

# Port of Seattle Street Vacations Update

Port of Seattle Commission Briefing  
February 9th, 2010

# Street Vacations

- A process where a property owner adjacent to a public right-of-way can petition the City Council to acquire, or vacate, the property.
- Initial City Council approval includes conditions that must be met before final approval
- A 1985 agreement with the City specifies that certain streets can be vacated by the Port without payment for land value, provided public interest requirements and conditions are satisfied

# Major Terminals and Street Vacations



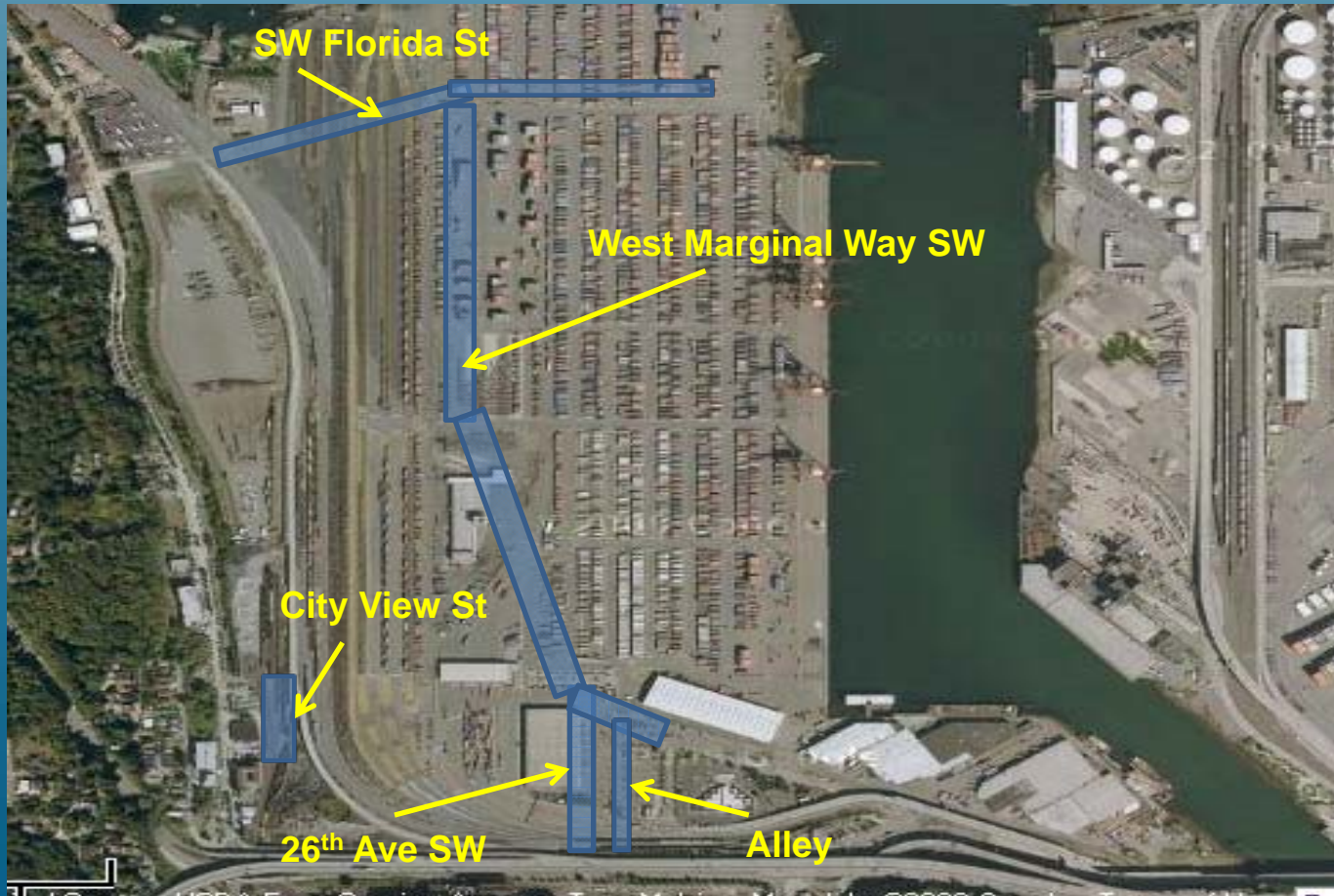
In the last two decades, the Port grew its container terminal capacity by more than 200 acres. To accomplish the terminal expansion projects, the Port needed to acquire significant additional land, including some public right-of-way

# Existing Street Vacations

- Through negotiations with the city, several street vacations were approved, contingent on completion of numerous conditions. These included:
  - Public shoreline access, trails, and habitat restoration
  - Public street and sidewalk improvements
  - Utility construction and relocation
  - Easement agreements between the Port and the City
  - Real estate agreements and transactions with private property owners
- Nearly all of the construction related conditions have been completed; Most of the real estate related conditions have yet to be satisfied.



# T5 Street Vacation Area



# T5 Street Vacations

- Result of T5 expansion project in the 90's--\$300M investment, expanded terminal from 83 acres to 190 acres
- Approx. 16 acres of street vacation area
- Economic benefits included 1000 direct jobs, \$220M new annual business revenue, and \$4.7M new annual taxes
- Environmental benefits included 115 acres remediation, 11.3 acres public shoreline access and buffer, and 1.9 acres estuarine habitat restoration
- Outstanding conditions include construction acceptance by the City, easements and property transfers

# T18 Street Vacation Area



# T18 Street Vacations

- Completed in 2000, the Port expanded T18 from 110 acres to 200 acres
- Approx. 16 acres street vacation area
- Economic benefits included 1300 new direct jobs, \$330M new annual business revenue, and \$14M new annual taxes
- Environmental benefits included 90 acres remediation, comprehensive re-construction of public streets, and 1.1 acres of public shoreline access
- Outstanding conditions for street vacation completion include construction acceptance by the City, easement and property transfer agreements



# T105 Street Vacations

- Result of T5 and T18 expansion projects
- Approx. 4.1 acres
- Port no-longer owns adjacent properties
- Port has contractual obligations to finish SW Dakota St vacation
- Port has an opportunity to finish SW Idaho/Iowa Streets to recover costs



# T25/30 Street Vacations

- S. Forest St. vacation is result T25/30 connector bridge constructed in 2007. Total vacation area is 1.8 acres (submerged land)
- For the future, the Port intends to seek the vacation of Alaskan Way S which is within T30 container yard. Total vacation area is 4.6 acres



## Future Actions

- Staff will bring forward multiple real estate related agreements and projects for Commission approval in the next few years
- T-105 target completion by June 2010
- T-18 target completion by end of 2010
- S. Forest Street target completion by 2010
- T-5 target completion by 2011

# Project Authorizations Update

- Authorizations to work on street vacations and implement related conditions were within the project-wide authorizations for each of the terminal development projects
- For future work, our plan is to seek new approvals under Resolution 3605
- The Port Commission will see project specific authorization requests in the future when the scope and costs are known
- The cost to bring street vacations to completion will include staff and consultant costs, as well as projects or possible settlements to satisfy the street vacation conditions. It's expected the total cost to complete the work is in the several million dollar range