SERVICES IN THE AMOUNT OF \$930,000
(Contacts: Alan Varsik, Director of Zoological & Environmental Education & Mark Knowlden, Interim Director of Parks & Recreation)

PUBLIC WORKS PURCHASING RESOLUTIONS

(Requiring one reading for adoption)

- 5. (21-23) **RESOLUTION NO. PW16-25:** INTERLOCAL COOPERATION AGREEMENT FOR THE ROOSEVELT PARK SIDEWALK PROJECT WITH THE CITY OF TACOMA STREETS INITIATIVE PACKAGE #27
(Contact: Marty Stump, Chief Planning Officer)

SINGLE READING RESOLUTION

(Requiring one reading for adoption)

- 6. (25-30) **RESOLUTION NO. R17-25:** AUTHORIZING THE PLACEMENT OF A RESTRICTIVE COVENANT ON PARKS TACOMA OWNED PROPERTY AT SOUTH PARK
(Contact: Marty Stump, Chief Planning Officer)

FIRST READINGS:

(Requiring two readings for adoption)

- 7. (33-47) **RESOLUTION NO. RR18-25:** AUTHORIZING THE SURPLUS & CONVEYANCE OF CERTAIN REAL PROPERTY AND GRANTING A TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF TACOMA, ACCEPTING & APPROPRIATING COMPENSATION FROM CITY OF TACOMA AND AMENDING UTILITY EASEMENT NO. 12921 AT WAPATO PARK FOR SHERIDAN ARTERIAL IMPROVEMENTS
(Contact: Marty Stump, Chief Planning Officer)

SECOND READING RESOLUTIONS

(Requiring two readings for adoption)

UNFINISHED BUSINESS

NEW BUSINESS

BOARD COMMENTS

ADJOURNMENT

UPCOMING BOARD MEETINGS

March 31, 2025	Committee of the Whole	5:30 PM	District Headquarters
April 2, 2025	Capital Improvement Committee	5:00 PM	District Headquarters
April 14, 2025	Regular Park Board Meeting	6:00 PM	District Headquarters
April 21, 2025	Committee of the Whole	5:30 PM	District Headquarters

*Remote Option meeting details can be found on the Metro Parks Website www.parkstacoma.gov

*Committee Meetings are subject to change - please check the Metro Parks Website, www.parkstacoma.gov for the most up to date meeting schedules.

PARKS
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**MINUTES OF SPECIAL MEETING
BOARD OF PARK COMMISSIONERS
MARCH 7, 2025**

PRESENT: Andrea Smith, President
Matthew Mauer, Vice President
Alisa Lee

REMOTE: Carla Santorno

IN THE CHAIR: Andrea Smith

PLACE: Park District Headquarters, 4702 S 19th Street Tacoma, WA 98405

Following a land acknowledgment the interview session for filing of a Park Board vacancy of the Metropolitan Park District Board of Park Commissioners was called to order by President Smith at 12:30 p.m.

CANDIDATE INTERVIEWS

The following candidates were publicly interviewed for the vacant Park Board seat:

Sean Arent
Azaria Azene
Malachi Cabera
Bronwyn Clarke
Robb Krehbiel
Pete Reyes

EXECUTIVE SESSION

EVALUATE THE QUALIFICATIONS OF CANDIDATES FOR
POTENTIAL APPOINTMENT TO ELECTIVE OFFICE

President Smith commented that voting or position #3 is scheduled to take place at the March 10th regular Park Board Meeting.

In accordance with RCW 42.30.110 the Board recessed into executive session to discuss the qualifications of the candidates for public employment for 40 minutes.

ADJOURN

Being no further business, the meeting was adjourned at 4:10 p.m.

President

Clerk

Submitted by: Jennifer Bowman, Board Secretary

PARKS
T A C O M A



**MINUTES OF
THE REGULAR MEETING
BOARD OF PARK COMMISSIONERS
MARCH 10, 2025**

PRESENT: Andrea Smith, President
Matthew Mauer, Clerk
Alisa Lee

REMOTE: Carla Santorno

IN THE CHAIR: Andrea Smith

PLACE: Park District Headquarters, 4702 S 19th Street Tacoma, WA 98405

REGULAR MEETING

The regular meeting of the Metropolitan Park District Board of Park Commissioners was called to order at 6:00 p.m. President Smith read a land acknowledgement.

SPECIAL PRESENTATIONS None

PRESIDENTS REPORT

President Smith noted that she visited the Conservatory and the new playground at Ferry Park this past weekend.

STANDING COMMITTEE AND COUNCIL REPORTS

Nature & Environment Advisory Council

Commissioner Mauer reported at the next meeting is scheduled for March 25th.

Zoo Liaison Committee

Commissioner Lee noted she attend the liaison committee meeting earlier in the afternoon. Agenda items included an update on windstorm repairs at NW Trek, the newly born Tapir and upcoming bear camp.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Shon Sylvia commented on the following:

- Work continues at Northwest Trek Wildlife Park, for the emergency repair declaration from windstorms last month.
- Contractor reached substantial completion at Ferry Park. Construction fencing was removed on Friday to provide access to the two new playgrounds this past weekend.

Staff have coordinated a celebration event with our Hilltop community members who helped engage the neighborhood in both the playground design and selection processes with festivities planned for March 29th from 10 am – noon.

- The March 24, 2025 Regular Board Meeting will take place at the Center at Norpoint.. In conjunction with the meeting, a Meet Your Park Board Welcome Reception will be held from 5-6 pm. This event aims to offer the community an opportunity to meet the Park Board Commissioners, engage in informal conversations, and share thoughts and ideas regarding the future of our parks and recreational programs. The public reception is open to all community members.

COMMUNITY COMMENTS

Malachi Cabera thanked the Board for the opportunity to interview for the vacant Park Board seat.

MINUTES OF THE FEBRUARY 24, 2025 REGULAR BOARD MEETING

Commissioner Mauer moved to adopt the minutes as presented; seconded by Commissioner Lee and passed on a vote of 4-0.

CONSENT AGENDA None

PURCHASING RESOLUTIONS None

PUBLIC WORKS PURCHASING RESOLUTIONS None

SINGLE READING RESOLUTIONS

RESOLUTION NO. R11-25: AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE THE 2025 OPERATING AGREEMENT WITH THE TACOMA PARKS FOUNDATION AGREEMENT

Commissioner Mauer moved adoption of the resolution; seconded by Commissioner Lee.

Shon Sylvia noted that this resolution supports the 2025 operating agreement with the Tacoma Parks Foundation, an independent 501(c)(3) organization dedicated to fundraising for parks and recreation. Mr. Sylvia reminded the Board that this topic was previously discussed in depth at the Committee of the Whole (COW). Mr. Sylvia noted that The Tacoma Parks Foundation provides essential fundraising and development functions for parks, recreation programs, and facilities. It also supports the Seymour Botanical Conservatory Foundation and the Fort Nisqually Foundation. Mr. Sylvia further commented that that annual agreement includes a \$720,000 allowance for services like major gifts, grants, capital projects, and endowments. Mr. Sylvia further commented that The Foundation is expected to raise an amount equal to or greater than this allowance in 2025, presenting minimal risk to the agency. Additionally, \$1.165 million of

raised funds will be distributed to benefit the Eastside Community Center through its programming endowment, the Zinna Linnik Fund, and the Scott Funds via the Greater Tacoma Community Foundation.

Board Members expressed appreciation for the Tacoma Parks Foundation’s work and their partnership, acknowledging staff contributions to developing the agreement.

Being no additional comments the question was called and the resolution passed on a vote of 4-0.

RESOLUTION NO. R12-25: AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE THE 2025-2026 OPERATING AGREEMENT WITH THE ZOO SOCIETY AND THE NORTHWEST TREK FOUNDATION

Commissioner Mauer moved adoption of the resolution; seconded by Commissioner Lee.

Alan Varsik explained that the resolution, similar to a previous one, is intended to authorize the executive director to enter into agreements with two philanthropic partners, the Zoo Society and the Northwest Trek Foundation. Mr. Varsik commented that as discussed last week at the Committee of the Whole, this involves a two-year agreement with two components: an operating agreement detailing collaboration processes, and Exhibit A, which outlines financial components and mutual expectations. Mr. Varsik commented that the agreement currently projects contributions of over \$2.2 million from the Zoo Society to the Zoo and \$550,000 to Northwest Trek.

Board members expressed their appreciation to Alan Varsik, the staff, and the teams at the Zoo Society and Northwest Trek Foundation for their work and contributions. They highlighted excitement about the ongoing efforts at both locations.

Being no additional comments the question was called and the resolution passed on a vote of 4-0.

RESOLUTION NO. R13-25: SUPPORTING PROPOSITION 1, THE CITY OF TACOMA’S STREETS INITIATIVE II BALLOT MEASURE, IN THE APRIL 22, 2025 ELECTION

Commissioner Lee moved adoption of the resolution; seconded by Commissioner Mauer

Hunter George, Policy and Government Relations Officer, explained that last month, City staff and Council Member Walker & Mayor Woodards, presented on Proposition 1, also known as the Streets II Initiative, which will appear on the April 22nd special election ballot. Mr. George noted that this initiative is a renewal and extension of a program approved by Tacoma voters in 2015 and is expected to generate over \$900 million over the next 15 years for street repair, maintenance, safety improvements, and bicycle and pedestrian infrastructure if approved. Mr. George continued by noting that following that presentation, the Board directed Director Sylvia to prepare a resolution supporting Proposition 1.

Board members expressed their support for the Streets Initiative, highlighting the city's successful implementation of the previous initiative and the importance of improving infrastructure near and providing safe access to parks without relying on cars. Commissioners emphasized the initiative's role in enhancing connectivity for communities on the Eastside and South End and noted their support for continuing the existing program with a small increase.

Being no additional comments the question was called and the resolution passed on a vote of 4-0.

FIRST READING RESOLUTIONS None

SECOND READINGS RESOLUTIONS None

NEW BUSINESS None

UNFINISHED BUSINESS None

EXECUTIVE SESSION EVALUATE THE QUALIFICATIONS OF CANDIDATES FOR POTENTIAL APPOINTMENT TO ELECTIVE OFFICE

In accordance with RCW 42.30.110 the Board recessed into executive session to discuss the qualifications of applicants for public employment for approximately 30 minutes.

MOTION TO NOMINATE AND DISCUSS NOMINEES FOR APPOINTMENT TO PARK BOARD POSITION #3

President Smith shared that the decision has been difficult due to the strong qualifications of all applicants, including their competencies, professional experience, leadership, and various areas of expertise such as government and public policy, parks and recreation, and conservation. After thorough consideration, President Smith proposed Pete Reyes for a Commissioner position, highlighting his involvement in the Advisory Council process and his strong community support, including his advocacy

President Smith moved to appoint Pete Reyes to vacant position #3;seconded by Commissioner Lee.

The Board members expressed strong support for Pete Reyes for the Commissioner position, highlighting his long-term involvement with the Advisory Council, his mental health expertise, and his deep knowledge of Parks Tacoma. They emphasized that while all applicants were highly qualified, Mr. Reyes' background made him uniquely suited to address the challenges Parks Tacoma will face in the coming years.

The Board also recognized the high caliber of all applicants.

Being no additional comments that question was called, and Mr. Reyes was appointed to fill position #3 on a vote of 4-0.

BOARD COMMENTS

President Smith expressed excitement about working with the new Commissioner and highlighted the privilege of reviewing 24 highly qualified applicants over the past four months. Acknowledging the difficulty of the decision, she noted that each candidate demonstrated exceptional commitment to Tacoma’s residents and would have been valuable contributors to the Board. President Smith expressed gratitude for all applicants' dedication and encouraged them to stay involved through volunteer opportunities, including advisory councils, to continue making a positive impact in the community.

ADJOURN

Being no further business, the meeting was adjourned at 6:42 p.m.

President

Clerk

Submitted by: Jennifer Bowman, Board Secretary

PARKS
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METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. C14-25

APPROVAL OF WARRANTS CLAIM FUND FOR FEBRUARY 2025

WHEREAS, the Board of Park Commissioners approved, appropriated and adopted the 2025-2026 Biennial Budget in Resolution No. RR 73-24, dated December 9, 2024, to meet public expenses, bond retirement, interest and operational expenses for the biennium ending December 31, 2026: and

WHEREAS, the Board of Park Commissioners has authorized the Executive Director to establish procedures to meet the fiscal year public debt, to maintain accountable records of all transactions, and to provide certification that labor and debt claims have been met; now, therefore, be it.

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma that the warrants issued to meet obligations in the Warrants Claim Fund and the Disbursements by Funds in the amounts and for the period indicated on Attachment "A" have been audited and certified by the auditing officer as required by RCW.42.24.080 and those expense reimbursement claims certified as required by RCW 42.24.090, be approved for payment.

The foregoing resolution was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on _____, 2025.

ATTEST:

President

Secretary

Clerk

BLANKET CERTIFICATION AND WARRANT APPROVAL FORM

AUDITOR'S CERTIFICATION

I, the undersigned, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered, or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the Metropolitan Park District of Tacoma, and that I am authorized to authenticate and certify to said claim.

FOR THE PERIOD STARTING FEBRUARY 1, 2025, AND ENDING FEBRUARY 28, 2025.

WARRANTS CLAIM FUND

ACCOUNTS PAYABLE CLAIMS FUND:

Warrant Serial Numbers <u>345627</u> to <u>345826</u>	\$4,920,066.31
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PAYROLL CLAIMS FUND:

EFT Warrants	\$2,924,886.38	\$2,990,088.55
Warrants Serial Numbers 100001 to <u>100097</u>	\$65,202.17	

TOTAL	\$7,910,154.86
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Chief Financial & Administrative Officer
Metropolitan Park District of Tacoma

- Warrant summary reports can be available from finance.
- Detail reports and claim vouchers can be available in the Finance & Business Operations Office.



A PROCLAMATION IN CELEBRATION OF WOMEN’S HISTORY MONTH

WHEREAS, the lived experiences and histories of people of all genders are inextricably woven throughout the history of our nation, state and local community. Yet, most of us have received a narrow perspective of history that fails to adequately account for the lives and legacies of marginalized gender groups, including women. Women who face intersectional discrimination on the basis of race, class, ability and LGBTQ+ identity are even more likely to be left out, or intentionally erased, from historical narratives; and

WHEREAS, the celebration of Women’s History Month is an opportunity to address the inequitable inclusion of women in our history and our community by exploring and amplifying stories that demonstrate the diverse, yet foundational, roles women have played in shaping the world as we know it; and

WHEREAS, women have made key contributions to Parks Tacoma throughout our District’s 118-year history in roles ranging from zoo veterinarians to park laborers to agency leaders. Notably, 2025 marks the first time the Board of Park Commissioners has been comprised of a majority of women commissioners—a meaningful example of how history continues to develop today; and

WHEREAS, women’s history is honored throughout Parks Tacoma in the names of our spaces, our core values of equity and inclusiveness, and our programs and opportunities that benefit the lives of women and girls in our community; and

WHEREAS, beginning earlier this month, visitors to our four community centers have the opportunity to learn about the fascinating lives of women in our region’s history. “In Her Shoes: The Women of Fort Nisqually”, a traveling exhibit developed by our living history museum, is visiting each center to share the stories of women who lived, worked and raised families at the Fort during the 19th century.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Park Commissioners do hereby honor March as Women’s History Month and commit to uplifting the diverse stories of women as part of our collective history, as well as promoting opportunities to play, learn and grow for women in our community.

The foregoing proclamation was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regularly scheduled meeting held on March 24, 2025.

ATTEST:

Board President

Board Clerk

Commissioner

Commissioner

Commissioner

PARKS
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MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Alan Varsik, Director of Zoological & Environmental Education
Mark Knowlden, Interim Director of Parks & Recreation

SUBJECT: Purchasing Resolution

DATE: March 12, 2025

EXECUTIVE SUMMARY: The attached Purchasing Resolution seeks Board approval to enable the Executive Director to enter into the necessary agreements for the purchase and acquisition of the goods and services detailed in Exhibit A to the Resolution and in the supporting information below.

Proposed goods and services proposed for purchase and/or acquisition:

ITEM NO. 1

- **VENDOR** Merlino Media Group
- **GOODS OR SERVICE** Media Buying Services
- **PRICE** \$880,000 (ZEED) for 2025
\$50,000 (PRD) for 2025
- **SOURCE OF FUNDING** Included in Departmental Marketing Budgets
- **CONTACT** Alan Varsik, 253-404-3634
Mark Knowlden 253-255-2487

ITEM DESCRIPTION:

ZEED has worked with a media buyer for 25+ years and in February 2022 Merlino Media Group was selected through a Request for Proposals (RFP) to provide media buying services for Parks Tacoma. Three firms submitted proposals and staff interviewed two finalists. The agreement included the provision for up to five (5) one-year extensions with contract ending in 2027.

Merlino advises District staff on overall paid media strategies and negotiates advertising rates, placements and value-added promotions to help achieve District revenue goals. Merlino's broad range of clients, collective purchasing power, and negotiating expertise enable the agency to secure significantly lower advertising rates, better advertising placement and higher added value than if District staff purchased the media directly.

Janice Merlino, the principal of Merlino Media Group, has over three decades of experience in media buying and brings extensive experience working with other family-focused Puget Sound destinations and programs.

FISCAL IMPACT: The total cost of \$930,000 includes both the fee paid to Merlino Media Group and the cost of the actual advertising purchased. Merlino's commission rate of 8.75% is significantly lower than the standard 15 percent commission rate charged by most media buying firms. These expenses have been included in the department operating budgets. Compared to 2024, ZEED is requesting \$15k less and P&R \$20k less for 2025, this represents no increase.

ADDITIONAL INFORMATION: For additional information, contact Alan Varsik, Director of Zoological & Environmental Education at alan.varsik@pdza.org or 253-404-3634 or Mark Knowlden Interim Director of Parks & Recreation at mark.knowlden@parkstacoma.com or 253-255-2487.

METROPOLITAN PARK DISTRICT OF TACOMA

PURCHASING RESOLUTION NO. P15 -25

**AUTHORIZING PURCHASE OF
GOODS AND SERVICES FOR METRO PARKS TACOMA**

WHEREAS, the Board of Park Commissioners has established policies governing the purchase of goods and services for Parks Tacoma through the adoption of Resolution No. RR40-24; and

WHEREAS, the Board of Park Commissioners through the adoption of Resolution No. R51-02, Adopting Board Policies and Procedures, authorized the use of a Purchasing Resolution for consolidation of all purchases seeking approval by the Board of Park Commissioners; and

WHEREAS, Metro Parks staff recommends the Board of Park Commissioners authorize the purchase of goods and services detailed below; now, therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma to authorize the Executive Director to enter into the necessary agreements to purchase or acquire the following goods and services as detailed in Exhibit A to this resolution.

The foregoing resolution was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a meeting held on _____, 2025.

ATTEST:

President

Secretary

Clerk

Exhibit A
Purchasing Resolution No. P15-25

ITEM NO. 1

- **VENDOR** Merlino Media Group
- **GOODS OR SERVICE** Media Buying Services
- **PRICE** \$880,000 (ZEED) for 2025
\$50,000 (PRD) for 2025
- **SOURCE OF FUNDING** Included in Departmental Marketing Budgets
- **CONTACT** Alan Varsik, 253-404-3634
Mark Knowlden 253-255-2487



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Marty Stump, Chief Planning Officer

SUBJECT: Interlocal Cooperation Agreement for the Roosevelt Park Sidewalk Project with the City of Tacoma Streets Initiative Package #27

DATE: March 12, 2025

EXECUTIVE SUMMARY: This resolution authorizes the appropriation of up to \$100,000.00 from the 2014 UTGO Bond Funds Neighborhood Parks Small Caps for construction of sidewalk and ADA access improvements along the E. Roosevelt Street that frontages to Roosevelt Park. This resolution would also authorize the Executive Director to enter into the necessary agreements with the City of Tacoma.

CAPITAL IMPROVEMENT COMMITTEE RECOMMENDATION: This resolution was reviewed by the Capital Improvement Committee at their meeting on March 5, 2025, and accepted for forwarding on to the full Board with a recommendation for approval.

BACKGROUND: The City of Tacoma and Parks Tacoma regularly coordinate in identifying shared capital project development opportunities that provide community value for both entities. The opportunity arose to combine the City's Streets Initiative Package #27 project with improvements to sidewalk safety and access at Roosevelt Park.

The project as proposed will provide much needed improvements to the currently deteriorated pavement condition of E. Roosevelt Ave., as well as close sidewalk gaps and construct a 7-foot sidewalk with associated street trees directly in front of Roosevelt Park. Parks Tacoma commits to contributing up to \$100,000.00 in funding for inclusion of this work on the frontage of Roosevelt Park for better public access.

This project aligns with Parks Tacoma's System & Strategic Plan in Pathways.

- **Key Insight B:** Streets and rights-of-way are the most abundant and accessible public space that exist in our community; the transportation network can and should provide for more than the movement of people and goods.
- **Strategic Action PA 1:** Invest in streets and other public routes not only as conduits between destinations, but as intentional spaces for connection with fellow community members and the environment. (concept mirrored in COT Draft Comp Plan P&R chapter P-3.4 - see below - and also in the COT Transportation Mobility Plan)

- **Strategic Action PA 2:** Advocate for and invest in trees, green infrastructure, and natural spaces with an urgency to rival the pace and depth of climate change and urbanization impacts.

This concept is mirrored in the COT Draft Comp Plan

- **Policy P-3.4:** Support and encourage the use of streets and sidewalks, on a temporary and intermittent basis, for a range of activities, such as markets, festivals, shopping, dining, and recreation, while ensuring safety and balancing street and sidewalk use for transportation.
- **Policy P-6.6:** Increase everyday access to nature for all Tacomans by integrating urban forest improvements into and throughout neighborhoods.

FISCAL IMPACT: The \$100,000.00 contribution will support the E. Roosevelt Street and sidewalk project. An additional \$1,000.00 will be transferred into the Parks Tacoma Art Fund in accordance with the Parks Tacoma 1% for the Arts Policy.

ADDITIONAL INFORMATION: For additional information, please contact Marty Stump, Chief Planning Officer at (253) 307-6179 or martys@tacomaparks.com

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. PW16-25

**INTERLOCAL COOPERATION AGREEMENT FOR THE ROOSEVELT PARK
SIDEWALK PROJECT WITH THE CITY OF TACOMA STREETS INITIATIVE
PACKAGE #27**

WHEREAS, the Board of Park Commissioners of the Metropolitan Park District of Tacoma wishes to enter into a Interlocal Cooperation Agreement with the City of Tacoma for pedestrian improvements along the E. Roosevelt Ave. that frontages to Roosevelt Park, and

WHEREAS, the City has planned street improvements under Street Initiative #27 within the E. Roosevelt Avenue right-of-way in proximity to Roosevelt Park, and

WHEREAS, Parks Tacoma has planned sidewalk and curb improvements to provide safe, ADA compliant access to Roosevelt Park, and

WHEREAS, Parks Tacoma and the City have determined that there would be mutual benefit by combining Parks Tacoma capital funding with the City's Streets Initiative Package #27 through a single public work project managed and administered by the City of Tacoma, and

WHEREAS, the Board of Parks Commissioners wishes to allocate funds in order to participate in this partnership;

Now, therefore, be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma that: a maximum contribution of \$100,000.00 is granted from the 2014 Capital bond Funds to construct new sidewalk improvements along E. Roosevelt Ave. that frontages to Roosevelt Park, with an additional \$1,000.00 transferred into the Parks Tacoma Art Fund in accordance with the Parks Tacoma 1% for the Arts Policy; and authorizes the Executive Director to sign the Interlocal Cooperation Agreement with the City of Tacoma.

The foregoing resolution was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on _____ 2025.

President

ATTEST:

Secretary

Clerk

PARKS
T A C O M A



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Marty Stump, Chief Planning Officer

SUBJECT: Authorizing the Placement of a Restrictive Covenant on Parks Tacoma Owned Property at South Park

DATE: March 12, 2025

EXECUTIVE SUMMARY: Park Board approval is requested to authorize the placement of a Restrictive Covenant on District owned property at South Park. In accordance with Asia Pacific Cultural Center’s (APCC) acceptance of financial assistance for activities related to the construction of the new Cultural Center building at South Park provided by the Washington State Department of Commerce, the Restrictive Covenant states that APCC and Parks Tacoma must provide a Community Center on the property for a term of ten (10) years.

CAPITAL IMPROVEMENT COMMITTEE RECOMMENDATION: This resolution was reviewed by the Capital Improvement Committee at their meeting on March 5, 2025, and accepted for forwarding on to the full Board with a recommendation for approval.

BACKGROUND: APCC is a non-profit organization that has been providing complementary cultural programing services for the community for many years. Parks Tacoma entered into a lease agreement with APCC in 2012 for APCC to provide cultural programing and services in the former South Park Community Center building. The lease was updated in 2020 with a 20-year term that included APCC making certain capital improvements to the building.

Parks Tacoma and APCC assessed the existing building and determined that it was functionally obsolete. Thereafter, APCC agreed to demolish that building at its sole expense, which was the subject of a separate Demolition Agreement. APCC completed the demolition work in 2024, and a Ground Lease and Construction Agreement were signed to construct a new Cultural Center building at South Park at APCC’s sole expense. The Ground Lease has an initial term of thirty (30) years but may extended for an additional twenty (20) years.

APCC has received funds from the Washington State Department of Commerce through the Building Communities Fund Program to be used for certain construction activities related to the new Cultural Center building. In exchange, the Department of Commerce requires the Restrictive Covenant, as shown in Exhibit A, to be filed and recorded. The Restrictive Covenant states that there shall be a Community Center on the property offering a variety of programs and activities that builds intergenerational connections fostering participation in art, culture, and education activities to benefit the public and community, as outlined by the APCC’s contracts with the Department of Commerce, for a period of ten (10) years.

FISCAL IMPACT: There is no fiscal impact to Parks Tacoma for placing this Restrictive Covenant on this property.

ADDITIONAL INFORMATION: For additional information, please contact Marty Stump, Chief Planning Officer at (253) 307-6179 or martys@tacomaparks.com

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. R17-25

**AUTHORIZING THE PLACEMENT OF A RESTRICTIVE COVENANT ON
PARKS TACOMA OWNED PROPERTY AT SOUTH PARK**

WHEREAS, the Metropolitan Park District of Tacoma (“Parks Tacoma”) is the owner of South Park, located at 4851 South Tacoma Way; and

WHEREAS, the Board of Park Commissioners of Parks Tacoma desire to maintain quality facilities at South Park; and

WHEREAS, Asia Pacific Cultural Center (APCC) is a non-profit organization and long-term partner with Parks Tacoma providing complementary cultural programming and services for the benefit of the community; and

WHEREAS, Parks Tacoma had leased the former South Park Community Center building to APCC since 2012; and

WHEREAS, Parks Tacoma and APCC determined that the former building was functionally obsolete; and

WHEREAS, Parks Tacoma and APCC entered into a Demolition Agreement, Construction Agreement, and Ground Lease to facilitate the construction of a new Cultural Center at South Park at APCC’s sole expense; and

WHEREAS, APCC has accepted funds from the Washington State Department of Commerce through the Building Communities Fund Program to be used for certain construction activities related to the new Cultural Center building; and

WHEREAS, The Department of Commerce requires a Restrictive Covenant to be filed and recorded stating that a Community Center must be operated on the property for a term of ten (10) years, as shown in Exhibit A. Now, therefore be it

RESOLVED by the Board of Park Commissioners of the Metropolitan Park District of Tacoma that the Executive Director is authorized to execute the Restrictive Covenant provided by the Washington State Department of Commerce.

The foregoing resolution was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on _____ 2025.

President

ATTEST:

Secretary

Clerk

EXHIBIT A
Restrictive Covenant

When Recorded Return To:

The Washington State Department of Commerce
Local Government Division
1011 Plum Street, SE
Post Office Box 42525
Olympia, Washington 98504-2525
Local Community Projects
Attention: Real Estate Development and Services

RESTRICTIVE COVENANT

Grantor (Lessee): **Asia Pacific Cultural Center**

Grantor (Lessor): Parks Tacoma

Grantee: Department of Commerce, Community Capital Facilities

Legal Description (abbreviated): _____

Assessor's Tax Parcel ID#: 0320192039

Contract Number: **24-96647-020, 24-96645-002 & 22-96641-002**

This Restrictive Covenant is made this ____ day of _____, 20__ by Asia Pacific Cultural Center, a Washington Nonprofit Corporation and Parks Tacoma, a municipal corporation, ("Grantor") and is part of the consideration for the financial assistance provided by the Washington State Department of Commerce ("Department"), pursuant to Contract Number 24-96647-020, 24-96645-002 & 22-96641-002, for the real property legally described as follows:

Section 19 Township 20 Range 03 Quarter 22 (SOUTH PARK) BEG AT NW COR OF NW TH E 167 FT TH S 25 DEG 50 MIN E 350 FT TH E 50 FT TH S 25 DEG 50 MIN E 1106 FT TO S LI OF GOVT LOT 1 TH W TO E LI OF PUGET SOUND AVE TH NON SD E LI TO N LI OF S 50TH ST TH W TO W LI OF NW TH N TO POB EXC SOUTH TACOMA WY ALSO BEG AT SE COR OF B 5 VAN FOSSEN & RAMAGE ADD TH N 27 DEG 30 MIN W TO E LI OF BIRMINGHAM ST TH N ON EXT OF SD ST 84.74 FT TH NWLY THRU A TO L OF 13 DEG 19 MIN 30 SEC 74.45 FT TH NWLY THRU A TO L OF 14 DEG 19 MIN 15 SEC 112.09 FT TH NWLY THRU A TO L OF 37 DEG 33 MIN 15 SEC 29.66 FT TO N LI OF S 52ND ST EXT TH W TO SE COR OF B 2 SD VAN FOSSEN & RAMAGE ADD TH N 27 DEG 30 MIN W TO NE COR SD ADD TH E 150 FT TH S 27 DEG 30 MIN E 612 FT TH W 150 FT TO POB ALSO BEG AT SE COR OF OAKWOOD CEMETERY TH SON ELI OF GOVT LOT 2 266 FT TH N 21 DEG 45 MIN W 215 FT TH W TO E LI OF BIRMINGHAM ST TH N 66 FT TH E TO POB ALSO L 1 THRU 4 B 1 WESTBROOKS ADD APPROVED COMB BY CY OF TAC BLUS DEPT 12/10/09 COMB OF 2-002, 2-028, 2-031 & 948500-001-0 SEG 2010-0403 JU 3/11/10JU

(the "Property").

This Covenant will be filed and recorded in the official public land records of Pierce County, Washington and shall constitute a restriction upon the use of the Property and is construed as running with the land which shall pass to and be binding upon the Grantor, its successors and assigns, heirs, grantees, or lessees of the Property, commencing upon the date specified in Commerce contract number 24-96647-020, 24-96645-002 & 22-96641-002 and ending **Ten (10)** years from said date. Each and every contract, deed or other instrument covering or conveying the Property, or any portion thereof, shall be conclusively held to have been executed, delivered and accepted subject to such covenants, regardless of whether such covenants are set forth in such contract, deed, or other instruments.

NOW, THEREFORE, it is hereby covenanted, as follows:

Grantors their successors and/or assigns for the period as stated above, on the herein described property, shall provide a Community Center offering a variety of programs and activities that builds intergenerational connections fostering participation in art, culture, and educational activities to benefit the public and the community as specified in contract numbers 24-96647-020, 24-96645-002 & 22-96641-002.

The Grantor will comply with all State and local codes, licensing requirements, and other requirements regarding the condition of the structure and the operation of the project in the jurisdiction in which the facility is located.

The Grantor will keep any records and make any reports relating to compliance with this covenant that the Department may reasonably require.

DEFAULT: If a violation of this Covenant occurs, the Department (or its successor agency) may, after thirty (30) days' notice and opportunity to cure the violation which cure may be effected by the Grantor their successors and/or assigns, institute and prosecute any proceeding at law or equity to abate, default the loan, prevent, or enjoin any such violation or to compel specific performance by the Grantor their successors and/or assigns of its obligations hereunder; provided that, the Grantors their successor and/or assigns shall not be required by any provision herein to evict a residential tenant. No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage, or waive the right of any party entitled to enforce the provisions hereof or to obtain relief against or recover for the continuation or repetition of such breach or violations or any similar breach or violation hereof at any later time.

[SIGNATURE AND NOTARY PAGE FOLLOWS]

IN WITNESS HEREOF, Asia Pacific Cultural Center has executed this Covenant on the ___ day of _____, 20__.

Asia Pacific Cultural Center,
a Washington Nonprofit Corporation

By: _____

Printed Name: _____

Title: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this day personally appeared before me _____ known to be the _____ of **Asia Pacific Cultural Center**, a Washington Nonprofit Organization, the entity that executed the within instrument and acknowledged the said instrument to be the free and voluntary act and deed of said entity for the uses and purposes therein mentioned and on oath stated that s/he was authorized to execute the same.

DATED: _____

(Seal or Stamp)

(Signature of Notary)

(Legibly Print or Stamp Name of Notary)

NOTARY PUBLIC in and for the state of Washington

My Commission Expires: _____

IN WITNESS HEREOF, Parks Tacoma has executed this Covenant on the ___ day of _____, 20__.

Parks Tacoma

By: _____

Printed Name: _____

Title: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this day personally appeared before me _____ known to be the _____ of **Parks Tacoma**, the entity that executed the within instrument and acknowledged the said instrument to be the free and voluntary act and deed of said entity for the uses and purposes therein mentioned and on oath stated that s/he was authorized to execute the same.

DATED: _____

(Seal or Stamp)

(Signature of Notary)

(Legibly Print or Stamp Name of Notary)

NOTARY PUBLIC in and for the state of Washington

My Commission Expires: _____

PARKS
T A C O M A



MEMORANDUM

TO: Board of Park Commissioners

THROUGH: Shon Sylvia, Executive Director

FROM: Marty Stump, Chief Planning Officer

SUBJECT: AUTHORIZING THE SURPLUS & CONVEYANCE OF CERTAIN REAL PROPERTY AND GRANTING A TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF TACOMA, ACCEPTING & APPROPRIATING COMPENSATION FROM CITY OF TACOMA, AND AMENDING UTILITY EASEMENT NO. 12921 AT WAPATO PARK FOR SHERIDAN ARTERIAL IMPROVEMENTS

DATE: March 12, 2025

EXECUTIVE SUMMARY: This resolution authorizes the surplus and conveyance of 128 square feet of park property and grants a temporary construction easement of 44,071 square feet of park property to the City of Tacoma to facilitate arterial improvements along Sheridan Avenue in exchange for \$32,776. This resolution would also amend an existing utility easement with Tacoma Public Utilities to reflect the relocation of a pole and guy anchor necessary to the proposed arterial improvements. Finally, this resolution would authorize the Executive Director to execute the documents necessary to facilitate the property transfer, temporary construction easement, and utility easement amendment.

CAPITAL IMPROVEMENT COMMITTEE RECOMMENDATION: This resolution was reviewed by the Capital Improvement Committee at their meeting on March 5, 2025, and accepted for forwarding on to the full Board with a recommendation for approval.

BACKGROUND: The Metropolitan Park District of Tacoma (“Parks Tacoma”) is the owner of Wapato Park, consisting of approximately 88 acres of real property and improvements. The park runs south from South 64th Street to South 72nd Street and is bordered by South Sheridan Avenue on the east and South Alaska Street on the west.

The City of Tacoma plans to proceed with the City Council approved Sheridan Arterial Improvements Project. The project design includes reconstructing the roadway surface to arterial traffic standards, upgrading traffic and pedestrian signals, new street lighting, sidewalks, upgrading non-compliant curb ramps, upgrading utilities (stormwater and water), striping, and a shared use path.

The City of Tacoma must acquire from Parks Tacoma a portion of Wapato Park, consisting of a total of 128 square feet at the corner of South 72nd Street and South Sheridan Avenue to facilitate the installation of crossing signals and electrical (“Signal Improvements Property”). The City of Tacoma is also requesting a temporary construction easement in two areas along the park boundary with South Sheridan Avenue between South 64th Street and South 72nd Street, consisting of a combined 44,071 square feet, to allow for the construction of curb and gutter, sidewalks, a shared use path for bikes and pedestrians, parallel parking defined by bulb-outs and ADA compliant curb ramps. In addition, there will be upgrades to the stormwater system, improved utility poles and streetlights, traffic signals, accessible pedestrian signal (APS) system with countdown pedestrian crossing signals and landscaping (“Temporary Construction Easement Properties”.) This easement would terminate on December 31, 2026, or when construction is completed, whichever is sooner. Due to the Sheridan Arterial Improvements Project, Tacoma Public Utilities must relocate a pole and guy anchor and wishes to amend Easement No. 12921 to reflect the relocation.

FISCAL IMPACT: An appraisal was performed by a Washington State certified appraiser. Parks Tacoma shall receive from the City of Tacoma \$32,776.00, the value of the Signal Improvements Property and Temporary Construction Easement Properties, as determined by an appraisal report dated May 17, 2024.

ADDITIONAL INFORMATION: For additional information, please contact Marty Stump, Chief Planning Officer at (253) 307-6179 or martys@tacomaparks.com

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. RR18-25

AUTHORIZING THE SURPLUS & CONVEYANCE OF CERTAIN REAL PROPERTY AND GRANTING A TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF TACOMA, ACCEPTING & APPROPRIATING COMPENSATION FROM CITY OF TACOMA AND AMENDING UTILITY EASEMENT NO. 12921 AT WAPATO PARK FOR SHERIDAN ARTERIAL IMPROVEMENTS

WHEREAS, the Metropolitan Park District of Tacoma (“Parks Tacoma”) is the owner of Wapato Park, consisting of approximately 88 acres of real property and improvements. The park runs south from South 64th Street to South 72nd Street and is bordered by South Sheridan Avenue on the east and South Alaska Street on the west, and

WHEREAS, the City of Tacoma plans to proceed with the City Council approved Sheridan Arterial Improvements Project. The project design includes reconstructing the roadway surface to arterial traffic standards, upgrading traffic and pedestrian signals, new street lighting, sidewalks, upgrading non-compliant curb ramps, upgrading utilities (stormwater and water), striping, and a shared use path, and

WHEREAS, in order to facilitate the installation of crossing signals and electrical, the City of Tacoma must acquire from Parks Tacoma a portion of Wapato Park located at the corner of South Sheridan Avenue and South 72nd Street, consisting of 128 square feet legally described on Exhibit “A” and depicted on Exhibit “B” (the “Signal Improvement Property”), and

WHEREAS, in order to facilitate the construction of curb and gutter, sidewalks, a shared use path for bikes and pedestrians, parallel parking defined by bulb-outs, ADA compliant curb ramps, upgrades to the stormwater system, improved utility poles and streetlights, traffic signals, accessible pedestrian signal (APS) system with countdown pedestrian crossing signals and landscaping; the City of Tacoma is requesting a temporary construction easement consisting of a combined 44,071 square feet in two areas of Wapato Park along South Sheridan Avenue as legally described on Exhibit “C” & Exhibit “E” and depicted on Exhibit “D” and Exhibit “F” (the “Temporary Construction Easement Properties”). This easement would terminate on December 31, 2026, or when construction is completed, whichever is sooner, and

WHEREAS, the value of the Signal Improvement Property and Temporary Easement Properties were determined by an appraisal report dated May 17, 2024, and performed by a Washington State certified appraiser, who determined the value to be \$32,776, and

WHEREAS, due to the Sheridan Arterial Improvements Project, Tacoma Public Utilities has relocated a pole and guy anchor and wishes to amend Easement No. 12921, legally described on Exhibit “G” and depicted on Exhibit “H” (“Utility Easement Property”), to reflect the relocation.

WHEREAS, in order for the City to acquire the Signal Improvement Property, it must either condemn the property or seek Parks Tacoma’s consent to transfer the property, and

WHEREAS, it would be in the best interests of Parks Tacoma that the Sheridan Arterial Improvements be constructed and would be a benefit to Wapato Park users, and

WHEREAS, Chapter 39.33 RCW (Intergovernmental Disposition of Property) permits local government units to transfer or exchange title to real property on such terms and conditions as may be mutually agreed upon; NOW, THEREFORE, BE IT

RESOLVED, by unanimous vote of the Board of Parks Commissioners of the Metropolitan Park District of Tacoma that the Signal Improvement Property is declared surplus and shall be transferred to the City of Tacoma in accordance with Chapter 39.33 RCW; IT IS FURTHER

RESOLVED, that the Temporary Construction Easement shall be granted to the City of Tacoma; IT IS FURTHER

RESOLVED, to accept & appropriate \$32,776 from the City of Tacoma as compensation for the transfer of the Signal Improvement Property and Temporary Construction Easement: IT IS FURTHER

RESOLVED, that the amendment to Easement No. 12921 to Tacoma Public Utilities shall be approved; IT IS FURTHER

RESOLVED, that the Executive Director is hereby authorized to execute such documents as necessary to affect the transfer of the Signal Improvement Property, grant the Temporary Construction Easement to the City of Tacoma and amend the Easement No:12921 to Tacoma Public Utilities.

The foregoing resolution was adopted by the Board of Park Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on _____, 2025.

President

ATTEST:

Secretary

Clerk

EXHIBIT A

Legal Description of Signal Improvement Property

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., LYING EAST OF THE EAST LINE OF MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR;

EXCEPT THE EAST 300 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER THEREOF; AND EXCEPT ROADS;

TOGETHER WITH THAT PORTION OF THE SOUTH 128.22 FEET OF LOT 3, AND ALL OF LOTS 4 THROUGH LOT 16, INCLUSIVE, IN SAID WAPATO LAKE VIEWS, LYING EAST OF THE EAST LINE OF SOUTH ALASKA STREET; EXCEPT SOUTH 72ND STREET; ALSO,

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., 150 FEET EAST OF THE INTERSECTION OF SAID LINE AND THE EAST LINE OF THE MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR;

THENCE WEST ALONG SAID SECTION LINE 150 FEET; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 2 AND 3 OF SAID PLAT 100 FEET; THENCE EAST 150 FEET;

THENCE SOUTHERLY TO THE POINT OF BEGINNING; AND ALSO, THAT PORTION OF TRACT 'A', WAPATO LAKE VILLA SITES, TACOMA, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 61, RECORDS OF PIERCE COUNTY AUDITOR, LYING SOUTHERLY OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 33 OF SAID PLAT, EXTENDED WESTERLY TO THE WEST LINE OF SAID TRACT 'A'.

MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A 3-INCH DIAMETER SURFACE BRASS DISK MARKING THE INTERSECTION OF SOUTH 72ND STREET AND SHERIDAN AVENUE FROM WHICH A CASED 3-INCH DIAMETER BRASS DISK MARKING THE INTERSECTION OF SOUTH 68TH STREET AND SHERIDAN AVENUE BEARS NORTH 01°44'51" EAST A DISTANCE OF 1329.97 FEET; THENCE ALONG SAID MONUMENT LINE NORTH 01°44'51" EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 88°24'15" WEST A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE NORTH MARGIN OF SOUTH 72ND STREET WITH THE WEST MARGIN OF SHERIDAN AVENUE AND THE TRUE POINT OF BEGINNING; THENCE NORTH 88°24'15" WEST ALONG SAID NORTH MARGIN A DISTANCE OF 24.04 FEET; THENCE DEPARTING SAID NORTH MARGIN NORTH 01°56'37" EAST A DISTANCE OF 1.15 FEET; THENCE NORTH 75°37'46" EAST A DISTANCE OF 7.01 FEET; THENCE SOUTH 88°24'15" EAST A DISTANCE OF 12.31 FEET; THENCE NORTH 01°44'51" EAST A DISTANCE OF 11.92 FEET; THENCE SOUTH 88°24'15" EAST A DISTANCE OF 5.00 FEET TO SAID WEST MARGIN; THENCE ALONG SAID WEST MARGIN SOUTH 01°44'51" WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

ALL WITHIN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON. (CONTAINING +/- 128 SF. OR APPROXIMATELY 0.003 AC.)

EXHIBIT B

Depiction of Signal Improvement Property

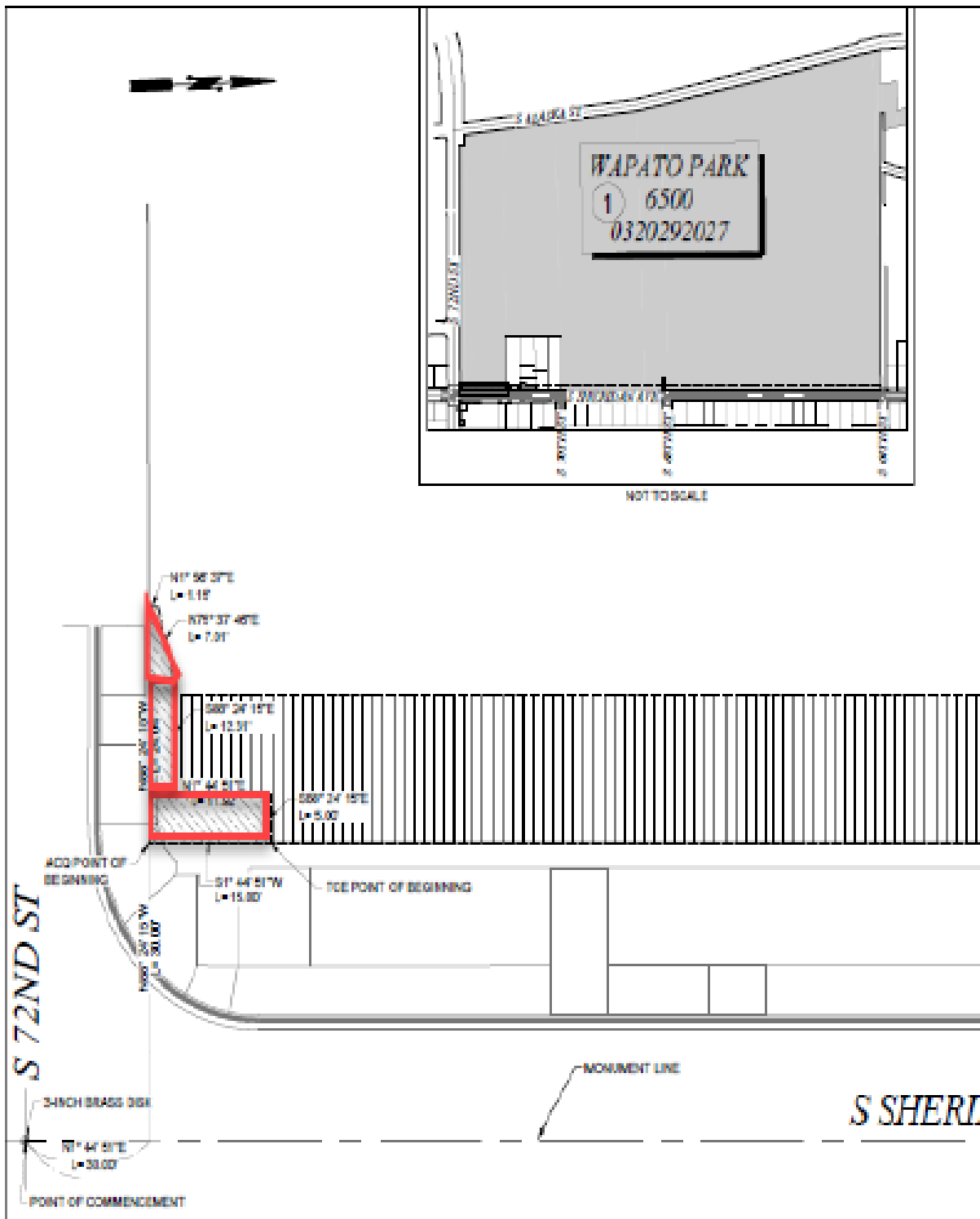


EXHIBIT C

Legal Description of Temporary Construction Easement Area #1

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., LYING EAST OF THE EAST LINE OF MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR;
EXCEPT THE EAST 300 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER THEREOF;
AND EXCEPT ROADS;
TOGETHER WITH THAT PORTION OF THE SOUTH 128.22 FEET OF LOT 3, AND ALL OF LOTS 4 THROUGH LOT 16, INCLUSIVE, IN SAID WAPATO LAKE VIEWS, LYING EAST OF THE EAST LINE OF SOUTH ALASKA STREET; EXCEPT SOUTH 72ND STREET;
ALSO,
BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., 150 FEET EAST OF THE INTERSECTION OF SAID LINE AND THE EAST LINE OF THE MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR;
THENCE WEST ALONG SAID SECTION LINE 150 FEET;
THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 2 AND 3 OF SAID PLAT 100 FEET;
THENCE EAST 150 FEET;
THENCE SOUTHERLY TO THE POINT OF BEGINNING; AND ALSO,
THAT PORTION OF TRACT 'A', WAPATO LAKE VILLA SITES, TACOMA, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 61, RECORDS OF PIERCE COUNTY AUDITOR, LYING SOUTHERLY OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 33 OF SAID PLAT, EXTENDED WESTERLY TO THE WEST LINE OF SAID TRACT 'A'.
MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT A 3-INCH DIAMETER SURFACE BRASS DISK MARKING THE INTERSECTION OF SOUTH 72ND STREET AND SHERIDAN AVENUE FROM WHICH ANOTHER 3-INCH DIAMETER SURFACE BRASS DISK MARKING THE INTERSECTION OF SOUTH 68TH STREET AND SHERIDAN AVENUE BEARS NORTH 01°44'51" EAST A DISTANCE OF 1329.97 FEET;
THENCE ALONG SAID MONUMENT LINE NORTH 01°44'51" EAST A DISTANCE OF 30.00 FEET;
THENCE NORTH 88°24'15" WEST A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE NORTH MARGIN OF SOUTH 72ND STREET WITH THE WEST MARGIN OF SHERIDAN AVENUE;
THENCE NORTH 01°44'51" EAST ALONG SAID WEST MARGIN A DISTANCE OF 15.00 FEET AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST MARGIN NORTH 01°44'51" EAST A DISTANCE OF 286.64 FEET; THENCE DEPARTING SAID WEST MARGIN NORTH 88°23'28" WEST A DISTANCE OF 15.00 FEET;
THENCE SOUTH 01°44'51" WEST A DISTANCE OF 298.57 FEET; THENCE SOUTH 88°24'15" EAST A DISTANCE OF 10.00 FEET; THENCE NORTH 01°44'51" EAST A DISTANCE 11.92 FEET;
THENCE SOUTH 88°24'15" EAST A DISTANCE OF 5.00 FEET TO THE WEST MARGIN OF SAID SHERIDAN AVENUE AND THE POINT OF BEGINNING;
ALL WITHIN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF

SECTION 29, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON. (CONTAINING +/- 4,419 SF. OR APPROXIMATELY 0.102 AC.)

EXHIBIT D

Depiction of Temporary Construction Easement Area #1

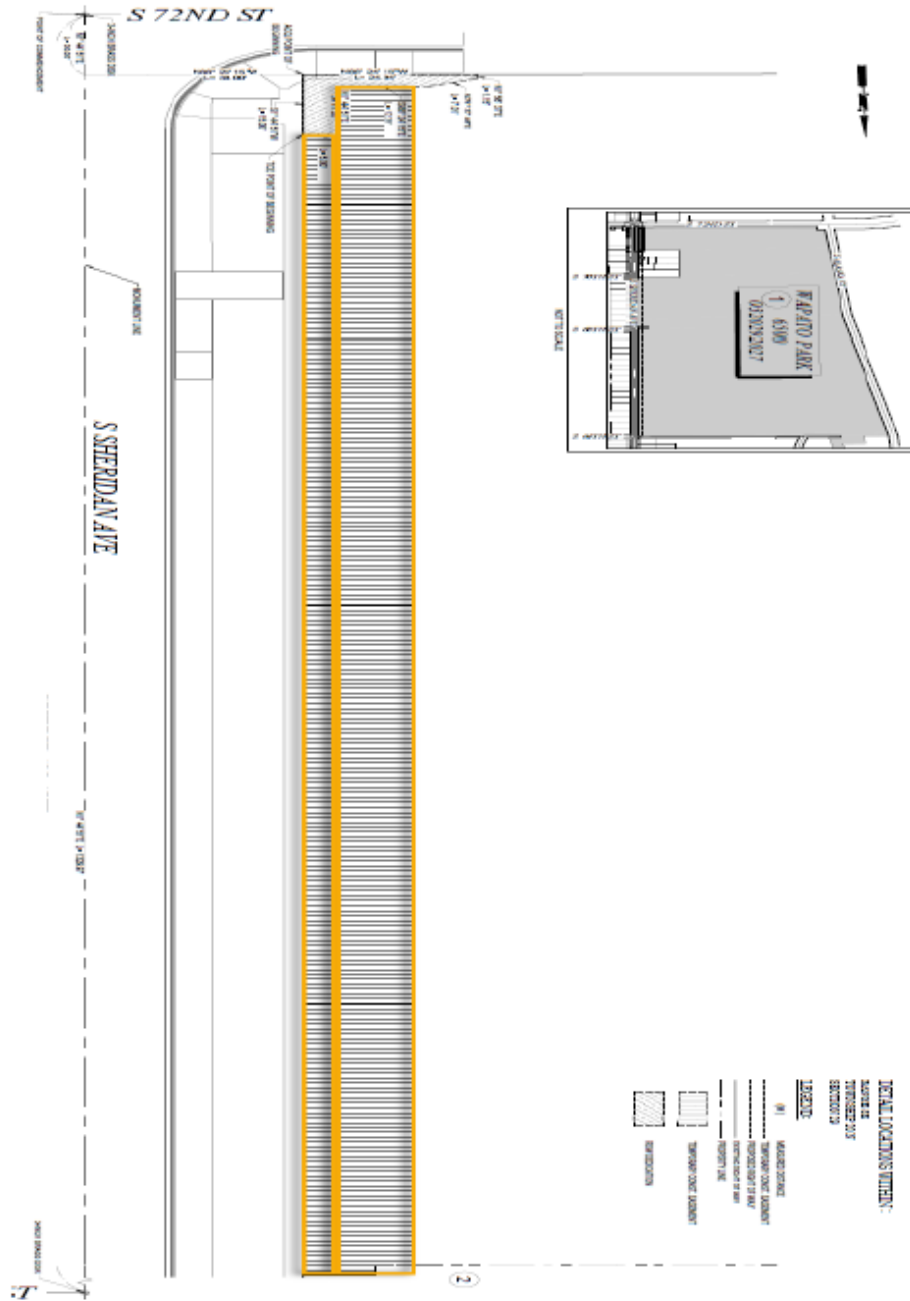


EXHIBIT E

Legal Description of Temporary Construction Easement Area #2

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., LYING EAST OF THE EAST LINE OF MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR; EXCEPT THE EAST 300 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER THEREOF; AND EXCEPT ROADS; TOGETHER WITH THAT PORTION OF THE SOUTH 128.22 FEET OF LOT 3, AND ALL OF LOTS 4 THROUGH LOT 16, INCLUSIVE, IN SAID WAPATO LAKE VIEWS, LYING EAST OF THE EAST LINE OF SOUTH ALASKA STREET; EXCEPT SOUTH 72ND STREET; ALSO, BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., 150 FEET EAST OF THE INTERSECTION OF SAID LINE AND THE EAST LINE OF THE MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR; THENCE WEST ALONG SAID SECTION LINE 150 FEET; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 2 AND 3 OF SAID PLAT 100 FEET; THENCE EAST 150 FEET; THENCE SOUTHERLY TO THE POINT OF BEGINNING; AND ALSO, THAT PORTION OF TRACT 'A', WAPATO LAKE VILLA SITES, TACOMA, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 61, RECORDS OF PIERCE COUNTY AUDITOR, LYING SOUTHERLY OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 33 OF SAID PLAT, EXTENDED WESTERLY TO THE WEST LINE OF SAID TRACT 'A'; MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE WEST 20 FEET OF THE EAST 50 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; AND TOGETHER WITH THE WEST 20 FEET OF THE EAST 50 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON. EXCEPT THAT PORTION MORE PARTICULARLY DESCRIBED AS COMMENCING AT A CASED 3-INCH DIAMETER BRASS DISK MARKING THE INTERSECTION OF SOUTH 68TH STREET AND SHERIDAN AVENUE FROM WHICH ANOTHER 3-INCH DIAMETER SURFACE BRASS DISK MARKING THE INTERSECTION OF SOUTH 72ND STREET AND SHERIDAN AVENUE BEARS SOUTH 01°44'51" WEST A DISTANCE OF 1329.97 FEET; THENCE ALONG SAID MONUMENT LINE SOUTH 01°44'51" WEST A DISTANCE OF 30.61 FEET;

THENCE NORTH 88°15'09" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST MARGIN OF SHERIDAN AVENUE AND TRUE POINT OF BEGINNING; THENCE DEPARTING SAID MARGIN NORTH 88°15'09" WEST A DISTANCE OF 55.00 FEET;
THENCE NORTH 01°44'51" EAST A DISTANCE OF 10.00 FEET;
THENCE SOUTH 88°15'09" EAST A DISTANCE OF 55.00 FEET TO SAID WEST MARGIN;
THENCE SOUTH 01°44'51" WEST ALONG SAID MARGIN A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
(CONTAINING +/- 39,652 SF F. OR APPROXIMATELY 0.910 AC.)

EXHIBIT F

Depiction of Temporary Construction Easement Area #2

EXHIBIT G

Legal Description of Utility Easement

TPU EASEMENT LEGAL OVER APN 0320292027

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., LYING EAST OF THE EAST LINE OF MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR;

EXCEPT THE EAST 300 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER THEREOF;

AND EXCEPT ROADS;

TOGETHER WITH THAT PORTION OF THE SOUTH 128.22 FEET OF LOT 3, AND ALL OF LOTS 4 THROUGH LOT 16, INCLUSIVE, IN SAID WAPATO LAKE VIEWS, LYING EAST OF THE EAST LINE OF SOUTH ALASKA STREET;

EXCEPT SOUTH 72ND STREET;

ALSO,

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., 150 FEET EAST OF THE INTERSECTION OF SAID LINE AND THE EAST LINE OF THE MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE COUNTY AUDITOR;

THENCE WEST ALONG SAID SECTION LINE 150 FEET;

THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 2 AND 3 OF SAID PLAT 100 FEET;

THENCE EAST 150 FEET;

THENCE SOUTHERLY TO THE POINT OF BEGINNING;

AND ALSO,

THAT PORTION OF TRACT 'A', WAPATO LAKE VILLA SITES, TACOMA, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 61, RECORDS OF PIERCE COUNTY AUDITOR, LYING SOUTHERLY OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 33 OF SAID PLAT, EXTENDED WESTERLY TO THE WEST LINE OF SAID TRACT 'A';

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A CASED 3-INCH DIAMETER BRASS DISK MARKING THE INTERSECTION OF SOUTH 68TH STREET AND SHERIDAN AVENUE FROM WHICH A 3-INCH DIAMETER SURFACE BRASS DISK AT THE INTERSECTION OF SOUTH 72ND STREET AND SHERIDAN AVENUE BEARS SOUTH 01°44'51" WEST A DISTANCE OF 1329.97 FEET;

THENCE ALONG SAID MONUMENT LINE SOUTH 01°44'51" WEST A DISTANCE OF 33.35 FEET;

THENCE NORTH 88°15'09" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST MARGIN OF SHERIDAN AVENUE AND TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID MARGIN NORTH 88°30'03" WEST A DISTANCE OF 50.00 FEET;

THENCE NORTH 01°44'51" EAST A DISTANCE OF 13.35 FEET TO A POINT 20 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M.;

THENCE PARALLEL WITH SAID NORTH LINE SOUTH 88°30'03" EAST A DISTANCE OF 50.00 FEET TO SAID WEST MARGIN;

THENCE ALONG SAID WEST MARGIN SOUTH 01°44'51" WEST A DISTANCE OF 13.35 FEET TO THE POINT OF BEGINNING.

ALL WITHIN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

(CONTAINING +/- 668 SF. OR APPROXIMATELY 0.015 AC.)



PREPARED BY: G. ALLEN

DATE: 9/23/2024

FILENAME: APN 0320292027_REV_ESM_ANCHOR_092324.docx

PROJECT: S61-S72 SHERIDAN

EXHIBIT H

Depiction of Utility Easement

