

RESOLUTION NO. 3757

A RESOLUTION of the Port of Seattle Commission amending Unit 20 of the Comprehensive Scheme of Harbor Improvements of the Port of Seattle (Lower Duwamish Industrial Development District) by: (i) declaring certain real property surplus and no longer needed for port district purposes; (ii) deleting said property from Unit 20 of the Comprehensive Scheme; and (iii) authorizing the Executive Director to take all necessary steps and execute all documents for the sale of such real property to West Coast Self-Storage Group, LLC.; amending Resolutions No. 17, 2769, and 2805 of the Port of Seattle Commission.

WHEREAS, the original Comprehensive Scheme of Harbor Improvements of the Port of Seattle was fixed in Resolution No. 17 of the Port Commission and was ratified by the qualified electors of the Port District at a special election held therein on March 5, 1912; and

WHEREAS, Unit 20 of the Comprehensive Scheme – the Lower Duwamish Industrial Development District – was initially created by Port Commission adoption of Resolution No. 2769 on May 27, 1980; and

WHEREAS, the boundaries of said Unit 20 were subsequently revised and restated by Port Commission adoption of Resolution No. 2805 on February 10, 1981, as subsequently amended; and

WHEREAS, included within said Unit 20 is the Port-owned property legally described on attached Exhibit A (the “Property”); and

WHEREAS, the property is located at the extreme northern edge of Unit 20 – Lower Duwamish Industrial District – of the Port’s Comprehensive Scheme, disconnected from any waterfront or associated industrial Port property, and surrounded by Harbor Avenue Southwest and privately owned, non-Port property; and

WHEREAS, the development options do not match the Port of Seattle goals that are found within the Century Agenda and the site has been found to have no value for supporting small business growth or workforce development and it did not provide support to maritime or cargo-related uses; and

WHEREAS, the Port has negotiated a purchase and sale agreement (the "Purchase and Sale Agreement") with West Coast Self-Storage Group, LLC ("West Coast") to sell the Property to West Coast for its appraised fair market value; and

WHEREAS, a resolution declaring the Property surplus and deleting the Property from Unit 20 of the Comprehensive Scheme is a prerequisite to sale of the Property; and

WHEREAS, an official public hearing was held March 26, 2019, after notice of such hearing was duly published as provided by law, to consider whether said Unit 20 of the Comprehensive Scheme should be amended to provide for the Property to be declared surplus to Port of Seattle needs and no longer needed for Port purposes, delete it from Unit 20 of the Comprehensive Scheme, and authorize its sale to West Coast; and

WHEREAS, the Port of Seattle Commission has heard from all persons desiring to speak at said public hearing regarding the proposed amendment and modification to Unit 20; and

WHEREAS, the members of the Port of Seattle Commission have discussed and considered the proposed amendment to Unit 20 of the Comprehensive Scheme in light of all comments by members of the public at the public hearing;

NOW, THEREFORE, BE IT RESOLVED by the Port of Seattle Commission as follows:

Section 1. The Property, which is part of Unit 20 of the Comprehensive Scheme, is hereby declared surplus to Port of Seattle needs and no longer needed for Port purposes and is deleted from Unit 20 of the Comprehensive Scheme.

Section 2. The Executive Director is authorized to take all necessary steps and to execute all documents, including the Purchase and Sale Agreement, necessary to accomplish sale of the Property to West Coast, in accordance with state law.

ADOPTED by the Port of Seattle Commission at a duly noticed public meeting thereof, held this 16th day of APRIL, 2019, and duly authenticated in open session by the signatures of the commissioners voting in favor thereof and the seal of the commission.









STEPHANIE BOWMAN

FRED FELLEMAN

RYAN CALKINS

COURTNEY GREGOIRE

PETER STEINBRUECK
Port of Seattle Commission

EXHIBIT A

(Legal Description of Property)

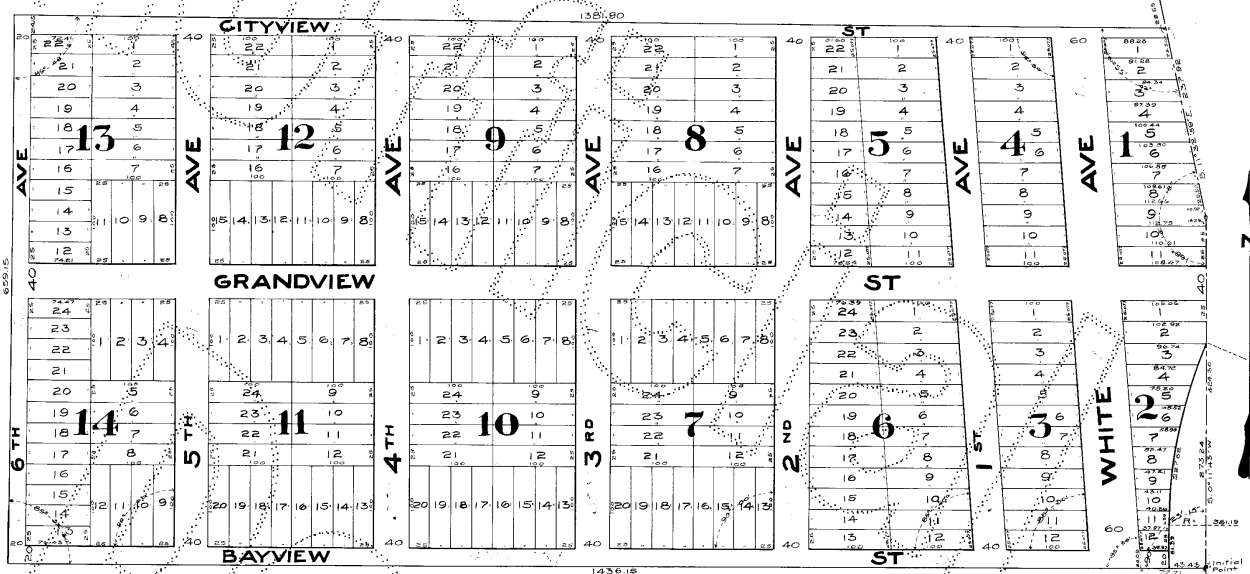
LOTS 6 THOROUGH 9, BLOCK 1, STEEL WORKS ADDITION TO WEST SEATTLE,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS,
PAGE 5, RECORDS OF KING COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON

Steel Works Addition TO WEST SEATTLE

Scale 1 in. = 100 ft.

COTTERILL & WHITWORTH
Civil Engineers



DESCRIPTION

This plat of STEEL WORKS ADDN. to West Seattle comprises the South 21³³/₁₀₀ Acres of Lot five (5) of Section thirteen of Township twenty four (24) North of Range three (3) East of the Willamette Meridian, King County, Washington, except the following described tract, viz: Beginning at the Southeast corner of said Lot 5 and running thence N 0° 11' 45" E 273.24 feet along the U.S. Government Meander line, thence south westerly on a curve to the left with a radius of 581.19 feet, a distance of 227.62 feet, thence due South on a straight line a distance of 51.39 feet to an intersection with the south line of said Lot 5; thence East 43.43 feet to the point of beginning containing 0.2 of an acre.

Dimensions of all lots streets and avenues are as shown in feet upon the face of the plat.

The initial point is the S.E. corner of said lot 5, which is 7771 feet E. of the west line of Block 2 produced to the south boundary of L. 5

DEDICATION

Know all men, by these presents that I, Albert C. Phillips, a single man, owner in fee simple of the tract comprising Steel Works Add. to West Seattle do hereby declare said plat and dedicate to the use of the public forever, all streets and avenues platted hereon.

Witness my hand and seal the day of Feb. A.D. 1905.

In the presence of Albert C. Phillips
Harrison Bostwick
R.M. Butterfield

Examined and approved by the board of County Commissioners this 9th day of Feb. A.D. 1905

R.J. Smith
Chairman

326172
Filed for Record at Request of Albert C. Phillips Feb. 9, 1905 at 3:57 min past 2 P.M. and recorded in Vol. 12 of Plat Books page 5 Records of King County, Wash.

J.P. Agnew
Deputy County Auditor

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY of KING

This is to certify that on this 3rd day of Feb. A.D. 1905, before me a Notary Public in and for the State of Washington, personally appeared Albert C. Phillips, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and seal the day and year first above mentioned.

Harrison Bostwick
Notary Public in and for the State of Washington, residing at Seattle

Approved this 3rd day of February A.D. 1905.

A.L. Valentine
County Surveyor