

COMMISSION AGENDA

Item No: 7G

Meeting: 2/17/22

DATE: February 11, 2022

TO: Port Commission

FROM: Eric D. Johnson, Executive Director

Sponsor: Jason Jordan, Director, Environmental and Planning Services

Project Manager: Sarah Weeks, Environmental Project Manager I

SUBJECT: Authorization to Accept Grant from the Department of Ecology for Environmental Assessment and Site Reuse Planning for the Port Maritime Campus

A. ACTION REQUESTED

Request authorization to accept the grant from the Department of Ecology in the amount \$300,000, for work associated with the environmental assessment and site reuse planning for the Port Maritime Campus.

B. SYNOPSIS

The Port was awarded an Integrated Planning Grant (IPG) from the Washington State Department of Ecology (Ecology) in the amount of \$300,000; a matching contribution from the Port is not required. The intent of the grant is to support the cleanup and redevelopment process of brownfield sites by funding site cleanup planning, site reuse planning, and community outreach. The Port plans to use the funding to support the preliminary evaluation of constructability of a new Port Maritime Campus at Port Parcels 92, 94, and potentially nearby properties.

C. BACKGROUND

The Port of Tacoma Commission is considering Port Parcels 92 and 94 as the location for the new Port Maritime Campus. Prior to redevelopment uncertainty about contamination at the properties must be addressed. Grant funds are flexible and can be used for the following project types: environmental site assessments, remedial investigations, health assessments, feasibility studies, site planning, community involvement, land use and regulatory analyses, building and infrastructure assessments, economic and fiscal analysis. The grant scope will focus on environmental site assessment at Parcels 94 and 92, adjacent properties if accessible, and community outreach. Other tasks related to the constructability of a new Port Maritime Center will be included in the grant scope as appropriate.

Port Parcel 94 was first improved for wood product manufacturing in 1912 but was not fully developed until the Northwest Door Company (later St. Regis) wood products plant occupied the parcel in approximately 1950. In addition to wood products, a variety of metal fabricators, and building material and dry good storage and distribution warehouses have historically been located on Parcel 94. Currently, Parcel 94 is mostly vacant, with 3.5 of the 17.26 acres currently leased to a trucking company.

Parcel 94 has undergone a series of Phase I/II Environmental Site Assessments (ESAs) that have indicated there are not significant impacts on the parcel. However, contamination from fill placement and past uses may be present in areas previously not investigated, such as in the historical building footprints.

Parcel 92 was historically occupied by distributors/wholesalers of wood products and related building supplies and metal casting foundries. A series of Phase II EPAs have indicated petroleum contamination is present at Parcel 92. Ecology has stated that further assessment and cleanup will be needed.

D. GRANT SCOPE OF WORK

Investigation and cleanup planning activities (including Port staff costs) are eligible for reimbursement under the grant terms; cleanup activities are not eligible. Planned activities supported by this grant include:

- Supplemental Phase II Environmental Site Assessment and cleanup planning at Parcel 94.
- Supplemental Phase II Environmental Site Assessment and cleanup planning at Parcel 92.
- Supplemental Phase II Environmental Site Assessment and cleanup planning at BNSF Property, if accessible.
- Community Engagement, Visioning, cultural resource assessment and Master Plan for a port of Tacoma Maritime Campus.

Once an appropriate cleanup is selected Port staff will return to Commission to request funding for cleanup.

E. ATTACHMENTS TO THIS REQUEST

- Computer slide presentation.

F. NEXT STEPS

Finalize and execute grant agreement with Ecology, procure a planning, environmental and engineering consultant, and begin preliminary planning work for the Port Maritime Campus.