

Rosso's Nursery

History

Rosso's Nursery has been tenant of King County International Airport for over 50 years, and an active member of South King County, Greater Seattle and Georgetown Communities.

Georgetown Community Involvement

Rosso's Nursery plays an integral part in the revitalization of Georgetown by actively participating in several community programs, events and projects including:

- Georgetown Anti-graffiti campaign
 - Georgetown Garden Walk
 - Georgetown Playfield Remodel
 - Employs minority and disabled people within the Georgetown community
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Extended Community Involvement

Being part of the community is important to the business and the business is important to the community.

- We are the only full service nursery in the valley.
 - Plant donations to several local parks (including Oxbow Park)
 - Serve on the South Seattle Community College Horticulture Program
 - Serve on the Cleveland High School Botany Program
 - Actively donate to West Seattle & White Center food banks
 - Actively donate to several local Schools
 - Actively donate to the Youth Service Board and World Vision (based in Federal Way)
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Reasons to extend the lease

The nursery is a compatible land use for this particular parcel of the airport for these reasons:

- Low density
 - Controls birds and rodents
 - Provides security for the airport
 - Serve as a buffer between industrial activity of the airport and the residential neighborhood.
 - Provides revenue for the airport through lease and is a stable tenant
 - Provides cost saves by offsetting maintenance expenses for this parcel.
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Rent Increase

The proposed increase of **526%** is too much.

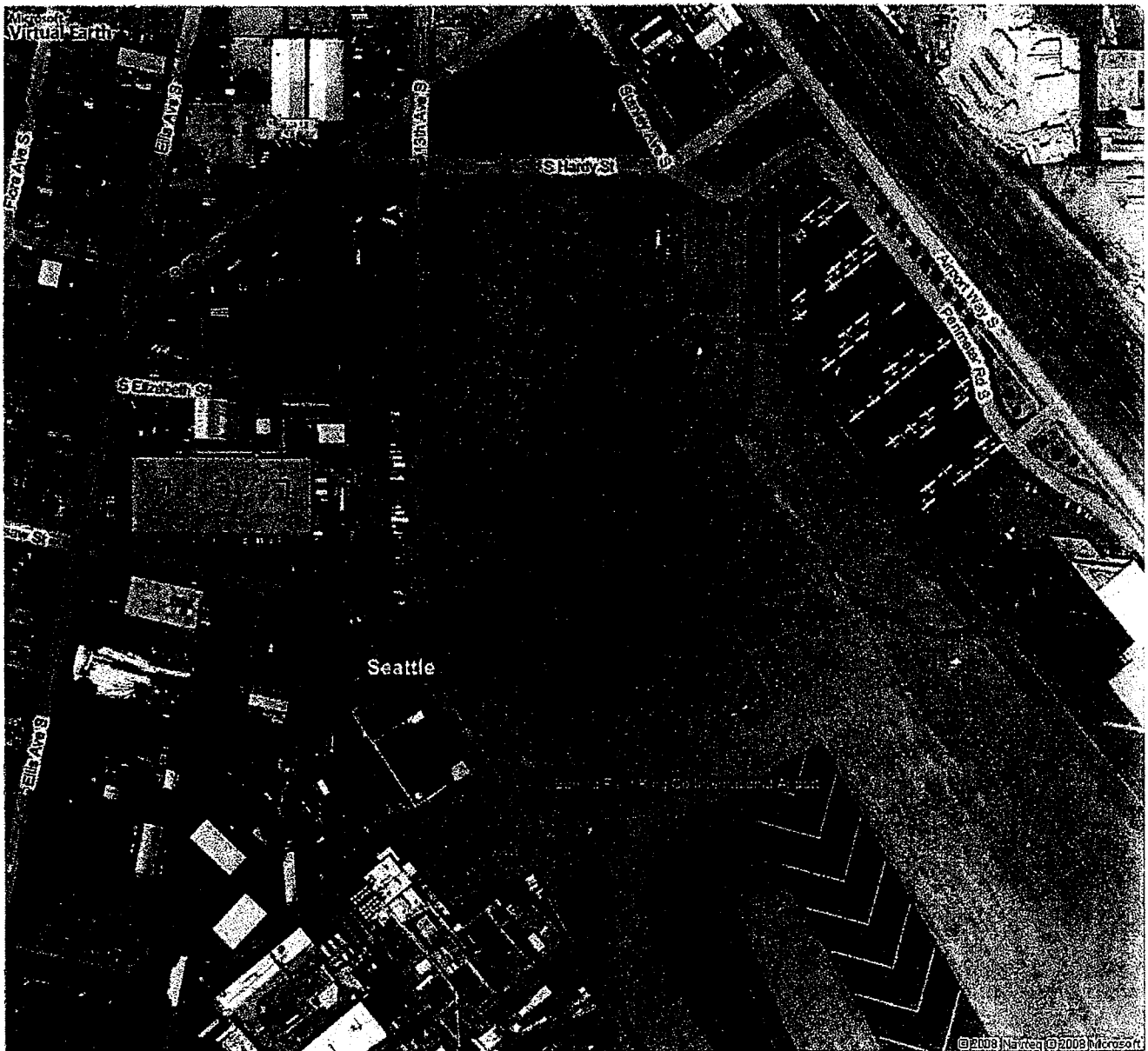
Staying in Georgetown is critical to staying in business and keeping people employed.

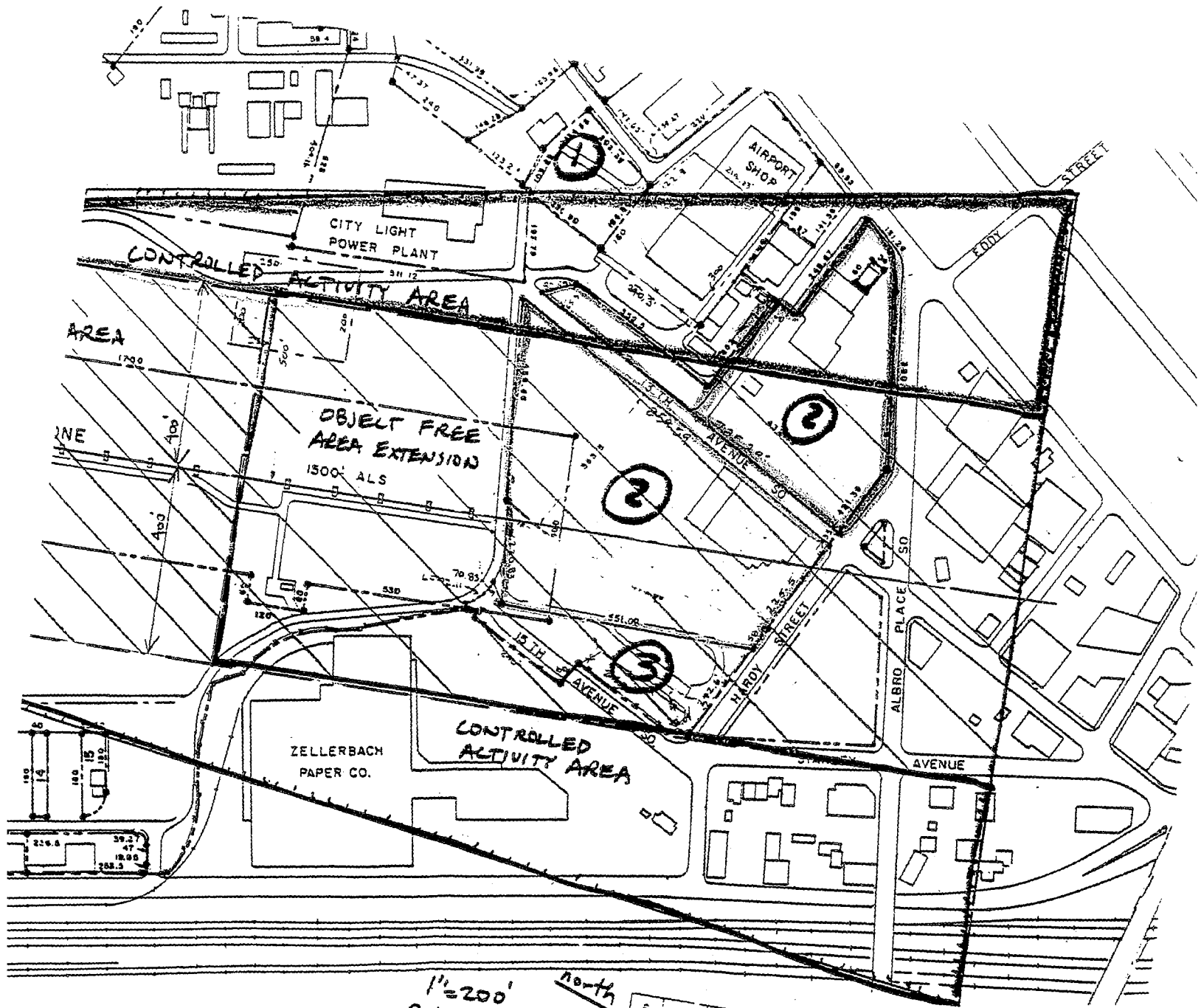


Live Search Maps

My Notes

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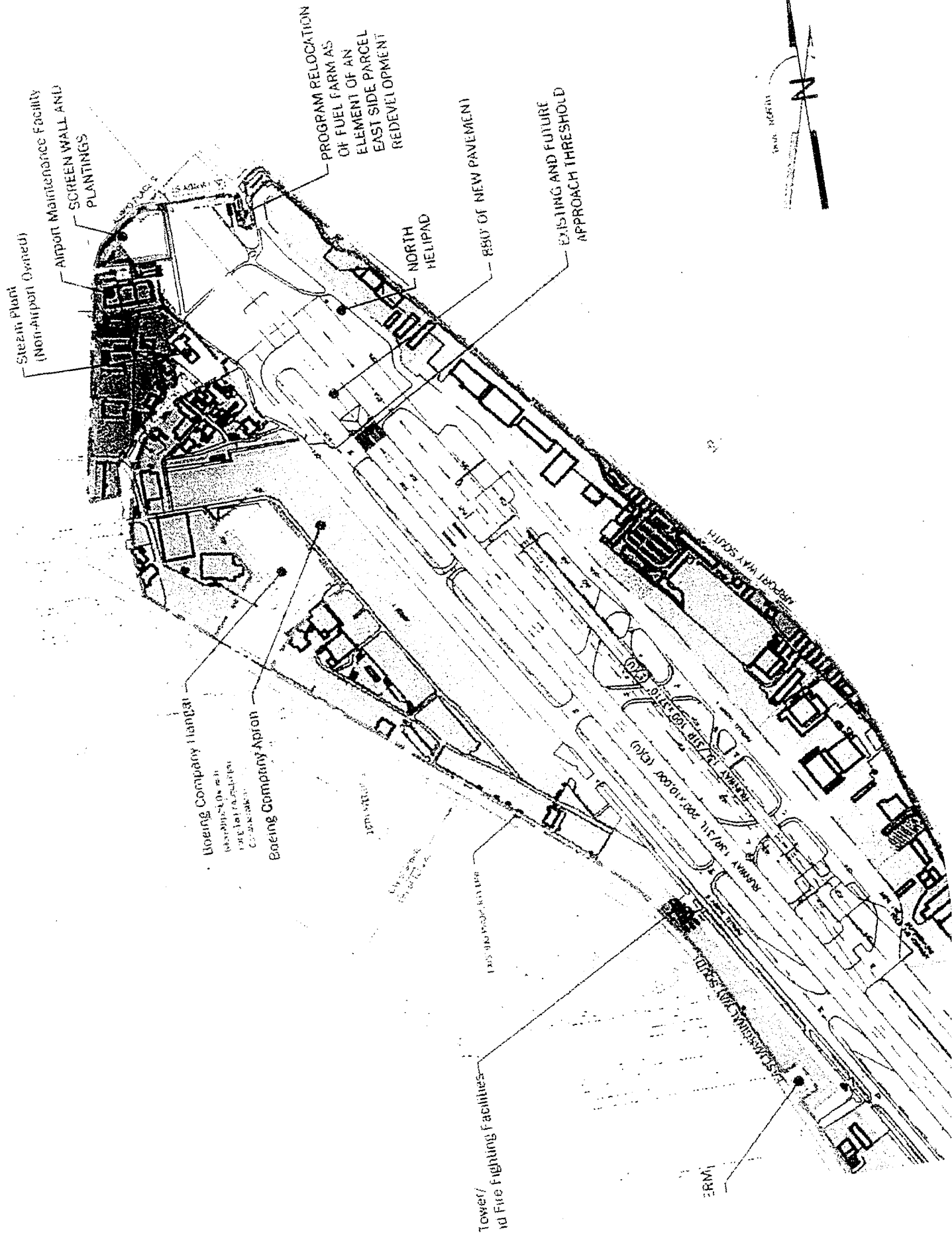


1"=200'
 Print 1-31-91

North

6		
5		
4	134	19-20-09

Lowell Avenue, 250' Street E.W.



Steam Plant
(Not-Airport Owned)

Airport Maintenance Facility
SCREEN WALL AND
PLANTINGS

PROGRAM RELOCATION
OF FUEL FARMS AS
ELEMENT OF AN
EAST SIDE PARCEL
REDEVELOPMENT

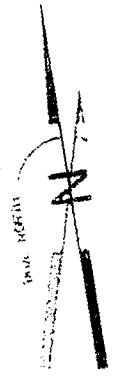
NORTH
HELIPAD

880' OF NEW PAVEMENT

EXISTING AND FUTURE
APPROACH THRESHOLD

Boeing Company Hangar
Boeing Company Apron

Tower/
Fire Fighting Facilities



West Side Development. The property on the west side of the airport is primarily occupied by Boeing Company facilities, along with some small general aviation uses, the Air Traffic Control Tower (ATCT) facilities, the Aircraft Rescue and Fire Fighting (ARFF) facility, and several parcels currently occupied by non-aviation uses. In light of the airport's mission statement and because of anticipated demand for corporate and small general aviation use development sites, the Recommended Development Plan is based on maximizing the aviation use area on the west side of the airport. The preferred development recommendations include:

- *Industrial Aviation.* It is anticipated that the Boeing Company will continue to utilize the majority of its extensive west side leasehold for industrial aviation and industrial aviation support activities for the foreseeable future. However, if at some point the Boeing Company should release some of its owned or leased property, that property should be utilized to serve some other aviation demand.
- *Small General Aviation.* Small general aviation activities will continue to occupy the existing hangar/apron sites north of the Museum of Flight. As an effect of the proposal to expand the Museum of Flight (resulting in the loss of some general aviation storage space), additional small general aviation facilities are proposed for a portion of the existing Boeing lease area north of the State Aeronautics hangar and office. The parcel of non-airport property north of the existing T-hangar site is proposed for acquisition and development for general aviation facilities. It is programmed in the near-term that the existing airport owned structures in the vicinity of the State Aeronautics building will be rehabilitated or removed and replaced to better meet current general aviation demands.
- *Federal Aviation Administration (FAA).* The FAA will continue to utilize areas on the west side of the airport related to the Air Traffic Control Tower and the Flight Service Station at the north. The air traffic control tower is programmed for replacement.
- *Northwest Development Area.* This area is located west of the Runway Protection Zone associated with Runway 13R on the north end of airport property. The northwest corner of the airport is currently occupied by facilities that do not require taxiway access. Existing facilities include: Washington Air National Guard, Airport Maintenance, and a garden center, among others. Because future taxiway access to this area is not feasible (flight safety concerns where the taxiway would pass through the inner approach area associated with Runway 13R), the area will continue to be utilized for facilities that do not require taxiway access. New/renovated airport maintenance facilities are programmed for the area along with an improved access road for the Georgetown Steam Plant which is located