



**Notice of Availability and Request for Comments on  
the Des Moines Creek Business Park Draft EIS**

**Date of Issuance:** November 17, 2006

**Proponent/applicant:** Port of Seattle

**Description of Proposal:** The Port of Seattle is proposing to redevelop the Des Moines Creek Business Park (DMCBP) site with land uses that are compatible with the site's business park zoning and its location near Sea-Tac Airport.

Specifically, the proposal includes: (1) 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); adoption of a Planned Action Ordinance and designation of future development of the site as a Planned Action by the City; and, other actions that would ultimately lead to long-term development of the site. (2) The Port anticipates that it will enter into a long-term lease agreement with a developer(s) for the DMCBP.

The Draft 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 Draft EIS is approximately 87 acres in size.

**Co-Lead Agencies:** Port of Seattle SEPA No. 06-13 and City of Des Moines

**The following areas have been addressed in this Draft EIS:** Earth, Air Quality, Water Resources, Wetlands, Plants and Animals, Noise, Land Use – Land Use Patterns, Relationship to Plans and Policies, Aesthetics/Light and Glare, Transportation, Public Services and Facilities, and Utilities. For each of these elements, the Draft EIS



identifies probable significant environmental impacts, any relevant mitigation measures and any significant unavoidable adverse impacts that may be anticipated.

**Draft EIS Available:** Copies of the DEIS are available at the following locations:

- Copies are available for viewing at the Port of Seattle office at Engineering Services Department Second Floor Bid Counter at Pier 69, 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 City of Des Moines City Hall, 21630 - 11<sup>th</sup> Avenue South, Des Moines, WA during business hours of 8:00 AM to 4:30 PM.
- A limited number of printed copies of the Draft EIS may be purchased at the Port of Seattle offices at Engineering Services Department Second Floor Bid Counter at Pier 69 or at the Des Moines City Hall. The purchase price is \$80 per copy.
- The Draft EIS can be reviewed and downloaded at the Port's web site at: <http://www.portseattle.org/community/environment/>; and at the City's web site at: [www.desmoineswa.gov](http://www.desmoineswa.gov).
- Copies of this document are also accessible at the Burien Public Library (14700 Six Avenue SW), Des Moines Public Library (21620 11th Avenue S), Valley View Public Library (17850 Military Rd., SeaTac), Seattle Central Library (1000 4th Street) and the University of Washington (Government Publications Division).
- Persons interested in receiving a copy of the DEIS on CD (no charge) should contact Brenda Thomas at 206-728-3382 or by e-mail at [SEPA.p@portseattle.org](mailto:SEPA.p@portseattle.org) or the front desk at Des Moines City Hall.
- Photocopies can be made at the FedEx/Kinko's in Kent (23203 Pacific Hwy S) and Federal Way (31823 S Gateway Boulevard).

**Comments on DEIS:** You are invited to provide written comments on the Draft EIS. All comments must be received by 4:00 PM on **December 18, 2006**. Please address any comments or questions on the Draft EIS to David McCraney, Manager, Environmental Review and Permitting, Port of Seattle, Pier 69, PO Box 1209, Seattle, WA 98111-1209, or to the electronic mail address at [SEPA.p@portseattle.org](mailto:SEPA.p@portseattle.org). Please include your mailing address when submitting comments to the electronic address. After reviewing public and agency comments on the Draft EIS, the Port will issue a Final EIS.

**Public Hearing:** On Tuesday, **December 5, 2006**, a public information session will be held from 5:30 pm – 6:30 pm and oral comments will be received during a public hearing held from 6:30 pm – 7:30 pm at the Des Moines City Council Chambers, 21630 11th Avenue South, Suite C, Des Moines, Washington.

**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: 11/13/06 Signature:   
Michael D. Feldman, SEPA Responsible Official  
Port of Seattle

Date: 11/13/06 Signature:   
Grant Fredricks, SEPA Responsible Official  
City of Des Moines