



**THE NORTHWEST
SEAPORT ALLIANCE**
Gateway to Solutions

Date of Meeting: August 1, 2017
Item No.: 5B_Supp

Authorization of Agreements for Terminal 18 Street Vacations

Contents

- Background on Street Vacations
- Review Terminal 18 street vacation efforts
- Seek authorization for executing easements and agreements
- Terminal 5 Street Vacation Overview next steps

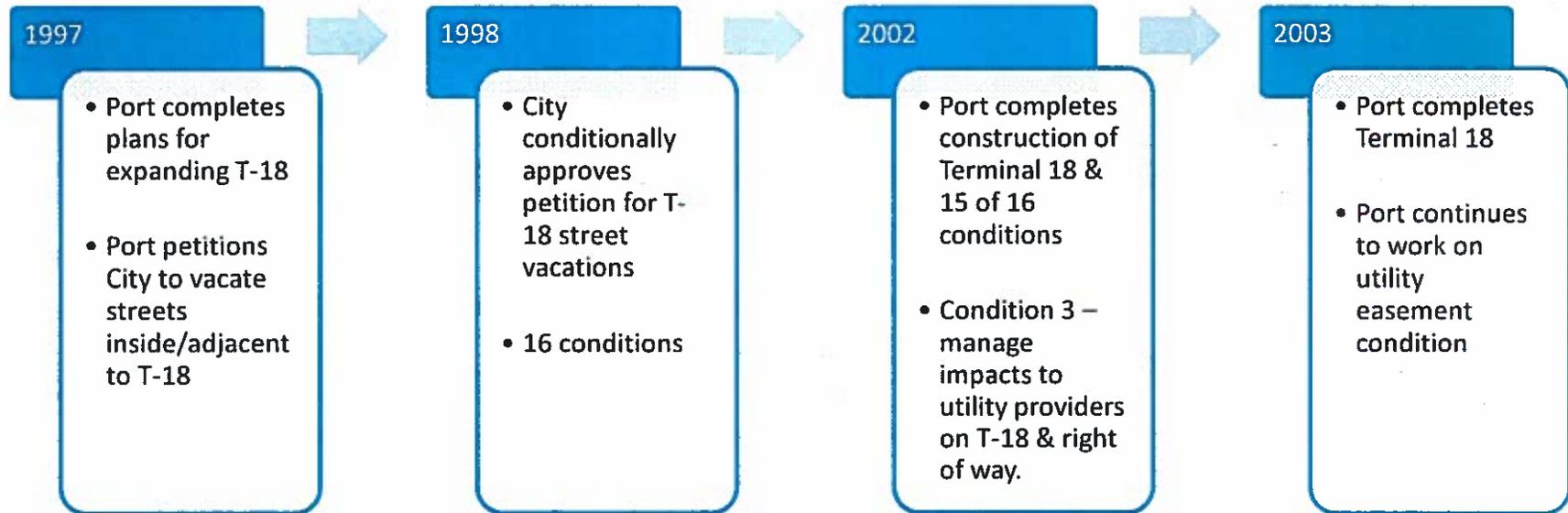


Background

- Street Vacation Process
 - Adjacent land owner(s) petition Seattle Dept. of Transportation (SDOT) to vacate
 - SDOT reviews and conditionally approves vacation, based on public benefit for greater utility of real estate
 - Petitioner reports how they met conditions
 - SDOT drafts ordinance for vacating right of way
 - Seattle City Council passes ordinance
- Street Vacations can be complicated and time consuming
 - Legal issues
 - Private owners
 - Environmental matters



Terminal 18 Timeline



Status:

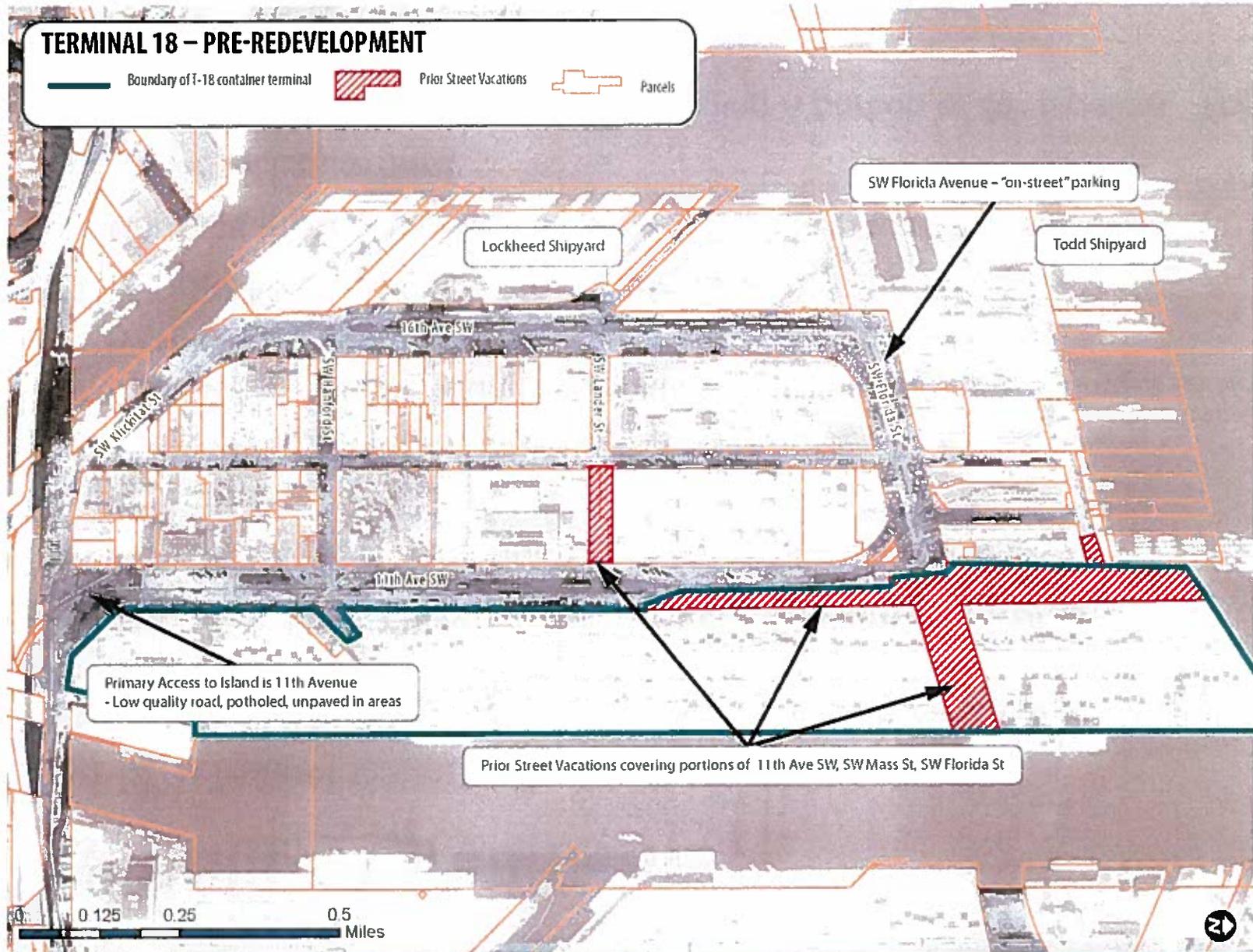
- 15 of 16 conditions completed
- Delay to overall effort caused by evolving requests, multiple parties, staff turnover
- Strategy for resolving one utility agreement involved negotiations over 3+ years



Terminal 18, around 1995

TERMINAL 18 – PRE-REDEVELOPMENT

— Boundary of T-18 container terminal  Prior Street Vacations  Parcels



T-18 Utility Agreements

- Port-SPU Master Easement
 - Covers 11 sewer, water and stormwater pipeline easements within T-18 boundary
- Port-Seattle Public Utilities (SPU) Asset Transfer Agreement
 - Transfers sewer, water and storm physical assets between SPU and the Port
- Port-CenturyLink (CTL) Substitute Easement
 - Establishes proper boundary location to eliminate encroachment of CTL on an SPU easement.
- Port-Kinder Morgan Easement Amendment
 - Corrects the location of a pipeline at the north end of T-18
- City-BP-Port Easement
 - Establishes the framework for managing a portion of BP pipeline. The Port is only a signatory.



Terminal 18, Post 2002

TERMINAL 18 – POST-REDEVELOPMENT

- | | | | |
|---|-------------------------------------|---|------------------------------|
|  | Boundary of T-18 container terminal |  | Vacated ROW in T-18 Petition |
|  | Multi-use Trail |  | Parcels |
|  | SCL Kinder Morgan Easement | | |

Conditions 11 and 13 – Parking Lots and 2-way traffic flow

- Designed/developed on and off-street parking at north end of Harbor Island
- Constructed pedestrian bridge over SW Florida St to Todd Shipyard
- Reconstructed 16th Ave SW on SW Florida St to provide two lanes of two-way traffic.
- Shifted rail storage capacity from 11th Ave to 16th Ave right of way corridor

Other conditions:

1. Build in conformance of permit
6. Establish jobs program to benefit DMWBE firms
7. Coordinate work with emergency response teams
10. Work cooperatively with City on Fast Corridor Plan.
12. Maintain regular project meetings with City
14. Emergency 2-lane access
15. Port sponsored construction coordination committee
16. Coordinate work with city inspectors and utilities.

Condition 3 – Reduce truck queuing on city streets

- Additional truck queuing within terminal at south end.
- Truck queuing on improved SW 13th Avenue north of Lauder Street intersection
- Shift exit gate complex from south to north end of yard
- Additional traffic lanes on 16th Avenue SW
- Klickitat Bridge grade separation

Conditions 4, 5, 8, and 9 – Street and public access improvements

- Bike/ped trail along north side of SW Spokane St.
- Repave/resturface non-vacated road network on HI
- Additional travel lanes on 16th Ave SW and SW Florida St.
- Construction and maintenance of public access park at SW corner of Harbor Island
- Shoreline Access and parks space
- Grade separation bridge at SW Klickitat St

Condition 2 – Resolve utility issues on Harbor Island

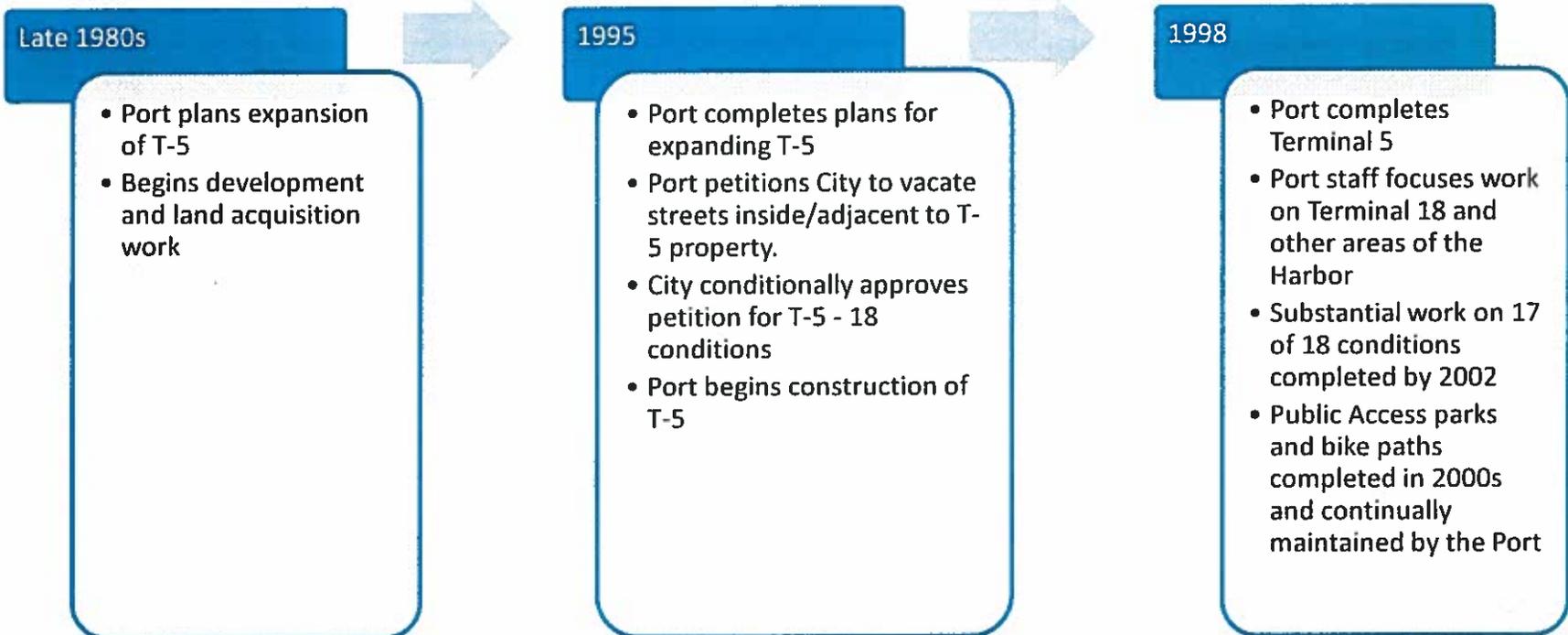
- SPU Master Easement
- SPU Asset Transfer Agreement
- IIP West Coast LLC easement
- Olympic Pipeline easement on 11th Ave
- CenturyLink easement Amendment
- SCL Access Agreement
- Kinder Morgan Amended Easement

Benefits of Current Efforts

- No financial costs to the Port
- No environmental matters to resolve



Terminal 5 Timeline

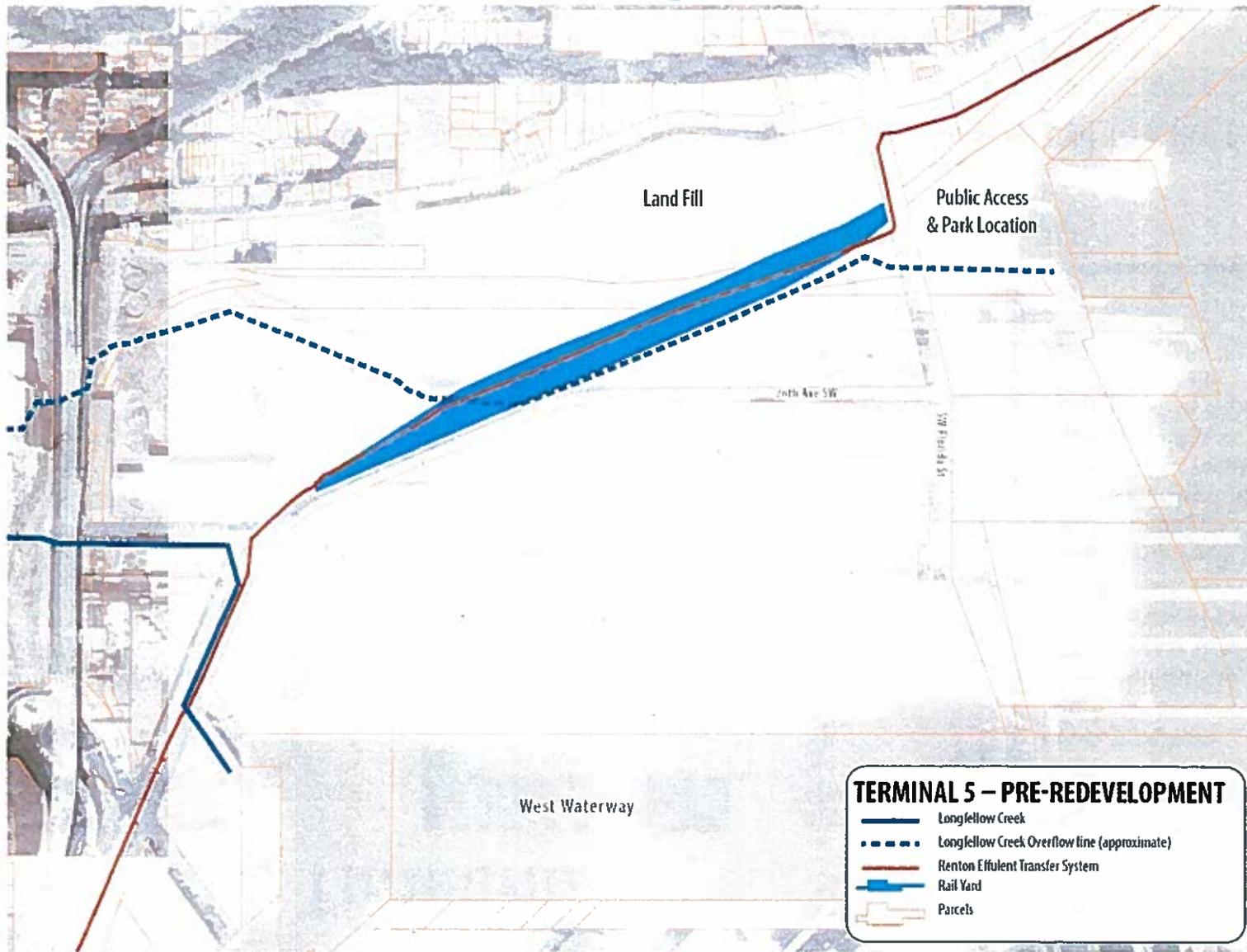


Status:

- 17 of 18 conditions completed
- Street vacation work at T-5 was put on hold to focus on other areas of the Port, mainly T-18
- 6 easements and agreements to be developed and completed in 2018.



Terminal 5 Pre-Development



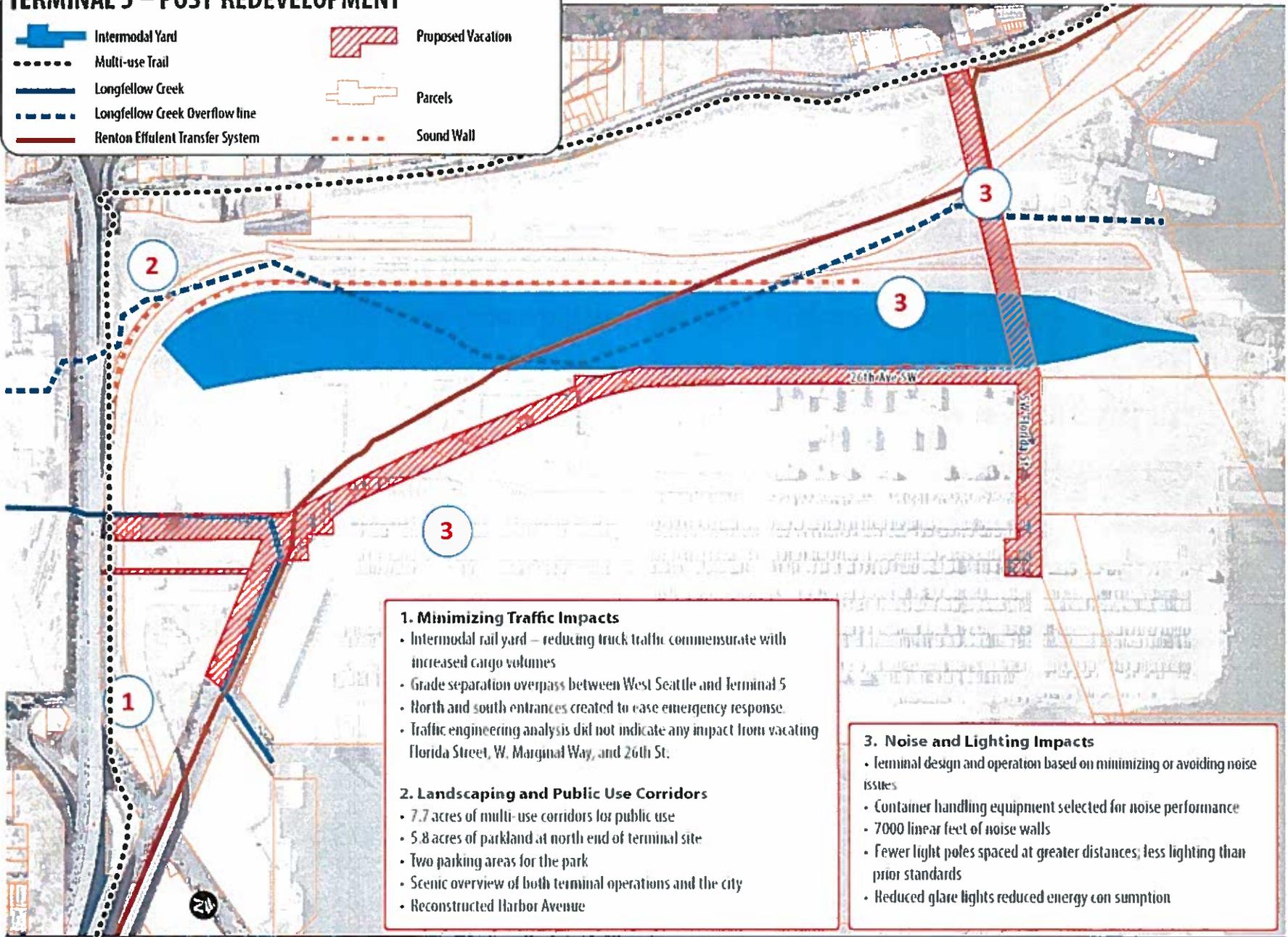
Terminal 5 Utility Agreements

- The following easements are currently in development stage:
 - Port-SPU Master Easement – will cover all SPU assets
 - Port-SPU Asset Transfer Agreement – transfers assets between SPU and the Port
 - Port-Puget Sound Energy (PSE) Easement for PSE gas lines
 - Port-Seattle City Light (SCL) Easement for SCL aerial and in ground easements for powerlines and poles.
 - Port-CenturyLink Easement for aerial and in ground communication lines
 - Port-King County Metro Easement for county sewer lines in right of way.



TERMINAL 5 – POST-REDEVELOPMENT

| | | | |
|---|---------------------------------|---|-------------------|
|  | Intermodal Yard |  | Proposed Vacation |
|  | Multi-use Trail |  | Parcels |
|  | Longfellow Creek |  | Sound Wall |
|  | Longfellow Creek Overflow line | | |
|  | Renton Effluent Transfer System | | |



- 1. Minimizing Traffic Impacts**
- Intermodal rail yard – reducing truck traffic commensurate with increased cargo volumes
 - Grade separation overpass between West Seattle and Terminal 5
 - North and south entrances created to ease emergency response.
 - Traffic engineering analysis did not indicate any impact from vacating Florida Street, W. Marginal Way, and 26th St.
- 2. Landscaping and Public Use Corridors**
- 7.7 acres of multi-use corridors for public use
 - 5.8 acres of parkland at north end of terminal site
 - Two parking areas for the park
 - Scenic overview of both terminal operations and the city
 - Reconstructed Harbor Avenue

- 3. Noise and Lighting Impacts**
- Terminal design and operation based on minimizing or avoiding noise issues
 - Container handling equipment selected for noise performance
 - 7000 linear feet of noise walls
 - Fewer light poles spaced at greater distances; less lighting than prior standards
 - Reduced glare lights reduced energy consumption

Next Steps

- Port of Seattle Commission to authorize execution of Terminal 18 Easements and Agreements
- City moves forward with Ordinance approving SPU-related easements (September)
- City moves forward with Ordinance approving street vacations for Terminal 18 (December/Early 2018).
- Port and NWSA shift focus to Terminal 5 utility agreements.



Questions



