

**Final SEPA Decision for Des Moines Creek Business Park
Final Environmental Impact Statement (FEIS)
Des Moines Creek Business Park**

Proponent/applicant: Port of Seattle

Description of Proposal: The Port of Seattle (Port) is proposing to redevelop the Des Moines Creek Business Park site with land uses that are compatible with the site's business park zoning and its location near Sea-Tac Airport. The proposal includes: execution of a Second Development Agreement between the Port and the City of Des Moines (City) that will include: the Des Moines Creek Business Park (DMCBP) Conceptual Master Plan (an initial Development Agreement was executed in July 2005); designation of future development of the site as a Planned Action through adoption of a Planned Action Ordinance by the City; and, other actions that would ultimately lead to long-term development of the site. The Port anticipates that it will enter into a long-term lease agreement with a developer(s) for the DMCBP.

The EIS addresses the probable significant impacts that could occur as a result of the Proposed Actions, as well as impacts from future development activities over an approximately 8-year build out period on the DMCBP site. For purposes of environmental review under SEPA, two possible development alternatives and a No Action Alternative have been identified and evaluated. The two development alternatives bracket the range of land use intensities that the site could accommodate, given: the existing City of Des Moines Comprehensive Plan designation and zoning classification of the site (Business Park); the stipulations of the First Development Agreement and the proposed Conceptual Master Plan; and, site constraints, infrastructure capacity and market conditions. The development alternatives assume development envelopes of from approximately 900,000 to 1.1 million square feet of business park uses on the site. Under the No Action Alternative, the site would continue in its present vacant, undeveloped condition.

Location of Proposal: The DMCBP site is located in the City of Des Moines, approximately two miles south of the main Sea-Tac Airport terminal. The site is bounded by S 208th Street on the north; S 216th Street on the south; 24th Avenue S on the east; and, the Washington State Department of Transportation (WSDOT) right of way (previously considered for the extension of SR 509), a portion of the Des Moines Creek Park and Des Moines Creek on the west. The site analyzed in this EIS is approximately 87 acres in size.

Co-Lead Agencies: Port of Seattle (SEPA No. 07-05) and City of Des Moines

Determination: This environmental evaluation has been prepared following the provisions of the Washington State Environmental Policy Act, RCW Chapter 43.21C and WAC Chapter 197-11 and applicable policies and procedures of the Port of Seattle and City of Des Moines.

Supporting Information: Information used to prepare this Environmental Impact Statement, and applicable Washington State laws and Port of Seattle and City of Des Moines policies, regulations and procedures are available for public review at the Port of Seattle Engineering Services Department, Second Floor Bid Counter, Pier 69, 2711 Alaskan Way, Seattle and the Des Moines City Hall, 21630-11th Avenue S, Des Moines, WA. Any questions relating to this SEPA review or to the proposed actions should be referred to David McCraney, Port of Seattle, Environmental Review and Permitting, PO Box 1209, Seattle, WA 98111. Tel: 206-728-3193 and/or Grant Fredricks at 21630-11th Avenue S, Des Moines, WA, 98198. Tel: 206-870-6568.

Public & Agency Comment: Public and agency comments have been received through the Port and City's SEPA process, including: the Determination of Significance and Request for Comments on the Scope of the EIS issued on April 14, 2006; the public scoping meeting held on April 24, 2006; the Draft EIS issued on November 17, 2006; and, the Draft EIS public hearing held on

December 5, 2006. The Final EIS, which includes responses to all comments received on the Draft EIS, is now being issued, as of **March 2, 2007**. Please refer questions and comments about this Final EIS or the proposal to David McCraney and/or Grant Fredricks at the addresses or telephone numbers above.

Final EIS Available: Copies of the Final EIS have been distributed to agencies, organizations and individuals noted on the Distribution List. Copies of the Draft and Final EIS documents are also available for review at the following locations:

- Copies are available for viewing at the Port of Seattle offices at the Engineering Services Department Second Floor Bid Counter at P69, 2711 Alaskan Way, Seattle, WA, during business hours of 8:30 AM to 4:00 PM, Monday through Friday;
- Copies are available for viewing at the City of Des Moines City Hall, 21630 - 11th Avenue S, Des Moines, WA during business hours of 8:00 AM to 4:30 PM.
- A limited number of printed copies of the Draft and Final EIS may be purchased at the Port's Engineering Services Department Second Floor Bid Counter at Pier 69 or at the City of Des Moines City Hall. The purchase price is \$80 per copy of the Draft EIS and \$10 per copy of the Final EIS.
- Copies of this document are also accessible at the Burien Public Library (14700 Six Avenue SW), Des Moines Public Library (21620 11th Ave S), Valley View Public Library (17850 Military Road, SeaTac), Seattle Central Library (1000 4th Street) and the University of Washington (Government Publications Division).
- Persons interested in receiving a copy of the Draft or Final EIS on CD (no charge) should contact Brenda Thomas at 206-728-3382 or by email at SEPA.p@portseattle.org or contact the Des Moines City Hall front desk.


Appeals: Anyone wishing to appeal the adequacy of the Des Moines Creek Business Park Final Environmental Impact Statement (EIS) must file a written appeal consistent with Section 16.04.210 of the Des Moines Municipal Code. Appeals must be complete and filed with the City Clerk at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by **4:30 p.m., on March 12, 2007**. The appeal letter must cite specific procedural errors, omissions, environmental impacts, inaccurate environmental information or failure to comply with specific adopted policies or codes that dispute the validity of the Final EIS.

Responsible officials: Michael Feldman, Deputy Managing Director, Sea-Tac International Airport, Port of Seattle; and, Grant Fredricks, Director, Planning, Building and Public Works, City of Des Moines.

Date: 2/21/07

Signature: 
Michael Feldman
SEPA Responsible Official, Port of Seattle

Date: 2/22/07

Signature: 
Grant Fredricks,
SEPA Responsible Official, City of Des Moines