

Determination of Significance and Request for Comments on Scope of EIS

Description of Proposal: The Port of Seattle is analyzing future development opportunities for the approximately 89-acre Des Moines Creek Business Park (DMCBP) site, and envisions that a Conceptual Master Plan for the site will be adopted by the Port and the City of Des Moines in 2006. Conceptual Master Plan approval, existing plat and street vacations and future construction and development of new infrastructure and buildings are defined as the Proposed Actions. At this stage of the process, there is no definitive plan for development of the DMCBP site. It is anticipated that a future developer following the Conceptual Master Plan process will propose a specific site development plan for the property. For purposes of environmental review, two Build Alternatives and a No-Action Alternative have been proposed to bracket the range of land use intensities that the site could accommodate. The lower intensity Build Alternative assumes approximately 900,000 square feet of business park uses, including: approximately 30 percent of the space in manufacturing, 50 percent in logistics, and 20 percent in office/research and development uses. The maximum intensity Build Alternative assumes approximately 1.1 million square feet of business park uses, including approximately 25 percent of the total space in manufacturing, 25 percent in logistics and 50 percent in office/research and development uses.

Proponent/applicant: Port of Seattle

Location of proposal: The site is located about two miles south of Seattle-Tacoma International Airport in the City of Des Moines; it is bounded by South 208th Street on the north, South 216th Street on the south, 24th Avenue South on the east, and the Des Moines Creek Park on the west.

Co-lead Agencies: Port of Seattle and City of Des Moines – SEPA No. 06-04

EIS Required: The Port of Seattle and City of Des Moines are serving as co-lead agencies under SEPA and have determined that this proposal may have significant adverse impacts on the environment. An environmental impact statement (EIS) will be prepared, as required by the State Environmental Policy Act (RCW 43.21C).

The following areas have been identified for discussion in the EIS: Earth, Air Quality, Water Resources, Wetlands, Plants and Animals, Noise, Land Use, Aesthetics/Light and Glare, Transportation, Public Services and Utilities.

Scoping: Agencies, affected tribes and members of the public are invited to comment on the scope of the EIS. You may comment on the range of alternatives and areas of analysis to be addressed in the EIS.

A public information session will be held from 5:00 pm – 6:30 pm and a public scoping meeting will be held from 6:30 pm – 8:30 pm on Monday, April 24, 2006 at the Des Moines City Council Chambers, 21630 11th Avenue South, Suite C, Des Moines, Washington.

All comments must be received by Friday, May 5, 2006, for consideration in the proposed scope of the EIS. Address written comments to the responsible official.

Public and Agency Comment: Please refer questions and comments about this determination or the proposal to David McCraney, Port of Seattle, Environmental Review and Permitting, P.O. Box 1209, Seattle, WA 98111 or the Port of Seattle electronic mail Internet address at SEPA.p@portseattle.org. Include your mailing address when submitting comments to the electronic Internet address.

Scoping Document Available: Additional details concerning the proposal and the potential for significant impacts that will be evaluated by the EIS are available by contacting the responsible officials at the addresses listed below.

Responsible official: Michael D. Feldman

Position/title: Deputy Managing Director, Seattle Tacoma International Airport
Port of Seattle

Address: Pier 69 Phone: (206)728-3193
PO Box 1209 Fax: (206)728-3188
Seattle, WA 98111 email: mccraney.d@portseattle.org

Date: 4/12/06 Signature Original Signature on File
Port of Seattle SEPA Responsible Official

Responsible official: Grant Fredricks

Position/title: Director, Planning, Building and Public Works
City of Des Moines

Address: Community Development Dept Phone: (206) 870-7576
21630-11th Ave. S, Suite D Fax: (206) 870-6544
Des Moines, WA 98198 email: gfredricks@desmoineswa.gov

Date: 4/12/06 Signature Original Signature on File
City of Des Moines SEPA Responsible Official

There is no agency appeal of this determination of significance.