

Item: 6B

Date: 4/21/26

# Parcel 1A Tote USTs

## Site Closure Investigation Authorization

**Melisa Kegans**

Environmental Project Manager

Port of Tacoma Commission Meeting

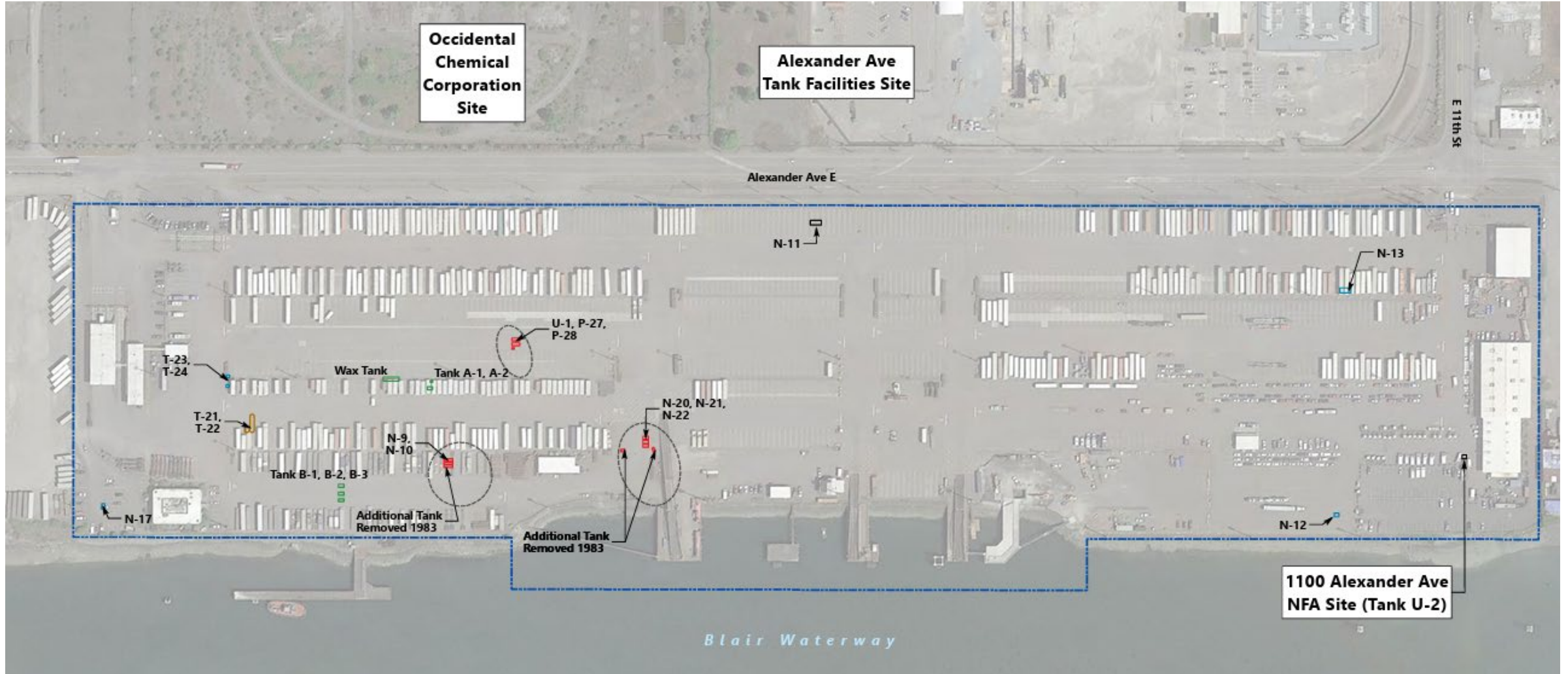
Date: April 21, 2026



# Action Requested

Request project authorization in the amount of \$480,000 for work associated with environmental investigation at Parcel 1A, Project ID 102048.

# Synopsis





## Background & Need

Multiple former USTs have been removed, but do not meet current closure requirements; the Port pays ongoing TPCHD permit fees.

The Port is pursuing a No Further Action determination through Ecology's Voluntary Cleanup Program.



## Regulatory History

A Remedial Investigation/Action Plan was completed in 2019–2020 and submitted to Ecology in 2021.

Ecology required additional site characterization, prompting a focused site closure investigation (plans developed 2022–2023).



## Current Investigation

Investigation Workplan includes additional soil borings, monitoring wells, and porewater sampling.

Results will support UST closure, long-term monitoring, or targeted remedial actions.



## Funding Status

External grant funding was pursued but not awarded; investigation must proceed without grant support to remain in Ecology's program

# Project Details



Return to the Commission, if needed, to request authorization for follow-on cleanup, remediation, or site closeout activities.

# Financial Summary

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
Investigation	<b>\$480,000</b>	\$0	\$480,000	\$480,000	\$0	\$480,000

# Alternatives Considered

**Alternative 1** – Do nothing.

**Alternative 2** – Complete the investigation to determine appropriate remedial actions and regulatory closure pathways.

**Alternative 2 is the recommended course.**

# Environmental Impacts



Permitting: The work is within the shoreline management area and is covered by the Port's Comprehensive Mitigated Maintenance Program environmental permits.



Remediation: The property is enrolled in the Ecology VCP program. Removal of contamination associated with USTs is an improvement to the environment.



Stormwater: Stormwater Best Management Practices will be implemented during soil disturbance activities.



Air Quality: No Impact.

# Action Requested

Request project authorization in the amount of \$480,000 for work associated with environmental investigation at Parcel 1A, Project ID 102048



# Thank You

## Questions & Discussion



Melisa Kegans  
Environmental Project Manager  
[MKegans@portoftacoma.com](mailto:MKegans@portoftacoma.com)