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**SUBSTITUTE HOUSE BILL 1188**

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**State of Washington**

**57th Legislature**

**2001 Regular Session**

**By** House Committee on Capital Budget (originally sponsored by Representatives Haigh, McMorris, O'Brien, Miloscia, Dunshee, Lambert, Campbell, Delvin, G. Chandler, Talcott, Quall, Reardon, Alexander, H. Sommers, Veloria, Schoesler, Esser, Anderson, Morell, Darneille and D. Schmidt; by request of Military Department)

Read first time . Referred to Committee on .

1 AN ACT Relating to authorizing the military department to dispose  
2 at public bid of the state armory land and buildings known as the Pier  
3 91 property and acquire replacement property and improvements; and  
4 creating a new section.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 NEW SECTION. **Sec. 1.** (1) The state military department is hereby  
7 authorized to sell or exchange the state armory land and buildings in  
8 the city of Seattle at the address 1601 W. Armory Way, Seattle,  
9 Washington 98119-2786, commonly known as the Pier 91 property, legally  
10 described as follows:

11 All those lands lying and being situate in Seattle, King County,  
12 Washington and being that portion of Seattle tide lands and streets and  
13 alleys of the City of Seattle, King County, State of Washington, lying  
14 south of Lawton Way viaduct more particularly described as follows:

15 Beginning at a city monument located at the intersection of the  
16 centerlines of 15th Avenue West and West Garfield Street, thence S. 89½  
17 51' 38" W. along the centerline of said Garfield Street, 381.69 feet,  
18 thence N. 0½ 08' 22" W. 50.00 feet to the north line of Garfield  
19 Street, the true point of beginning of parcel, thence N. 0½ 08' 22" W.

1 along the westerly edge of the existing rope walk structure a distance  
2 of 65.00 feet, thence N. 89½ 51' 38" E. along said structure a distance  
3 of 9.62 feet to a point which is 21 feet west of the cast line of lot  
4 8, Block 131, Seattle Tide Lands, thence N. 0½ 08' 22" W. parallel to  
5 and 21 feet westerly from the east line of lots 8 to 1, inclusive, of  
6 block 131, extended across West Howe Street, now vacated, and 21 feet  
7 westerly from the east line of lots 9 to 3, inclusive, of block 128,  
8 Seattle Tide Lands to a point which is 21 feet westerly from the east  
9 line of said lot 3 and 30 feet southerly from the north line of said  
10 Lot 3, thence S. 89½ 51' 38" W. parallel to the north line of said Lot  
11 3 a distance of 34.68 feet, thence N. 0½ 08' 22" W. parallel to and  
12 55.68 feet westerly from the east line of lots 2 and 3 of said block  
13 128 a distance of 130.00 feet to the southeast corner of lot 1 of said  
14 block 128, thence N. 33½ 43' 50" W. a distance of 142.38 feet to a  
15 point 20 feet southwesterly from (when measured at right angles to) the  
16 centerline of the most southwesterly line of tracks of the Northern  
17 Pacific Railway Company along Lawton Way, thence N. 39½ 52' 00" W.  
18 parallel to and 20 feet southwesterly from said track centerline, a  
19 distance of 754.03 feet to an intersection with a line which is the  
20 northerly extension of a line parallel to and 20 feet easterly from  
21 (when measured at right angles to) the centerline of the most easterly  
22 line of tracks of said Railroad Company as said tracks are tangent  
23 through lots 6 and 7 of block 126 and lots 1 to 9 inclusive of block  
24 129 of said addition, thence S. 0½ 06' 52" E. along the above described  
25 line parallel to and 20 feet easterly from said railroad centerline a  
26 distance of 1479.39 feet, thence parallel to and 20 feet easterly from  
27 said railroad centerline of a 1030.84 foot radius curve to the left  
28 (the long chord of which curve bears S. 16½ 23' 52" E. 578.07 feet) an  
29 arc distance of 585.92 feet, thence S. 32½ 40' 52" E. parallel to and  
30 20 feet easterly from said railroad centerline and the southerly  
31 extension thereof tangent through lots 5 and 6 of block 130 of said  
32 addition a distance of 423.46 feet to the north line of Garfield  
33 Street, thence N. 89½ 51' 38" E. along the north line of Garfield  
34 Street, a distance of 196.79 feet to the true point of beginning;  
35 containing 24.7485 acres, more or less.

36 (2) Before any sale or exchange is made under the provisions of  
37 this section the property must be independently appraised by a  
38 certified commercial real estate appraiser. Any such sale or exchange  
39 shall be made to the highest competent bidder for a price not less than

1 the independently appraised value of the property and pursuant to a  
2 call for bids published in at least one issue of a legal newspaper of  
3 general circulation in King county at least fifteen days prior to the  
4 date fixed for the bid closing.

5 (3) The sale or exchange shall be under the direction of the  
6 adjutant general in accordance with procedures provided by law. The  
7 adjutant general shall proceed with the sale or exchange only if, in  
8 the opinion of the adjutant general, the proceeds from the sale or  
9 exchange of the land and buildings described in this section, together  
10 with other funds available to the state military department, are  
11 sufficient to purchase or otherwise acquire other real property for the  
12 state military department and for the acquisition, purchase,  
13 construction, furnishing, and equipping of buildings and other  
14 improvements on said real property and the appurtenances thereto.

15 (4) The proceeds of the sale or exchange of the property legally  
16 described in this section shall be transmitted by the adjutant general  
17 to the state treasurer to be set aside and used exclusively by the  
18 military department for the purposes set forth in this section.

19 (5) Upon the sale or exchange of the property described in this  
20 section, the state military department may select a site or sites for  
21 a new armory or readiness center and purchase or otherwise acquire real  
22 property for the state of Washington for the purposes set forth in this  
23 section and to acquire, purchase, construct, furnish, and equip  
24 buildings and other improvements on such real property and the  
25 appurtenances thereto.

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