

Port of Skagit County

PROPERTY PROFILES:

Skagit Regional Airport/Bayview Business & Industrial Park

Neighborhood Classification: Industrial/Transportation

Land area:	1,840 acres
Miles of Streets/Road:	4.83 miles
Zoning areas:	
Aviation Related	768 acres
Bayview Ridge Light Industrial	583 acres
Bayview Ridge Heavy Industrial	195 acres
Rural Reserve	21 acres
Open Space	273 acres

Underground Utilities include: water, sewer, electricity, gas, telephone, and fiber optics.

Critical Facilities (Emergency Operations Center, Fire Station, Police Station, Sewer Treatment):

1. Administration /Terminal Building, 15400 Airport Drive
2. Airport – Runways, Taxiways, Apron areas
3. Maintenance Building, 15437 Airport Drive

Estimated cost to build the Airport and Navigational Aids:	\$37,005,000
Estimated cost to build the Bayview Industrial Park:	\$40,390,000
Estimated value of office and maintenance contents/equipment:	\$ 182,000

Natural Hazard Vulnerability Analysis Rating

This property is most vulnerable to the following natural hazards ranked in order:

1. Earthquake
2. Severe Storm
3. Fire

La Conner Marina

Neighborhood Classification: Commercial Retail/Industrial/Transportation

Land area:	81 acres
Miles of Streets/Road:	.75 mile
Miles of Stormwater Pipe:	1.3 miles
Zoning areas:	
Agricultural	15 acres
Commercial	10 acres
Industrial	32 acres
Marine Basin	24 acres

Underground Utilities include: water, sewer, electricity, gas and telephone.

Critical Facilities (Emergency Operations Center, Fire Station, Police Station, Sewer Treatment):

1. Marina Office
2. Docks
3. Dry Boat Storage
4. Peninsula Building

Value of La Conner Marina Assets: \$64,664,000

Natural Hazard Vulnerability Analysis Rating

This property is most vulnerable to the following natural hazards ranked in order:

1. Severe Storm
2. Earthquake
3. Flooding
4. Tsunami/Storm Surge
5. Fire
6. Global Warming – Sea Level Rise

Conway Industrial Property

Neighborhood Classification: Industrial

Land area: 35 acres

Critical Facilities (Emergency Operations Center, Fire Station, Police Station, Sewer Treatment):

There are no critical facilities at this location.

Estimated Value: \$942,500

Natural Hazard Vulnerability Analysis Rating

This property is most vulnerable to the following natural hazards ranked in order:

1. Earthquake
2. Severe Storm
3. Fire
4. Global Warming – Sea Level Rise

NOTE: The Hopper Road Business Park (identified in the 2003 plan) is no longer an asset of the Port of Skagit County.

Recent (5-year) Natural Hazard Event History

During the 2003 – 2008 plan cycle, natural hazard events have not adversely impacted the above-listed Port of Skagit County properties.

Proposed Natural Hazard Mitigation Measures (2003 – 2008)

The mitigation measures listed below were identified for the Port of Skagit County in 2003.

Mitigation Measure	Lead Agency	Funding Source	Time Line
Develop a Post Earthquake Disaster Plan for employees and tenants	Safety Committee	No financial impact	Short term
Educate employees about natural hazards in Skagit County	Safety Committee	No financial impact	Long term / ongoing
Educate employees about alert system, preparedness and evacuation routes	Safety Committee	No financial impact	Long term / ongoing
Purchase generators for critical facilities	Port Commissioners	Capital Improvements budget	Long term – more than 3 years from funding
Support building future structures to current Seismic Building codes	Planner	No financial Impact	Long term / ongoing
Removal of large snow accumulations from vulnerable structure roofs	Maintenance department	Operating budget	Long term / ongoing

Mitigation Accomplishments (2003 – 2008)

Develop a Post Earthquake Disaster Plan for employees and tenants:

No significant progress was made towards accomplishing this mitigation measure during the 2003 – 2008 plan cycle. This mitigation measure remains valid and has been re-affirmed for the 2008 – 2013 plan cycle.

Educate employees about natural hazards in Skagit County and Educate employees about alert system, preparedness and evacuation routes:

The Port has completed these mitigation measures and they have been integrated into on-going plans and programs as described below. The mitigation measures remain valid and have been re-affirmed for the 2008 – 2013 plan cycle.

The Port of Skagit County has an Emergency Response Plan in place that is activated whenever a natural disaster causes (or has the potential to cause) personal injury, airport facility damage, disruption of airport or marina services and roadways, and/or a negative environmental impact on or near Port property. Employees receive training on the plan. The plan also details communication plans with the Skagit County Department of Emergency Management, Washington State Department of Ecology, and the National Response Center, depending upon the nature of the incident.

Employees receive 24-hour OSHA HAZWOPER training as appropriate for their emergency response role. The plan and HAZWOPER training are used to educate employees about natural hazards in Skagit County, as well as about alert systems, preparedness, and evacuation routes.

Purchase generators for critical facilities:

Due to a lack of local funding, no progress was made towards accomplishing this mitigation measure during the 2003 – 2008 plan cycle. This mitigation measure remains valid and has been re-affirmed for the 2008 – 2013 plan cycle.

Support building future structures to current Seismic Building codes:

Since 2003, the Port has constructed two new industrial buildings that meet current seismic building code requirements. This mitigation measure remains valid and is re-affirmed for the 2008 – 2013 plan cycle.

Removal of large snow accumulations from vulnerable structure roofs:

The Port has developed a Snow and Ice Plan which provides for an efficient and sequential response to snow and ice events that impact various Port properties. This mitigation measure has been integrated into on-going plans and programs but remains valid and is re-affirmed for the 2008 – 2013 plan cycle.

Proposed Mitigation Measures (2008 – 2013)

Mitigation Measure	Lead Agency	Funding Source	Time Line
Develop a Post Earthquake Disaster Plan for employees and tenants	Safety Committee	No financial impact	Short term
Purchase generators for critical facilities	Port Commissioners	Capital Improvements budget	Long term – more than 3 years from funding
Continue to educate employees about natural hazards in Skagit County	Safety Committee	No financial impact	Current and ongoing
Continue to educate employees about alert system, preparedness and evacuation routes	Safety Committee	No financial impact	Current and ongoing
Continue to support building future structures to current Seismic Building codes	Planner	No financial Impact	Current and ongoing
Continue to remove large snow accumulations from vulnerable structure roofs	Maintenance department	Operating budget	Current and ongoing