

## RESOLUTION NO. 8-2014

### A Resolution Of The Port Of Vancouver Board Of Commissioners, Clark County, Washington, Amending The Port Of Vancouver Comprehensive Scheme Of Harbor Improvements And Industrial Development

#### Proposed Surplus of Port Property

**WHEREAS**, RCW 53.08.090 requires that no property which is a part of the Comprehensive Scheme of Harbor Improvements and Industrial Development (“Comprehensive Scheme”) thereof shall be disposed of until the Comprehensive Scheme has been modified to find the property surplus to Port District needs; and

**WHEREAS**, the Port of Vancouver (the “Port”) owns and has developed Centennial Industrial Park (“CIP”), located in the City of Vancouver (“City”), Washington on approximately 58 acres near the intersection of NW Lower River Road and NW 32<sup>nd</sup> Avenue and as shown on **Exhibit A**; and

**WHEREAS**, CIP consists of seven separate lots and is part of a strategic plan to expand economic activity and create living wage job opportunities for the community through the sale or lease and development of the lots; and

**WHEREAS**, the Port, as Seller, and Maruichi Northwest, LLC, a Delaware limited liability company (“Maruichi”), as Buyer, entered into an Agreement Of Purchase And Sale For Real Estate dated October 14<sup>th</sup>, 2014 (the “PSA”) for the sale of CIP Lot 3 from the Port to Maruichi and closing of the contemplated transaction is conditioned upon the Port declaring surplus said real property; and

**WHEREAS**, The Port is considering the sale and development of CIP Lots 4, 5, 6 and 7 for office/light industrial use and, therefore, the Port is contemplating declaring surplus these CIP lots; and

**WHEREAS**, the Port proposes to surplus and/or relocate certain port-owned buildings within Terminal 3 as part of the West Vancouver Freight Access Project (WVFA). The buildings are shown on Exhibit B and include the following structures:

- Terminal Operations Office Building (#2985) approximately 4,500 sf
- Terminal Operations Gear Locker (#3075) approximately 26,000 sf
- Office Building (#3015) approximately 1,600 sf; and

#### Parcel 7 Development

**WHEREAS**, the Port owns and proposes to develop a new industrial park on Parcel 7 located in the City on an approximately 50 acre site between NW Lower River Road and La Frambois Road and as shown on **Exhibit A**. Parcel 7 lots shall be sold or leased and developed for office/light industrial use; and

## **Construction**

**WHEREAS**, the Port is committed to attracting and retaining living-wage jobs for the community by providing infrastructure/buildings to support business development. The Port is currently at 98% occupancy for its leased industrial buildings and lands. Some existing port tenants and prospective new tenants have shown strong interest in expanding locally. As a result, the Port proposes to construct a building approximately 100,000 sq ft in size and located at CIP for the purposes of long term lease or sale; and

**WHEREAS**, The Port proposes to construct a new restroom building at Terminal 2 ("T-2"). The restroom will serve the general area within T-2 as shown on **Exhibit B** and consist of an approximate 350 square foot (sf) single story building; and

## **Building Relocation**

**WHEREAS**, Building 1955 is an approximately 6,500 sf engineered metal structure that will be relocated from port marine Terminal 2 to Terminal 3. The approximate location is shown on **Exhibit B**.

## **Summary of Proposed Amendments**

**WHEREAS**, the Port proposes to amend the Comprehensive Scheme to allow (i) the surplus: (a) of certain parcels in CIP, and (b) or relocation of buildings 2985, 3075 and 3015; (ii) the development of Parcel 7 at CIP; (iii) the construction of (a) one or more buildings located at CIP, and (b) a new restroom building located at T-2; and (iv) the relocation of Building 1955.

**WHEREAS**, the Comprehensive Scheme was most recently amended by Port Resolution 5-2014, adopted August 26, 2014; and

**WHEREAS**, it is now deemed necessary and advisable that the Port amend its Comprehensive Scheme; and

**WHEREAS**, the above proposed action has been reviewed, as required, under the provisions of the State Environmental Policy Act (SEPA) and the related comment period expired at \_\_\_\_\_ p.m. on \_\_\_\_\_; and

**WHEREAS**, a public hearing was held on December 9<sup>th</sup> at 9:30 a.m., subject to the agenda of the Board of Commissioners, after notice of such hearing was duly given as provided by law, on the question of whether or not the Comprehensive Scheme should be amended as provided; and

**WHEREAS**, after discussion and consideration, this Board of Commissioners has determined that said Comprehensive Scheme should be amended and finds: (i) Lots 3, 4, 5 and 7 and a portion of Lot 6 in CIP and as described herein are surplus to the Port's needs and no longer needed for district purposes; (ii) Parcel 7 should be developed for future sale or lease and economic development; (iii) one or more buildings should be constructed at CIP to encourage economic development and a new restroom should be constructed at T-2; and (iv) Building 1955 should be relocated.

**NOW THEREFORE, BE IT RESOLVED**, that the Port of Vancouver's Comprehensive Scheme of Harbor Improvements and Industrial Development, as previously amended, is hereby further amended as follows:

1. **Surplus of CIP Lot 3** as described in Exhibit A, consisting of approximately 9.6 acres has been determined to be surplus to the Port's needs and no longer needed for district purposes.
2. **Surplus of CIP Lots 4, 5, 6 and 7** as identified in Exhibit A have been determined to be surplus to the Port's needs and no longer needed for district purposes.
3. **Development of Parcel 7** as described in Exhibit A shall be added to the Comprehensive Scheme.
4. **Construction of a Building for the purposes of long term lease or sale** as described in Exhibit A shall be added to the Comprehensive Scheme.
5. **Surplus or Relocation of Buildings 2985, 3075 and 3015** as identified in Exhibit B have been determined to be surplus to the Port needs and no longer needed for district purposes.
6. **Construction of Restroom at T-2** as identified in Exhibit B shall be added to the Comprehensive Scheme.
7. **Relocation of Building 1955** as identified on Exhibit B shall be added to the Comprehensive Scheme.

**ADOPTED**, by the Board of Commissioners at a regular meeting of the Board of Commissioners held this 9th day of December 2014, and duly authenticated in open session by the signatures of the Port Commission voting in its favor.

PORT OF VANCOUVER  
BOARD OF COMMISSIONERS

\_\_\_\_\_  
President

\_\_\_\_\_  
Vice President

\_\_\_\_\_  
Secretary

**EXHIBIT A**

**AERIAL MAP AND SCHEMATIC OF CIP AND PARCEL 7**



# EXHIBIT A



**Berger ABAM**  
 700 Northeast Multnomah Street, Suite 900  
 Portland, Oregon 97232-4189  
 (503) 872-4100 Fax: (503) 872-4101  
 A/E PROJECT NUMBER: A15.0016.00

DRAWING SCALE:  
 SGRJ  
 DRAWN BY:  
 APPROVED BY:  
 DATE:  
 7.15.14

## PORT OF VANCOUVER PARCEL 7 CONCEPTS

**Port of Vancouver USA**  
 3103 N.W. LOWER RIVER ROAD  
 VANCOUVER, WA 98660-1027  
 (360) 693-3611 FAX (360) 735-1565

SHEET CONTENTS:

DRAWING NUMBER  
**1**

SHEET NUMBER OF  
 POV PROJECT NO:

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**EXHIBIT B**  
**SURPLUS OF BUILDINGS 2985, 3075, and 3015**  
**CONSTRUCTION OF RESTROOM AT T-2**  
**AND**  
**RELOCATION OF BUILDING 1955**





# EXHIBIT B



- Legend**
- Building Footprints
  - Taxlots
  - ImageOrtho**
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3
  - County Outline
  - World Street Map

Notes:

1: 6,264

