



## City of SeaTac Special Council Meeting Agenda

August 13, 2024  
4:00PM

City Hall  
Council Chambers

*Times listed are estimates only.*

*This meeting will be conducted in a hybrid format with in-person and remote options for public participation. The meeting will be broadcast on SeaTV Government Access Comcast Channel 21 and live-streamed on the City's website <https://www.seatacwa.gov/seatvlive>.*

### **CALL TO ORDER:**

### **ROLL CALL:**

### **FLAG SALUTE**

### **AGENDA REVIEW:**

**PUBLIC COMMENTS (related to items on the agenda):** The City Council is providing in-person, remote oral, and written public comment opportunities. All comments shall be respectful in tone and content. Pre-registration is required for remote comments and encouraged for in-person comments. Pre-registration and written comments are due by 2:00 p.m. the day of the meeting. Instructions for providing comments are located at the following link: [Council Meeting Hybrid Meetings and Public Comments](#). Any requests to speak or provide written public comments which are not submitted following the instructions provided or by the deadline will not be included as part of the record.

### **PRESENTATION:**

**Overview of North SeaTac Park to facilitate Council discussion and to inform potential future Council action around the protection and preservation of the park. (Total Time: 90 Minutes / Presentation Time: 30 Minutes)**

By: Senior Management Analyst Anita Woodmass / Community Economic Development Director Evan Maxim / Finance Director Gwen Pilo / Parks and Recreation Director Mary Tuttle

### **EXECUTIVE SESSION:**

### **ADJOURN:**

**THE COUNCIL CHAMBERS IS ACCESSIBLE TO PERSONS WITH DISABILITIES AND IS EQUIPPED WITH ASSISTIVE LISTENING DEVICES. PERSONS REQUIRING SPECIAL ACCOMMODATIONS SHOULD CONTACT THE CITY CLERK'S OFFICE BEFORE 5:00 PM THE FRIDAY PRECEDING THE COUNCIL MEETING.**



# SeaTac City Council

## Request for Presentation

### **Council Consideration:**

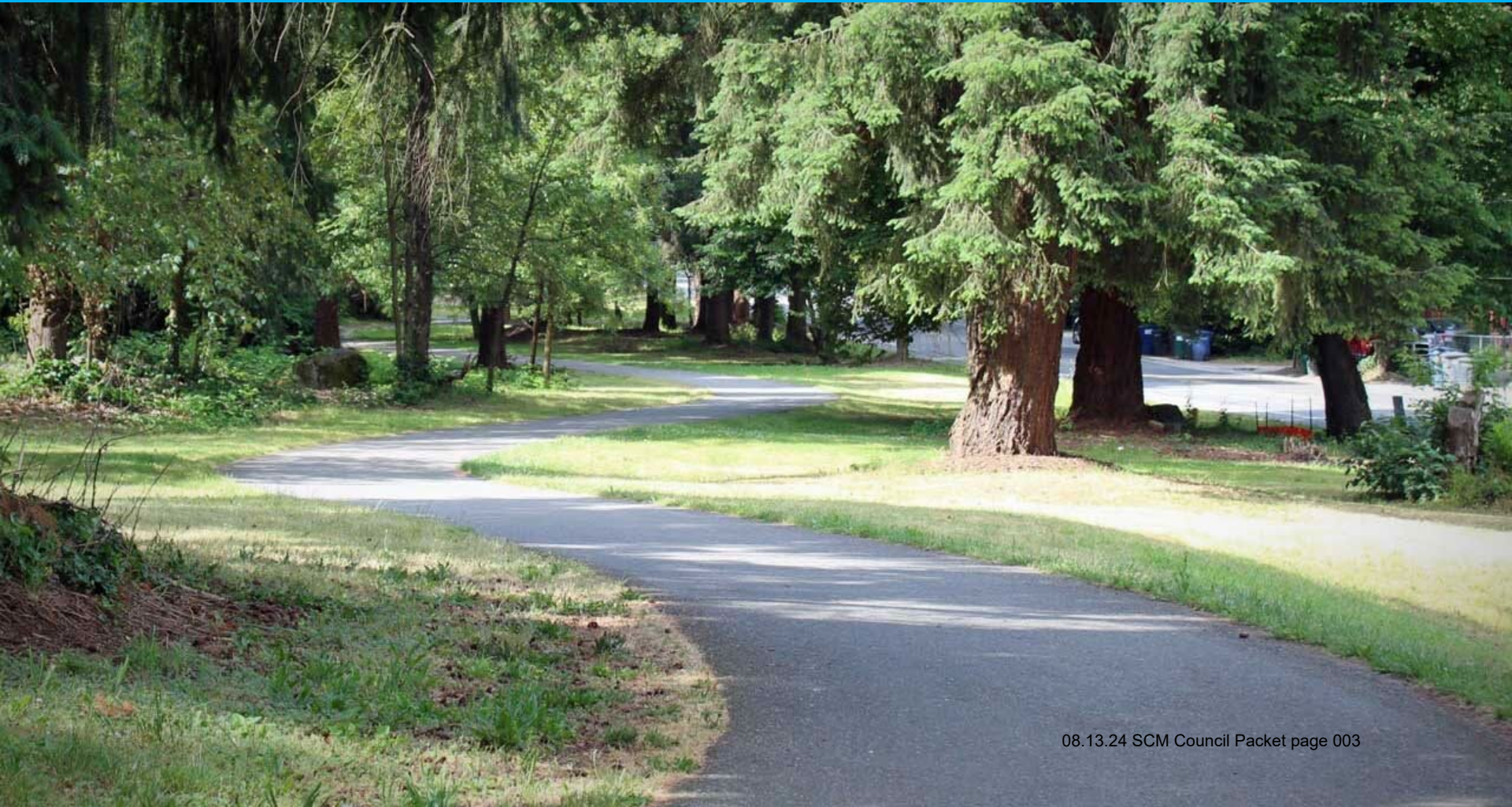
**Overview of North SeaTac Park to facilitate Council discussion and to inform potential future Council action around the protection and preservation of the park. (*Total Time: 90 Minutes / Presentation Time: 30 Minutes*)**

By: Senior Management Analyst Anita Woodmass / Community Economic Development Director  
Evan Maxim / Finance Director Gwen Pilo / Parks and Recreation Director Mary Tuttle

ATTACHMENTS:            Presentation  
                                     Executive Summary

# NORTH SEATAC PARK

Special Council Meeting | August 13, 2024



# Things To Keep In Mind

Today we are focused on what we want for North SeaTac Park (NSP)

There is a lot of information

This is one of the first focused conversations Council has had on NSP

We have the Director of Parks and Recreation, Community and Economic Development and Finance here to answer questions

This is a presentation only and Council is asked for Direction on how to proceed  
An Agenda Bill or Resolution can be presented to Council at a later time, if needed

If it is helpful for Council, staff are available to help facilitate conversation



# PURPOSE & IMPORTANCE

## Purpose of Presentation

Provide Council an overview of ‘what we know & what we don’t know’ about North SeaTac Park (NSP).

Discussion: Facilitate Council discussion on the overall goals for NSP.

Action requested.

## Importance of This Topic

- 2022: The City [passed a Resolution](#) to explore the feasibility of acquiring North SeaTac Park (NSP).
- 2022-2024: The City sent [two letters](#) to the Port Commission inviting discussion.
- A more ‘formal’ discussion is posed for the upcoming [Sept JAC meeting](#).
- Further [Council clarification & discussion](#) is needed to further this effort.
- As City staff continue to commit resources to this effort, further direction is needed as to the [priority of this project in relation to other City projects](#) (civic campus, capital projects, work plans, etc).
- There are many unknowns, and a [detailed feasibility analysis](#) has not yet been undertaken.

# COUNCIL ACTION

## Potential Council Actions

1. **No Action:** Provide City Manager direction to take no further action on this topic at this time; **OR**
2. **More Info Needed:** Provide City Manager direction to evaluate next steps and report back to Council.

## Discussion, Direction Requested

3. **Direction:** Provide City Manager direction around the level of effort and overall goals for NSP; and
4. **Direction:** Provide City Manager direction regarding if the effort is concentrated on NSP or the '55 acres' (order of priority).



# COUNCIL DISCUSSION & ACTION

**1. Goals:** What is Council's overall goals for NSP?

Preserve for (could be one or all of the following):

- a. conservation – limited access
- b. active open space – sports, scheduling
- c. passive open space – walking, trails and soft uses

**2. Focus:** Is Council's focus on the larger North SeaTac Park or more focused on the '55 acres'?

**3. Priority:** What is Council's level of support to continue to pursue this effort?

- a. Relative to other projects (staff and financial capacity):
  - i. Civic Center; and
  - ii. Other City or Department projects.
- b. Relative to schedule (staff capacity and level of effort).

# OVERVIEW

WHAT WE KNOW

WHAT WE DON'T KNOW

CONSIDERATIONS

DISCUSSION



# WHAT WE KNOW

LOCATION & MAPS

LEASES

ZONING

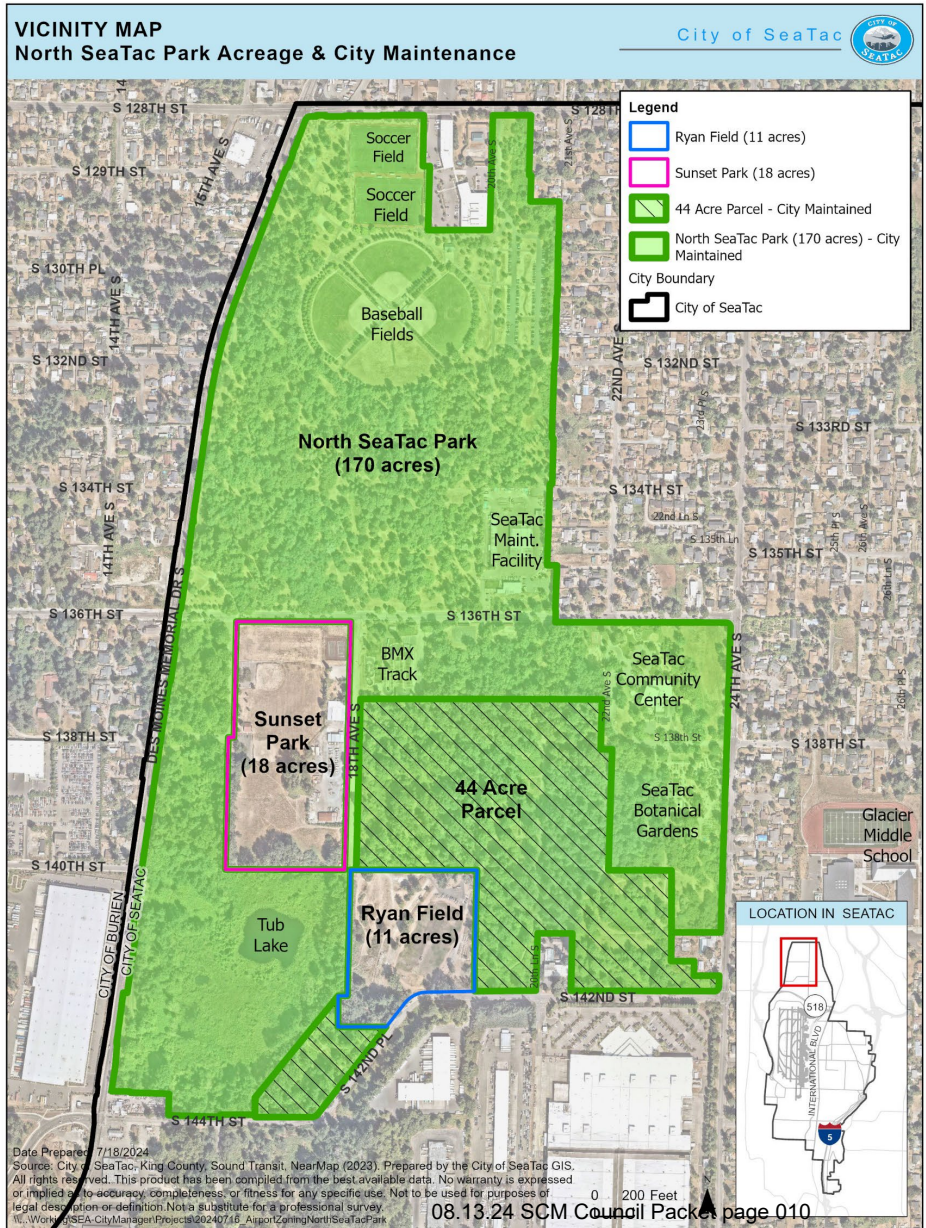
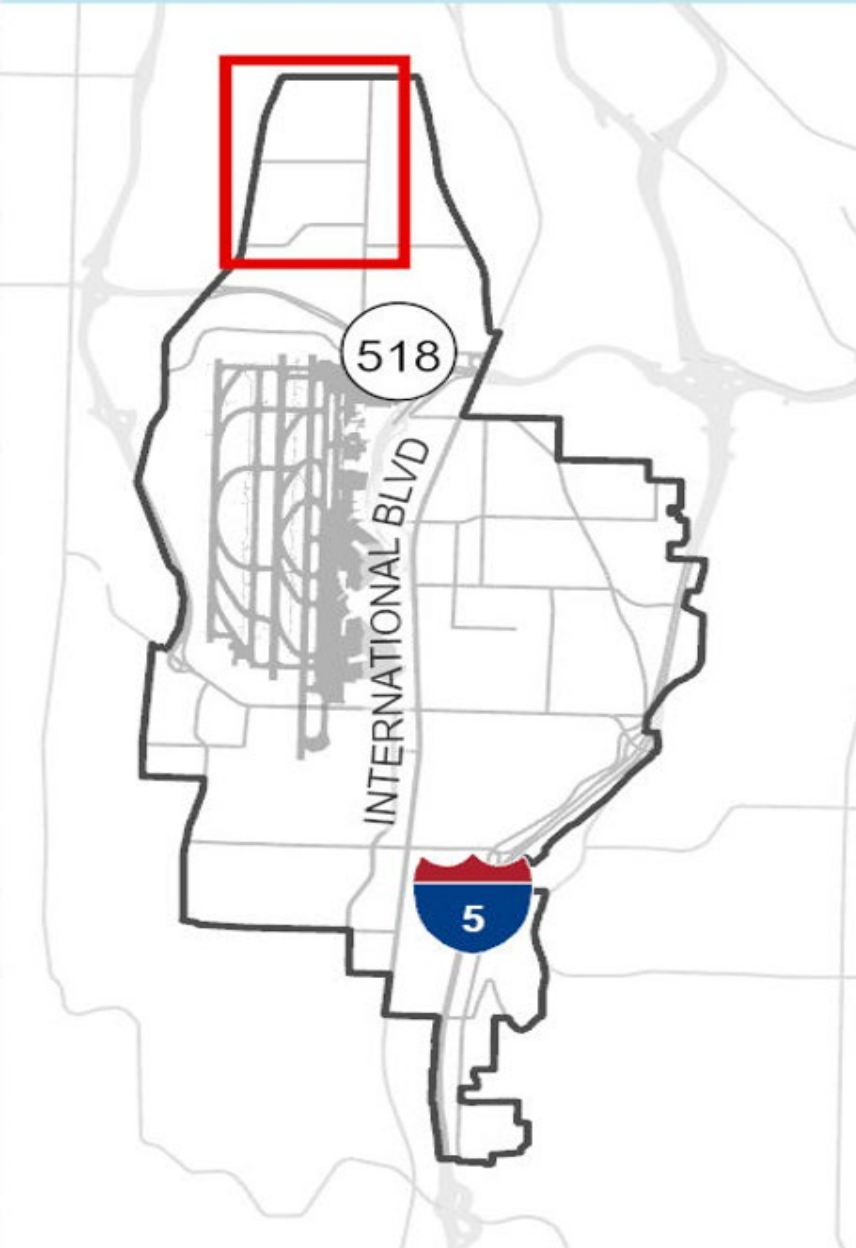
ENVIRONMENTAL CONSIDERATIONS

THE '55 ACRES'

POLITICAL CORRESPONDENCE

FAA REAUTHORIZATION ACT

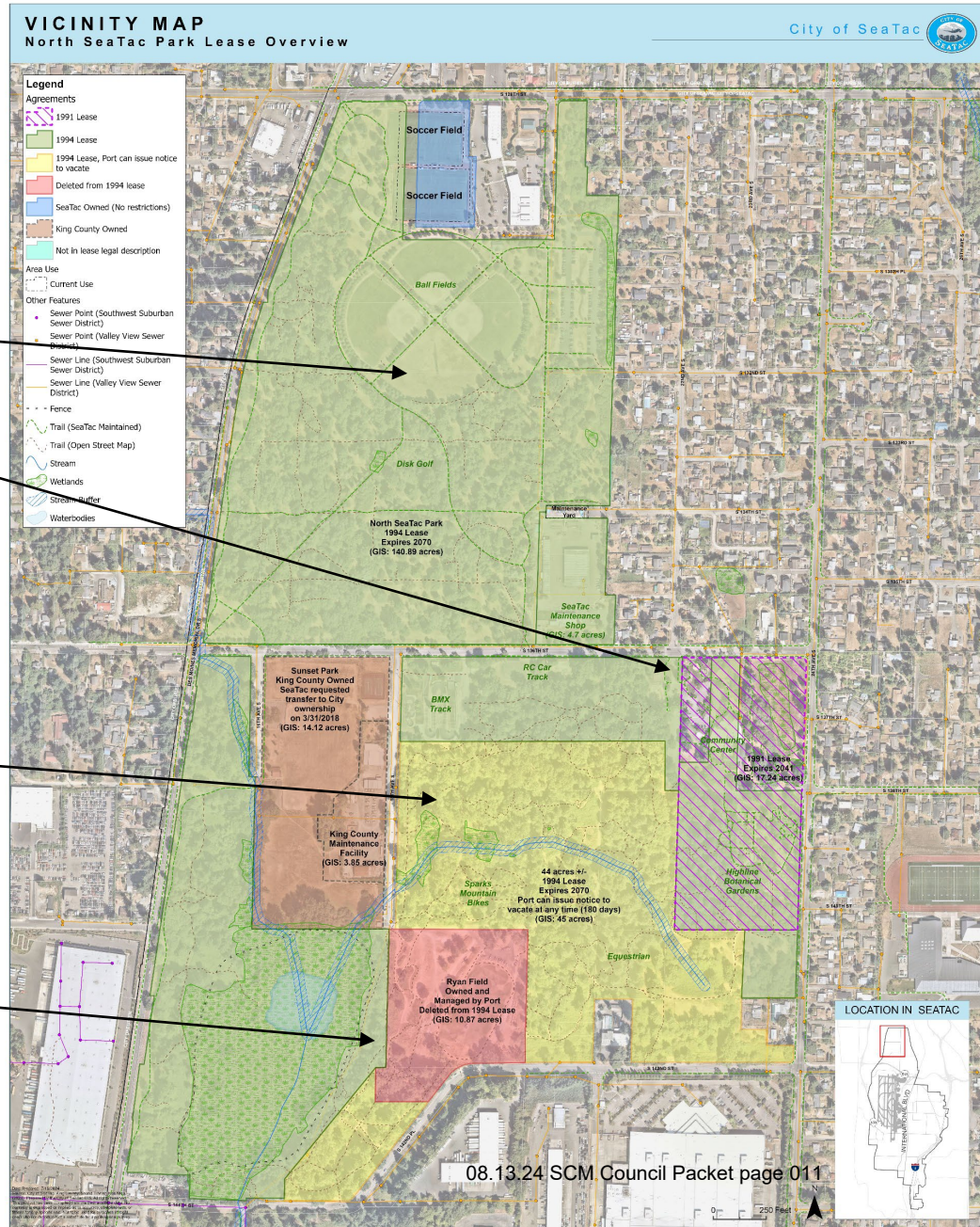
# LOCATION IN SEATAC



# LEASE AGREEMENTS

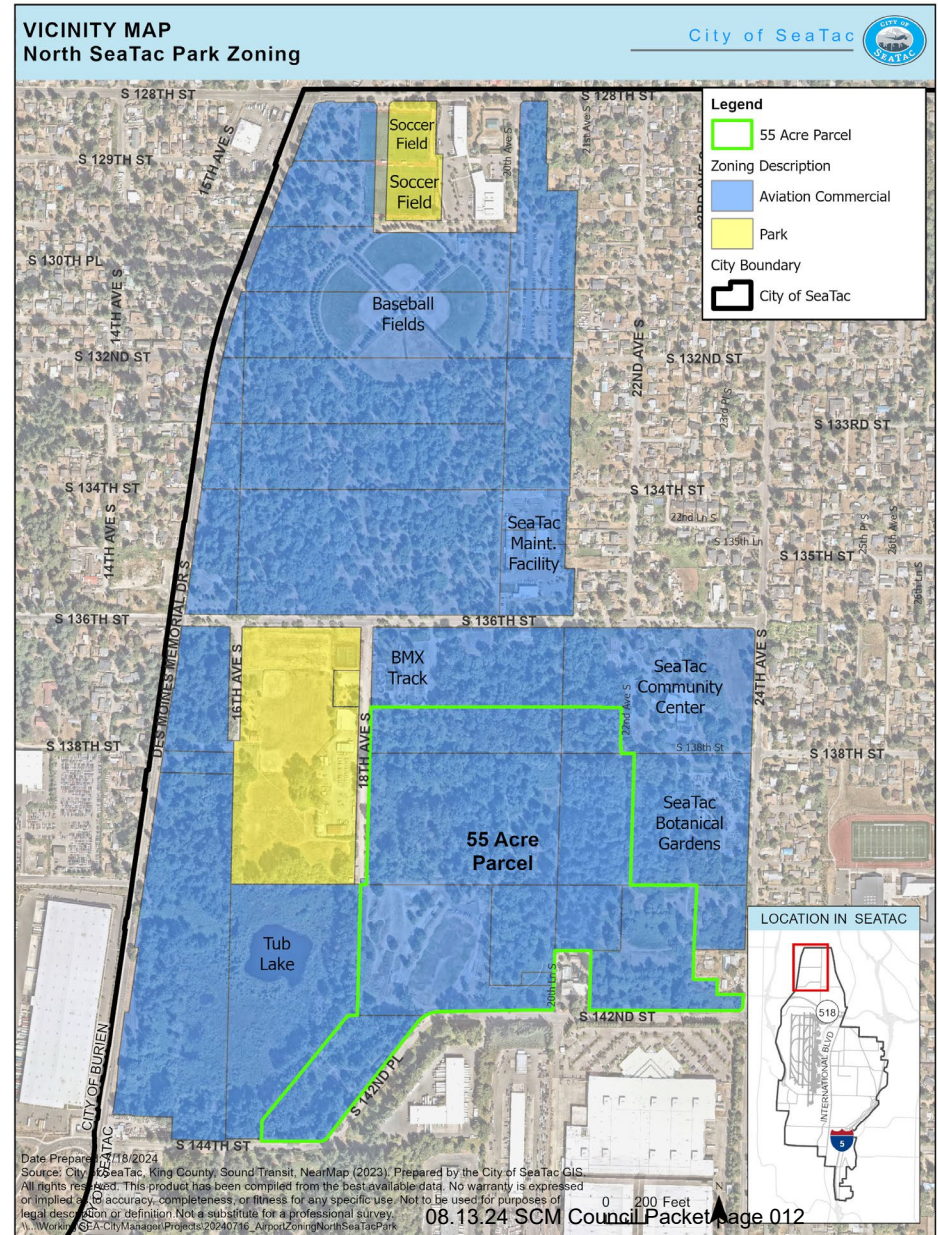
## Port Lease Agreements with the City

- **Larger NSP (141 acres):** 1994 lease, expires 2070. \$10/yr
  - Lease includes '44 Acres'
- **Community Center Lease (17 acres):** 1991 lease, expires 2041. \$10/yr
- **'44 Acres':** 1994 lease, expires 2070.
  - **Port:** Option to issue a notice to vacate in 180 days
- **Ryan Field Lease (11 acres):** Port leases to a rugby team.
  - Removed from City 1994 lease.
  - Ryan Field, together with '44 Acres', is '55 Acres'



# ZONING & ACQUISITION

- **Zoning:** Mostly Aviation Commercial Use (AVC), which allows for commercial development.
  - Port property zoning based on Interlocal Agreement
  - City / King County owned parcels are zoned as 'Park'.
- **Acquisition of 55 acres:** In 1976, the 55 acres were acquired using federal funds, including noise abatement funds.
  - Approximately 11 acres is Pat Ryan Field.
  - Remainder currently used for passive recreation.
  - The federal grant funds provide constraints on the sale of the 55 acres by the Port.
- **'Remaining' NSP:** Further analysis of funds used for purchase and potential restrictions is needed



# THE 55 ACRES: PORT REAL ESTATE PLAN AND SUSTAINABLE AIRPORT MASTER PLAN (SAMP)

- **2016 Port Real Estate Strategic Plan:** Identified potential for development of aviation-related projects.
- **2020 Port Real Estate Strategic Plan:** Integrated the Sustainable Airport Master Plan (SAMP) projects,
  - Airport parking for employees on 55 acres.
- **2021 Port Update to SAMP Projects:** No longer includes the aviation-related projects on 55 acres proposed in 2016 and 2020.
  - SAMP federal environmental review (NEPA) scheduled for completion in 2024.
- **2024 Port Outlook:**
  - Currently no real estate or near-term projects are proposed on 55 acres.
  - All ideas are conceptual, with no commission-approved projects or designs.

# NOISE CONSTRAINTS ON NSP

- **Noise & Land Use Compatibility Study (Part 150)** - The Port and FAA collaborate to:
  - Document aircraft noise exposure
  - Establish noise abatement programs
  - Identify uses that are compatible with different noise levels (e.g. Commercial parking, recreation)
- **Update the Study in 2024 (4th update)**
  - The last study was completed in 2014
  - Original study was completed in 1984
- **Noise and Land Use mapping**
  - Noise is mapped using Day-Night average sound Level (DNL)
  - Land uses are restricted once DNL exceeds 65 decibels
  - Land use restrictions increase every 5 decibels above 65 (e.g. 70, 75 decibels)
  - The noise contour map reflects the level of land use restriction



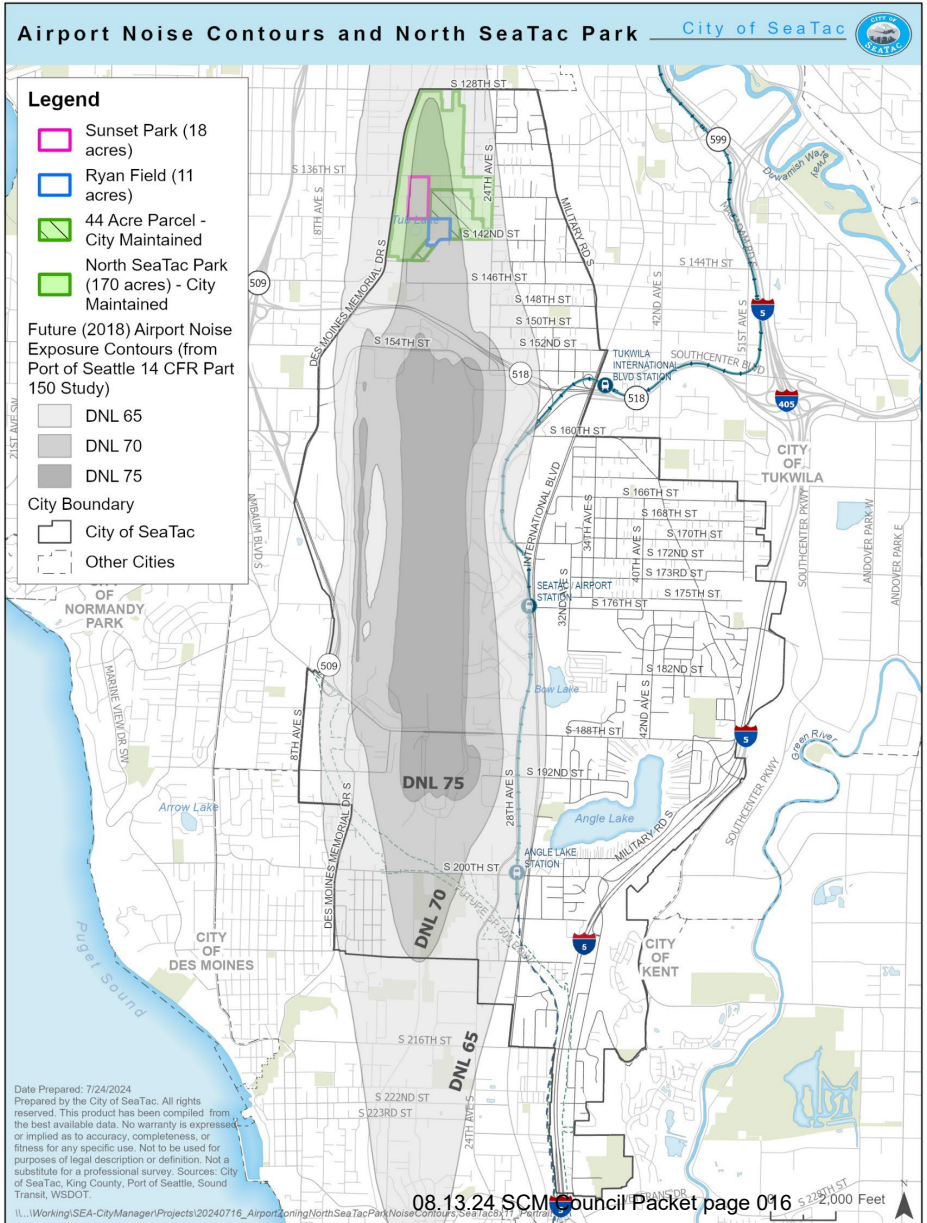
# NOISE – HOW IS IT MEASURED?

## **DNL: Day-Night average sound Level**

- DNL is a metric that reflects a **person's cumulative exposure** to sound over a 24-hour period.
- It is expressed as the noise level for the **average day of the year** on the basis of annual aircraft operations.
- **Mapped contours** must be reviewed and approved by the FAA.
- It is the **basis for land use** analysis in the Part 150.
- FAA has adopted **DNL 65 as the threshold** of significant noise exposure, above which many land uses are not compatible.



# NOISE – DNL MAP





# NOISE – DNL MAP

NSP is within the 65 DNL and 70 DNL






## LAND USE



	Yearly Day-Night Average Sound Level		
	Below 65	65-70	70-75
<b>RESIDENTIAL</b>			
Residential, other than mobile homes and transient lodgings	Y	N(1)	N(1)
Mobile home parks	Y	N	N
Transient lodgings	Y	N(1)	N(1)
<b>PUBLIC USE</b>			
Schools	Y	N(1)	N(1)
Hospitals and nursing homes	Y	25	30
Churches, auditoriums, and concert halls	Y	25	30
Governmental services	Y	Y	25
Transportation	Y	Y	Y(2)
Parking	Y	Y	Y(2)
<b>COMMERCIAL USE</b>			
Offices, business and professional	Y	Y	25
Wholesale and retail—building materials, hardware and farm equipment	Y	Y	Y(2)
Retail trade—general	Y	Y	25
Utilities	Y	Y	Y(2)
Communication	Y	Y	25
<b>MANUFACTURING AND PRODUCTION</b>			
Manufacturing, general	Y	Y	Y(2)
Photographic and optical	Y	Y	25
Agriculture (except livestock) and forestry	Y	Y(6)	Y(7)
Livestock farming and breeding	Y	Y(6)	Y(7)
Mining and fishing, resource production and extraction	Y	Y	Y
<b>RECREATIONAL</b>			
Outdoor sports arenas and spectator sports	Y	Y(5)	Y(5)
Outdoor music shells, amphitheaters	Y	N	N
Nature exhibits and zoos	Y	Y	N
Amusements, parks, resorts and camps	Y	Y	Y
Golf courses, riding stables and water recreation	Y	Y	25

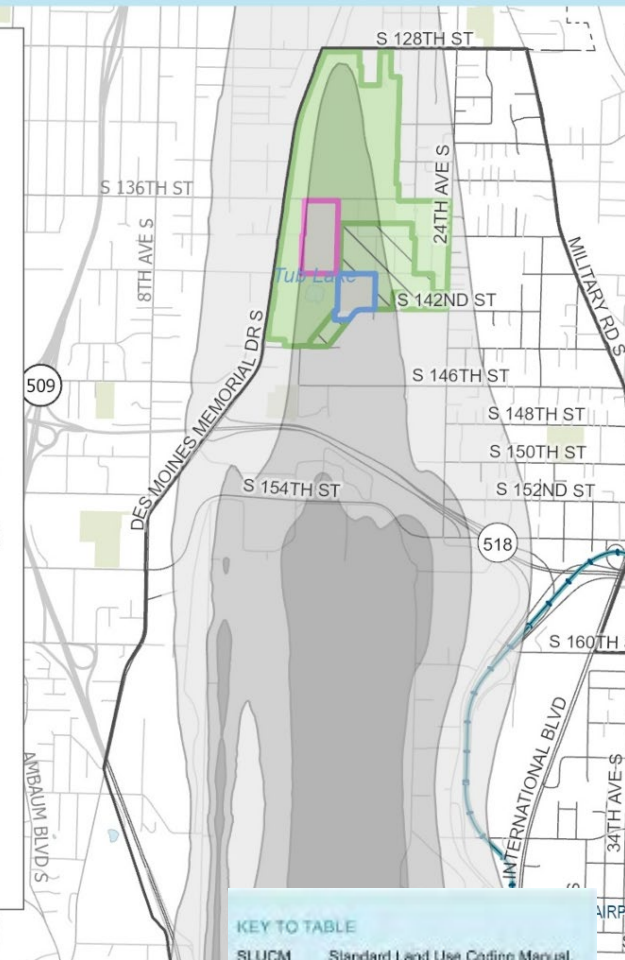
## Legend

-  Sunset Park (18 acres)
-  Ryan Field (11 acres)
-  44 Acre Parcel - City Maintained
-  North SeaTac Park (170 acres) - City Maintained

Future (2018) Airport Noise Exposure Contours (from Port of Seattle 14 CFR Part 150 Study)

-  DNL 65
-  DNL 70
-  DNL 75

-  City of SeaTac
-  Other Cities



### KEY TO TABLE

SLUCM	Standard Land Use Coding Manual.
Y (Yes)	Land Use and related structures compatible without restrictions.
N (No)	Land Use and related structures are not compatible and should be prohibited.
NLR	Noise Level Reduction (outdoor to indoor) to be achieved through incorporation of noise attenuation into the design and construction of the structure.
25, 30, or 35	Land use and related structures generally compatible; measures to achieve NLR of 25, 30, or 35 dB must be incorporated into design of structure.

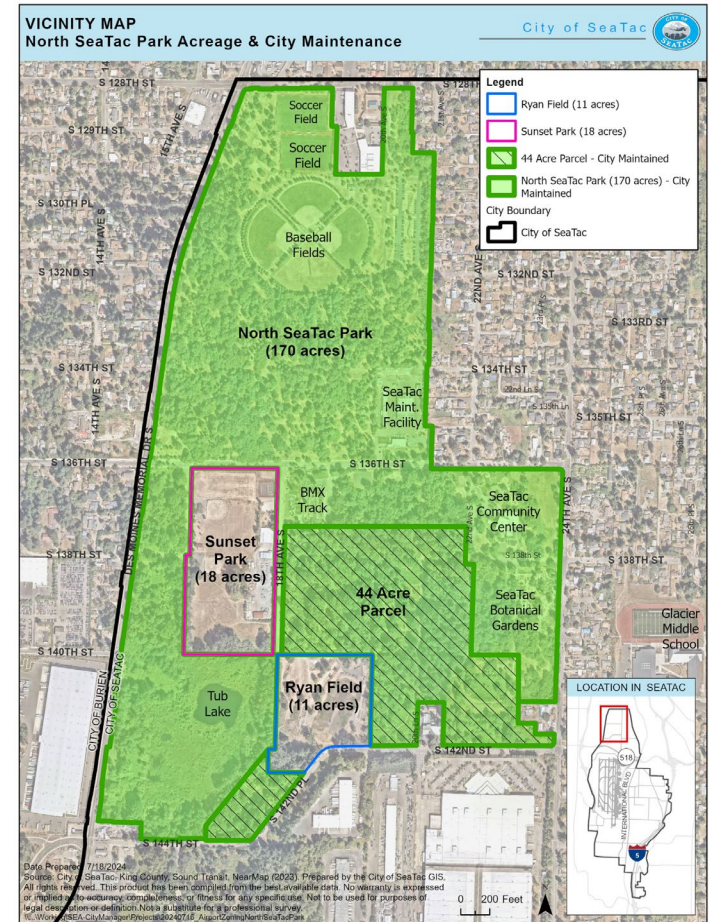
# ENVIRONMENTAL

## SUNSET PARK

- **Ownership and Maintenance:** Owned and operated by King County.
- **Uncertain Future:** Plans for future use are uncertain, with no current rental activities in progress.
- **Contamination:** Site has known contamination that requires significant remediation.

Note: Sunset Park is not part of NSP and it should be noted that adjacent areas within NSP may be affected by pollutants and contamination.

- **Community Asset:** Sunset Park remains a valuable community asset and City continues discussions about its future use and development.



# ENVIRONMENTAL

## Tub Lake

- Peat Bog and documented wetland.
- Topography slopes down from Sunset Park.
- Serves as headwaters to Miller Creek.
- Indicates high conservation value.

## The 55 Acres (includes Pat Ryan Field)

- Unknown contamination.
- Mapped wetland areas, streams (Miller Creek) and associated buffers.

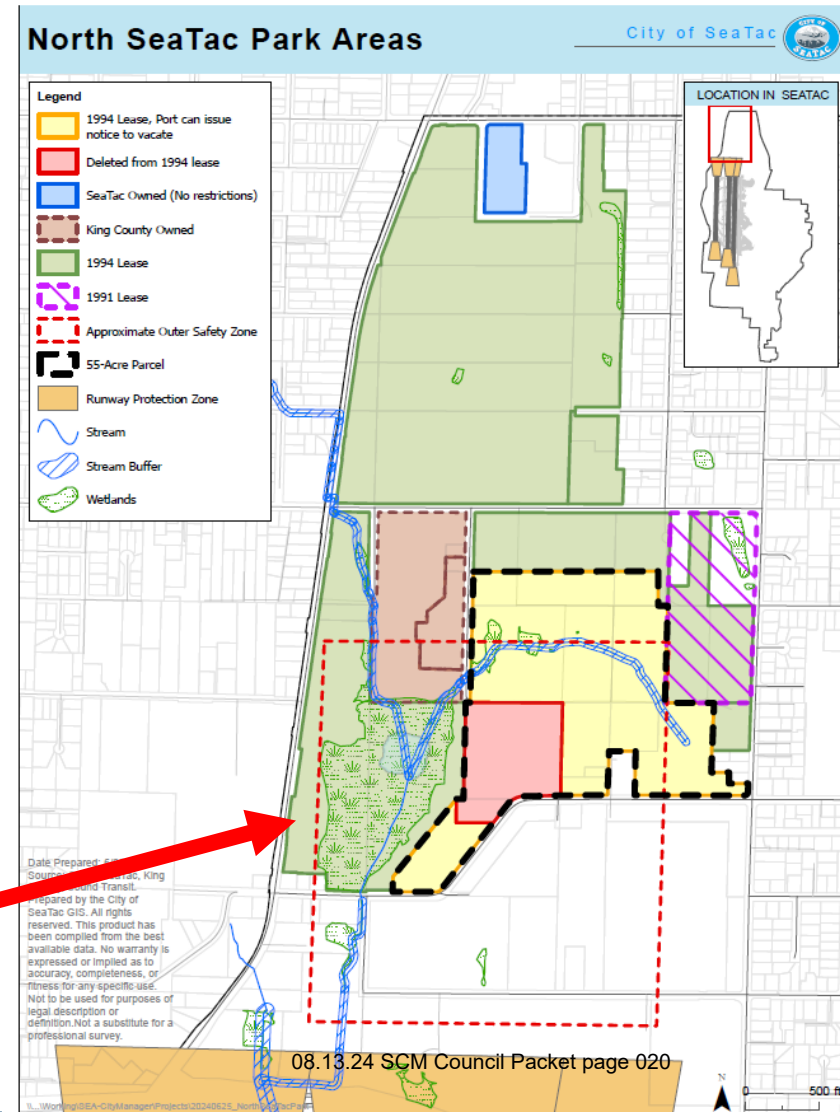
## Remaining NSP Area's

- Unknown contamination.
- Mapped wetland areas, streams (Miller Creek) and associated buffers.



# SAFETY ZONES

1. **There are occupancy numbers** established within take off and landing areas that boarder the runway.
2. **Uses in the Safety Zones (previously referred to as 'crash zones')**:
  1. Different passive and active uses allowed.
  2. Essential for safety regulations and park planning.
3. Unknown parameters around **commercial development** potential.



# AGENCY CORRESPONDENCE

- **RCM**, May 2022: RCM Resolution 22-009 expressed the **Council's desire to explore the feasibility of transferring ownership to the city.**
- **Letter #1, City.** July 2022: City sent a letter to the Port Commission President **requesting the Port Commission direct Port staff to engage the City** on discussions regarding NSP.
- **Port, Response:** The Port Executive Director emailed the City Manager, expressing appreciation for the city's interest and noting that the **Port engages on topics related to NSP through the Port-City Joint Advisory Committee (JAC).** They suggested discussing the matter further at the next JAC meeting.
- **Letter #2, City.** July 2024: City sent a letter to the Port Commission President **citing the FAA Reauthorization Act and requesting conversation** regarding the protection and preservation of NSP– including possible purchase – at the August 27 JAC meeting.
- **Port, Response:** The Port Executive Director emailed the City Manager **acknowledging and thanking** for the letter regarding the future of North SeaTac Park. *“The Port is looking forward to hearing more from SeaTac regarding the Park in our upcoming ILA Joint Advisory Committee meetings.”*



# FAA REAUTHORIZATION ACT

- **Sale NSP:** The Act allows the Port to sell NSP to the City for “an interim compatible recreation purpose” below fair market value; or “permanently restricted the use of airport property to compatible recreational and public park use without paying or otherwise obtaining payment of fair market value for the property.”
- **Support:** Senator Patty Murray and Representative Adam Smith are supportive of the City’s efforts to enhance and preserve regional open spaces for underserved communities.
- **Act:** The current Act will transition to a new act at the end of its five-year term (2024 - 2028).
- **Restrictions:** There are several restrictions listed as it relates to Sec 706 of the Act. The City has not conducted a detailed analysis of this at this time.



# FUNDING OF CITY PROJECTS

Project	Cost (estimate)	Status
Maintenance Facility	\$10.5M	In design & funding unknown
Des Moines Creek Park improvements	\$5M	In design & funded
Civic Campus	\$120M	Feasibility
Community Center Renovations	\$5M	Design starts 2027
NSP Soccer Field Renovations	\$14M	Design starts 2026
Housing Opportunity Fund	Unknown	Early Discussions
Bullpen Site	Unknown	Early Discussions

Green = committed to the project or committed funds

Orange = identified in CIP, funding not committed

Purple = in discussion, not committed, not funded



# FUNDING

- **Municipal Capital Projects Fund**

- All funds currently committed through 2027.

- **General Fund**

- 2024 Estimated Excess Ending Fund Balance = \$23.3M.
- Available for unfunded projects with no restrictions (orange and purple items in previous slide).
- Risks if used to purchase NSP:
  - Funding for planned CIP projects (assuming not enough money is available in CIP).
  - Delay in planned CIP project if alternate financial resources not identified.





# WHAT WE DON'T KNOW

## CONSIDERATIONS

# OTHER CONSIDERATIONS

## Parks Planning

1. **City Responsibilities:** If the City were to assume responsibility for the park, responsibilities would include:
  1. (+) local control of the park, City driven tree preservation, future planning.
  2. (-) tree maintenance, safety zone management, insurance coverage, associated responsibilities and risks.
2. **NSP Master Plan Update:** Will be updated 2026 which would solicit consideration and discussion on NSP (affects grants, funding, planning per FAA regulations).
3. **Uses in the Safety Zones:** Park planning around occupancy levels may require further understanding.
4. **Sunset Park Cleanup and Potential Contamination:** The future cleanup status of Sunset Park under King County remains uncertain.
5. **Critical Area Constraints:** Extent of mapping and buffer unknown.
6. **Contamination:** Potential contamination of areas within NSP is unknown.
7. **Legal Obligations:** Legal analysis of potential contamination related issues.

# OTHER CONSIDERATIONS

## Lease Related

1. **Purchase and Sale Restrictions:** More analysis is required to understand the opportunities, parameters and potential constraints regarding the purchase and sale of NSP parcels.
2. **Lease Termination:** It is unknown if/when the Port may terminate its lease on the 44 acres.
3. **Community Center Lease:** 17-year lease remaining, and future unknown.

## Port

1. **ILA:** 2026, City and Port to start discussions on the 2018 ILA (10 year ILA).
2. **Port Expansion:** The Port is planning to expand its operations (SAMP, short and long term).

# OTHER CONSIDERATIONS

## FAA

1. **FAA Reauthorization Act:** Understand the parameters to complete an agreement or sale within the five-year window.
2. **FAA Land Value Assessment:** The FAA uses specific criteria to assess the land's value, which needs to be better understood.
3. **Safety Restrictions:** A risk involves the potential for the FAA to classify the park as unsafe for recreation, resulting in restricted access and diminished recreational value due to safety concerns associated with airport activities.



# DISCUSSION

# COUNCIL ACTION

## Potential Council Actions

1. **No Action:** Provide City Manager direction to take no further action on this topic at this time; **OR**
2. **More Info Needed:** Provide City Manager direction to evaluate next steps and report back to Council.

## Discussion, Direction Requested

3. **Direction:** Provide City Manager direction around the level of effort and overall goals for NSP; and
4. **Direction:** Provide City Manager direction regarding if the effort is concentrated on NSP or the '55 acres' (order of priority).



# COUNCIL DISCUSSION & ACTION

**1. Goals:** What is Council's overall goals for NSP?

Preserve for (could be one or all of the following):

- a. conservation – limited access
- b. active open space – sports, scheduling
- c. passive open space – walking, trails and soft uses

**2. Focus:** Is Council's focus on the larger North SeaTac Park or more focused on the '55 acres'?

**3. Priority:** What is Council's level of support to continue to pursue this effort?

- a. Relative to other projects (staff and financial capacity):
  - i. Civic Center; and
  - ii. Other City or Department projects.
- b. Relative to schedule (staff capacity and level of effort).



# NORTH SEATAC PARK

## OVERVIEW

July 2024

### **Abstract**

The City has expressed its interest in acquiring North SeaTac Park through resolutions, letters to the Port Commission, and support for the FAA Reauthorization Act to enable purchase below market value. This document provides an overview of key considerations include zoning, lease agreements, historical acquisition restrictions, and ongoing discussions about park development and protection.



## EXECUTIVE SUMMARY

1. **2022 Resolution:** In May 2022, the City passed RCM Resolution 22-009 (Agenda Bill #5956) to explore the feasibility of acquiring North SeaTac Park (NSP).
2. **2022 Letter to Port Commission:** In July 2022, the City sent a letter to the Port Commission President requesting discussions on NSP. The Port Executive Director responded, suggesting further talks continue as part of future meetings of the Joint Advisory Committee (JAC).
3. **2024 FAA Re-authorization Act Efforts:** The City and the Port agreed to jointly support adding language to the FAA Re-authorization Act to provide flexibility in working together on the City obtaining property in NSP for “compatible recreational and public park use without paying or otherwise obtaining payment of fair market value for the property.”
4. **FAA Reauthorization Act:** The Act was signed into law May 16, 2024. The Act allows the Port to sell NSP to the City at below market value. Senators Patty Murray and Adam Smith support the City's efforts to enhance regional open spaces for underserved communities. The current Act will transition to a new Act at the end of its five-year term (2024-2028).  
<https://www.congress.gov/bill/118th-congress/house-bill/3935/text>
5. **2024 City Letter to Port Commission:** In July 2024, the City sent a second letter to the Port Commission President, referencing the FAA Reauthorization Act and proposing discussions on NSP's protection and possible purchase at the August 27, 2024 JAC meeting.
6. **Historical Acquisition:** NSP's 55 acres was acquired in 1976 with federal grant funds, including noise abatement funds, and is subject to disposal restrictions due to grant regulations. Further understanding of the acquisition of the remaining of NSP is needed.
7. **Zoning:** The 'Aviation Commercial Use' zone allows for various commercial development opportunities. Other select areas of NSP are zoned as 'Park'.
8. **Lease Agreements:** Various leases exist between the Port, the City and third-party entities. Key leases include:
  - a. The larger part of NSP is leased between the Port and the City and is effective until 2070;
  - b. A smaller part of NSP, referred to as the '44 acres' (previously the '55 acres') is leased from the Port to the City and is effective until 2070 but has a clause that the Port can terminate the City lease of 44 acres with 180 days notice;
  - c. A smaller but significant area of NSP houses the Community Center and is leased to the City until 2041; and
  - d. Ryan Field is leased by the Port to a rugby team. The City is not party to this lease.
9. **Purchase and Sale Restrictions:** More analysis is required to understand the parameters or potential constraints regarding the purchase and sale of NSP parcels.
10. **Noise:** NSP is within a 65 DNL noise contour.
11. **Uses in the Safety Zones (previously referred to as 'crash zones'):** Differentiating between passive and active uses in safety zones is essential for safety regulations and park planning. There are occupancy numbers established within take-off and landing areas that border the runway.
12. **Port Strategic Plans (the '55 acres'):** The 2016 Real Estate Strategic Plan identified a potential for aviation-related projects. This was updated in the 2020 plan which integrated the Strategic Airport Master Plan (SAMP) and proposed airport parking for employees on the 55 acres. These projects were no longer considered by 2021, and no real estate projects are proposed for the '55 acres' for 2024.

13. **Sunset Park:** Owned and operated by King County, Sunset Park remains a valuable community asset with ongoing discussions about its future use and development, though plans for future use are still uncertain, with no current rental activities in progress. The City continues discussions with King County Department of Natural Resources and Parks to prompt further cleanup of Sunset Park.
14. **Unknowns and Risks:** Considerations include whether to focus on the 55 acres as a priority, the level of concern regarding the remainder of NSP to remain as open space, the urgency of completing agreements within the FAA Reauthorization window, unknown and known environmental contamination, and funding sources for potential acquisition and/or protection.

## AGENCY CORRESPONDENCE

- **City, May 2022:** RCM Resolution 22-009 expressed the Council's desire to explore the feasibility of transferring ownership to the City
  - Passed and became effective May 10, 2022.
- **City, July 2022:** The City sent a letter to the Port Commission President requesting the Port Commission direct Port staff to engage the City on discussions regarding NSP and referencing the May Resolution.
- **Port, Response:** The Port Executive Director emailed the City Manager, expressing appreciation for the City's interest and noting that the Port engages on topics related to NSP through the Port-City Joint Advisory Committee (JAC). The Port suggested discussing the matter further at the next JAC meeting.
- **City, July 2024:** The City sent a letter to the Port Commission President citing the FAA Reauthorization Act and requesting conversation regarding the protection and preservation of North SeaTac Park – including possible purchase – at the August 27 Joint Advisory Committee meeting.

## ACQUISITION, LEASES & ZONING

### Acquisition and Zoning

- **Zoning:** In 2018, per the Interlocal Agreement, NSP is largely zoned for Aviation Commercial Use (AVC), allowing for various commercial development opportunities. The parcels owned by the City and King County are zoned as 'Park'.
- **Historical Acquisition of 55 acres:** In 1976, 55 acres were acquired using federal funds, including noise abatement funds.
  - Approximately 11 acres is currently designated as Pat Ryan Field and is under lease to a rugby team. The City is not an actor in that lease. The remainder of the area is used for passive recreation.
- **Disposal Restrictions of 55 acres:** The land is subject to disposal restrictions due to federal grant regulations.
- **Historical Acquisition of 'Remaining' NSP:** Further analysis of funds used for purchase and potential restrictions is needed.

## Port Lease Agreements with the City

- **Larger NSP (141 acres):** 1994 lease, expires 2070.
- **Community Center Lease (17 acres):** 1991 lease, expires 2041.
- **'44 Acres':** 1994 lease, expires 2070. Notice to vacate clause.
  - **Vacate:** The Port has the authority to issue a notice to vacate with a 180-day advance notice.
- **Ryan Field Lease (11 acres):** No City lease. Port leases to a rugby team.

## FAA REAUTHORIZATION ACT

<https://www.congress.gov/bill/118th-congress/house-bill/3935/text>

- **Sale of NSP:** The Act allows the Port to sell NSP to the City for “an interim compatible recreation purpose at below fair market value.”
- **Support:** Senators Patty Murray and Adam Smith are supportive of the City’s efforts to preserve and enhance regional open spaces for underserved communities.
- **Transition Period:** The current Act will transition to a new Act at the end of its five-year term.
- **Restrictions:** There are several restrictions listed as it relates to Sec 706 of the Act. The City has not conducted a detailed analysis of this at this time.

## SUNSET PARK

- **Ownership and Maintenance:** Owned and operated by King County, which is responsible for its maintenance.
- **Future Utilization:** Plans for future use are still uncertain, with no current rental activities in progress. Site has known contamination that requires significant remediation.
- **Community Asset:** Sunset Park remains a valuable community asset with ongoing discussions about its future use and development.

## ENVIRONMENTAL CONSIDERATIONS OF THE '55 ACRES'

- **Inventory Completed:** The Port undertook a comprehensive inventory of the 55 acres, analyzing existing data.
- **Environmental Noise Considerations:** NSP, including the '55 acres' is within a 65 DNL noise contour.
- **Designated Commercial Use:** The parcel is designated for commercial use and is currently used for activities such as mountain biking, rugby, and walking.
- **Wetland Area Documented:** A wetland area within the parcel has been identified and documented.

## PORT ANALYSIS OF THE '55 ACRES'

- **2016 Real Estate Strategic Plan:** Identified potential for development of aviation-related projects.
- **2020 Real Estate Strategic Plan:** Integrated the Strategic Airport Master Plan (SAMP), proposing airport parking for employees.
- **2021 Update:** No longer considers the aviation-related projects proposed in 2016 and 2020.

- **2024 Outlook:** No real estate or near-term projects are proposed. All ideas are conceptual, with no Commission-approved projects or designs.

## THE UNKNOWNNS

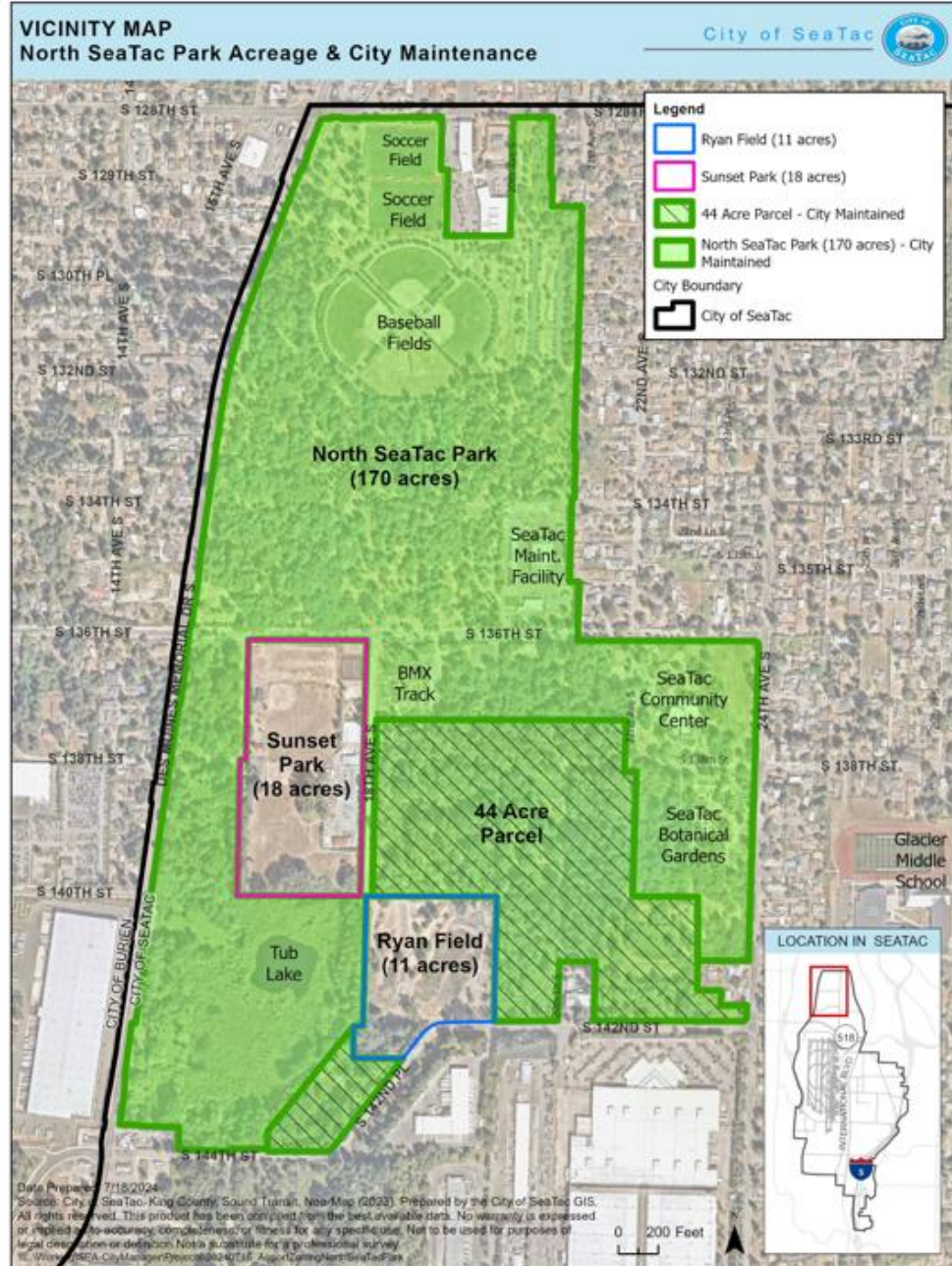
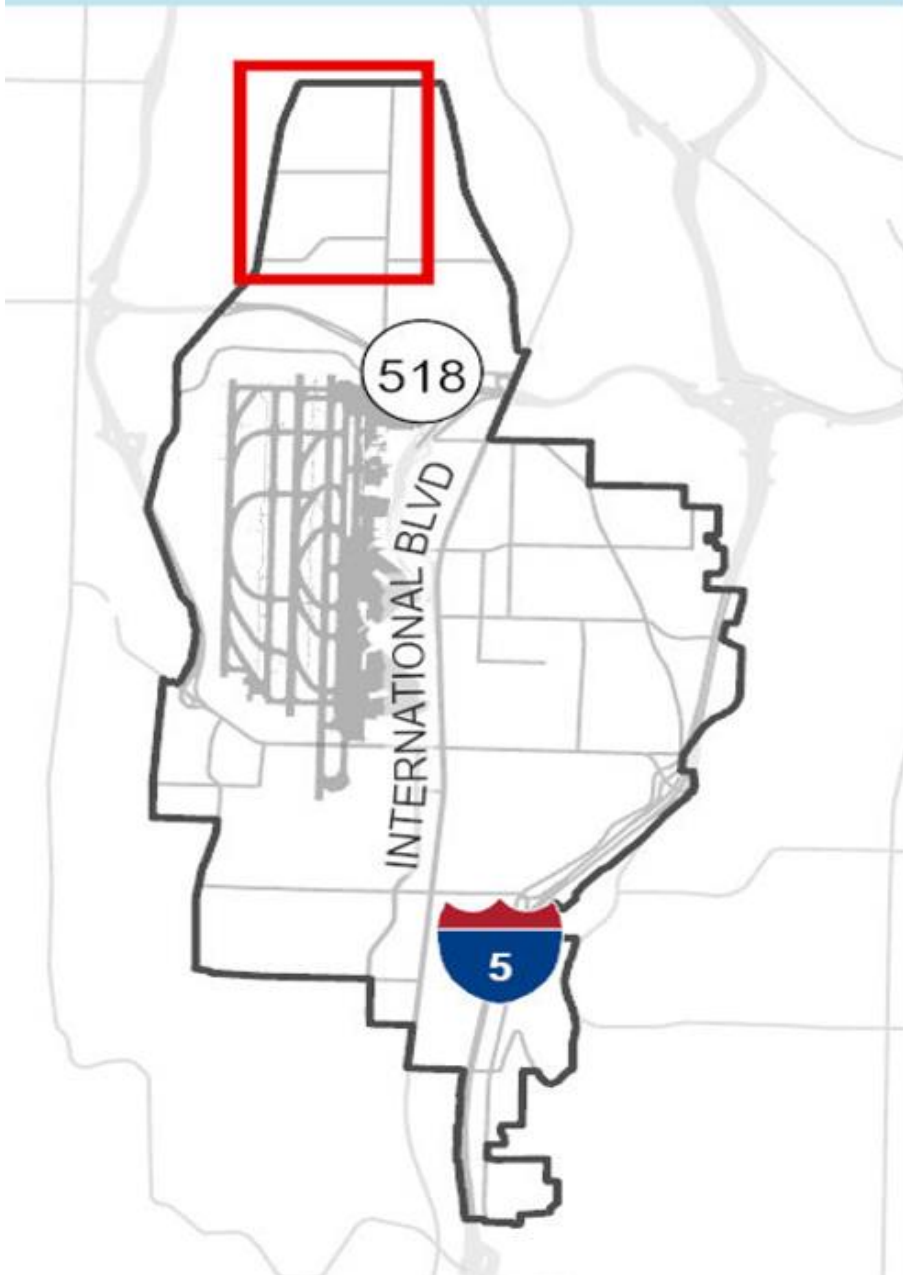
1. **Focus on Areas of Most Concern:** A focused discussion and direction is needed as to whether to focus on the 55 acres and/or the remainder of NSP.
2. **Concern:** What is the level of concern that NSP will not be preserved or could be developed in the future?
3. **FAA Reauthorization:** Is there an urgency to complete the agreement or sale within the five-year window of the FAA reauthorization?
4. **FAA Act Arrangements:** Determine whether the arrangement under the FAA Act is an agreement or a sale.
5. **FAA Land Value Assessment:** The FAA uses specific criteria to assess the land's value, which requires further clarification.
6. **Sunset Park Cleanup and Potential Contamination:** The future cleanup status of Sunset Park under King County remains uncertain.
  1. Note: Sunset Park is not part of NSP and it should be noted that adjacent areas within NSP may be affected by pollutants and contamination.
7. **City Improvements:** City improvements could potentially affect the land's value, meriting a legal review.
8. **Lease Termination:** It is unknown if and when the Port may terminate the lease of the 44 acres.
9. **Community Center Lease:** The community center has a 17-year lease, with its future currently unknown.
10. **Uses in the Safety Zones (previously referred to as 'crash zones'):** Differentiating between passive and active uses in safety zones is essential for safety regulations and park planning. There are occupancy numbers established within take-off and landing areas that border the runway.
11. **Environmental Concerns:** Contamination and other environmental concerns will need to be assessed and it is unknown who may be responsible for cleanup.
12. **Ongoing Discussions:** Both informal and public discussions are ongoing regarding NSP and the vision and objectives for the Park may be unclear.
13. **Legal Obligations:** Thorough examination of legal obligations, risks and responsibility is required.
14. **Purchase and Sale Restrictions:** More analysis is required to understand the parameters or potential constraints regarding the purchase and sale of NSP parcels.

## CONSTRAINTS & CONSIDERATIONS

1. **Port Expansion:** The Port is under pressure to expand its operations.
2. **City Considerations:** If the City were to assume responsibility for the park, considerations would include tree maintenance, safety zone management, and insurance coverage, along with associated responsibilities and risks.
3. **Environmentally Critical Area Restrictions:** Further investigation into environmentally critical area (e.g. wetlands, streams) restrictions is essential.
4. **Restrictions:** A risk involves the potential for the FAA to classify the park as unsafe for recreation, resulting in restricted access and diminished recreational value due to safety concerns associated with airport activities.

5. **Restrictions:** Further investigation into land restrictions is essential.
6. **Funding:** The source of funding remains uncertain, posing a significant financial risk, potentially requiring cash reserves or bonding.
7. **Prioritization:** Noteworthy is the concurrent timeline alignment with other projects, including the civic campus (\$120 million).

# LOCATION IN SEATAC



# LEASE AGREEMENTS

## Port Lease Agreements with the City

- **Larger NSP (141 acres):** 1994 lease, expires 2070.
- **Community Center Lease (17 acres):** 1991 lease, expires 2041.
- **'44 Acres':** 1994 lease, expires 2070. Notice to vacate clause.
  - **Port:** The Port has the authority to issue a notice to vacate with a 180-day advance notice.
- **Ryan Field Lease (11 acres):** No City lease. Port leases to a rugby team.

