



4800 South 188th Street
SeaTac, WA 98188-8605

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SeaTac Center Tenant
XXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXX

RE: Planned Redevelopment of Property

Dear _____:

We know that over the past two years there has been a lot of discussion about the future of the SeaTac Center and this letter is intended to provide you accurate information about the future of the property.

As background information, when the City acquired the SeaTac Center in 2010 the plan was to seek a new buyer and move forward the redevelopment of the site in approximately seven years to help implement the vision for the neighborhood as part of the South 154th Street Station Area Plan.

This is an official notice to inform you of the City of SeaTac’s intent to sell the SeaTac Center in 2018 and our intent to encourage the redevelopment of the property through the issuance of a Request for Proposal (RFP) package.

The City hopes to have a purchase and sale agreement in place by the end of 2018 with a buyer of the property with their plan for the construction of a new development. This new project may include a broad mix of uses which are permitted by the zoning and development codes of the City. These include residential, retail, office, commercial and hospitality. The final approved mix of uses will be negotiated with the developer selected to undertake the project.

As you are aware, your business is currently either in a month-to-month rent status, approaching the end of your lease term, and/or currently has a redevelopment clause within your lease which states:

“In the event that Landlord will be pursuing redevelopment of the property, notice can be given to Tenant by Landlord to cancel remaining term of the lease. Notice of cancellation shall be given at least nine months in advance of the date of cancellation and be in writing. No compensation to Tenant will be required as a result of cancellation by landlord.”

This letter serves as formal written notice that the City is exercising the nine-month notice but is not setting a definitive move out date at this time. That date will be determined by the schedule for the new development project.

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Michael J. Siefkes

Deputy Mayor
Erin Sitterley

Councilmembers
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Joel Wachtel
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Pam Fernald
Clyde Hill

City Manager
Joseph Scorcio

City Attorney
Mary Mirante Bartolo

City Clerk
Kristina Gregg