

ACTION ITEM MEMO

Port of Tacoma Commission



Item No: 5C

Meeting Date: 9/15/26

DATE: August 24, 2026

TO: Port of Tacoma Commission

FROM: Eric Johnson, Executive Director
Sponsor: Debbie Shepack, Sr. Director, Real Estate
Project Manager: Einar Roden, Sr. Manager, Real Estate and Business Development

SUBJECT: Easement Relocation at Parcel 12 (Qwest Corporation)

A. ACTION REQUESTED

Authorize the Executive Director, or his designee, to execute a new perpetual Easement Agreement for Port Parcel 12 benefitting Qwest Corporation d/b/a CenturyLink QC (a subsidiary of Lumen Technologies, Inc.), and to execute three Partial Release of Easement Agreements from Qwest Corporation d/b/a CenturyLink QC for the benefit of the Port regarding the same parcel.

Strategic Plan Initiative

EL 4 : Create wetland opportunities and improve fish habitat independent of regulatory obligation.

B. BACKGROUND

For nearly 20 years the Port has conducted efforts to eradicate the Mediterranean vineyard snail. The snail was initially detected on Parcel 117 in 2005 with the infestation spanning 300 acres across the Blair-Hylebos peninsula. Parcel 117 remains the last parcel with the invasive snails due to the presence of on-site wetlands. The current eradication effort will fill 5.446 acres of wetlands on Parcel 117 which will also prepare the site for the recently approved Saxum Development lease.

A permit from Ecology is required to fill the wetlands on parcel 117. The permit calls for re-establishing and enhancing 3.118 acres of wetlands at Parcel 12, and 1.938 acres of wetlands at 37D. The Port will also use 2.34 credits generated at the Lower Wapato Creek Advance Mitigation Site (AMS). The location of Parcel 117 and all three mitigation sites (Parcel 12, Parcel 37D, and Lower Wapato Creek AMS) are shown on Exhibit A.

To enable wetland establishment on Parcel 12, the Port must remove three easements currently held by Qwest Corporation. Wetland mitigation credit cannot be granted for restoration areas subject to utility easements. Qwest has agreed to accommodate the Port by exchanging their three easements for a single 10-foot-wide easement along the western edge of Parcel 12 as depicted in orange on Exhibit B. The new location won't impact the wetland restoration efforts.

The first Release of Easement by Qwest is for approximately 41,093 +/- square feet at the south-west corner of Parcel 12, as shown by the light gray shaded area on Exhibit B. This easement was originally filed April 16, 1941, and was granted by a private property owner to The Pacific Telephone and Telegraph Company.

The second Release of Easement by Qwest is for approximately 75,267 +/- square feet beginning at the south-west corner of Parcel 12 and extending north-east, as shown by the dark sea-blue shaded area on Exhibit B. This easement was originally filed April 16, 1941, and was granted by a private property owner to The Pacific Telephone and Telegraph Company.

The third Release of Easement by Qwest is for approximately 13,038 +/- square feet beginning at the south boundary of Parcel 12 (near the center of the parcel) and extending to the north boundary, as shown by the rectangular royal blue shaded area on Exhibit B. This easement was originally filed March 11, 1941, and was granted by a private property owner to The Pacific Telephone and Telegraph Company.

These three easements totaling approximately 129,398 square feet (± 2.97 acres) are obsolete and not anticipated to be needed for Qwest's future operations, which is why the corporation is willing to exchange them for a much smaller 3,692 square feet (0.09 acre) easement.

C. TIMEFRAME/PROJECT SCHEDULE

Port signs Easement Agreements	September 15, 2026
Qwest records new Easement	September 30, 2026 (estimated)
Qwest records Easement Releases	October 6, 2026 (estimated)

Qwest requires the new easement granted by the Port to be recorded before they record the releases of their existing easements.

D. FINANCIAL SUMMARY

The proposed easement exchange will provide Qwest Corporation with a new 10-foot-wide easement covering approximately 3,692 square feet (± 0.09 acres) in return for the release of three existing easements totaling approximately 129,398 square feet (± 2.97 acres). This results in significantly less land encumbered by easements at Parcel 12, which nominally increases the value of the parcel.

E. ENVIRONMENTAL IMPACTS / REVIEW

This action will provide the Port with the ability to complete required habitat restoration at Parcel 12.

F. ATTACHMENTS

- Exhibit A – Aerial Map
- Exhibit B – Easement Locations

G. NEXT STEPS

Following Commission approval, the Executive Director, or his designee, will execute the Easement Agreements.

Exhibit A

Aerial Map

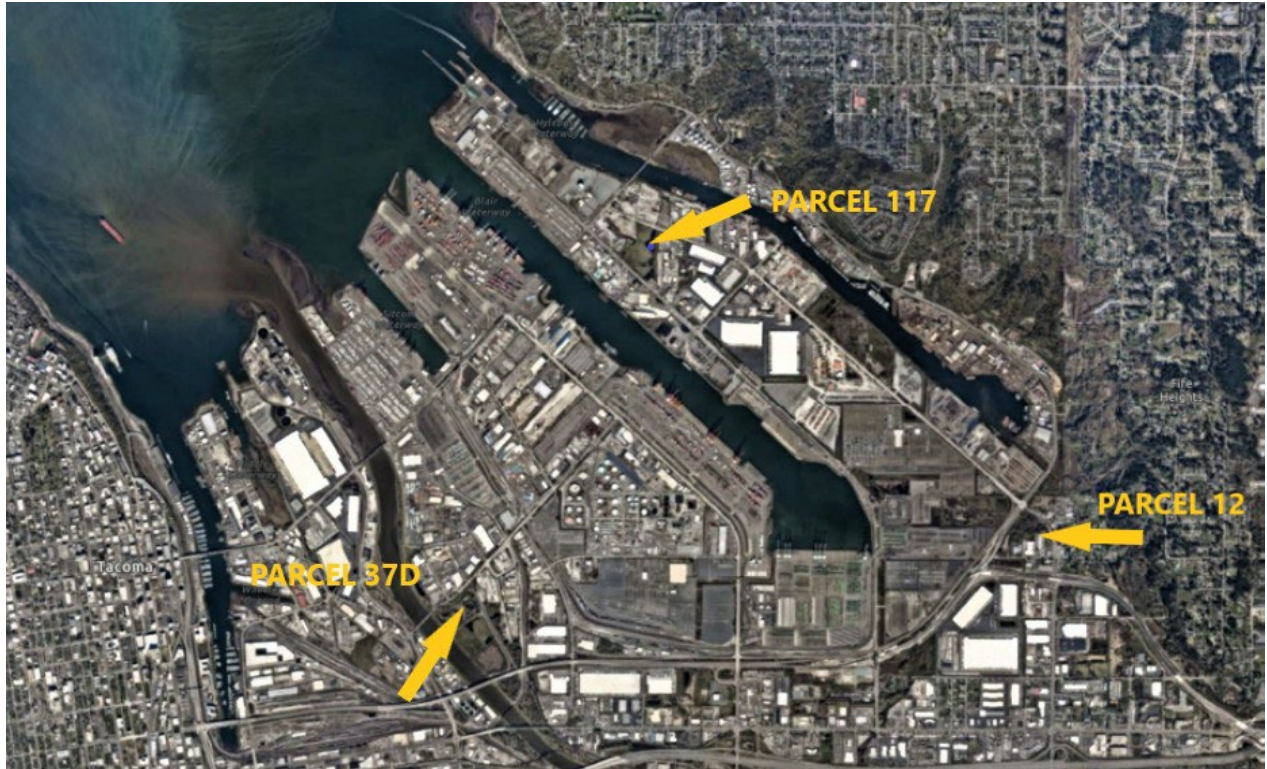


Exhibit B

Subject Easement Locations – Parcel 12



The three existing easements to be released by Qwest are shown in gray and blue.
The new easement to be granted by the Port to Qwest is shown in orange.