

RESOLUTION NO. 2670

A RESOLUTION of the Port Commission of the Port of Seattle amending Resolution No. 2111 which established a Comprehensive Scheme of Harbor Improvements and Industrial Developments within the Port's Lower Duwamish Industrial Development District, by making provision for the sale of certain real property within the said District as authorized by Chapter 73, Law of 1955; R.C.W. Chapter 53.25.

WHEREAS, the Port Commission of the Port of Seattle by its Resolution No. 2111, pursuant to R.C.W. Chapter 53.25, created an industrial development district within the Port of Seattle District (herein called the Port) known as the Lower Duwamish Industrial Development District and adopted a Comprehensive Scheme of Harbor Improvements and Industrial Developments for said District; and

WHEREAS, said Resolution No. 2111 has since been amended from time to time in a manner provided by law; and

WHEREAS, the Port of Seattle owns property within an area of land designated Terminal 107 which land is within the Lower Duwamish Industrial Development District Comprehensive Scheme of Harbor Improvements and Industrial Developments; and

WHEREAS, Terminal 107 comprises a part of that portion designated Parcel "B" of the Lower Duwamish Industrial Development District Comprehensive Scheme of Harbor Improvements and Industrial Developments (also referred to as "Unit 20"); and

WHEREAS, the Port is now in possession of all of the property originally sought to be acquired for development of the Terminal 107 site and is now ready to go forward with development of the area to better serve the interests of the Port District and the people thereof; and

WHEREAS, the Port has been negotiating with Seaboard Lumber Co. (hereinafter referred to as Seaboard) on a property sale and/or exchange since before the discovery of an archaeological site on Port property because of Seaboard's need for an additional area for expansion; and

WHEREAS, this proposed sale and/or exchange of property would allow the realignment of the Port's and Seaboard's property boundaries so as to provide the maximum benefits to accrue to each party in the use of their respective properties and in the absence whereof would render a use less than beneficial to each party; and

WHEREAS, this transaction is in keeping with the objectives and values consistent with the Industrial Development Fund as established under the Lower Duwamish Industrial Development District; and

WHEREAS, both the Port and Seaboard are committed to uses which are water-related and in keeping with basic Port District objectives; and

WHEREAS, it is recognized that this transaction must include adequate protection for the known archaeological values on the upland and for any values which may be discovered on Kellogg Island, and

WHEREAS, the transactions must also recognize that any shallow water or marshy areas transferred to a purchaser cannot be altered by dredging or filling until and unless an acceptable development proposal can be established to satisfy various federal, state and local agencies; and

WHEREAS, any major developmental program at Terminal 107 will come under close scrutiny from regulatory agencies and the public. A full range of alternative uses for the property must therefore be carefully assessed on the basis of detailed economic and environmental information; and

WHEREAS, major developmental programs require extremely long lead times, especially if land fill and/or dredging is potentially required, and current estimates place the implementation of any plan no earlier than three years from now; and

WHEREAS, the Port expressed an intention to the City of Seattle promptly to begin planning and environmental studies once the City changed the shoreline designation of Kellogg Island to "urban development." The City has recently done so; and

WHEREAS, a public hearing was held on March 22, 1977 by the Port Commission, after notice of such hearing was duly given as provided by law, on the question of whether or not the Port's existing Comprehensive Scheme of Harbor Improvements and Industrial Developments for its Lower Duwamish

Industrial Development District as established in Resolution No. 2111, as heretofore amended, should be further amended to authorize the sale of certain real property within the said Lower Duwamish Industrial Development District; and

WHEREAS, the property herein described lays approximately in the northerly one-third of Port's Terminal 107 holdings and includes a portion of the Goodspeed's property, a part of the abandoned bed of the Duwamish River, and a small portion of Kellogg Island. The Port recognizes that the property description as herein presented represents a best estimate and an approximation of the exact upland and tideland areas to be sold, and may be changed during the course of negotiations and after a survey and other considerations; and

WHEREAS, after discussion and consideration of the aforesaid questions at said hearing, at which time the Port Commission presented and considered maps, plans and other data, indicating the properties proposed to be sold, all of which maps, plans and other data were and now are on file in the office of the Port Commission; and

WHEREAS, the Port Commission considered the implication of all local, state and federal statutes, rules and regulations pertaining to, among other things, the environment and particularly the archaeological site; and

WHEREAS, the Port Commission heard from all persons desiring to speak upon the aforesaid questions at the said hearing, the Port Commission decided that its existing Comprehensive Scheme of Harbor Improvements and Industrial Developments for the Lower Duwamish Industrial Development District as established in said Resolution No. 2111, as amended, should be further amended as hereinafter provided;

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

Section 1. That the Port Commission of the Port of Seattle does hereby find that certain real property owned by the Port of Seattle and located within the Port's Lower Duwamish Industrial Development District in King County, State of Washington, and with approximate boundaries described as follows:

That portion of the Southwest quarter of Section 18 and the Northwest quarter of Section 19, all in Township 24 North, Range 4 East, W. M., King County, Washington described as follows:

That portion of Goodspeed's Addition to West Seattle, Volume 3 of Plats, page 59, Records of King County lying northerly of the following described line: Commencing at the Northwest corner of said plat, proceed S 0°37'37" E along the westerly line of said plat a distance of 409.65 feet to the TRUE POINT OF BEGINNING; thence N 70°24'21" E a distance of 428.44 feet to the easterly line of said plat and terminus of this description, together with Lots 1, 2 and 3, Block 416, Seattle Tide Lands;

Also that portion of O. P. Anderson's Reserve in Anderson's Second Addition to West Seattle as per plat recorded in Volume 8, page 58, Records of King County, described as follows:

Beginning at a point 50 feet from a concrete monument which is the intersection of West Marginal Way and the North margin of S.W. Alaska Street to the East; thence N 89°22'14" E along the North margin of S. W. Alaska Street a distance of 85.00 feet; thence N 3°19'48" W a distance of 53.02 feet; thence S 89°27'14" W a distance of 82.50 feet to the East margin of West Marginal Way; thence S 0°37'46" E a distance of 53.00 feet to the point of beginning.

Also that portion of real property recorded under Auditor's File No. 6493020, Records of King County, Washington lying northerly of the following described line:

Commencing at the Northwest corner of Section 19, Township 24 North, Range 4 East, W. M. proceed N 89°56'44" E along the north line of said Section a distance of 1929.42 feet to the westerly right-of-way line of the Duwamish Waterway; thence S 19°35'39" E along said right-of-way a distance of 430.69 feet to the TRUE POINT OF BEGINNING; thence S 70°24'21" W a distance of 690.00 feet; thence N 19°35'39" W a distance of 68.06 feet to the westerly line of said property and terminus of this description.

The property is subject to specified easements of record.

is not needed by the Port of Seattle for harbor and waterway improvements and related facilities, or otherwise, and therefore in the public interest should be made available for sale as an industrial site as provided for in R.C.W. Chapter 53.25.

Section 2. The Port's existing Comprehensive Scheme for Harbor Improvements and Industrial Developments in its Lower Duwamish Industrial Development District as established by its Resolution No. 2111, as heretofore amended, is hereby further amended, as follows:

That certain real property owned by the Port of Seattle and located within the Port's Lower Duwamish Industrial Development District as approximately described in Section 1 hereinabove shall be and the same is hereby declared to be available for sale pursuant to the provisions of R.C.W. Chapter 53.25 for use by the purchaser for industrial purposes provided that

in all cases the purchaser of any such lands shall be required to submit plans showing the contemplated use of the property before any sale shall be made by the Port, which plans must be accepted by the Port Commission before any conveyance shall be made of all or any part of such property.

ADOPTED by the Port Commission of the Port of Seattle at a meeting thereof held this 12th day of April, 1977 and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof and the seal of the Commission.





