PROJECT ACTION MEMO

Port of Tacoma Commission

Item No: 6B
Meeting Date: 11/17/26

DATE: November 9, 2026

TO: Port of Tacoma Commission

FROM: Eric Johnson, Executive Director

Sponsor: Jason Jordan, Sr. Director, Environmental & Planning Services

Project Manager: Ryan Medlen, Sr. Planner

SUBJECT: 2026 Update to the Comprehensive Scheme of Harbor Improvements

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A. ACTION REQUESTED

Staff requests Port of Tacoma Commission approval of Resolution 2026-13-PT to amend the current Comprehensive Scheme of Harbor Improvements (CSHI) as required by Chapter 53.20 RCW. The resolution would make administrative updates to the list of properties owned by the Port of Tacoma (Attachment 2) and procedural updates for version control (Attachment 1).

Strategic Plan Initiative: OS-2 - Create and sustain a transparent culture prioritizing the Port's fiduciary role as trustee of public assets and commitment to financial responsibility.

B. BACKGROUND

In 1911, voters in Washington State were granted the ability to create and manage public port districts for the movement of goods and cargo. Subsequent legislation granted authority to port districts to pursue industrial development, operate marinas, docks, airports, railroads, recreational facilities, and promote tourism. This allowed port districts to take a long view and invest in economic activities that would unlikely be developed or improved if left entirely to the private sector.

Pursuant to RCW 53.20.010, Washington Public Port Authorities must maintain a Comprehensive Scheme of Harbor Improvements (CSHI) to provide the public with awareness about the Port's intention surrounding development. In 1918, Pierce County voted to create a port district. In April of 1919, the Port of Tacoma Commission adopted the first CSHI.

Subsequently, the CSHI has been amended as needed to expand the description of both the Port's planned improvement projects, and the geographic limits of development needed to support improvement projects. The CSHI works in conjunction with the Port of Tacoma Strategic Plan and the annual budgeting process. Expenditures around harbor improvements and property acquisitions must be consistent with the CSHI.

The text updates this year to the CSHI are in Attachment 1 and the revisions to the list of properties are found in Attachment 2. The text updates are minimal and focused on updates to reflect the adoption of this resolution. Updates to the property list include:

- Removal of one property declared surplus through Resolution 2026-06-PT by the Port of Tacoma Commission on September 15, 2026.
- Updates to the use description of properties to better reflect the range of uses that may occur on the property.
- Edits to clarify that a project that was previously being considered is now under construction.

C. **FINANCIAL SUMMARY**

There is no direct cost to the Port of Tacoma for adopting this update. Direct costs associated with future property or improvement actions will be authorized through separate, project-specific resolutions.

D. **ENVIRONMENTAL IMPACTS/REVIEW**

Environmental review resulted in a second addendum to the Determination of Non-significance issued for the Comprehensive Scheme of Harbor Improvements on October 25, 2024 (Attachment 3). The Addendum was completed pursuant to WAC 197-11-600 and 197-11-625.

Notice of the public hearing about this resolution was published in the Tacoma News Tribune on November 1, 2026, and November 8, 2026, pursuant to RCW 53.20.010 (Attachment 4).

E. **NEXT STEPS**

Upon approval of Resolution 2026-13-PT by the Commissioners, the Comprehensive Scheme of Harbor Improvements (CSHI) will be modified.