

March 28, 1995

Introduced by: Pete von Reichbauer,
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Chris Vance

95-194.su2

Proposed No.: 95-194

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MOTION NO. **9523**

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A MOTION directing the executive to develop a comprehensive financial plan to address aviation, economic development, environmental, transportation, and other needs at the King County International Airport; and to create a fund to mitigate needed capital improvements identified by this plan.

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WHEREAS, King County International Airport plays a significant role in the Puget Sound air transportation system for industry, air cargo, avionics, and other general aviation users, and

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WHEREAS, Air traffic congestion at neighboring regional airport facilities such as SeaTac International Airport has the potential to generate more aircraft operations and growth at the King County International Airport within the next five-year CIP planning period, and

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WHEREAS, In 1994, the Metropolitan King County Council established public policy strongly supporting the re-development of the Duwamish Corridor as a cornerstone of a comprehensive regional economic development program through environmental cleanup of underused industrial properties, and

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WHEREAS, The Duwamish Coalition was created by the King County Council to preserve and reclaim industrial land for the purpose of expanding the manufacturing and industrial job base and protecting and enhancing the natural environment by promoting a greater balance between economic development and environmental preservation in the area, and

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WHEREAS, The King County International Airport is a significant economic activity center in the region and especially in the Duwamish Corridor, and

1 WHEREAS, The future development of the King County
2 International Airport and the urban area surrounding the
3 airport is seriously constrained by existing environmental
4 problems such as noise, ground water and soil contamination,
5 storm and surface water runoff, and surface transportation
6 problems, and

7 WHEREAS, To reach the full economic potential of the
8 King County International Airport it is necessary for King
9 County to establish a coordinated environmental remediation
10 and modernization effort at the airport.

11 NOW, THEREFORE BE IT MOVED by the Metropolitan Council
12 of King County:

13 A. On or before June 1, 1996 the Executive shall
14 estimate capital needs at the King County International
15 Airport needed to improve the economic development potential
16 of the facility and prepare a comprehensive inventory of the
17 needed capital improvements, including:

- 18 1. a land acquisition program to eliminate aviation
19 obstacles, improve aviation safety and to buffer
20 environmental impacts.
- 21 2. a comprehensive aircraft noise monitoring program to
22 determine the extent of King County International
23 Airport impacts on communities such as Magnolia,
24 Beacon Hill, Ranier Valley, West Seattle, Burien,
25 SeaTac, Georgetown, Tukwila, and the International
26 District and propose an appropriate mitigation
27 program. An ad-hoc citizens advisory committee shall
28 be developed to offer advise to the Executive and the
29 Council in the development and review of this noise
30 monitoring program. The citizens advisory committee
31 shall be composed of citizens who are appointed by
32 local community councils or other community-based

1 organizations. Communities involved shall include
2 the above mentioned communities.

3 3. remove underground fuel tanks and other groundwater
4 hazards, many of which predate King County's
5 operation of the airfield.

6 4. mitigate surface water runoff contamination of the
7 Duwamish River and surrounding creeks.

8 5. install modern navigation and lighting equipment for
9 air traffic safety.

10 6. redevelop the congested surface transportation
11 network and improve road maintenance, road alignment,
12 and traffic controls.

13 7. reconfigure usage of raw land to expand potential
14 growth for future airport tenants.

15 This capital plan shall be presented to the council's
16 Budget & Fiscal Management Committee, and upon its approval
17 shall be incorporated into the King County International
18 Airport Master Plan effort.

19 B. The Executive shall prepare a detailed inventory of
20 all unused land and facilities at the King County
21 International Airport and make assessments of their potential
22 future use. The inventory shall be provided to the Budget &
23 Fiscal Management Committee on or before September 1, 1995.

24 C. The Executive shall propose a mitigation schedule
25 and assessment methodology to be included in future leases
26 and the operating agreements of all users of the Airport's
27 public ramp areas to address impacts of new activity and
28 growth at the King County International Airport. This plan
29 is to be submitted to the council by January 1, 1996 with the
30 intent that the mitigation assessments will be effective July

1 1, 1996 to all new leases and operating agreements at the
2 King County International Airport.

3 D. The Executive shall initiate a new revenue analysis
4 to identify fair market value of lease and operating fee
5 charges for the King County International Airport based on
6 the Puget Sound marketplace, and shall include as part of
7 this analysis, a fee proposal to recover airport
8 administrative and environmental mitigation expenses from
9 transient flights for aircraft or operators not based at the
10 King County International Airport. This operating revenue
11 review shall be present to council on or before March 1, 1996
12 and upon approval incorporated into the King County
13 International Airport Master Plan effort.

14 E. The Executive shall initiate a new operating rule
15 analysis to establish standard procedures for use of airport
16 property which promote aviation safety and mitigate impacts
17 of airport operations on adjacent communities. The operating
18 rule review shall be completed on or before January 1, 1996
19 and incorporated into the King County International Airport
20 Master Plan effort. An analysis shall also be conducted to
21 explore possible methods of promoting and improving air
22 quality.

23 F. The Executive shall initiate a comprehensive review
24 and update of the standard airport lease and use contract
25 agreements on or before October 1, 1995. The review shall
26 result in contract language which reflects current county
27 policy in risk assessment, and which protects King County's
28 financial interests in subleases and the assignment of
29 leases. The analysis shall also review the terms of
30 comparable airport leases to assess lease terms and
31 conditions which are competitive with the marketplace.

32 G. A financial plan showing grants, mitigation payments
33 and new leases as compared to operating costs and capital
34 improvement needs shall be submitted to the council by

1 October 1, 1996 or at the completion of the Master Plan which
2 ever comes first.

3 H. The Executive is directed to propose an ordinance
4 creating a first-tier capital improvement fund to separately
5 track and appropriate mitigation funds collected from new
6 tenants by June 30, 1996.

7 PASSED by a vote of 12 to 0 this 3rd day
8 of April, 1995.

10 KING COUNTY COUNCIL
11 KING COUNTY, WASHINGTON

12 Kent Pullen
13 Chair

14 ATTEST:

15 Gerald A. Peterson
16 Clerk of the Council

17 Attachments:

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