



180th Street East Vacation
Project Narrative for
Road Vacation Application

James Hardie is submitting an application for vacating a portion of 180th Street East adjacent to their existing manufacturing facility at the intersection of 180th Street East and 50th Avenue East in the Fredrickson area of Pierce County. The portion of 180th Street East proposed for vacation begins at the intersection of 50th Avenue East and extends approximately 770 feet to the west. A condition of the development will also include the extension of 50th Avenue East between 180th Street East and 176th Street East. The extension of 50th Avenue East will be a condition of the 180th street East right-of-way vacation and will need to either be constructed or bonded for prior to final approval of the right-of-way vacation. The current 15.5 acre, 150,000 square foot James Hardie Building Products plant has reached production capacity and must be expanded to accommodate additional demand in the Pacific Northwest and Western Canada regions. The right-of-way vacation will allow the existing James Hardie manufacturing facility to complete a major expansion which will extend north across the 180th Street East right-of-way and onto undeveloped property owned by Dave Randles. As part of the project, James Hardie will purchase approximately 25 acres of the Randles property for development of a new building with truck docks, parking and maneuvering areas. This represents a significant amount of additional investment, jobs and a long-term commitment to Pierce County

In addition to the benefit of new manufacturing jobs created by the James Hardie expansion project, the additional benefits of the 180th Street right-of-way vacation and extension of 50th Avenue East between 180th Street East and 176th Street East include the following:

- Offer employees and citizens a more efficient and safer alternative route to access Canyon Road and 176th Street East as employees attempt to access these streets during busy shift changes.
- Provide relief to Canyon Road East, south of 176th Street East by providing a parallel north-south access opportunity.
- Emergency service is greatly enhanced with extension of the 50th Avenue East segment and it is anticipated that emergency service to the overall area will have lower response times.
- Help to mitigate truck congestion and cueing near the James Hardie Building Products Plant and at the intersection of 184th Street East and Canyon Road East.

Date Application Made 3/14/13

**PIERCE COUNTY
ROAD VACATION APPLICATION**

Owner: James Hardie Building Products, Inc.

Agent: Christian Mattson
NAI Puget Sound Properties

Mailing
Address: 26300 La Alameda, Suite 400

Mailing
Address: 1050 'A' Street, Suite 101

Mission Viejo, CA 92691-8372

Tacoma, WA 98402

Phone: 888-542-7343

Phone: 253-203-1321

Property Address adjoining proposed vacation: 18200-50th Avenue East

Tax Parcel No. adjoining proposed vacation: 500166-0020

Road to be vacated A portion of 180th Street East

Approximate dimension (length, width, and area) of vacation 770' x 40' = Area of 30,800 sq. ft.

Please attach description of proposed vacation and map. Applications will not be accepted without this information.

Vacation Steps:

1. \$1,400.00 fee (nonrefundable): Pierce County will perform a site inspection and staff review and will send you a Vacation Petition to complete with notice of a positive or negative staff review.
2. \$100.00 fee (nonrefundable): Return with completed Vacation Petition.
3. A Vacation Petition requires a public hearing before the Public Works and Utilities Committee and acceptance of an ordinance vacating the right-of-way by the Pierce County Council. Prior to the County releasing interest in any proposed right-of-way, the petitioner will be required to pay additional administrative fees for the vacation and appraised value of the vacated right-of-ways where public funds have been spent for acquisition, construction, or maintenance of the right-of-way. The administration costs will be sent to the owner after acceptance of the vacation by the Pierce County Council.

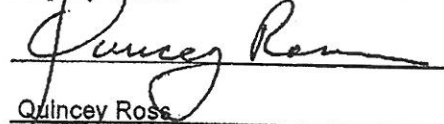
The vacation process takes approximately six months to complete.

The undersigned verifies they have read this application and are the fee title owner of the property listed as the address adjoining the proposed vacation.

Applications and initial \$1,400.00 administrative fee should be hand-delivered or mailed to:

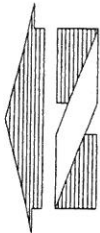
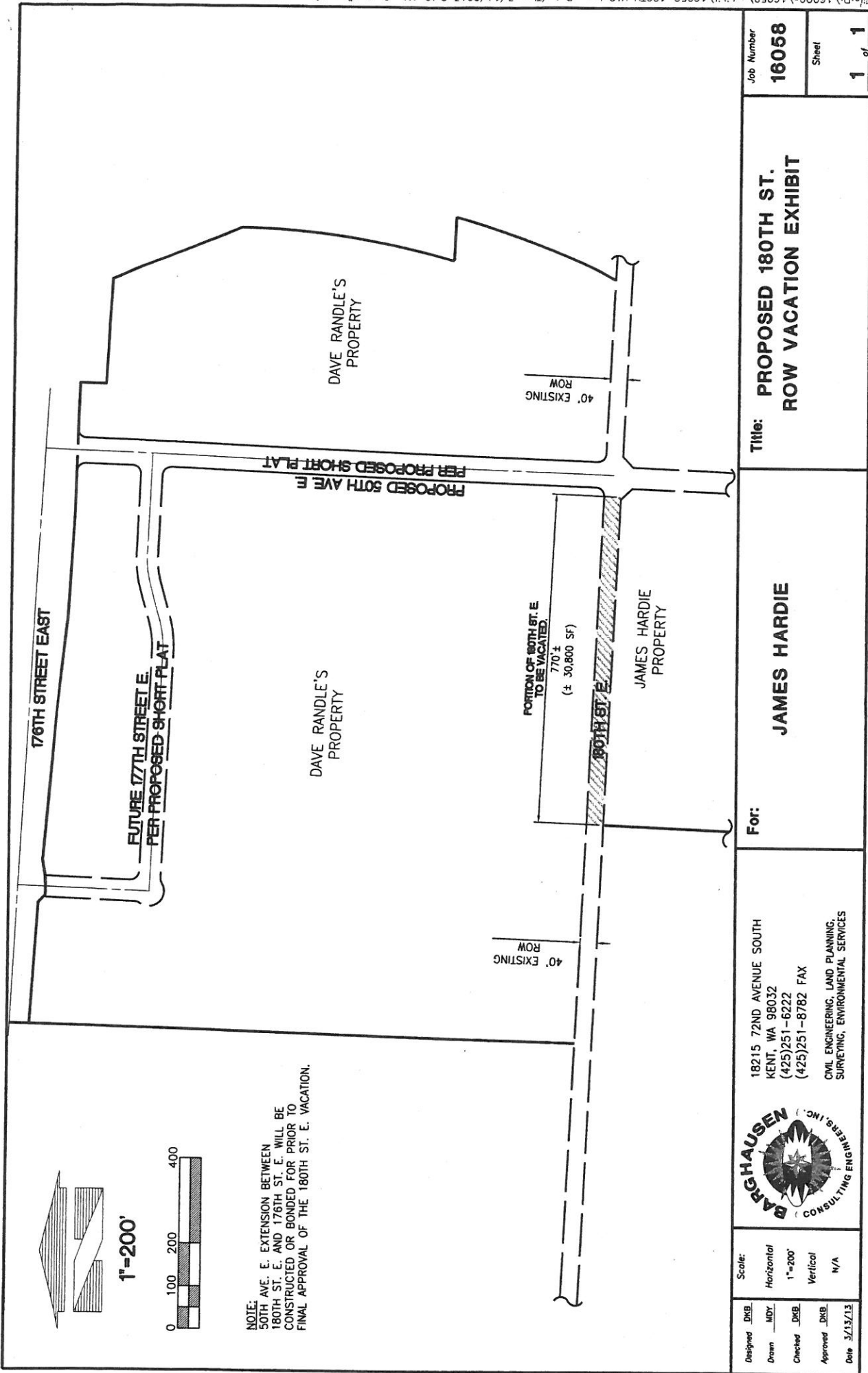
Pierce County Public Works and Utilities
2702 South 42nd Street, Suite 201
Tacoma, WA 984097322
Attn: Right-of-Way Section
Contact: Jerry West, Right-of-Way Administration Technician
(253) 798-3687

Property Owner

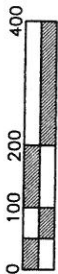

Quincey Ross

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1"=200'



NOTE:
50TH AVE. E. EXTENSION BETWEEN
180TH ST. E. AND 176TH ST. E. WILL BE
CONSTRUCTED OR BONDED FOR PRIOR TO
FINAL APPROVAL OF THE 180TH ST. E. VACATION.

Designed DKB	Drawn MDY	Checked DKB	Approved DKB	Date 3/13/13
Scale: Horizontal 1"=200' Vertical N/A				
 BARGHAUSEN CONSULTING ENGINEERS, INC.				
18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES				
For:		JAMES HARDIE		
Title:		PROPOSED 180TH ST. ROW VACATION EXHIBIT		
Job Number		16058		
Sheet		1 of 1		

REQUESTING PERSON--JERRY WEST

V- 1263

SUBJECT: ROADS AND BRIDGES--FIELD REPORT FOR PROPOSED VACATION OF
ROAD RIGHT-OF-WAY KNOWN AS 180TH ST E.

Description of property in question (as shown on the attached map):

In accordance with the provisions of RCW 36.87.040, 36.87.090 and or 36.87.130, please
examine the above-described property, and answer the following questions:

1. Is the right-of-way maintained by Pierce County? ☒ Yes ☐ No
2. Is the right-of-way utilized by the public?
If yes, describe usage. ☒ Yes ☐ No
3. Does right-of-way abut a body of water?
If yes, explain. Yes ☒ No
4. Is right-of-way utilized by adjacent owners?
If yes, describe usage. ☒ Yes ☐ No
*TRAVELLED ROADWAY,
JAMES HARDIE DRIVEWAY.*
5. Are there any existing utilities within right-of-way?
If yes, what type? ☒ Yes ☐ No
*SOUTH R.O.W. - BURIED FIBER, GAS, WATER, PHONE
NORTH R.O.W. - OVERHEAD POWER, FIBER, TV, UNDERGROUND GAS, PHONE,
AND FIBER.*
6. Describe present condition of right-of-way and give geometrics and condition, if
applicable. *ROADWAY AND R.O.W. MAINTAINED BY PIERCE
COUNTY. IT IS IN GOOD CONDITION.*
7. Is survey required to delineate right-of-way? Yes ☐ No ☐
By Applicant By Pierce County
8. If there are any other facts, matters, or items material to the vacation request, please
explain.

Date:

3-15-13

Viewer:

[Signature]

Title:

UTILITY INSPECTOR

CountyView Web Map

PROPOSED VACATION 180TH ST. E.



- Map Legend**
- Tax Parcels**
 - Base Parcel
 - Condominium
 - Other
 - PLSS Notes**
 - County - 2011 - Ortho**
 - Roads**
 - Interstate
 - Limited Access State Routes
 - Other State Routes**
 - Ramps
 - Major Arterial
 - Collector
 - Local Access
 - Range Township**
 - RTS
 - RTSQ
 - RTSQQ
 - Right-of-Way Maps -**
 - RTSQ Index



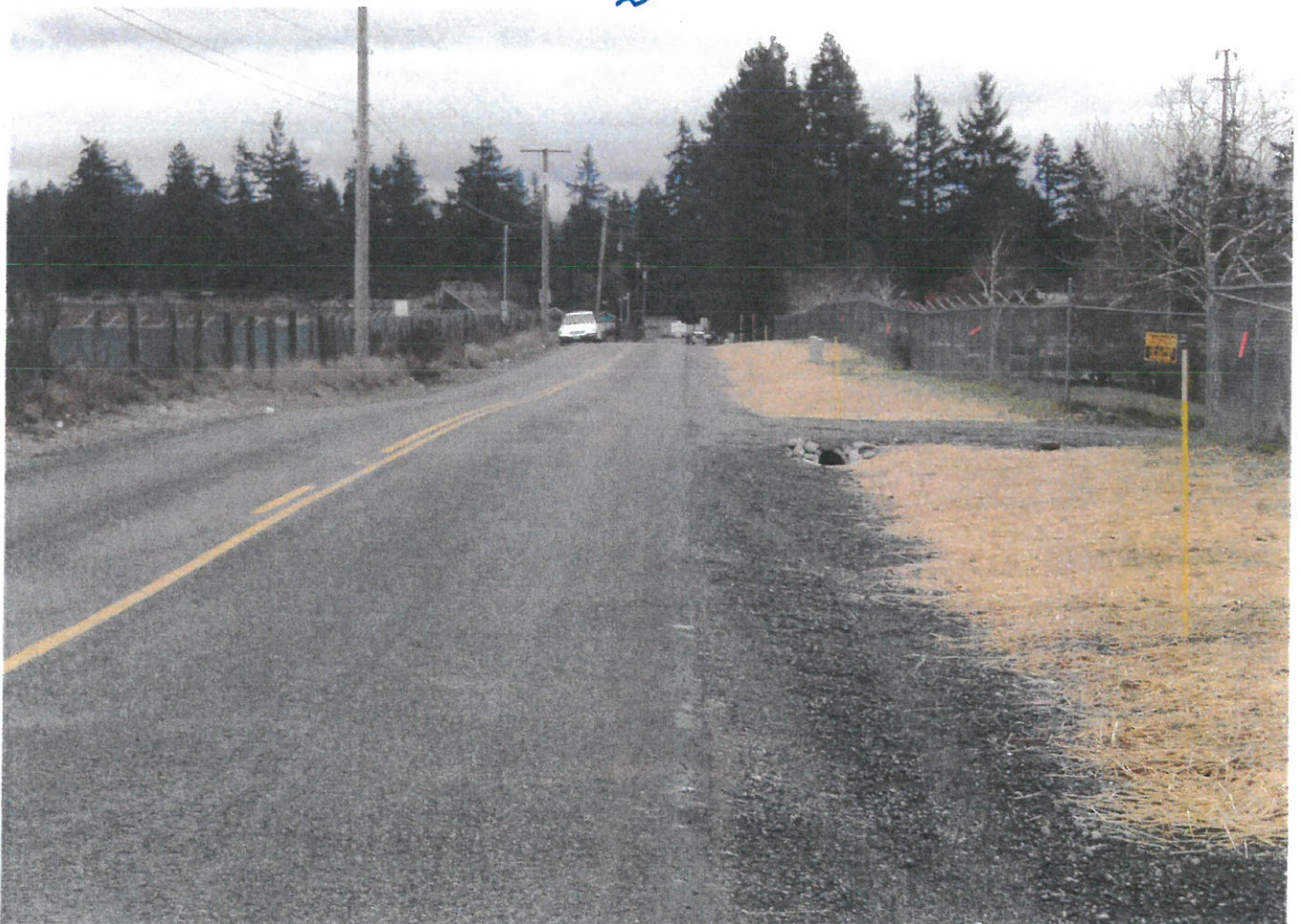
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The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. Pierce County assumes no liability for variations ascertained by actual survey. All data is expressly provided AS IS and WITH ALL FAULTS. Pierce County makes no warranty of fitness for a particular purpose.

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