

**RESOLUTION NO. 3757**

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3 **A RESOLUTION** of the Port of Seattle Commission amending Unit 20 of the  
4 Comprehensive Scheme of Harbor Improvements of the  
5 Port of Seattle (Lower Duwamish Industrial Development  
6 District) by: (i) declaring certain real property surplus and  
7 no longer needed for port district purposes; (ii) deleting  
8 said property from Unit 20 of the Comprehensive Scheme;  
9 and (iii) authorizing the Executive Director to take all  
10 necessary steps and execute all documents for the sale of  
11 such real property to West Coast Self-Storage Group, LLC.;  
12 amending Resolutions No. 17, 2769, and 2805 of the Port  
13 of Seattle Commission.  
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15 **WHEREAS**, the original Comprehensive Scheme of Harbor Improvements of the Port of  
16 Seattle was fixed in Resolution No. 17 of the Port Commission and was ratified by the qualified  
17 electors of the Port District at a special election held therein on March 5, 1912; and  
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19 **WHEREAS**, Unit 20 of the Comprehensive Scheme – the Lower Duwamish Industrial  
20 Development District – was initially created by Port Commission adoption of Resolution No.  
21 2769 on May 27, 1980; and  
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23 **WHEREAS**, the boundaries of said Unit 20 were subsequently revised and restated by  
24 Port Commission adoption of Resolution No. 2805 on February 10, 1981, as subsequently  
25 amended; and  
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27 **WHEREAS**, included within said Unit 20 is the Port-owned property legally described on  
28 attached Exhibit A (the “Property”); and  
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30 **WHEREAS**, the property is located at the extreme northern edge of Unit 20 – Lower  
31 Duwamish Industrial District – of the Port’s Comprehensive Scheme, disconnected from any  
32 waterfront or associated industrial Port property, and surrounded by Harbor Avenue  
33 Southwest and privately owned, non-Port property; and  
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35 **WHEREAS**, the development options do not match the Port of Seattle goals that are  
36 found within the Century Agenda and the site has been found to have no value for supporting  
37 small business growth or workforce development and it did not provide support to maritime  
38 or cargo-related uses; and  
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40           **WHEREAS**, the Port has negotiated a purchase and sale agreement (the “Purchase and  
41 Sale Agreement”) with West Coast Self-Storage Group, LLC (“West Coast”) to sell the Property  
42 to West Coast for its appraised fair market value; and  
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44           **WHEREAS**, a resolution declaring the Property surplus and deleting the Property from  
45 Unit 20 of the Comprehensive Scheme is a prerequisite to sale of the Property; and  
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47           **WHEREAS**, an official public hearing was held March 26, 2019, after notice of such  
48 hearing was duly published as provided by law, to consider whether said Unit 20 of the  
49 Comprehensive Scheme should be amended to provide for the Property to be declared surplus  
50 to Port of Seattle needs and no longer needed for Port purposes, delete it from Unit 20 of the  
51 Comprehensive Scheme, and authorize its sale to West Coast; and  
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53           **WHEREAS**, the Port of Seattle Commission has heard from all persons desiring to speak  
54 at said public hearing regarding the proposed amendment and modification to Unit 20; and  
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56           **WHEREAS**, the members of the Port of Seattle Commission have discussed and  
57 considered the proposed amendment to Unit 20 of the Comprehensive Scheme in light of all  
58 comments by members of the public at the public hearing;  
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60           **NOW, THEREFORE, BE IT RESOLVED** by the Port of Seattle Commission as follows:  
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62    Section 1. The Property, which is part of Unit 20 of the Comprehensive Scheme, is hereby  
63 declared surplus to Port of Seattle needs and no longer needed for Port purposes and is  
64 deleted from Unit 20 of the Comprehensive Scheme.  
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66    Section 2. The Executive Director is authorized to take all necessary steps and to execute all  
67 documents, including the Purchase and Sale Agreement, necessary to accomplish sale of the Property  
68 to West Coast, in accordance with state law.  
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70           **ADOPTED** by the Port of Seattle Commission at a duly noticed public meeting thereof,  
71 held this \_\_\_\_\_ day of \_\_\_\_\_, 2019, and duly authenticated in open session  
72 by the signatures of the commissioners voting in favor thereof and the seal of the commission.  
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Port of Seattle Commission