

Lower Wapato Creek Habitat Project

Additional Project Authorization

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Project Authorization Lower Wapato Creek Habitat



As referenced in Resolution No. 2020-11-PT, Exhibit A, Delegation of Authority Master Policy, Paragraph IV.B.(2), states project costs exceeding \$300,000 require authorization from Port Commission.

Request additional project authorization in the amount \$2,300,000, for a total authorized amount of \$16,395,000, for work associated with the Lower Wapato Creek Habitat Project, Master Identification Nos. 101449.01 and 092861.

Background

Lower Wapato Creek Habitat



- The project site is located adjacent to the Alexander Ave and SR 509 intersection and had been contemplated for use as a habitat site for many years due to the proximity to Wapato Creek.
- The project will construct an 18.52-acre habitat site that will provide approximately 10 mitigation acre-credits at an approximate value of \$1.4M per credit and provide enough fish credits to allow for a future downstream crossing on Wapato Creek.
- The project supplied approximately 181,000 cubic yards of soil to the SR 167 connection project. This along with other physical improvements have an approximate value of \$4,380,074 that will be applied toward the Port's financial commitment the project.
- Combined value of the project is estimated at \$17.7 M.
((\$13.3 M in habitat credit + \$4.376 M SR 167 credit))

Alexander Ave.

Hwy. 167 CONNECTION

SR 509

PROLOGIS DEVELOPMENT

HABITAT SITE

12th Street



Background Lower Wapato Creek Habitat



Project construction will be separated into two phases:

- **Phase 1 Grading completed:**
 - Grading and site stabilization including the new meandering stream channel, adjacent wetland areas and forested buffer
 - Installation of Woody Material habitat structures
 - Installation of the short span bridge at the Wapato Creek crossing on 12th Street
 - Relocation of electrical poles and lines
- **Phases 2 & 3 Grading (this request) will include:**
 - Plant procurement and installation
 - Irrigation and perimeter fencing
 - 2-year maintenance

Background

Lower Wapato Creek Habitat



Project Components that have been transferred to the City of Fife:

- 33' of additional Right-of-Way on the north side of 12th Street (+/- .85 acres)
- Wapato Creek Bridge on 12th Street
- Storm drain, water main, and road resurfacing
- Estimated value of improvements \$2.8 M







Background

Lower Wapato Creek Habitat



Project Components that have been transferred to Tacoma Public Utilities (TPU):

- Three (3) Steel Monopoles, one (1) wood pole and a wood push pole, and all related lines and attachments
- Installation of Access pads for ongoing maintenance needs associated with the monopoles
- Estimated value of improvements \$1.6 M

Background Lower Wapato Creek Habitat



Wood pole

Structure 1

Structure 2

Structure 3 Push pole

Background

Lower Wapato Creek Habitat



Project Components that have been transferred to WSDOT:

- +/-181,000 cubic yards of soil
- Fencing
- Valued at \$4,380,074 and used to right down the Port's local contribution to SR 167



Background

Lower Wapato Creek Habitat



Arsenic Impacted Soils:

- 14,392 tons of soil
- Removed under the Volunteer Cleanup Program (VCP)
- Working with Department of Ecology on potential recovery of costs up to \$300,000
- Cost of Cleanup \$673,000



Arsenic impacted areas

Project Description and Details

Lower Wapato Creek Habitat Project



Scope of Work for Phases 2 & 3:

- Complete planting of approximately 148,000 plants
- Install irrigation system
- Install perimeter fence
- Maintain site for two growing seasons:
 - Plant replacement
 - Invasive weed control
 - Irrigation system maintenance

Project Schedule

Lower Wapato Creek Habitat Project



Activity	Anticipated Completion
Bid Phases 2 & 3	June 2022
Construction phase 2 - planting, fencing and irrigation	March 2023
Construction phase 3 - Landscape maintenance	December 2024
Monitoring and Stewardship	December 2033

Source of Funds

Lower Wapato Creek Habitat



- The updated estimated budget for this project (MID 101449.01) is \$15,800,000.
- The current Capital Investment Plan (CIP) allocates \$15,800,000 for this project (MID 101449.01).
- Total project estimate including \$591,026 spent in 2014 on the initial design (MID 092861 + MID 10144.01) is \$16,391,026.
- Project costs associated with the power poles and bridge (approx. \$4,441,000) will be recorded as a non-operating expense when incurred. In 2020 and 2021 a total of \$3,680,319 was expensed. The remainder will be expensed in 2022 and were included as non-operating expense in the 2022 budget.
- The remaining amount will be capitalized as land and will not depreciate. These will be recognized as an Asset on the Port's balance sheet.

Financial Summary

Lower Wapato Creek Habitat Project



MID 092861 Commission Auth.	\$600,000
MID 101449.01 Commission Auth.	\$525,000
MID 101449.01 Commission Auth.	\$800,000
MID 101449.01 Commission Auth.	\$12,170,000
MID 101449.01 Commission Auth.	\$2,300,000
Project Authorization	\$16,395,000

Amount spent on 2014 design - \$591,026

Amount spent to date (thru March 2022) ~ \$11.3 M.

Estimated amount to complete the project ~ \$4 M.

Monitoring and Stewardship (2025 – 2033) ~ \$250,000.

Environmental Impacts/Review Lower Wapato Creek Habitat Project



Permitting:

All local, state and federal permits were obtained prior to phase 1 construction.

Remediation:

Remediation of found contaminants was completed as part of phase 1 construction.

Stormwater:

The completion of the project will have no impact on stormwater.

Air Quality:

The completion of the project will have no impact on air quality.

Project Description and Details

Lower Wapato Creek Habitat Project



Habitat site statistics:

- 1,900 Lineal Feet of re-meandered Wapato Creek Channel following a portion of the historic channel pathway
- 2.4 acres of new intertidal creek and mudflat
- 2.3 acres of salt marsh
- +/- 5.5 acres of forested wetland
- +/- 7.3 acres of forested upland buffer
- 29 standing snags and 172 large woody material structures
- +1,500 native trees including +700 conifers
- +4,000 native willow live stakes
- +20,000 native shrubs with native ground cover and grasses
- Bridge at 12th Street Wapato Creek crossing will provide uninhibited fish passage and minimized potential for upstream flooding
- Relocated Utilities will eliminate impacts within the habitat site







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