

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA
STAFF BRIEFING

Item No.	3b
Date of Meeting	June 23, 2015

DATE: June 5, 2015
TO: Ted Fick, Chief Executive Officer
FROM: Mark C. Griffin, Director, Real Estate Development
Linda Stewart, Director, AV Community Partnerships
SUBJECT: Presentation on Economic Development Opportunities in the City of Burien Northeast Redevelopment Area

BACKGROUND

The Port has a long history of collaboration with the City of Burien in positioning the Northeast Redevelopment Area (NERA) for redevelopment. The NERA covers 158 acres northwest of the airport (see **Attachment A**) and is a key focus of the City's economic development strategy. About 55 acres of Port-owned property are within NERA, most of which is former homes, or "noise property," acquired under the Federal Aviation Administration's (FAA) Part 150 regulations. The Port also acquired several commercial parcels in the NERA to better enable redevelopment. FAA regulations require that property acquired for noise program purposes be leased or sold for uses compatible with airport operations.

The Port and City's collaborative work, combined with favorable market and economic conditions, has generated developer interest in redeveloping the northern portion of the NERA with light industrial uses that are airport compatible and support Port and City economic development objectives.

This briefing will review work accomplished to date with the City to prepare NERA for redevelopment, immediate economic development opportunities, and the proposed approach for evaluating those opportunities for potential future Commission action.

ATTACHMENTS TO THIS SPECIAL ORDER

- Attachment A – Site Map
- PowerPoint presentation

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

- October 14, 2014 – Commission approved execution of a contract of up to \$5 million as part of the FAA's pilot program for redevelopment of airport properties.

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- December 10, 2013 – Commission approved execution of an interlocal agreement with the City of Burien related to the NERA.
- December 3, 2013 – Staff briefing on the proposed interlocal agreement with the City of Burien related to the NERA.