

COMMISSION AGENDA

Item No: 10D

Meeting: 1/21/21

DATE: January 13, 2021

TO: Port Commission

FROM: Eric D. Johnson, Executive Director

Sponsor: Jason Jordan, Director, Environmental and Planning Services

Project Manager: David Myers, Engineering Project Manager II

Project Manager: Mark Rettmann, Environmental Project Manager II

SUBJECT:

1. Project Authorization for work associated with the Lower Wapato Creek Habitat Project.
2. Authorization for the Executive Director to enter into agreements with Department of Ecology and Washington Department of Fish and Wildlife and to execute easements on behalf of the project.

A. ACTION REQUESTED

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.

As referenced in Resolution No. 2020-11-PT First Amendment, Exhibit A, Delegation of Authority Master Policy, Paragraph IV.A. requires Commission authorization to enter into ILAs with other public agencies.

As referenced in Resolution No. 2020-11-PT First Amendment, Exhibit A, Delegation of Authority Master Policy, Paragraph III.D(2) requires Commission authorization for easements and covenant agreements beyond two years. Utility easements required to provide service to Port property shall not require Commission authorization.

1. Request project authorization in the amount \$12,170,000 for a total authorized amount of \$14,095,000 for work associated with the Lower Wapato Creek Habitat Project, Master Identification No. 101449.01.
2. Request authorization enabling the Executive Director or his designee to enter into mitigation agreements (i.e., Interlocal Agreements [ILAs]) with the Washington State Department of Ecology, Washington Department of Fish and Wildlife, and other applicable permitting agencies, as necessary, with terms substantially as set forth below.

Request authorization enabling the Executive Director or his designee to record on Port properties a restrictive covenant/conservation easement for habitat purposes, amended

utility easements, and other applicable easements necessary to implement the Project, with terms substantially as set forth below.

Separate requests associated with specific project components will be made by others to include surplus of real property, an ILA with the City of Fife concerning the dedication of additional right-of-way (ROW) on the north side of 12th Street and the Wapato bridge crossing at 12th Street. And with WSDOT concerning the placement of export soils within the SR 167 corridor, fencing, property dedication and other components of the Port's commitment to the SR 167 project.

B. SYNOPSIS

Request an increase to the project authorization in the amount \$12,170,000 for a total authorized amount of \$14,095,000 to finalize the design, permitting, Phase 1 bid and construction work associated with site grading including the creek re-meandering, wetland creation, short span bridge at the 12th Street crossing and relocation of power poles. Authorization for Phase 2 bid and construction work for planting and irrigation will be requested at a future date.

The project requires entering into mitigation agreements (i.e., ILAs) with applicable permitting agencies to document the details of the project, including what will be constructed, monitoring requirements, and how many advance mitigation credits will be generated and how they can be used.

The project requires a restrictive covenant/conservation easement for habitat purposes, new or amended utility easements, and other applicable easements necessary to implement the project.

C. BACKGROUND

The Lower Wapato Creek project is situated on a vacant portion of Port Parcel 14 at the junction of Alexander Avenue, SR 509, and 12th Street. The Port has contemplated the use of this property as a habitat site for many years due to the proximity of Wapato Creek which flows along a portion of the southern boundary adjacent to 12th Street and western boundary adjacent to Alexander Ave.

This project is being developed as an advance mitigation site to generate advance mitigation credits for the use on future Port projects that have unavoidable impacts to wetlands, jurisdictional ditches, or fish habitat in Wapato Creek. In total, the project is anticipated to create an 18.52 acre habitat site with 10 wetland mitigation credits (acre-credits) in close proximity to a number of other habitat restoration sites along Wapato Creek and on the Commencement Bay Tidelands developed by the Port, Tribe, and other agencies for the benefit of fish and wildlife in the area. Wetland mitigation credits are assumed to have an approximate value of \$1.4 million per acre-credit for a total value approximately \$14 million. Staff is also confident that the Wapato Creek bridge crossing will generate enough fish credit to provide for a future crossing of Wapato Creek downstream of the project.

Separately, this project is contributing approximately 155,000 cubic yards of soil material to the future SR 167 completion project. This material in conjunction with the previously placed 29,600 CYs of material will be applied to the Port's \$30 million financial commitment to the SR 167 completion project. It is anticipated that this material, as placed along with other physical improvements, will have an estimated value to the Port of approximately \$4.25 million. The design team was directed to complete additional contouring of the site to maximize the creditable acreage. This additional work will generate approximately 17,000 CY's of additional material. WSDOT is currently evaluating locations adjacent to Parcel 14 that could accept this material and is willing to provide similar credit for material. This material could further reduce the Port's commitment by approximately \$340,000.

Credits to the Port's financial commitment to the SR 167 completion project combined with the wetland mitigation credit value represents a total project value of approximately \$17.9 million. This is based on 9.5 acre-credits rather than the full 10 noted above. Acre credits will be determined at a future date based on site performance. Should the site perform fully as designed the value could reach \$18.6 million.

Construction of the project will be separated into two major construction contracts/phases. The first contract (Phase 1) will complete the grading, stream meandering, installation of large woody material habitat features, a short span bridge at 12th Street crossing, power pole and line revisions and site stabilization (this request). A second contract (Phase 2) will procure and install the plants, provide necessary irrigation and subsequently maintain the site for approximately 2 years following the installation. A separate request associated with this contract is anticipated in late 2021.

Another component of the project includes the dedication of 33' (.85 acres) of Right-of-Way (ROW) on the north side of 12th Street to the City of Fife. This dedication of land allows for the future expansion of 12th Street without impacts to the habitat site. This 12th Street ROW dedication area was contemplated during the 2015 Prologis development but was delayed so it would coincide with the development of the habitat site.

The short span bridge crossing of Wapato Creek on 12th Street will also be deeded to the City of Fife upon completion of the bridge. The bridge design has been coordinated with the City of Fife and Puyallup Tribe of Indians, again taking into consideration the future expansion of 12th Street. This bridge crossing also meets all agency and Tribal requirements for the passage of fish and allows for unimpeded flows during rain and tidal events.

In conjunction with the bridge crossing multiple utilities in the area will require relocation. A 2" Puget Sound Energy gas line, a 12" City of Fife watermain, both aerial and buried communications cable and Tacoma Public Utilities (TPU) 12.4 KV aerial distribution lines will be temporarily or permanently relocated and reinstalled to accommodate the bridge construction. Costs associated with these relocations are contemplated within the project budget. Considerations for future permanent installation of utilities will be installed in conjunction with the bridge construction and will be located within the new 63' ROW.

In order to re-meander Wapato Creek back on to the site, partially in its historic channel, and to prevent future impacts to the habitat site, modifications must be made to existing TPU power lines adjacent to Alexander Avenue. The project will be removing two wood power poles and installing three new steel monopoles, replacing one adjacent wood pole and

installing a “push pole” on a second adjacent pole. These new poles allow the 115 KV transmission and 13.8 distribution lines and associated communication cables to clear span the habitat site. These poles are also being designed to take into consideration both Phase 1b and 2 of the SR 167 expansion projects. These poles, conductors and other components will be dedicated to TPU upon completion of the Phase 1 construction project. The existing easement(s) associated with the current lines will be modified to address the new physical locations of the poles and conductors. No other modifications are being considered.

D. PROJECT DETAILS

Scope of Project:

- Validation of previous design documents and related reports – complete
- Review of additional collected data and incorporation of Tribal comments – complete
- Permit applications, documents, and drawings – complete
- Finalize design and permitting – ongoing
- Construction: grading (Phase 1) and planting/irrigation/maintenance (Phase 2)
- Monitoring and stewardship

Scope of Work for This Request:

- Finalize the design/permitting for the project (Phase 1 and 2)
- Bidding of the Phase 1 construction contract
- Construct Phase 1 work:
 - Habitat site (grading and habitat features)
 - Bridge crossing on 12th Street
 - Relocate power poles and associated lines
- Revision of existing utility easements as required
- ILAs and other agreements associated with the project and or specific components of the project

Schedule

Activity	Est. Completion Date
Project Authorization & Award design contract	December 2019 (completed)
Finalize design validation & submit permit applications	May 2020 (completed)
Purchase Order for Power Poles	January 2021
Finalize permits, design and bid documents	April 2021
Construction Phase 1 – Grading	December 2021
Construction Phase 2 – Landscaping Authorization	December 2021
Purchase Order(s) for plants	January 2022
Construction Phase 2 – Landscaping	March 2023
Maintenance/Establishment	December 2024
Monitoring and Stewardship	December 2033

Mitigation Agreements (i.e., ILAs) and other ILAs

The project requires entering into mitigation agreements (i.e., ILAs) to document the mitigation plan and the generated advance mitigation credits. The mitigation agreements will include terms substantially as set forth below:

- Scope of Work: Defines design and construction elements of the habitat site, and site protection (restrictive covenant/conservation easement), monitoring and maintenance, and reporting requirements.
- Mitigation Value (Credit) Generation: Defines types of mitigation credits and how many will be generated by the site, and when the credits will be available.
- Mitigation Credit Use: Defines how the Port can use the advance mitigation credits.

Terms and Conditions: Defines terms and conditions and other administrative procedures for the agreement.

An ILA concerning the dedication of the additional ROW and the deeding of the bridge crossing on 12th Street to the City of Fife will be addressed as a separate request of the Commission in January 2021.

An ILA(s) concerning the placement of material within the future SR 167 corridor and transfer of said material to WSDOT along with other built environment and the value of these items will be addressed as a separate request of the Commission.

Easements

The project (and permits) require a restrictive covenant/conservation easement (habitat easement) for habitat purposes to protect the site from future development. The habitat easement will include terms substantially as set forth below:

- Location: Defines the location of the habitat easement as the habitat site which is located on portions of tax parcels 0320013157 and 0320013158.
- Timeframe: Habitat easement shall run with the land, as provided by law, and shall continue in perpetuity.
- Limitations/Restrictions: Restricts use to wetland, estuary, stream, and fish habitat restoration purposes and to generate advance mitigation credit for the Port of Tacoma.
- Grant of Entry: Allows Ecology entry to the habitat site.
- Administrative details: Other administrative details will be included as necessary.

Amended utility easements, and other applicable easements are necessary to implement the project because some existing utility infrastructure (i.e., power poles) need to be relocated from within the habitat site to the sides of the habitat site. The existing easements need to be updated to reflect the new locations of the utility infrastructure. The amended utility easement(s) will include terms substantially as set forth below:

- Location: Defines the location of easement(s).
- Administrative details: Other administrative details will be included as necessary.

E. FINANCIAL SUMMARY

Estimated Cost of Project

The total current project cost estimate including all stages through the Maintenance/Establishment period is estimated at \$16,810,000. This includes escalation for construction in years 2021-2024 and appropriate levels of contingency on the construction estimates. The sum of \$591,026 was spent in 2014 on the initial design of the project. The project cost estimate including that spent in 2014 totals \$17,401,026.

Estimated Cost for This Request

The total estimated cost for finalizing the design, permitting, and Phase 1 bidding and construction is \$12,170,000.

If the cost of this estimate is anticipated to exceed the authorized amount, additional Commission authorization will be requested.

Additional Commission authorizations will be requested for the phase II construction and maintenance (planting and irrigation), and monitoring phases of work.

Estimated Sales Tax

The total estimated sales tax to be paid to local and state governments for Phase 1 construction of this project is \$942,575.

Cost Details

Current Authorizations	\$ 1,325,000
This Request including Phase I Construction -Grading*	\$ 12,170,000
Construction Phase 2 - Landscaping **	\$ 1,960,000
Construction Phase 2 - Maintenance/Establishment ***	\$ 1,355,000
Estimated Project Total	\$ 16,810,000

\$591,026 was previously spent in 2014 on design associated with this project.

Construction phase estimates above include contingency, consultant and staff time.

** Construction Phase 1 – Grading includes a 4% escalation factor for 2021 construction.*

*** Construction Phase 2 – Landscaping includes a 4% escalation factor for 2022/2023 construction.*

**** Maintenance/Establishment Period includes a 5% escalation factor for 2023/2024 construction.*

Construction phases 1 and 2 will be bid independent of each other. Maintenance/Establishment will be included in the Landscaping phase

Monitoring and Stewardship in out years 2025 thru 2033 is anticipated to cost approximately \$250,000.

Source of Funds

The current Capital Investment Plan (CIP) allocates \$16,810,000 for this project. This amount does not include the \$591,026 that was previously spent on the 2014 project (MID 092861).

Financial Impact

A non-cash write-off of \$112,238 was recorded in 2020 as non-operating expense for the previously completed 2014 design work that cannot be used.

Project costs associated with the power poles and bridge (approximately \$3,300,000) will be recorded as non-operating expense when incurred. These non-operating expenses are included in the 2021 budget.

Remaining project costs, except for monitoring and stewardship, will be capitalized as a land improvement. There will be no depreciation since this will be a land asset. Project costs related to monitoring and stewardship will be recorded as an operating expense when incurred.

The cost of the mitigation will be included in any financial analysis that utilizes this site to mitigate for development such as the potential Thorne Road Property Development.

The approximately 155,000 cubic yards of soil provided to the SR 167 completion project along with other improvements will result in approximately \$4.25 M credit towards the \$30 M commitment the Port has made towards the construction of SR 167. The additional 17,000 cubic yards of material will increase the credit by approximately \$340,000. This is in addition to the value of the land on Parcel 14 that will be transferred to the State for the SR 167 completion project. The \$30 M in expense has been recognized in prior years' financials.

F. ECONOMIC INVESTMENT/JOB CREATION

This project will employ 10 – 20 construction employees during portions of the construction, maintenance and stewardship phases. The site will also provide advance mitigation for other port development projects, which will entail additional long-term jobs. Because this is advanced mitigation, at this time staff is unable to estimate the total number of long-term jobs that would be created.

G. ALTERNATIVES CONSIDERED AND THEIR IMPLICATIONS

Alternative 1) Do Nothing.

Cancel design and permitting. The site will remain vegetated. Ongoing maintenance and security will be required to maintain vegetation in accordance with local ordinances and ensure safety and security on the site.

Alternative 2) Complete the design and construction of the Habitat Site.

Approximately 18 acres of highly functioning habitat acreage, including wetland habitat and improved fish habitat and passage will be created to generate advance mitigation credits to mitigate future unavoidable habitat impacts associated with Port projects.

Alternative 3) Develop the portion of the site outside of the buffer of Wapato Creek for commercial or industrial use.

Portions of the site (Wapato Creek and buffer) will remain vegetated requiring ongoing maintenance and security. Remaining portions of the site could be developed for

commercial or industrial use; however, the limited size and site constraints will limit development opportunities.

Alternative 2 is the recommended course.

H. ENVIRONMENTAL IMPACTS/REVIEW

Permitting & Habitat: Staff anticipates having all necessary permits by February of 2021, ahead of bidding. The habitat benefits and mitigation credits generated from the site are provided in Section C above.

Remediation: Remediation of known contaminants was completed in conjunction with the grading project in 2015. No other known contamination is located on the site.

Stormwater: The creation of the habitat site will have no impact on stormwater. The site is currently vegetated and will remain the same after construction.

Air Quality: The completed project will have no impact on Air Quality.

I. PREVIOUS ACTIONS OR BRIEFINGS

<u>Date</u>	<u>Action</u>	<u>Amount</u>
March 2012	Port of Tacoma Commission Authorization	\$600,000
September 10, 2019	Port of Tacoma Commission Authorization	\$525,000
July 16, 2020	Port of Tacoma Commission Authorization	\$800,000
TOTAL		\$1,925,000

J. ATTACHMENTS TO THIS REQUEST

- Computer slide presentation.

K. NEXT STEPS

Execute agreements and amend utility easements. Complete design, permitting, and Phase 1 construction and return to Commission for Phase 2 construction authorization in December 2021.

Lower Wapato Creek Habitat Project

Project Authorization, and Authorization for Executive Director to enter into Agreements and Execute Easements

David Myers
Engineering Project Manager II, and
Mark Rettmann
Environmental Project Manager II



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 an increase to the project authorization in the amount \$12,170,000, for a total authorized amount of \$14,095,000, for work associated with the Lower Wapato Creek Habitat Project, Master Identification No. 101449.01.

Executive Director enter into Agreements Lower Wapato Creek Habitat



As referenced in Resolution No. 2020-11-PT, First Amendment, Exhibit A, Delegation of Authority Master Policy, Paragraph IV.A, requires Commission authorization to enter into ILAs with other public agencies.

Request authorization enabling the Executive Director or his designee to enter into mitigation agreements (i.e., Interlocal Agreements [ILAs]) with the Washington State Department of Ecology, Washington Department of Fish and Wildlife, and other applicable permitting agencies, as necessary, with terms substantially as set forth.

Executive Director enter into Agreements Lower Wapato Creek Habitat



As referenced in Resolution No. 2020-11-PT, First Amendment, Exhibit A, Delegation of Authority Master Policy, Paragraph III.D.(2), requires Commission authorization for easements and covenant agreements beyond two years. Utility easements required to provide service to Port property shall not require Commission authorization.

Request authorization enabling the Executive Director or his designee to record on Port properties a restrictive covenant/conservation easement for habitat purposes, amended utility easements, and other applicable easements necessary to implement the Project, with terms substantially as set forth.

Background Lower Wapato Creek Habitat



- The project site is located adjacent to the Alexander Ave. and SR 509 intersection and has 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 will also supply approximately 155,000 cubic yards of soil to the SR 167 connection project and with other physical improvements will have an approximate value of \$4.25 M that can be applied toward the Port's financial commitment to it. An additional 17,000 CYs at an approximate value of \$340,000 is being contemplated.
- Combined value of the project is estimated at \$17.9 M.



Hwy. 167 CONNECTION

SR 509

Alexander Ave.

PROLOGIS DEVELOPMENT

HABITAT SITE

12th Street

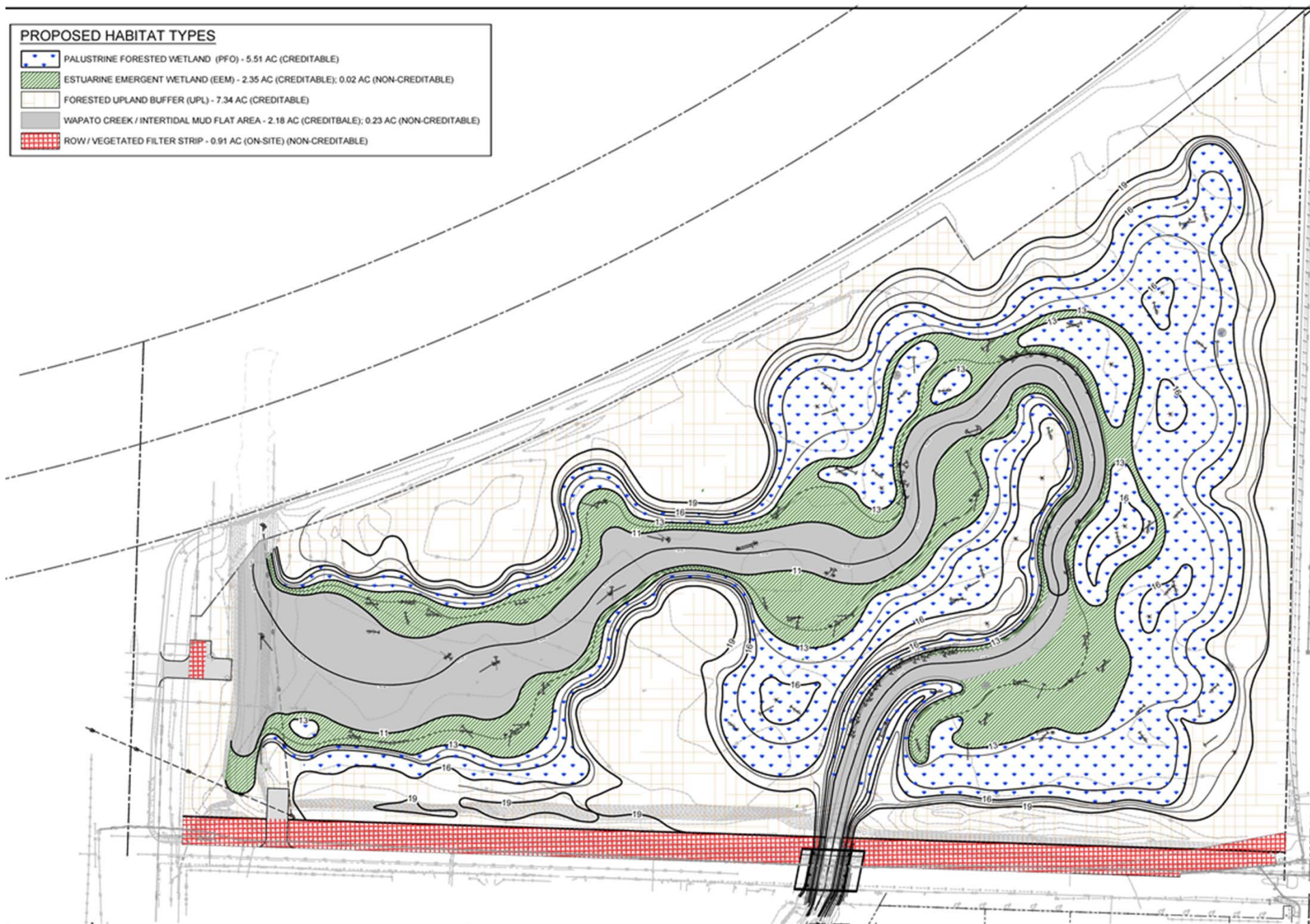
Background Lower Wapato Creek Habitat



- Project construction will be separated into two phases:
 - Phase I Grading (this request) will include:
 - 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.
 - Phase II Grading (December 2021) will include
 - Plant procurement and installation.
 - Irrigation and perimeter fencing.
 - 2 yr. maintenance.

PROPOSED HABITAT TYPES

- PALUSTRINE FORESTED WETLAND (PFO) - 5.51 AC (CREDITABLE)
- ESTUARINE EMERGENT WETLAND (EEM) - 2.35 AC (CREDITABLE); 0.02 AC (NON-CREDITABLE)
- FORESTED UPLAND BUFFER (UPL) - 7.34 AC (CREDITABLE)
- WAPATO CREEK / INTERTIDAL MUD FLAT AREA - 2.18 AC (CREDITABLE); 0.23 AC (NON-CREDITABLE)
- ROW / VEGETATED FILTER STRIP - 0.91 AC (ON-SITE) (NON-CREDITABLE)



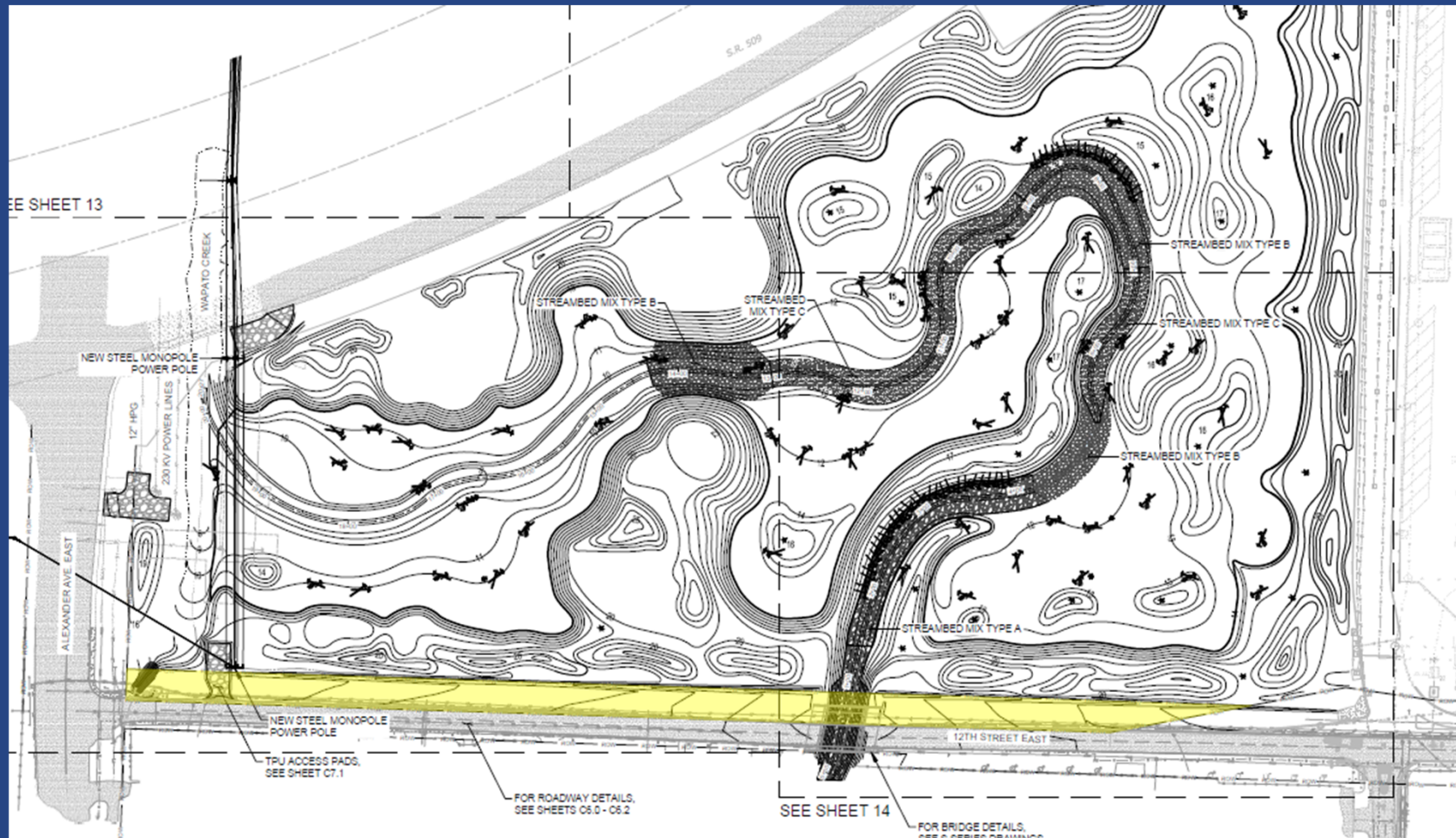
Background Lower Wapato Creek Habitat



- Project Components that will be 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

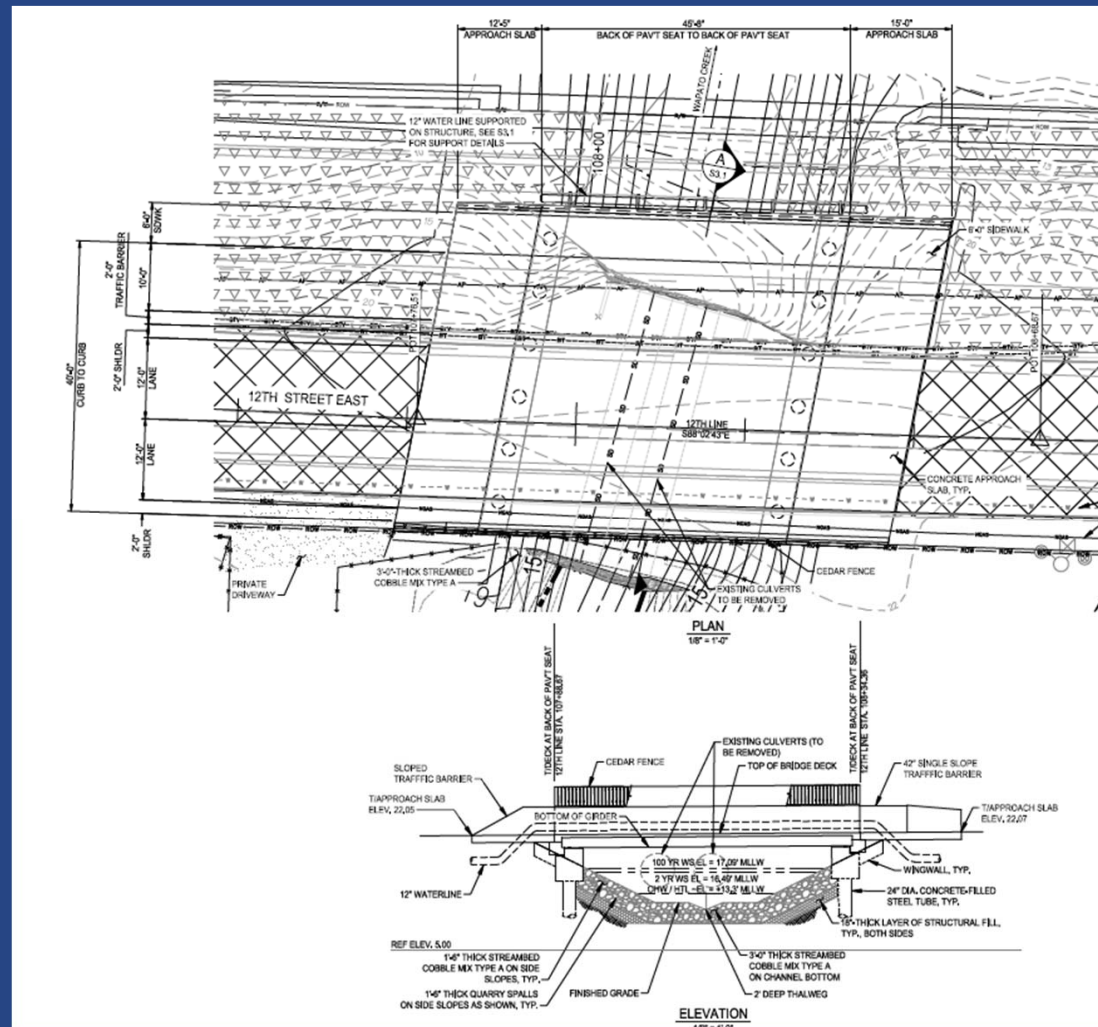
ILA(s) addressing these items will be brought to the Commission as a separate item.

Background Lower Wapato Creek Habitat



Right-of-Way dedication to City of Fife

Background Lower Wapato Creek Habitat



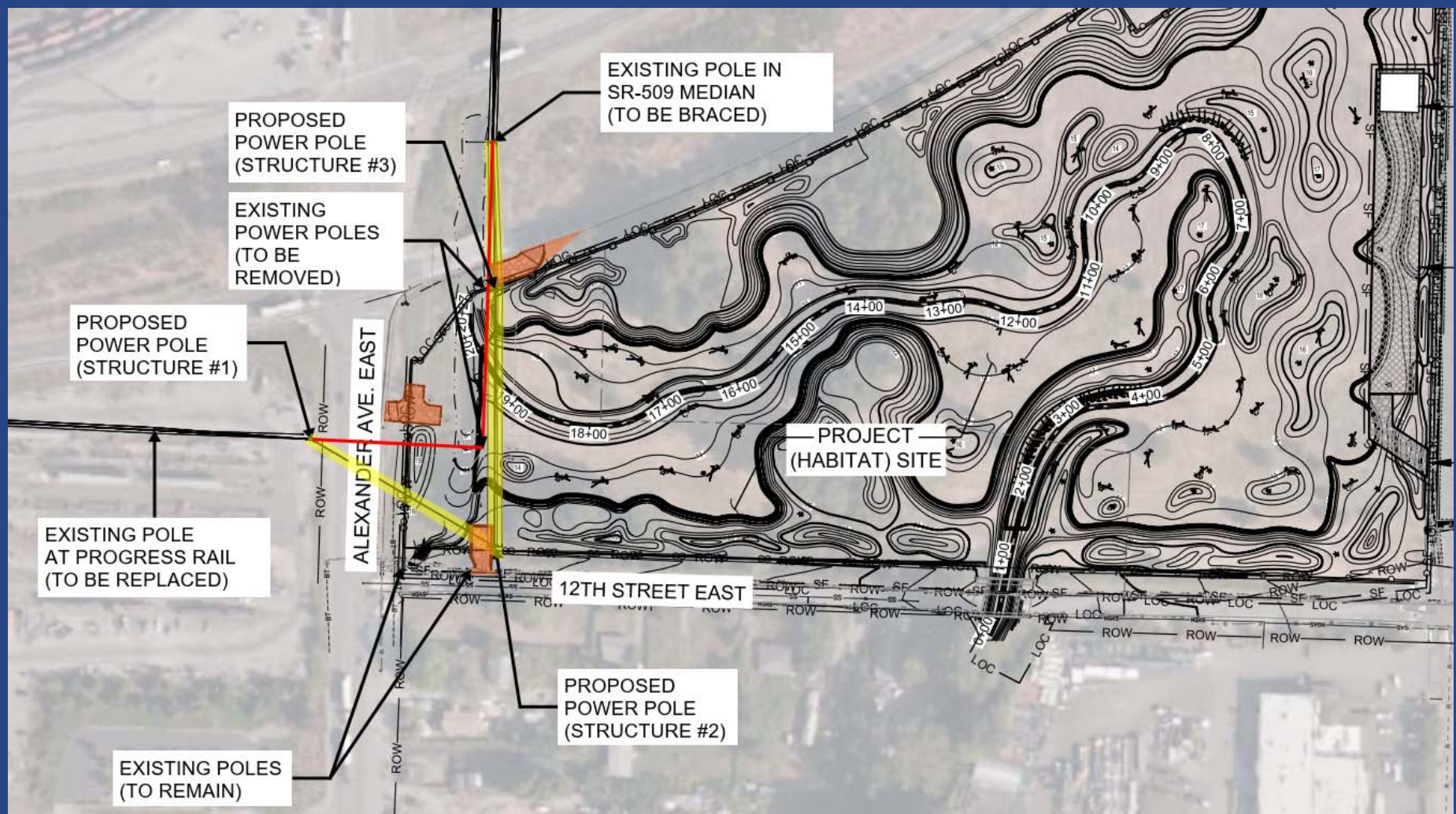
Wapato Creek Bridge Crossing on 12th Street

Background Lower Wapato Creek Habitat



- Project Components that will be transferred to the Tacoma Public Utilities (TPU):
 - Three (3) Steel Monopoles
 - Installation of a TPU provided pole
 - Installation of a push pole on an existing pole
 - Installation of Access pads for ongoing maintenance needs associated with the monopoles

Background Lower Wapato Creek Habitat



Power Line Relocations and access pads

Background Lower Wapato Creek Habitat



- Project Components that will be transferred to WSDOT:
 - +/-155,000 cubic yards of soil
 - Fencing
 - Contemplating an additional 17,000 cubic yards of soil

ILA(s) addressing these items will be brought to the Commission as a separate item.

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

Project Description and Details

Lower Wapato Creek Habitat Project



- Scope of Work:
 - Finalize design/permitting and bidding for phase I
 - Construct components of phase I including
 - Bridge crossing on 12th Street
 - Utility relocations
 - Grading and site stabilization
 - Installation of habitat features.
 - Revise utility easements as required
 - Execute ILAs and other agreements as required

Project Schedule

Lower Wapato Creek Habitat Project



Activity	Anticipated Completion
Project Authorization & Award design contract	December 2019
Finalize design validation & submit permit applications	May 2020
Purchase Order for Power Poles	January 2021
Finalize permits, design and bid documents	April 2021
Construction Phase 1 - Grading	December 2021
Construction Phase 2 - Landscaping Authorization	December 2021
Purchase Order(s) for Plants	January 2022
Construction Phase 2 - Landscaping	March 2023
Construction Phase 2 - Maintenance / Establishment	December 2024
Monitoring and Stewardship	December 2033

Project Description and Details

Lower Wapato Creek Habitat Project



Mitigation Agreements and ILAs:

Department of Ecology and Washington Department of Fish and Wildlife

Scope of Work: Defines design and construction elements of the habitat site, and site protection (restrictive covenant/conservation easement), monitoring and maintenance, and reporting requirements.

Mitigation Value (Credit) Generation: Defines types of mitigation credits and how many will be generated by the site, and when the credits will be available.

Mitigation Credit Use: Defines how the Port can use the advance mitigation credits.

Terms and Conditions: Defines terms and conditions and other administrative procedures for the agreement.

City of Fife

Dedication of Right-of-Way on 12th
Bridge crossing on 12th Street

WSDOT

Material and placement
Fencing

Project Description and Details

Lower Wapato Creek Habitat Project



Easements:

Habitat Easement (Restrictive Covenant/Conservation Easement)

Location: Defines the location of the habitat easement as the habitat site which is located on portions of tax parcels 0320013157 and 0320013158.

Timeframe: Habitat easement shall run with the land, as provided by law, and shall continue in perpetuity.

Limitations/Restrictions: Restricts use to wetland, estuary, stream, and fish habitat restoration purposes and to generate advance mitigation credit for the Port of Tacoma.

Grant of Entry: Allows Ecology entry to the habitat site.

Administrative details: Other administrative details will be included, as necessary.

Utility Easements

Amendments associated with relocations or added items will result in amendments to the physical descriptions (Legal Descriptions) and associated exhibits.

Other administrative details will be included, as necessary.

Source of Funds

Lower Wapato Creek Habitat



- The estimated budget for this project is \$16,810,000.
 - *Does not include Monitoring and Stewardship costs.*
 - *Includes contingency and escalation for out-year construction.*
- The current Capital Investment Plan (CIP) allocates \$16,810,000 for this project.
- Total project estimate including \$591,026 spent in 2014 on the initial design is \$17,401,026.
- Project costs associated with the power poles and bridge (approx. \$3,300,000) will be recorded as a non-operating expense when incurred. These non-operating expenses were included in the 2021 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



Current Authorizations	\$1,325,000
This Request-Phase I - Grading	\$12,170,000
Construction Phase 2 - Landscaping	\$1,960,000
Construction Phase 2 - Maintenance / Establishment	\$1,355,000
Estimated Project Budget	\$16,810,000

Authorized amount in 2012 - \$600,000

Amount spent on 2014 design - \$591,026

Amount spent to date on current design (2019-2020) ~ \$845,000.

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

Environmental Impacts/Review Lower Wapato Creek Habitat Project



Permitting:

Anticipate permits by April 2021, ahead of bidding.

Remediation:

Remediation of known contaminants was completed in conjunction with the grading project in 2015. No other known contamination is located on the site.

Stormwater:

The creation of the Habitat will have no impact on stormwater. The site is currently vegetated and will remain the same after construction.

Air Quality:

No impact on Air Quality.

Project Authorization Lower Wapato Creek Habitat Project



Request project authorization in the amount \$12,170,000, for a total authorized amount of \$14,095,000, for the Lower Wapato Creek Habitat Project, Master Identification No. 101449.01.

Executive Director enter into Agreements Lower Wapato Creek Habitat



Request authorization enabling the Executive Director or his designee to enter into mitigation agreements (i.e., Interlocal Agreements (ILAs)) with the Washington State Department of Ecology, Washington Department of Fish and Wildlife, and other applicable permitting agencies, as necessary, with terms substantially as set forth.

Executive Director enter into Agreements Lower Wapato Creek Habitat



Request authorization enabling the Executive Director or his designee to record on Port properties a restrictive covenant/conservation easement for habitat purposes, amended utility easements, and other applicable easements necessary to implement the Project, with terms substantially as set forth.