



SAMP

*Near-Term Projects
State Environmental Policy Act*



Port
of Seattle®

DRAFT ENVIRONMENTAL IMPACT STATEMENT

For the Sustainable Airport Master Plan
Near-Term Projects

May 2026

SEATTLE-TACOMA INTERNATIONAL AIRPORT
STATE ENVIRONMENTAL POLICY ACT
ENVIRONMENTAL IMPACT STATEMENT
FOR THE SUSTAINABLE AIRPORT MASTER PLAN NEAR-TERM PROJECTS

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**State Environmental Policy Act
DRAFT ENVIRONMENTAL IMPACT STATEMENT (EIS)**

**Seattle-Tacoma International Airport (SEA)
Near-Term Projects**

As population in the Puget Sound region continues to grow, the Sustainable Airport Master Plan (SAMP) is a blueprint for Seattle-Tacoma International Airport (SEA) development, guiding the strategic design and development of new facilities to accommodate future demand for air travel.

SEA's SAMP plan recommends 31 Near-Term Projects (NTPs) that would improve efficiency, safety, access to the airport, and support facilities for airlines and the airport. Highlights include a new terminal with 19 gates and an elevated busway with three stations to connect the rental car facility, new terminal, and main terminal. The NTPs are designed to accommodate 56 million passengers and meet the forecasted demand to 2032 with an optimal level of service.

The proposed NTPs were reviewed by the Federal Aviation Administration (FAA) under the National Environmental Policy Act (NEPA), with a Finding of No Significant Impact/Record of Decision published in September 2025. While the NEPA EA identifies mitigation and minimization measures for many of the elements of the environment that will reduce impacts of the NTPs, surface transportation was the only environmental category identified as having a potential significant impact and will be mitigated. Other impacts identified were less than significant and did not require mitigation.

The Port of Seattle is now conducting an environmental review under the Washington State Environmental Policy Act, Chapter 43.21C RCW (SEPA). This Draft Environmental Impact Statement (EIS) was prepared in accordance with SEPA, the statewide SEPA implementing Rules (Chapter 197-11 of the Washington Administrative Code) and the Port's SEPA policies and procedures adopted in Port of Seattle Resolution No. 3650, as amended. This SEPA EIS evaluates impacts associated with the construction and operation of the NTPs under two action alternatives (the Proposed Action Alternative and the Hybrid Terminal Option) and compares them to the "no action" alternative, which assesses future conditions without construction and operation of the NTPs.

The SEPA Draft EIS builds on the earlier NEPA review by providing additional analyses for several topics, including:

- Air pollutant dispersion modeling
- Human health risk assessment
- Qualitative reviews of ultrafine particle emissions and the effects of noise on human health
- Analysis of the impacts of greenhouse gas emissions attributable to the NTPs as well as the effects of climate change on SEA, including resiliency measures
- Environmental justice analysis using tools developed by the Port and the Washington Department of Health

The SEPA review found that, with the implementation of mitigation for surface transportation and measures to minimize other impacts, no significant adverse environmental impacts would result from construction of the NTPs.

The Draft EIS and appendices are available at <https://sea-samp.com/>. Please see the Fact Sheet regarding how to review hard copies of these documents.

Sarah Cox

Sarah Cox
Director, Aviation Environment and Sustainability
SEPA Responsible Official
Port of Seattle, Seattle – Tacoma International Airport
May 2026

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SEPA FACT SHEET

Title	Draft Environmental Impact Statement for the Sustainable Airport Master Plan Near-Term Projects
Brief Project Description	<p>The Sustainable Airport Master Plan (SAMP) includes 31 Near-Term Projects (NTPs) that would improve efficiency, safety, access, and support facilities for Seattle-Tacoma International Airport (SEA). Key components include a second terminal and concourse with 19 additional aircraft gates; an elevated busway linking the rental car facility, new terminal, and main terminal; cargo facilities to accommodate air freight operations; realignment of airport roadways to connect the two terminals and facilities; and other updates to improve safety and efficiency. The NTPs would accommodate 56 million annual passengers at an optimal level of service as well as accommodate future cargo demand; improve airfield runway and taxiway systems to meet current Federal Aviation Authority (FAA) design standards; improve the efficiency of the aircraft taxiway system; and meet projected fuel storage needs, including those associated with the Port of Seattle’s (Port) Sustainable Aviation Fuel initiatives. This SEPA EIS evaluates impacts associated with the construction and operation of the NTPs under two action alternatives (the Proposed Action Alternative and the Hybrid Terminal Option) and compares them to the “no action” alternative, which assesses future conditions without construction and operation of the NTPs.</p>
Proposer	Port of Seattle
Lead Agency	Port of Seattle
Responsible Official	<p>Sarah Cox Director, Aviation Environment and Sustainability</p>
Contact Person	<p>Steve Rybolt Senior Environmental Program Manager P.O. Box 68727 Seattle, WA 98168 206-787-5527 Rybolt.S@portseattle.org</p>
Licenses and Approvals	<p>Federal</p> <p><u>Federal Aviation Administration</u></p> <ul style="list-style-type: none"> • Unconditional Approval of the Airport Layout Plan • Approval of FAA NAVAIDS • Release of federal obligations to use property for non-aeronautical purposes • Approval of changes to airport certification manual • Determination of project eligibility for Airport Improvement Program • Determination of project eligibility to impose Passenger Facility Charges • Federal Endangered Species Act Determination • Section 106 Determination • Section 4(f) Determination • NEPA Record of Decision <p><u>National Marine Fisheries Service</u></p> <ul style="list-style-type: none"> • Federal Endangered Species Act Consultation

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	<p><u>U.S. Army Corps of Engineers</u></p> <ul style="list-style-type: none"> • Clean Water Act, Section 404 Permit <p><u>U.S. Fish and Wildlife Service</u></p> <ul style="list-style-type: none"> • Federal Endangered Species Act Consultation
	<p>State</p> <p><u>Washington State Department of Archaeology and Historic Preservation</u></p> <ul style="list-style-type: none"> • Section 106 Review <p><u>Washington State Department of Ecology</u></p> <ul style="list-style-type: none"> • Temporary Modification of Water Quality Criteria • Underground Storage Tank Notification Requirement • Clean Water Act, Section 401 Water Quality Certification • CZMA Consistency Determination • Construction Stormwater General Permit for NTPs outside the Port’s NPDES permit boundary <p><u>Washington Department of Fish and Wildlife</u></p> <ul style="list-style-type: none"> • Hydraulic Project Approval <p>Local (Cities or Port of Seattle)¹</p> <ul style="list-style-type: none"> • Critical Areas Review • Building, Clearing and Grading Permits • Right-of-Way Permits • Port Commission Approval of SAMP design and construction funding • Transportation Mitigation Agreements <p>Other</p> <p><u>Puget Sound Clean Air Agency</u></p> <ul style="list-style-type: none"> • Notification of Intent to Perform Demolition or Asbestos Removal
Authors and Principal Contributors	<p>This Draft EIS was prepared by the Port of Seattle in conjunction with the following firms: Landrum & Brown, Parametrix, CDM Smith, Concord Engineering, Confluence Environmental Company, Gresham Smith, Maul Foster & Alongi, Inc., RS&H, Stell Environmental, and Synergy Consultants, Inc. See Appendix Q for a detailed list of preparers and the nature of their contributions.</p>
Date of Issue	May 22, 2026
Date Comments are Due	July 21, 2026
Time and Place of Public Meetings	<p>Public meetings are scheduled for:</p> <ul style="list-style-type: none"> • Monday, June 22, 6-8 PM at Glacier Middle School, 2450 S. 142nd Street in SeaTac • Tuesday, June 23, 6-8 PM at Mt. Rainier High School, 22450 19th Avenue S. in Des Moines

¹ In 2018, the Port and City of SeaTac entered into an agreement that addresses the overlapping statutory authority between the Port and the City in such areas as environmentally critical areas, land use and zoning, transportation, surface water management, and public safety. Generally, the Port administers permitting for projects on Port property within the Airport Activity Area (AAA), which encircles the airport and includes runways, terminals, and some adjacent Port of Seattle properties, while the City administers permitting outside the AAA.

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	<ul style="list-style-type: none"> Thursday, June 25, 6-8 PM at Wildwood Elementary School, 2405 S. 300th Street in Federal Way Saturday, June 27, 10 AM to 12 PM at Gregory Heights Elementary School, 16201 16th Avenue S. in Burien
Date of Final Action	The Port of Seattle Commission will consider the findings of the Final EIS, including comments made on the Draft EIS, in determining whether to approve design and construction of the NTPs. Final EIS publication is currently anticipated in late 2026.
Type and Timing of Subsequent Environmental Review	After publication of the Final EIS, no further environmental review of the NTPs is anticipated. The NTPs are independent from the SAMP Long-Term Vision; further airfield and airspace planning studies would be needed to understand if additional actions would be required before the Long-Term Vision could be fully implemented. Any such actions would be subject to separate future environmental review under NEPA and/or SEPA.
Type and Timing of Subsequent Port of Seattle Actions	Following environmental review, the Port will consider the findings of the Final EIS, including comments made on the Draft EIS, in determining whether to approve design and construction of the NTPs. If the Port decides to advance the NTPs, the exact date of their implementation is unknown, but is unlikely to be before 2027.
Location of Supporting Materials	Supporting documents are available at https://sea-samp.com/materials/ and https://www.portseattle.org/plans/sustainable-airport-master-plan-samp
Document Accessibility	<p>The Draft EIS is available for public review on the Port of Seattle website at https://sea-samp.com/materials/</p> <p>Paper copies are available for review at the following locations:</p> <ul style="list-style-type: none"> Seattle-Tacoma International Airport Office – Mezzanine Level above Checkpoint 2 17801 International Boulevard, SeaTac, WA 98158 Port of Seattle headquarters at Pier 69 2711 Alaskan Way, Seattle, WA 98121 Burien Library 400 SW 152nd Street, Burien, WA 98166 Des Moines Library 21620 11th Avenue S, Des Moines, WA 98198 Federal Way 320th Library 848 S 320th Street, Federal Way, WA 98003 SeaTac Valley View Library 17850 Military Road S, SeaTac, WA 98188 White Center Library 1409 SW 107th Street, Seattle, WA 98146 Tukwila Library 14380 Tukwila International Boulevard, Tukwila, WA 98168 Vashon Library 17210 Vashon Highway SW, Vashon, WA 98070 <p><i>Title VI of the Civil Rights Act of 1964 and the Americans with Disabilities Act (ADA) ensure your rights related to non-discrimination and access. We are committed to protecting your rights under Title VI and ADA; therefore, if you require interpretation and/or accommodation for any of these events, please call 206-867-1293 or email TitleSixCoordinator@PortSeattle.org.</i></p> <p>Printed versions of the SEPA Draft EIS are available at cost.</p>

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Acronyms

Acronym	Definition
AAA	Airport Activity Area
AC	Advisory Circular
ACEIT	Airport Construction Emissions Inventory Tool
ACHP	Advisory Council on Historic Preservation
ACR	Air Cargo Road
ACROS	Airport Climate Risk Operational Screening
ADA	Americans with Disabilities Act
AEDT	Aviation Environmental Design Tool
AFFF	Aqueous Film-Forming Foam
AIP	Airport Improvement Program
AKART	All Known, Available, and Reasonable Methods of Prevention, Control, and Treatment
ALP	Airport Layout Plan
AMF	Aviation Maintenance Facility
ANAC	Aircraft Noise Advisory Committee
AOA	Airport Operations Area
APE	Area of Potential Effects
APU	Auxiliary Power Unit
ARFF	Aircraft Rescue and Firefighting
ASIL	Acceptable Source Impact Levels
ATCT	Airport Traffic Control Tower
BC	British Columbia
BE	Biological Evaluation
BGPA	Bald and Golden Eagle Protection Act
BMC	Burien Municipal Code
BMPs	Best Management Practices
BO	Biological Opinion
BOD	Biochemical Oxygen Demand
BP	British Petroleum
BPA	Bonneville Power Administration
CAA	Clean Air Act
CARA	Critical Aquifer Recharge Area
CATEX	Categorical Exclusion
CBPS	Clean Building Performance Standards
CBRS	Coastal Barrier Resources System
CCA	Climate Commitment Act
CCF	Centrum Cubic Feet
CEQ	Council on Environmental Quality
CETA	Clean Energy Transformation Act
CFR	Code of Federal Regulations
CH ₄	Methane

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Acronym	Definition
CHRL	Cedar Hills Regional Landfill
CNG	Compressed Natural Gas
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalent
CO	Carbon Monoxide
COGS	Constrained Operating Growth Scenarios
CRDC	Centralized Receiving and Distribution Center
CWA	Clean Water Act
CZM	Coastal Zone Management
CZMA	Coastal Zone Management Act
CZMP	Coastal Zone Management Program
DAHP	Department of Archaeology and Historic Preservation
dB	Decibel
DMMC	Des Moines Municipal Code
DNL	Day-Night Noise Level
DNS	Determination of Nonsignificance
DOE	Department of Energy
DOI	Department of the Interior
DOJ	Department of Justice
DPS	Distinct Population Segment
EA	Environmental Assessment
EB	Eastbound
EDNA	Environmental Designations for Noise Abatement
EFH	Essential Fish Habitat
EHD Map	Environmental Health Disparities Map
EIS	Environmental Impact Statement
EJ	Environmental Justice
EO	Executive Orders
ESA	Endangered Species Act
ESU	Evolutionarily Significant Unit
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency
FFRMS	Federal Flood Risk Management Standard
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Maps
FONSI / ROD	Finding of No Significant Impact / Record of Decision
FR	Federal Register
FRA	Fiscal Responsibility Act
GHG	Greenhouse Gas
GIS	Geographic Information System
GSA	General Study Area
GSE	Ground Support Equipment
GT	Ground Transportation
GTC	Ground Transportation Center

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Acronym	Definition
GWMA	Groundwater Management Area
GWP	Global Warming Potential
H ₂ O	Water Vapor
HCS	Highway Capacity Software
HFC	Hydrofluorocarbons
HHRA	Human Health Risk Assessment
HOV	High Occupancy Vehicle
HPA	Hydraulic Project Approval
H.R.	House of Representatives
IATA	International Air Transport Association
ILA	Interlocal Agreement
IPCC	Intergovernmental Panel on Climate Change
IWD	Industrial Waste Department
IWS	Industrial Wastewater system
IWTP	Industrial Wastewater Treatment Plant
LAA	Likely to Adversely Affect
LOS	Level of Service
LTO	Landing and Take-off
LTV	Long-Term Vision
LWCF	Land and Water Conservation Fund
MAP	Million Annual Passengers
MBTA	Migratory Bird Treaty Act
MDNS	Mitigated Determination of Nonsignificance
MHI	Median Household Income
MOS	Modification of Standards
MOU	Memorandum of Understanding
MOVES	Motor Vehicle Emissions Simulator
MSL	Mean Sea Level
MSW	Municipal Solid Wastes
MT	Metric Tons
MTCA	Model Toxics Control Act
MVEB	Motor Vehicle Emissions Budget
MW	Megawatt
MWH	Megawatt Hours
N/A	Not Applicable
NAAQS	National Ambient Air Quality Standards
NAE	North Airport Expressway
NAP	Natural Area Preserves
NAVAIDS	Navigational and Visual Aids
NB	Northbound
NEPA	National Environmental Policy Act
NEPL	North Employee Parking Lot
NERA	Northeast Redevelopment Area

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Acronym	Definition
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service
NOAA	National Oceanographic and Atmospheric Administration
N ₂ O	Nitrous Oxide
NO ₂	Nitrogen Dioxide
NO _x	Oxides of Nitrogen
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NPS	National Parks Service
NRCA	Natural Resource Conservation Areas
NRHP	National Register of Historic Places
NTPs	Near-Term Projects
O ₃	Ozone
OR	Oregon
PAPI	Precision Approach Path Indicator
Pb	Lead
PCI	Pavement Condition Index
PDO	Property Damage Only
PFAS	Per- and polyfluoroalkyl substances
PFC	Passenger Facility Charge
PFOA	Perfluorooctanoic Acid
PFOS	Perfluorooctanesulfonic Acid
P.L.	Public Law
PLIA	Petroleum Technical Assistance Program
PM _{2.5}	Fine Particulate Matter Less than or Equal to 2.5 Microns Aerodynamic Diameter
PM ₁₀	Particulate Matter Less than or Equal to Ten Microns Aerodynamic Diameter
PMP	Pavement Management Program
Port	Port of Seattle
ppb	Parts Per Billion
ppm	Parts Per Million
PSCAA	Puget Sound Clean Air Agency
PSE	Puget Sound Energy
PSRC	Puget Sound Regional Council
PUD	Planned Unit Development
RCRA	Resource Conservation and Recovery Act
RCW	Revised Code of Washington
RIM	Runway Incursion Mitigation
RPM	Reasonable and Prudent Measures
RNG	Renewable Natural Gas
ROD	Record of Decision
RON	Remain Over Night
SAF	Sustainable Aviation Fuel

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Acronym	Definition
SAMP	Sustainable Airport Master Plan
SB	Southbound
SCE	South Concourse Evolution
SCL	Seattle City Light
SDS	Stormwater Drainage System
SEA	Seattle-Tacoma International Airport
SEF	Sustainable Evaluation Framework
SEPA	State Environmental Policy Act
SF ₆	Sulfur Hexafluoride
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SO ₂	Sulfur Dioxide
SMA	Shoreline Management Act
SMC	SeaTac Municipal Code
SMP	Shoreline Master Program
SPCC	Spill Prevention, Control, and Countermeasure
SPU	Seattle Public Utilities
SQER	Small Quantity Emission Rates
SR	State Route
SRKW	Southern Resident Killer Whale
STSA	Surface Transportation Study Area
SWMP	Stormwater Management Program
SWPPP	Stormwater Pollution Prevention Plan
TAPs	Toxic Air Pollutants
TCR	The Climate Registry
THPO	Tribal Historic Preservation Officer
TIP	Transportation Improvement Program
TMC	Tukwila Municipal Code
TNC	Transportation Network Company
TRACON	Terminal Radar Approach Control Facility
TRB	Transportation Research Board
UMP	Utility Master Plan
U.S.C.	United States Code
USACE	U.S. Army Corp of Engineers
USDA	U.S. Department of Agriculture
USDOT	U.S. Department of Transportation
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VCP	Voluntary Cleanup Program
VOC	Volatile Organic Compounds
WA	Washington State
WAC	Washington Administrative Code
WADOH	Washington Department of Health

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Acronym	Definition
WB	Westbound
WDNR	Washington Department of Natural Resources
WHPA	Wellhead Protection Areas
WISAARD	Washington Information System for Architectural and Archaeological Records Data
WSDC	Washington State Department of Commerce
WSDE	Washington State Department of Ecology
WSDOT	Washington State Department of Transportation