

Item No.: 4A-Supp
Date of Meeting: July 17, 2018



**THE NORTHWEST
SEAPORT ALLIANCE**
Gateway to Solutions

Agreement between Olympic Pipeline Company and Port of Seattle

**Presenter: David Amble
Real Estate & Property Manager**

Action Requested

Request Port of Seattle Commission authorization for the Executive Director of the Port of Seattle to approve and execute a non-exclusive permanent agreement between the Port of Seattle and Olympic Pipeline Company (OPL).



Contents

- Background on Street Vacations
- Review Terminal 18 street vacation efforts
- Seek authorization for executing agreement

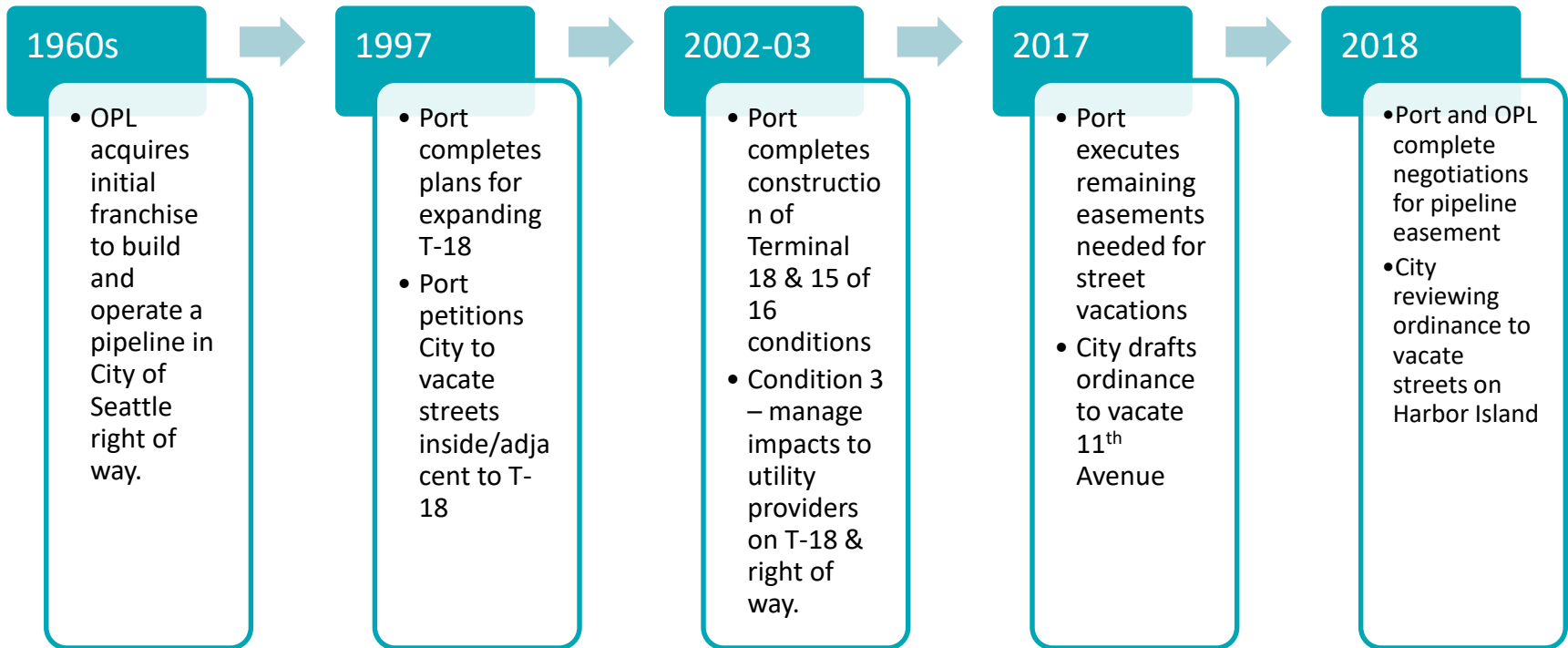


Background

- 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

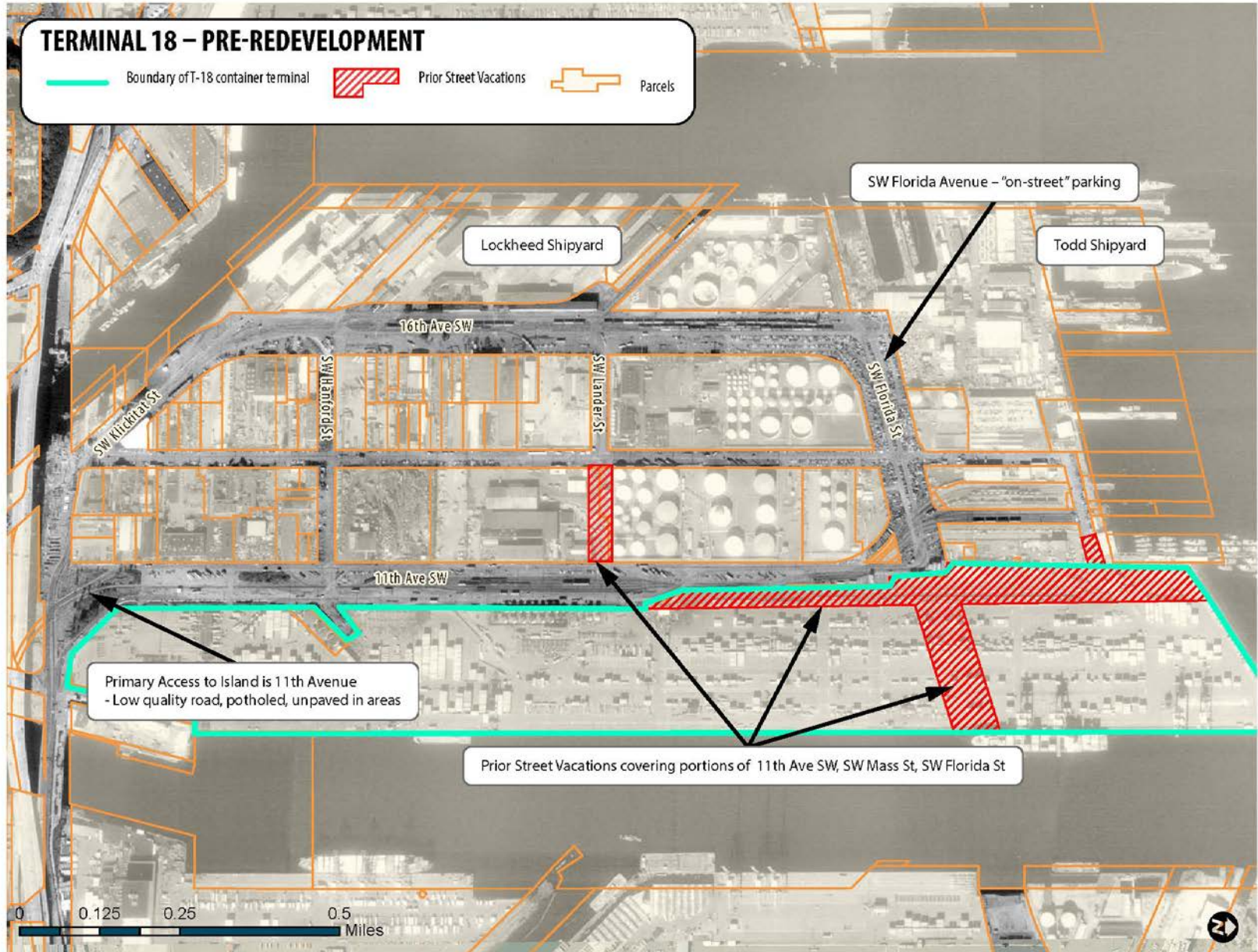


Status:

- All conditions met
- SDOT is moving street vacation ordinance through City Council this summer







Terminal 18, around 1995



Terminal 18, Post 2002

TERMINAL 18 – POST-REDEVELOPMENT

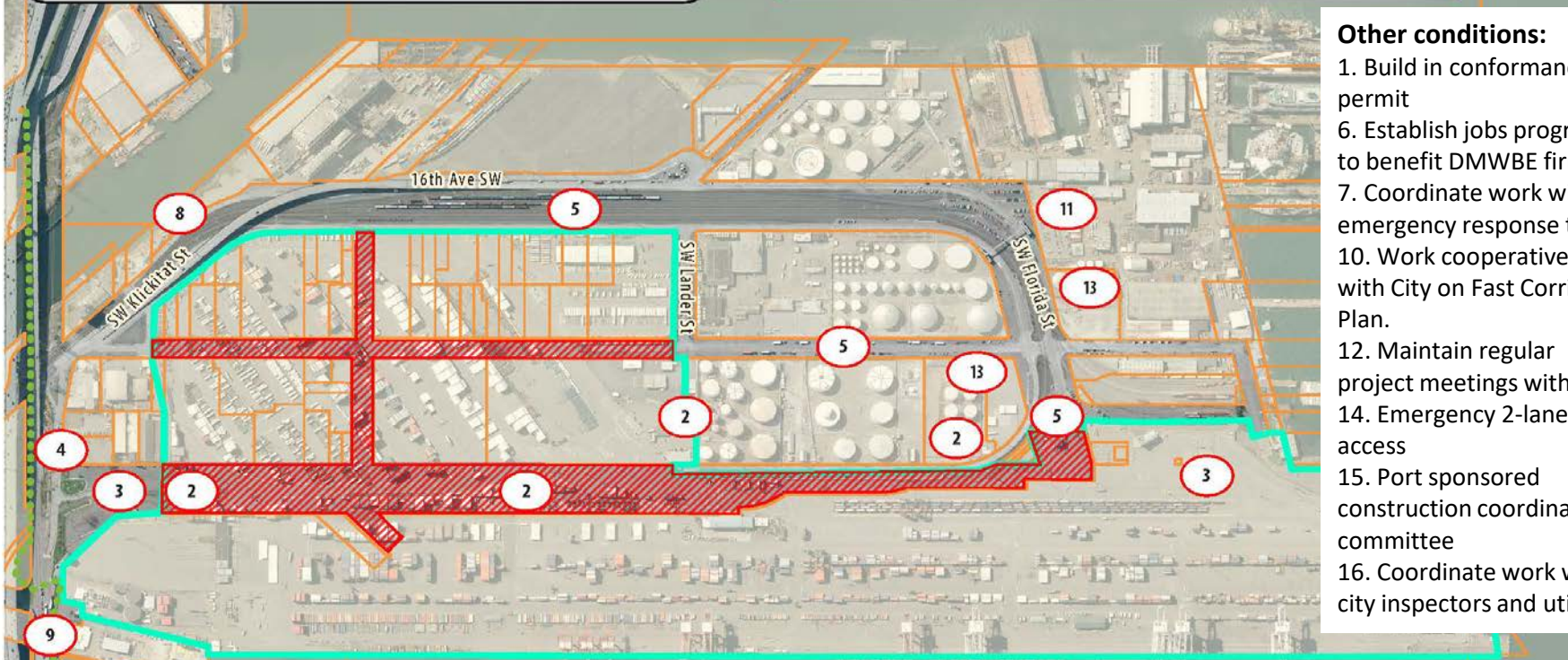
-  Boundary of T-18 container terminal
-  Vacated ROW in T-18 Petition
-  Multi-use Trail
-  Parcels

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 Lander 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

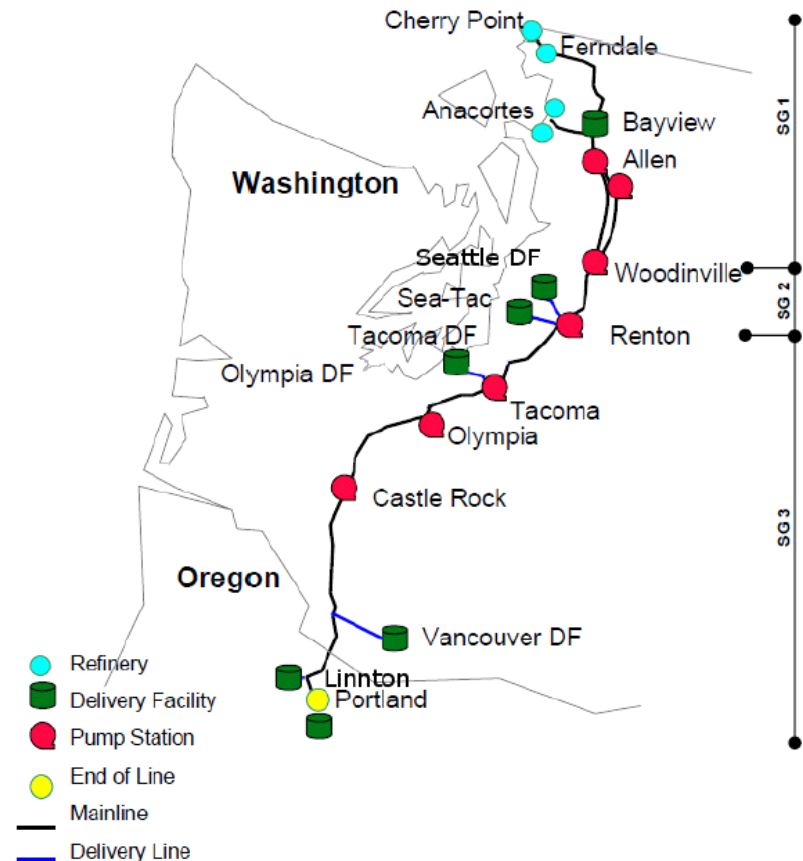
- Bike/ped trail along north side of SW Spokane St.
- Repave/resurface non-vacated road network on HI
- Additional travel lanes on 16th Ave SW and SW Florida St.
- Construction and maintenance of public access park at SW corner of Harbor Island
- Shoreline Access and parks space
- Grade separation bridge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

Condition 2 – Resolve utility issues on Harbor Island

- SPU Master Easement
- SPU Asset Transfer Agreement
- BP West Coast LLC easement
- Olympic Pipeline easement on 11th Ave
- CenturyLink easement encroachment in former Lander St right of way

T-18 Olympic Pipeline on Harbor Island

- 12” lateral pipeline, located within 11th Avenue right of way.
- Installed in the 1960s.
- Part of a 400-mile pipeline between Cherry Point refinery and Portland.
- Pipeline system within the City of Seattle operates within an expired franchise agreement between OPL and the City.
- Vacating 11th Avenue by the City puts a 2500’ long segment of OPL pipeline within Port property, outside of City franchise.



T-18 Easement Map



LEGEND

- PUBLIC UTILITY EASEMENT
- MARIQUA EASEMENT
- MARIQUA BOUNDARY
- SUI GENERIS EASEMENT
- APPROXIMATE UTILITY LOCATION
- EASEMENT EASEMENT
- SUI GENERIS EASEMENT
- EASEMENT EASEMENT

EASEMENT	GENERAL DESCRIPTION	LOB
1	EXISTING REMAINING SEWER EASEMENT APN 5674022	TECH
2	EXISTING SEWER EASEMENT APN 109900000316	TECH
3	EXISTING REMAINING SEWER EASEMENT APN 5674022	TECH
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REVISIONS									
NO.	DATE	BY	DESCRIPTION	APP.	NO.	DATE	BY	DESCRIPTION	APP.

DATE: 11/13/2018
PROJECT: T-18 OVERALL EASEMENT MAP
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

Port of Seattle SEAPORT FACILITIES
PROJECT: T-18 OVERALL EASEMENT MAP
MAP TITLE: EXHIBIT A
DATE: 11/13/2018
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

Benefits of this Easement

- Port will receive an annual fee for maintaining easement area.
- OPL will not have the ability to expand their current pipeline capacity without prior approval from the Port.
- Port's environmental covenants and procedure for handling environmental materials on Harbor Island are applied.



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Questions

