

Item: 6E

Date: 6/17/25

# Neptune Environmental Clean-up; Pre-development Improvements and Mitigation Authorizations

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Engineering Project Manager II

**David Myers, Architect**

Engineering Project Manager II

Port of Tacoma Commission Meeting

Date: June 17, 2025



Request project authorization in the amount \$290,000 for a total authorized amount of \$640,000, for work associated with the Neptune Environmental Clean-up and Pre-development Improvement, Project ID #101690.01.

Request project authorization in the amount \$1,250,000 for a total authorized amount of \$1,600,000 for work associated with the Neptune Mitigation, Project ID #101711.

The goal of this project is to begin the remediation process for the autofluff contamination found on Port Parcel 117, permanently eradicate the invasive Mediterranean vineyard snails from the wetlands located on Parcel 117 and mitigate for Parcel 117 wetland impacts at Port Parcels 12 and 37D.

# Background



- In 2005 Port was notified of the presence of Vineyard snails on Port Property.
- 2006/2008 Applications of pesticides to eradicate snails.
- 2008 Quarantine Notice from US Department of Agriculture led to vegetation clearing and site treatment to eliminate snails on Parcel 117 and surrounding areas.
- 2009 to present ongoing vegetation control and pesticide applications to eradicate snails have decreased the footprint of affected areas but have been unsuccessful in eliminating them at Parcel 117.

Elimination of food source and site hardening will eradicate the snails.



# Background



In 2008, Parcel 117 was the heart of the Vineyard snail infestation. US Department of Agriculture mandated that the site vegetation be removed, and efforts made to curtail the vineyard snails or any vehicle traffic north of Lincoln Ave. that was leaving the peninsula would need to be washed with a 10% saline solution to kill any potential snails that may have gotten onto them.



# Background



In 2008, the Port cleared all vegetation and treated the site with a heavy saline solution to eliminate the snails' food source and eradicate as many snails as possible, eliminating the need to wash vehicles with salt water.



# Background

Parcel 117.  
Location of  
invasive snails at  
the Hylebos /  
Blair Peninsula  
in 2022 -2024.





# Project Details – Parcel 117



1. Provide design for vegetation removal, grading of the entire site, backfilling of the wetlands and installation of compacted gravel, as part of the snail eradication.
2. Provide design for shoring retaining walls that will be used to contain and cap the autofluff in place.
3. Provide design for decommissioning of the monitoring wells.



# Project Details – Parcels 12 & 37D

- A. Complete ditch maintenance in the Drainage District 23 Ditch across Parcel 12
- B. Complete approximately 5 acres of wetland re-establishment and enhancement at Parcel 12
- C. Complete approximately 2 acres of wetland enhancement at Parcel 37D



# Project Details – Parcels 12 and 37D



- Ground water monitoring and reporting including hydrologic and hydraulic modeling – both parcels
- Phase 1 design – Parcel 12 only
  - Vegetation control and clearing plan and permitting
  - Finalize prior homeless encampment cleanup plan
  - Design and permitting associated with DD 23 ditch maintenance including dredging
  - Design and permitting site access drive
  - Design and permitting fencing modifications
- Habitat mitigation design and cost estimating to 30% - both parcels





# Project Details (Parcel 117)

Activity	Timeframe
Advertise for Bids	Q1 2026
Open Bids	Q1 2026
Notice of Award	Q2 2026
Substantial Completion	Q4 2026
Final Completion	Q4 2026

# Project Details (Neptune Mitigation)

Activity	Timeframe
Ground water monitoring and reporting, Vegetation Control and DD 23 Maintenance design and permitting	July 2025 thru April 2026
Vegetation control and DD 23 Maintenance dredging construction	Summer of 2026
Design and Permitting of Habitat areas	July 2025 thru April 2027
Construction of Habitat areas	Summer of 2027
Planting and site Maintenance	Fall of 2027 thru Spring of 2030



# Financial Summary (Parcel 117)

Item	This Request	Total Previous Requests	Total Future Request	Total Project Cost	Cost to Date	Remaining Cost
Design	\$290,000	\$350,000	\$0	\$640,000	\$209,464	\$430,536
Construction	\$0	\$0	\$3,760,000	\$3,760,000	\$0	\$3,760,000
Project Total	\$290,000	\$350,000	\$3,760,000	\$4,400,000	\$209,464	\$4,190,536

# Financial Summary (Neptune Mitigation)

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
Design	\$1,250,000	\$350,000	\$1,600,000	\$2,400,000	\$44,784	\$2,355,216
Construction	\$0	\$0	\$0	\$8,500,000	\$0	\$8,500,000
Project Total	\$1,250,000	\$350,000	\$1,600,000	\$10,900,000	\$44,784	\$10,855,216



The actions will not create any permanent jobs. The Port is currently in contract negotiations to develop the entire Port Parcel 117 and the adjacent parcels upon completion of the snail eradication efforts and capping of the autofluff.

- Snail Eradication
- The US and WA Department of Agriculture support development of the site as a means to eradicate the snails from the property. There are no other alternatives.
- Autofluff Cleanup
- Alternative 1) For the autofluff, the Port has the option to excavate and dispose of the autofluff offsite during snail eradication or,
- Alternative 2) Contain and cap the autofluff in place due to the presence of snails in the area of the autofluff. Containing and capping the autofluff reduces the risk of transporting the snails off site during.



Permitting: All applicable permits will be obtained before the contract is awarded.

Remediation: The autofluff on Port parcel 117 will be capped in the interim until the snails are eradicated from the site. The backfilled wetlands will be mitigated. Best management practices will need to be followed during snail eradication to prevent transportation of the snails.

Stormwater: The ground disturbance work will require the stormwater runoff to be treated. Stormwater treatment will be installed as required by MS4 and ISGP permits.

Air Quality: There will be no main emission sources associated with the project. The re-establishment and enhancement of the wetlands will provide additional vegetation to support clean air, flora and fauna in the surrounding areas.

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# Thank You

## Questions & Discussion

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