



Date: June 4, 2021  
Re: Letter of Agreement Clarifying Port Property Zoning for Future City Action  
Authority: Section 2.7.A of the 2018 Interlocal Agreement  
Agreement #: LOA 2021-01

This Letter of Agreement (LOA) is entered into by the City of SeaTac City Manager and Port of Seattle Airport Managing Director in order to effectuate a minor amendment to the Port of Seattle/City of SeaTac Interlocal Agreement (ILA), which became effective February 18, 2018.

Section 2.7 of the ILA specifies the procedure for approving minor amendments to the Agreement. A minor amendment is defined as "one that does not change the substance or intent of the existing Agreement." Both parties have determined that the proposed amendment meets the standard of being "minor" and can therefore be approved by their respective chief administrative officials.

In October 2020, City staff noted that Section 3.3.C.1 of the ILA requires that Port-owned properties be designated AVO (Aviation Operations) or AVC (Aviation Commercial.) The City has identified thirty (30) parcels that are not designated in either category. This Letter of Agreement specifies which zone those parcels will be designated (see Attachment A.) The zoning changes are not being requested by the Port, and will be handled by the City as part of a Councilmanic rezone, likely in 2024.

By virtue of our signatures below, both the City and Port agree that the proposal qualifies as a minor amendment pursuant to ILA Section 2.7.A and that the proposed activity is allowed within the AVO zone.

A copy of this signed LOA will be attached to the ILA and provided to the Joint Advisory Committee (JAC) at its next regular meeting.

A handwritten signature in blue ink, appearing to read "Carl Cole".

Carl Cole, City Manager

June 17, 2021

A handwritten signature in blue ink, appearing to read "Lance Lyttle".

Lance Lyttle, Airport Managing Director

Dated: June 21, 2021

# ATTACHMENT A

Parcel Numbers (10)	2223049043 2223049023 2223049026 2223049062 2223049042 2223049064 2223049055 2223049075 2223049054 2223049031
Owner	Port of Seattle
General Location	Rental Car Facility
Current Zoning	CB-C (Community Business in Urban Center)
Proposed Zoning	<b>AVC</b>
Zoning and Parcel geometry match?	Yes
Comp Plan Designation	Airport
Proposed Comp Plan Designation	No Change
AAA Status	Addition
Within PSRC Urban Center?	Yes
Within Overlay District?	No

Parcel Number	2823049053
Owner	Port of Seattle
General Location	Old hotel site, south of 170 <sup>th</sup> St and cemetery
Current Zoning	CB-C (Community Business in Urban Center)
Proposed Zoning	<b>AVO</b>
Zoning and Parcel geometry match?	Yes
Comp Plan Designation	Airport
Proposed Comp Plan Designation	No Change
AAA Status	Inside AAA
Within PSRC Urban Center?	Yes
Within Overlay District?	Yes – City Center



# ATTACHMENT A

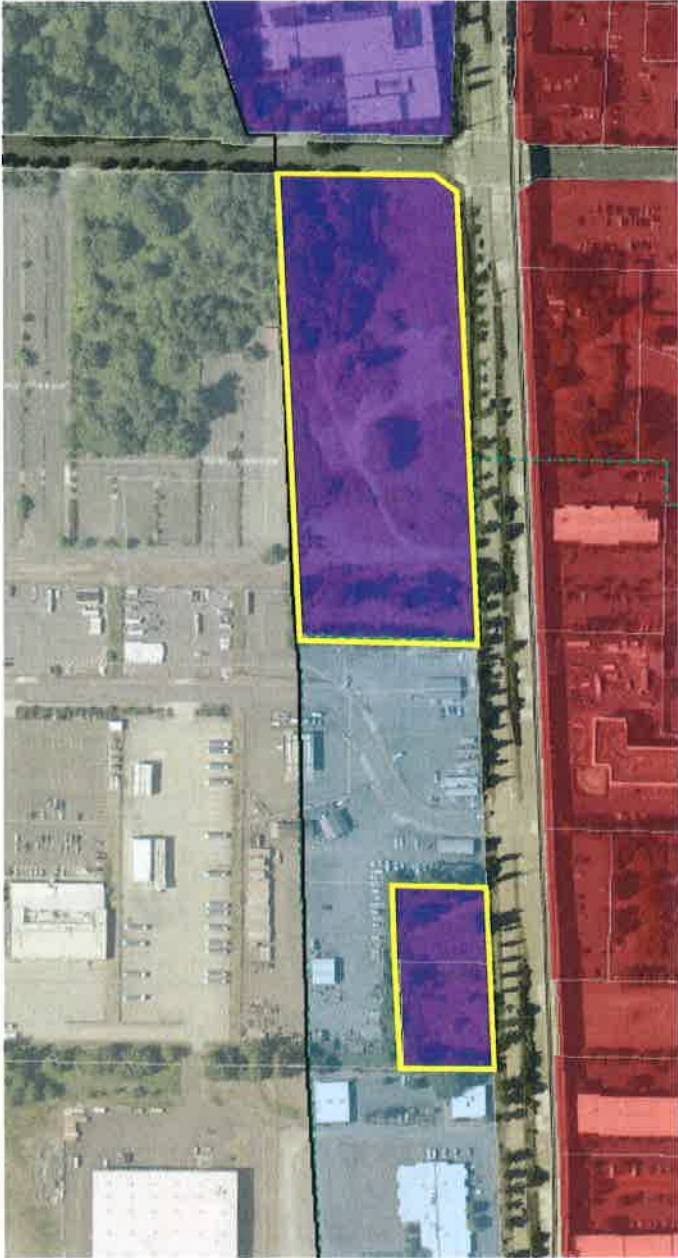
Parcel Number	3223049210
Owner	Port of Seattle
General Location	Sliver between light rail guideway and south access road
Current Zoning	CB-C (Community Business in Urban Center)
Proposed Zoning	<b>AVO</b>
Zoning and Parcel geometry match?	Yes
Comp Plan Designation	Commercial High Density (CH)
Proposed Comp Plan Designation	Airport
AAA Status	Outside AAA
Within PSRC Urban Center?	Yes
Within Overlay District?	Yes – City Center

Parcel Numbers (11)	3223049020 3223049033 3223049304 3223049034 3223049303 3223049263 3223049021 3223049313 3223049314 3223049315 3223049306
Owner	Port of Seattle
General Location	Parcels south of third runway (34L 16R) (DMMD & S 188 <sup>th</sup> Way)
Current Zoning	Industrial
Proposed Zoning	<b>AVO</b>
Zoning and Parcel geometry match?	Yes
Comp Plan Designation	Airport
Proposed Comp Plan Designation	No Change
AAA Status	Addition
Within PSRC Urban Center?	No
Within Overlay District?	No



# ATTACHMENT A

Parcel Numbers (3)	0422049003 0422049218 0422049139
Owner	Port of Seattle
General Location	Parcels west of 28 <sup>th</sup> Ave S, South of 192 <sup>nd</sup> St
Current Zoning	RBX (Regional Business Mix)
Proposed Zoning	<b>AVC</b>
Zoning and Parcel geometry match?	Yes
Comp Plan Designation	Airport
Proposed Comp Plan Designation	No Change
AAA Status	Future AAA
Within PSRC Urban Center?	Yes
Within Overlay District?	Partly – the southern two (0422049218 and 0422049139) are in the Angle Lake Station Area



# ATTACHMENT A

Parcel Numbers (4)	2023049125 2023049229 2023049234 2023049110
Owner	Port of Seattle
General Location	North of S 156 <sup>th</sup> Way, East of Des Moines Memorial Drive
Current Zoning	Community Business (CB)
Proposed Zoning	<b>AVC</b>
Zoning and Parcel geometry match?	Yes
Comp Plan Designation	Commercial High
Proposed Comp Plan Designation	Airport
AAA Status	Inside AAA
PSRC Urban Center?	No
Overlay District?	No

