

RESOLUTION 6-2016

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 a tract of land located in the City of Vancouver, Clark County, Washington that is commonly known as Terminal 1. A map of Terminal 1 showing its boundaries and existing structures is attached to this Resolution as **Exhibit B** and incorporated into it by this reference; and

WHEREAS, the Port is contemplating declaring surplus and allowing demolition of certain vacant buildings and structures to support site redevelopment and provide for public safety of vacant buildings as identified and shown on **Exhibit B**; and

Improvements

WHEREAS, the Port proposes to improve an approximate 10-acre site that is zoned for light industrial use by improving storm water facilities, gravel and paved surfacing and outside lighting, and other similar or related improvements to support current and future tenant operations. The improvements will take place within the areas outlined in red as shown on **Exhibit A**; and

WHEREAS, the Port proposes improvements to its existing water system and the approximate 2-acre site consisting of removal, replacement and installation of existing and additional tanks, pumps, piping, associated equipment and structures, backup generator and fuel storage tank, additional landscaping and modified site access and similar or related improvements. The improvements will take place within the areas outlined in blue as shown on **Exhibit A**; and

WHEREAS, the Port proposes to improve approximately 10-acres at Terminal 1. The improvements will take place within the areas highlighted in yellow and outlined in red as shown on Exhibit C to support interim use of the property prior to the Port’s anticipated Terminal 1 Redevelopment. Improvement activities consist of demolition, renovation of existing structures, grading, installation of utilities and storm water collection systems, construction of new storm water treatment facilities, construction of local roadway access, site lighting, landscape, asphalt and concrete pavement surfaces, and other similar or related infrastructure improvements; and

Summary of Proposed Amendments

WHEREAS, the Port proposes to amend the Comprehensive Scheme to allow (i) the surplus of Port-owned vacant buildings and structures for demolition of said vacant structures to support the redevelopment of the Port’s Terminal 1 and for public safety; and (ii) improvements (a) of storm water facilities, gravel and paved surfacing and outside lighting at Parcel 10, (b) to the Port’s existing water system, and (c) to Terminal 1 to support interim use of the property prior to the Port’s Terminal 1 Redevelopment; and

WHEREAS, the Comprehensive Scheme was most recently amended by Port Resolution 1-2016, adopted January 12, 2016; 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 5:00 p.m. on September 6, 2016; and

WHEREAS, a public hearing was held on September 13, 2016 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) the vacant buildings and structures located at Terminal 1, as described herein are surplus to the Port's needs and no longer needed for district purposes; and (ii) improvements (a) of Parcel 10 as described herein, (b) to the Port's existing water system as described herein, and (c) to Terminal 1 for interim uses.

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 Vacant Buildings and Structures at Terminal 1** as identified and depicted in **Exhibit B** have been determined to be surplus to the Port's needs and no longer needed for district purposes.
2. **Improvements at Parcel 10** as described herein and as located on **Exhibit A** shall be added to the Comprehensive Scheme.
3. **Improvements of the Port's Water System** as described herein and as located on **Exhibit A** shall be added to the Comprehensive Scheme.
4. **Improvements For Terminal 1 Interim Uses** as described herein and as located on **Exhibit C** shall be added to the Comprehensive Scheme.

ADOPTED, by the Board of Commissioners at a regular meeting of the Board of Commissioners held this 13th day of September, 2016, 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 PHOTO OF LOCATION OF

PARCEL 10 IMPROVEMENTS

AND

PORT OF VANCOUVER WATER SYSTEM IMPROVEMENTS



EXHIBIT A



Parcel 10 Site Improvements

Port of Vancouver Water System Improvements

- Legend**
- Building Footprints
 - ImageOrtho**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes:

1: 11,390



0.4 0 0.18 0.4 Miles

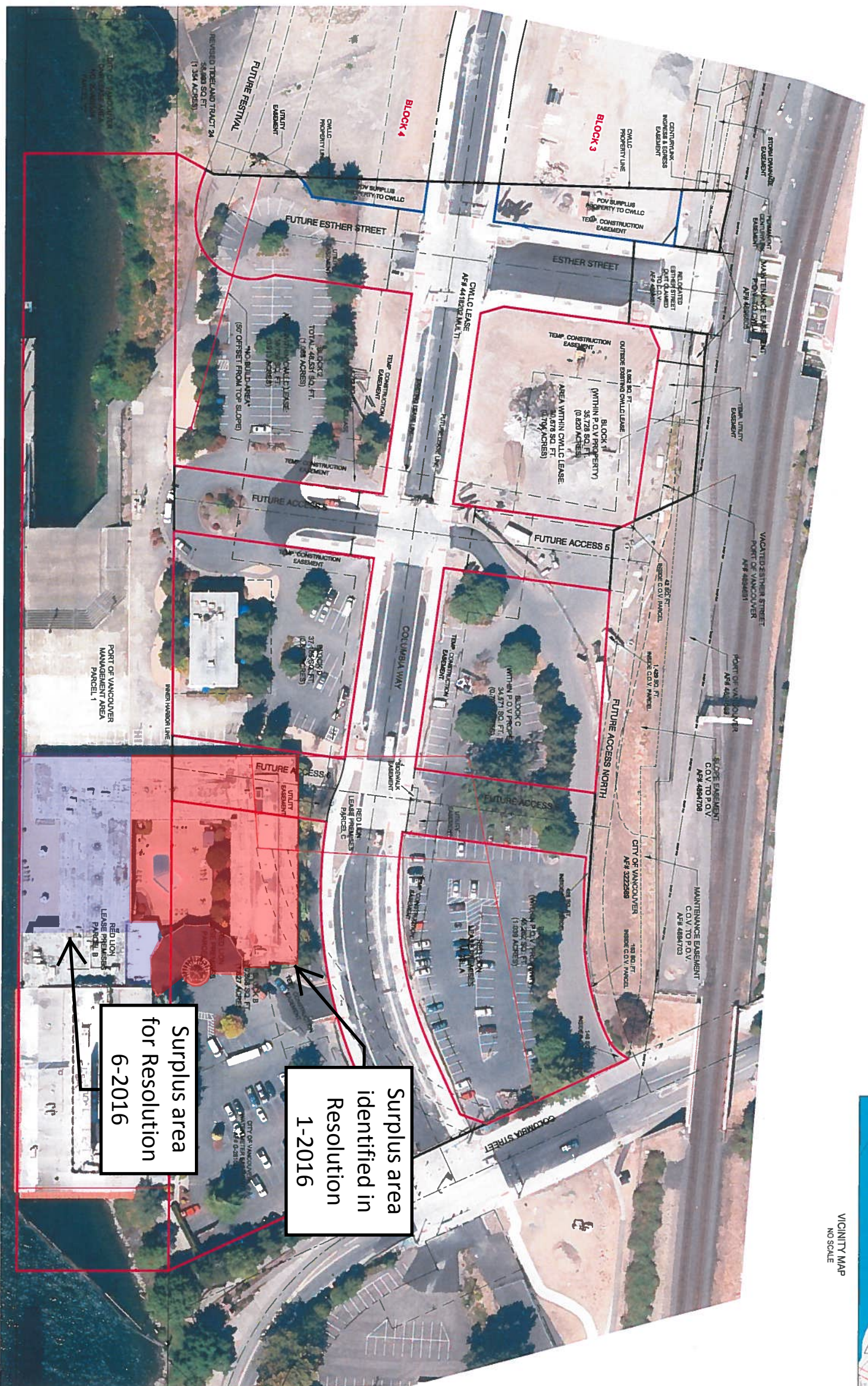
EXHIBIT B

ILLUSTRATION IDENTIFYING VACANT BUILDINGS AND STRUCTURES AT TERMINAL 1

EXHIBIT B Terminal 1 Surplus



- LEGEND**
- CURRENT PORT OF VANCOUVER OWNERSHIP
 - PROPOSED BLOCK WITHIN PORT OF VANCOUVER OWNERSHIP
 - FUTURE CONVEYANCE TO CWLLC
 - EXISTING RIGHT OF WAY
 - PROPOSED CWLLC RIGHT OF WAY



Surplus area
for Resolution
6-2016

Surplus area
identified in
Resolution
1-2016

CLIENT:
PORT OF VANCOUVER
3103 LOWER RIVER ROAD
VANCOUVER, WA 98660

PROPOSED BLOCK AND EXISTING EASEMENT EXHIBIT:
PORT OF VANCOUVER - TERMINAL 1
IN THE SW 1/4 SECTION 27 AND THE SE 1/4 OF SECTION 28, T2N, R1E, W.M.

OLSON ENGINEERS
LAND SURVEYORS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-896-1380
503-289-9038



CHANGES / REVISIONS
DESCRIPTION DATE

DESIGNED	J.M.B.
DRAWN	J.M.B.
CHECKED	
DATE	09/04/2015
SCALE	1" = 50'
COPYRIGHT 2015 OLSON ENGINEERING INC.	

JOB NO. 12118.02.05

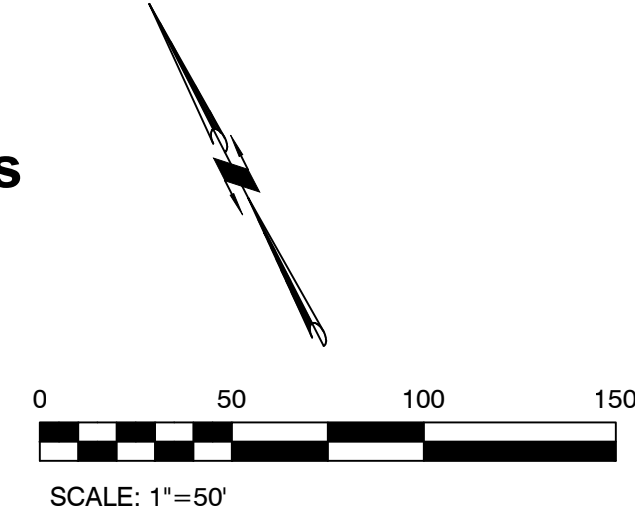
SHEET

1 of 1

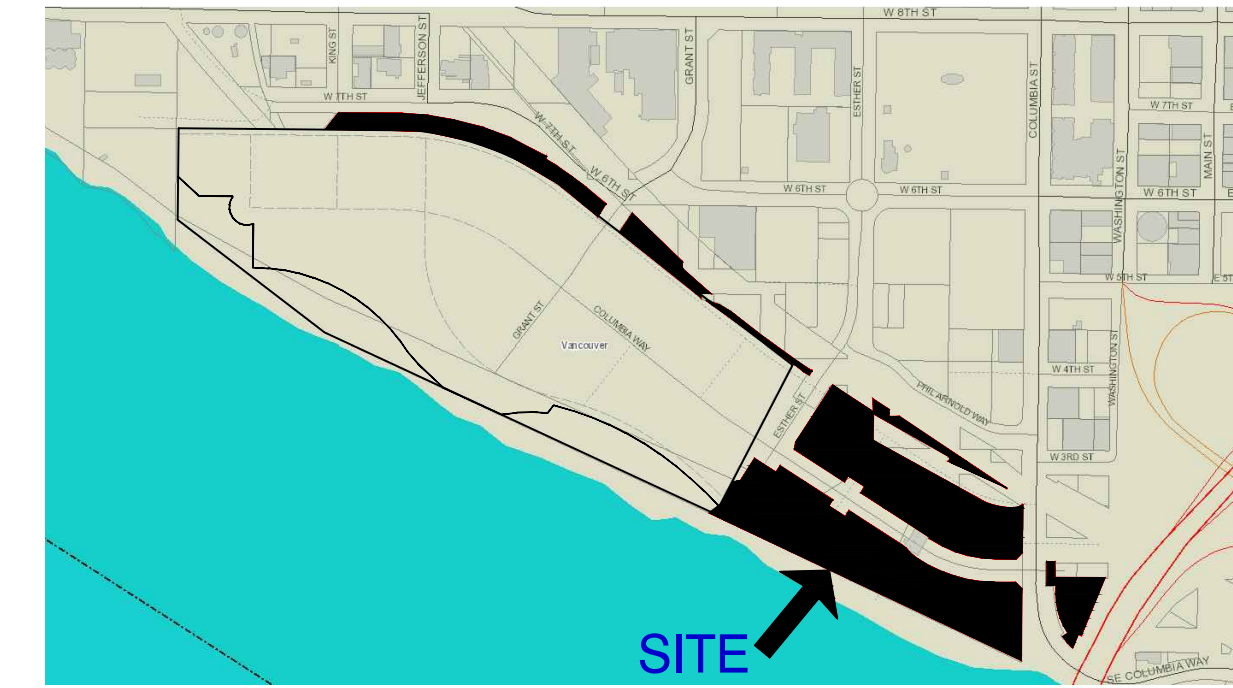
EXHIBIT C

ILLUSTRATION IDENTIFYING TERMINAL 1 AND BUILDINGS AND STRUCTURES

EXHIBIT C
Terminal 1
Interim Use
Improvements



- LEGEND**
- CURRENT PORT OF VANCOUVER OWNERSHIP
 - PROPOSED BLOCK 1, BLOCK 2
 - - - EXISTING RIGHT OF WAY
 - - - SOUTH RIGHT OF WAY OF FUTURE NORTH ACCESS
 - ORDINARY HIGH WATER MARK PER BERGER ABAM
 - - - 200FT BUFFER PER BERGER ABAM



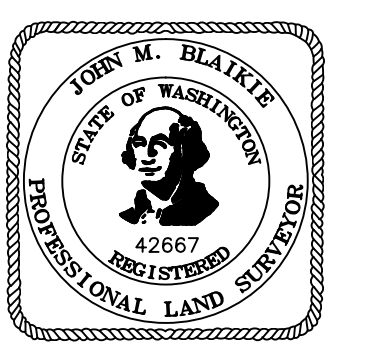
VICINITY MAP
NO SCALE



CLIENT:
PORT OF VANCOUVER
3103 LOWER RIVER ROAD
VANCOUVER, WA 98660

SURVEY EXHIBIT:
PORT OF VANCOUVER TERMINAL 1
 IN THE SW 1/4 SECTION 27 AND THE SE 1/4 OF SECTION 28, T2N, R1E, W.M.

OLSON LAND SURVEYORS
 ENGINEERS
 ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
REG. NO. 42667
 REG. STATE OF WA
 REG. 0000000000



CHANGES / REVISIONS

NO.	DATE	DESCRIPTION

SHEET SIZE: 24" X 36"
 DRAWN: J.M.B.
 CHECKED:
 DATE: 07/29/2016
 SCALE: 1" = 50'

COPYRIGHT 2016, OLSON ENGINEERING, INC.

JOB NO. 8218.02.05

SHEET

1 of 1