

Sea-Tac Airport Rental Car Facility Fact Sheet

With 45 million annual passengers expected to travel through Sea-Tac Airport by 2021, the Port of Seattle began construction of a consolidated Rental Car Facility (RCF) to meet the current and future demands of the traveling public. The RCF will support all airport-related rental car operations at one convenient location adjacent to the airport in the City of SeaTac. The Port of Seattle began construction in June 2008. Due to failure of the bond market, the Port wasn't able to secure funding to continue the project; the construction project was suspended in December. The Port of Seattle Commission is currently reviewing a number of financing options assembled by staff; pending review and approval of financing, construction could begin onsite again as soon as August 2009.

Fast Facts

- Scheduled to open in second quarter 2012
- Total Budget – \$402 million
- 5 floors / 2.1 million total square feet
- Will process approximately 12,000 to 14,000 rental cars on a peak day
- Project supports up to 3,000 construction related jobs

Highlights

- The moving of rental car operations from the Airport's Main Garage to the RCF will open up two floors of parking (3,200 parking spaces) allowing the garage to meet the expected demand by the traveling public.
- The RCF will greatly improve the size and space of facilities for the rental car companies and provide them with a more efficient and competitive operating environment.
- A consolidated busing operation will transport customers between the Main Terminal and the RCF, resulting in reduced traffic congestion and improved air quality on the airport's roadways. All of the buses will run on Compressed Natural Gas (CNG).
- The overall RCF project also includes off-site roadway improvements, a bus maintenance facility, a Compressed Natural Gas (CNG) refueling station, enhancements at the Main Terminal for the buses and the purchase of the consolidated busing fleet.
- A Customer Facility Charge added to each car rental fee since February 2006 will cover most of the associated costs for the facility, including capital costs, consolidated busing operation and busing maintenance costs.

A Green Facility / A Sustainable Facility

The RCF is the aviation division's sustainable demonstration and sustainable asset management pilot project. It will be designed, built, and operated in as economically and environmentally advanced manner as possible. The Port has designed the facility to become Leadership in Energy and Environmental Design (LEED) certified.

Key attributes include:

- Right sizing the areas in the RCF that require condition space to decrease areas that need cooling, heating and ventilation;
- Requiring all interior construction to use organic compound paints, sealants, adhesives and carpets;
- Implementing a recycling program throughout the facility;
- Filtering and reusing 85% of water used to wash vehicles;
- Fully treating both construction and RCF stormwater to prevent sediment and pollutants from reaching local creeks; and,
- Likely becoming the first Leadership in Energy and Environmental Design (LEED) certified Port facility.

Specifications

Four of the RCF's five levels (each approximately 400,000 square feet) will be dedicated to rental car operations. Each floor will include Quick-Turn-Around (QTA) facilities that allow returned rental vehicles to be swiftly fueled and cleaned before being rented to the next customer.

The top floor will include:

- An enclosed Customer Service Building consisting of storefronts for each of the rental car companies
- Consolidated busing drop-off , pick-up, and staging areas
- Restrooms, offices, and storage
- Rental car customer short-term parking and employee parking areas
- Elevators and escalators to the other four floors
- Service vehicle, taxi, and off-site rental car busing areas
- Customer service amenities including flight information, flight check-in kiosks, and refreshment and food concessions

Rental Car Agreement

The RCF will accommodate all the companies currently serving SeaTac. The participating rental car companies have signed a 30-year lease with the Port.

Location and Roadway Improvements

The 23-acre RCF site is located right next to the Airport, bounded by International Boulevard, State Route (SR) 518 and South 160th Street. The project includes off-site road improvements to the local roadway network, such as creating direct access to eastbound SR-518 for customers exiting the RCF and enhancements to the exit off of westbound SR-518 leading to the new facility and the City of SeaTac.

City of SeaTac

The Port is working closely with the City of SeaTac to minimize construction traffic and to design the local roadway improvements in such a way that vehicular traffic to and from the RCF won't interrupt the flow on the City's streets. Ample landscaping to minimize the visual impact of the RCF has also been incorporated into the design.