# ACTION ITEM MEMO
Port of Tacoma Commission

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

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**DATE:** November 9, 2026

**TO:** Port of Tacoma Commission

**FROM:** Eric Johnson, Executive Director

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

Project Manager: Mathew Busch, Engineering Project Manager II

**SUBJECT:** Lincoln Avenue Ditch Remedial Action Project Authorization

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A. **ACTION REQUESTED**

Request project authorization to increase in the amount $480,000 for a total authorized amount of $1,243,000 for work associated with the Lincoln Avenue Ditch Remedial Action, Project ID #101718.01.

**Strategic Plan Initiative**:

EL 1: Remediate contaminated Port properties in a manner that ensures protection of human health and the environment while enabling economic development.

B. **BACKGROUND**

The former Lincoln Avenue Ditch site (Site) is located along the East Blair Waterway on 128 acres of land held by the Puyallup Tribe of Indians (Tribe) in trust with the United States. The Site consists of two former and now capped and filled ditch segments that once conveyed stormwater to the Blair Waterway. The property was conveyed from the Port to the Tribe pursuant to the 1988 Puyallup Land Claims Settlement (LCS). The LCS required the Port to perform cleanup actions on all properties to be conveyed from the Port to the Tribe in accordance with applicable state and federal environmental regulations. In the early 1990's, the Port completed a capping action at the Site under a Memorandum of Understanding between the EPA, Ecology, the Puyallup Tribe of Indians, and the Port. Institutional controls were established and documented in the Puyallup Land Transfer Consent Decree and the 1994 Institutional Control Addendum.

In 2008, the Tribe, Port, and Stevedoring Services of America Containers, Inc. (SSA) entered into an agreement to cut back the Blair Waterway on Tribe-owned property, known as the "Blair Cutback Agreement". In March 2026, the Port and the Tribe entered into an Implementation Agreement to facilitate completing the Cutback as agreed to in 2008. The Blair Tribal Cutback (Project ID #101713.01) will intersect the institutional control area of the Lincoln Avenue Ditch Site.

As part of the design of the Blair Deepening project, the Port has sampled the upland area to create the characterization of contamination in the Lincoln Ave ditches. This investigation determined the depth of contamination, type of contamination, and preliminary clean up actions needed to address the Remediation issues.

The Commission previously authorized $763,000 for preliminary site investigations and engineering reports to develop the cleanup action plans to 50%. This request is for additional efforts for permitting the Tribe and EPA, geotechnical evaluations, design of temporary sheet pile wall, and advancing the engineering plans and environmental documentation to 100% for construction contract advertisement.

C. **SCOPE OF WORK**

The scope of work will include:

- Upland investigation
- Sediment investigation
- Alternatives assessment
- Cleanup action plan
- Preliminary remedial design and permitting
- Support of tribal remedial design and construction
- Construction of remedial action

***Scope of Work for This Request:***

- Geotechnical Investigations and performance specifications for temporary sheet pile wall
- 100% design plans and environmental documentation
- EPA Permitting and coordination

D. **TIMEFRAME/PROJECT SCHEDULE**

| | |
|---|---|
| Permitting | Q3 2026 – Q1 2027 |
| 90% Design | Q1 2027 |
| 100% Design/Construction Bid Advertisement | Q2 2027 |
| LAD Cleanup Action Construction | Q2 – Q3 2027 |

E. **FINANCIAL SUMMARY**

**Cost**

The estimated cost of remedial action design for this project is $1,243,000. The total project cost including cleanup construction is currently budgeted at $4,822,000.

**Source of Funds**

The 2027–2031 Capital Investment Plan includes $3,963,000 to complete the project, with a total estimated project cost of $4,615,336. The CIP budget will be updated accordingly upon approval of the additional authorization, and as construction budget is finalized.

**Cost Details:**

| Item | This Request | Total Previous Request | Total Request | Total Project Cost | Cost to Date | Remaining Cost |
|---|---|---|---|---|---|---|
| Clean up Planning 50% | $0 | $763,000 | $763,000 | $763,000 | $722,500 | $40,500 |
| Final Design Budget | $480,000 | $0 | $480,000 | $480,000 | $0 | $480,000 |
| Construction Budget | $0 | $0 | $0 | $3,372,000 | $0 | $3,372,000 |
| **TOTAL** | $480,000 | $763,000 | $1,243,000 | $4,615,500 | $722,500 | $3,893,000 |

**Financial Impact**
For the Port of Tacoma, this project is classified as a non-depreciable land improvement asset. No depreciation expense will be recognized.

F. **ENVIRONMENTAL IMPACTS / REVIEW**
Permitting: Submit Tribal Environmental Policy Act (TEPA) with the Tribe for approval.
Remediation: Continue Process with EPA for Cleanup Action Plan approval.
Stormwater: Construction Stormwater Pollution Prevention Plan will be developed and used as part of the work during construction.
Air Quality: N/A

G. **PREVIOUS ACTIONS OR BRIEFINGS**

| Date | Action | Amount |
|---|---|---|
| 5/20/2025 | Commission Authorization | $763,000 |

H. **NEXT STEPS**
Complete design and permitting and return for Commission construction authorization.