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.
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

The plot of Steel Works Addition to West Seattle is bounded by the following lines:

On line of G.S. 63° 50' 30" east of the Willamette Meridian, King County, Washington,
except the following described tract, viz.:

Beginning at the southwest corner of said lot 6 and running thence W 35° 59' 45" east, 432.524 feet along the US Government Meridian line, thence south 17° 19' 11" east

In the presence of:
Albert C. Phillips, E. N. Buth (sign)

Examined and approved by the Board of County Commissioners at the 12th day of Feb AD 1905.

P. J. Smith
Chairman

Filed for Record of Request of Albert C. Phillips, Feb 6, 1905 for an addition 160 A, NW of 2nd plat recorder in Vol 16 of P. 3660 page 3 Records of King County, Wash.

Acknowledgement

State of Washington
County of King
This is to certify that on the 1st day of Feb AD 1905 before me, a Notary Public
in and for the State of Washington, personally appearing, Albert C. Phillips, was known to me to be the individual described in and who executed the following instrument, and acknowledged to me that he signed and sealed the same on the day
and for the said purpose herein mentioned.

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

Hiram B. Beckwith
Notary Public
in and for the State of Washington
Residing at Seattle

Approved the 3rd day of February
AD 1905
N. H. Zanfardino
County Surveyor