TACOMA TIDEFLATS

SUBAREA PLAN

Steering Committee

January 11, 2024 | Hybrid in-person/remote

TACOMA TIDEFLATS

Agenda

A. Approval of Agenda
B. Discussion Items
   1. Brownfields Remediation
C. Upcoming Agendas
   1. February: Sea-Level Rise
D. Other Items of Interest

TACOMA TIDEFLATS

Discussion Item

Brownfields Remediation

Purpose of the Meeting

- **Project Management Team requests Steering Committee direction to incorporate Brownfields Remediation Policies and Actions into the Draft Subarea Plan.**

- Reminder:
  - Not all topics included in the Subarea Plan cover the same geographic boundary.
  - Subarea Plan actions and recommendations are not limited to the boundary of the Manufacturing and Industrial Center (MIC).
  - The Subarea Plan can recommend amendments to other chapters of the City's Comprehensive Plan, and to the Land Use Regulatory Code.

Work Plan: Anticipated Outcomes

- The Subarea Plan will promote and support opportunities for voluntary, proactive interjurisdictional plans and projects to clean up environmentally contaminated sites within the Tideflats.
- The Plan will ensure the ability of the participating governments to compete effectively for grant funding.
- The Plan will support, protect, and improve health and safety of area employees and residents of surrounding communities.

Issue Paper Table of Contents

- Introduction
- History of Cleanup in the Tacoma Tideflats
- MTCA actions
- Port of Tacoma Brownfield Advisory Committee
- Existing Brownfield Remediation Efforts
- Future Brownfield Challenges and Opportunities

To be included the Baseline Conditions Report

- Potential Policies and Actions

To be included in Tideflats Subarea Plan

Introduction

The Tideflats have been used for industrial and commercial purposes for over 140 years and are currently heavily developed for these uses.

With its long history, there is a high concern for past industrial and commercial land uses to have released hazardous materials and/or waste to the subsurface.

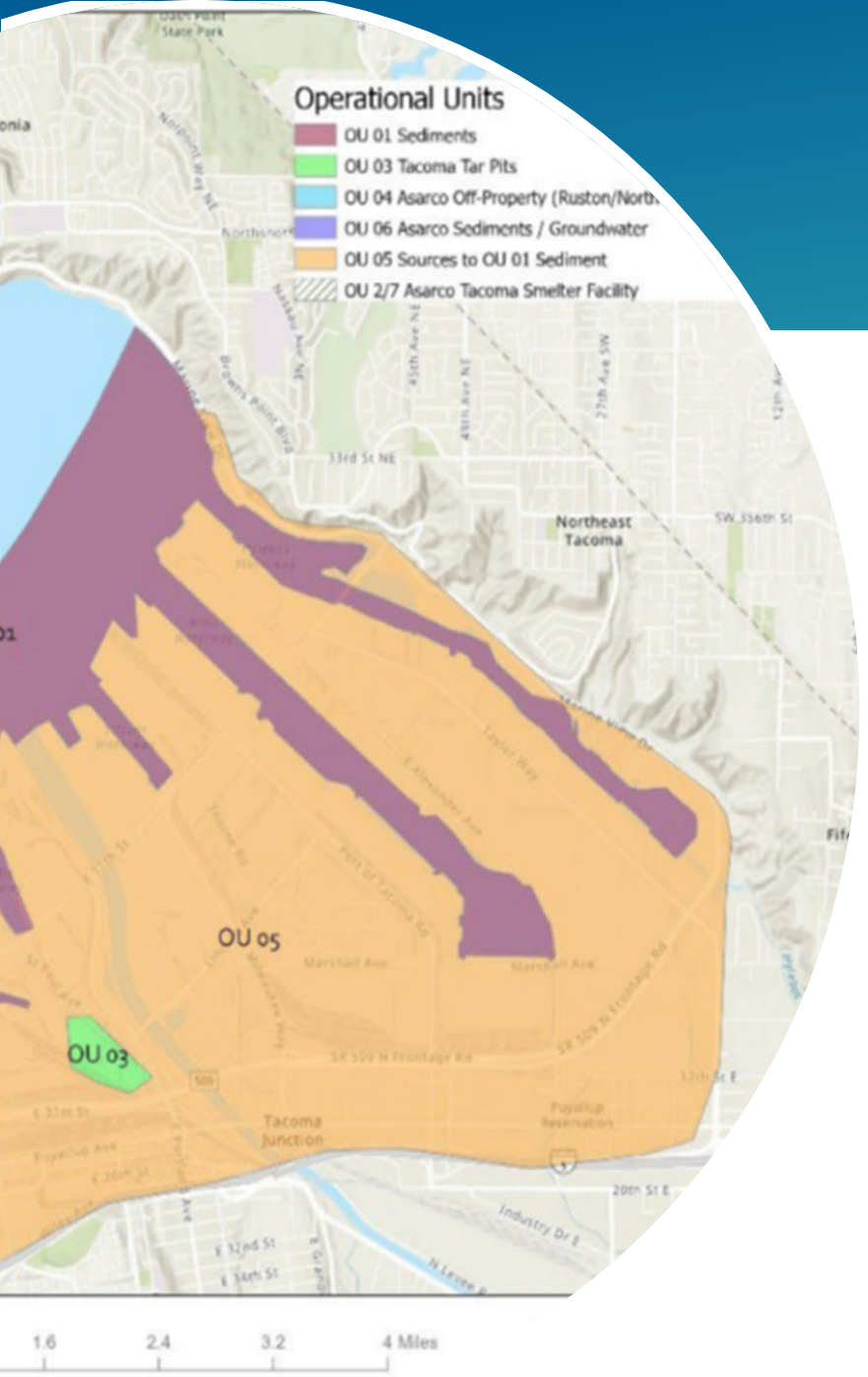
Prior to more modern environmental practices, it was common for industrial activities to dispose of hazardous waste without regard to environmental concerns.

Figure 1. Historical map of Commencement Bay

History of Cleanup in the Tacoma Tideflats

- St. Paul Waterway
- Blair, Mikwaukie, and Sitcum Waterways
- Middle Waterway
- Thea Foss and Wheeler Osgood Waterways
- Hylebos Waterway

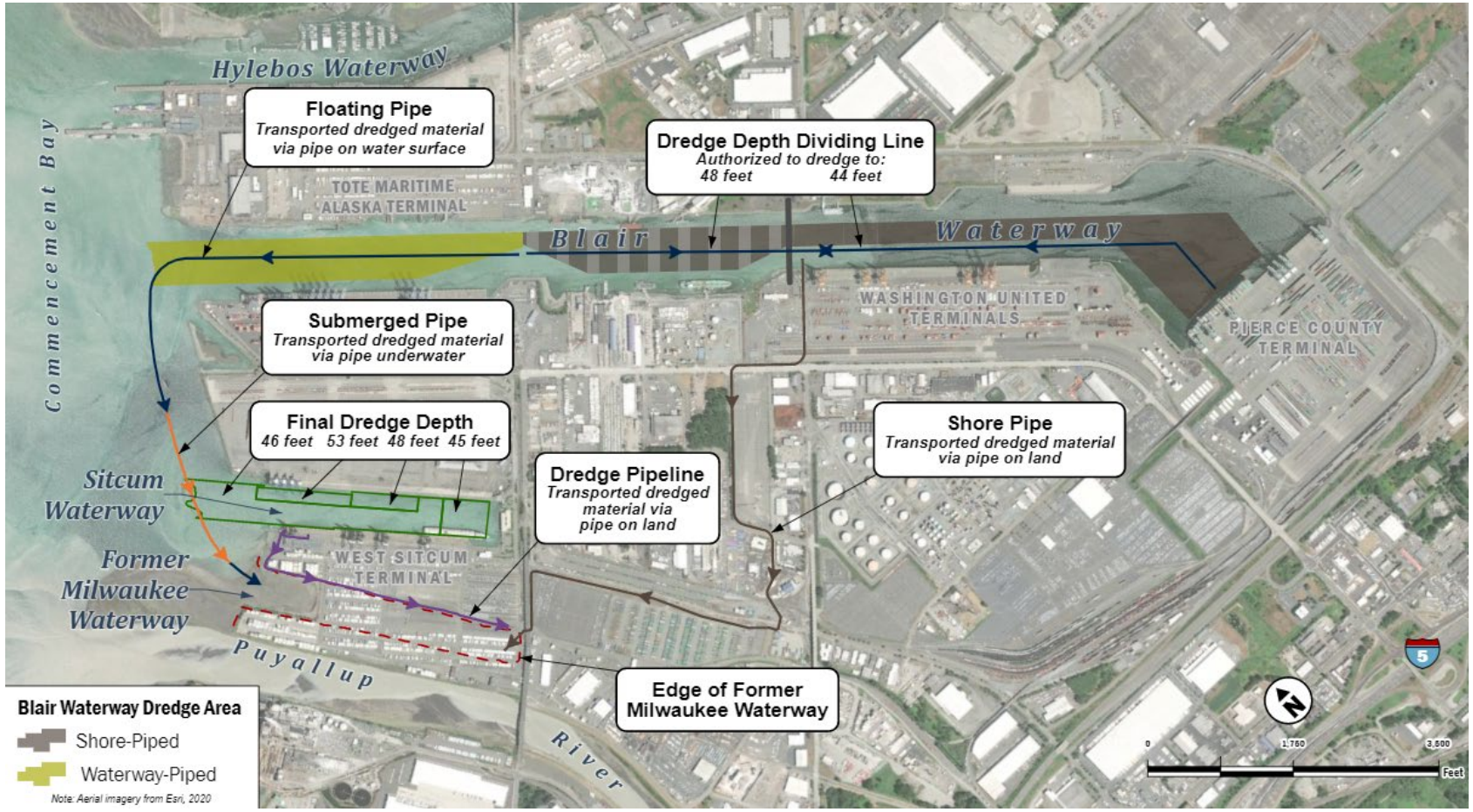
How is Brownfields Cleanup Implemented?



Laws that govern cleanup:

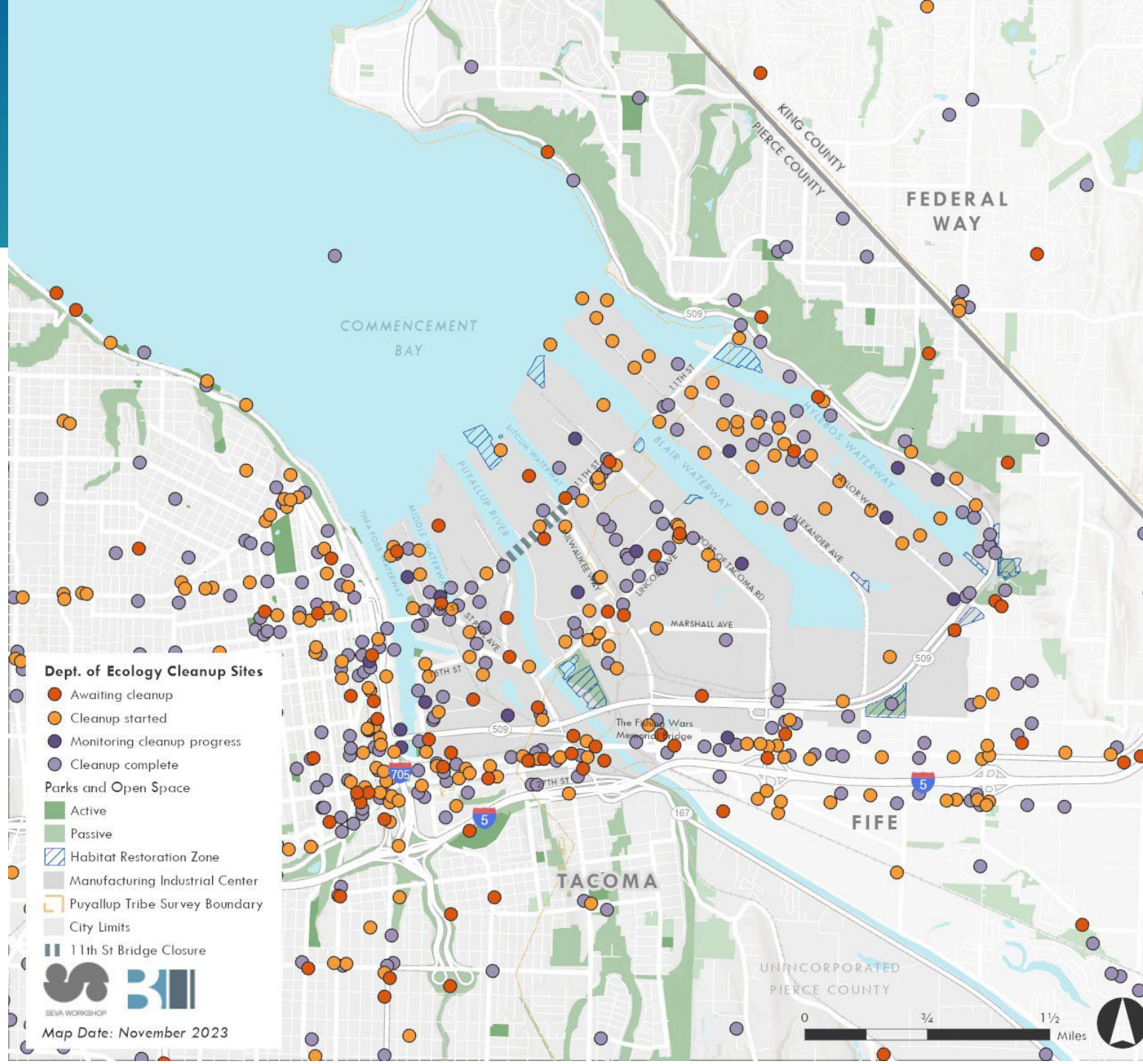
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)
- Model Toxics Control Act (MTCA).
- The passage of these two laws have resulted in a multitude of cleanup actions conducted in the Tacoma Tideflats, that are too expansive to cover in detail.
- The work first began under CERCLA, when the EPA identified Commencement Bay and nearby Tideflats in the south Puget Sound as a Superfund Site in 1983.

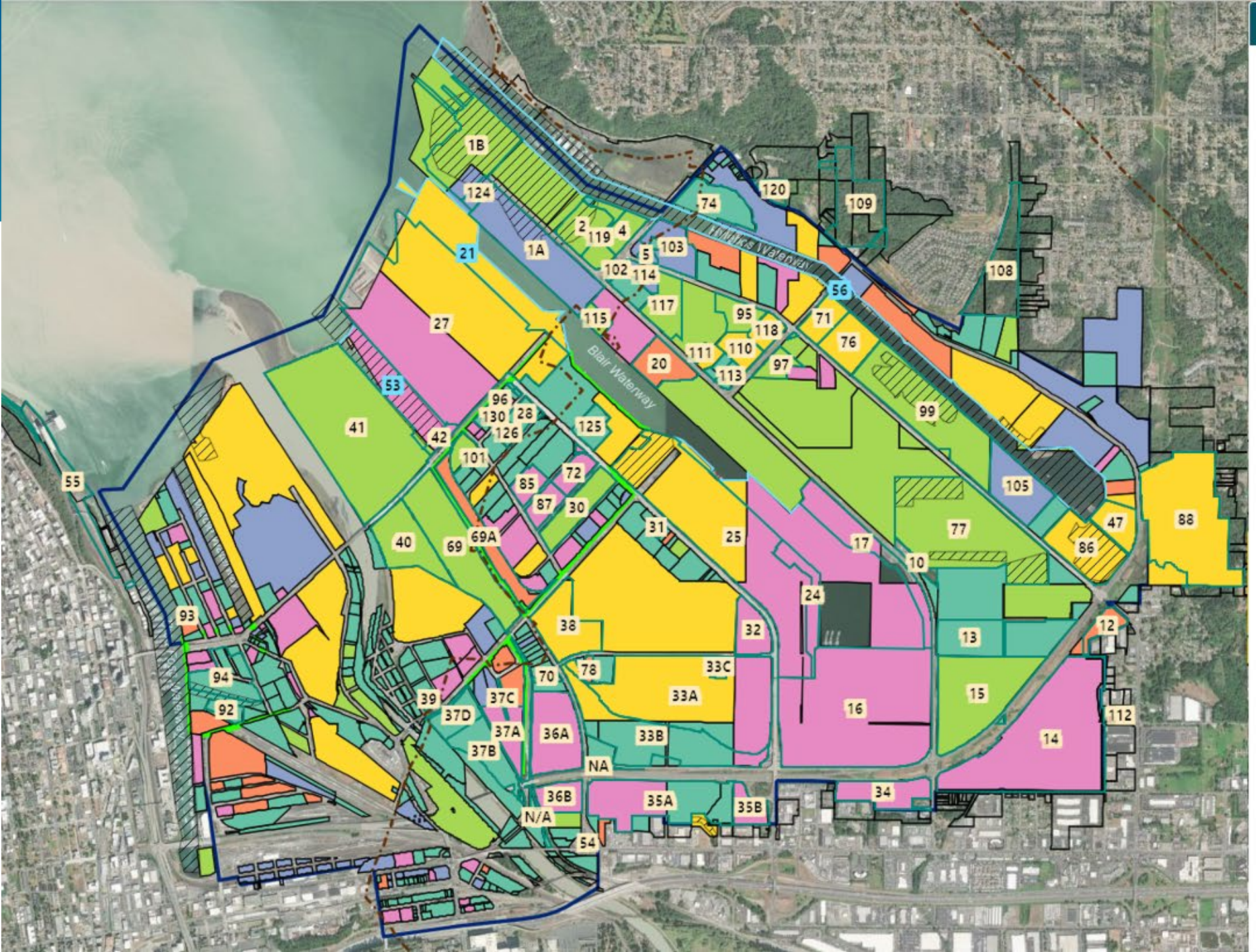
Blair Waterway Dredge Area



Existing Efforts

- Cleanup of contaminated property is often long, complicated, and expensive
- The Port is committed to cleaning up contaminated Parcels and finding new uses for them.
- To date the Port has spent over $200 Million remediating over 1,100 acres in the Tideflats.
- Additionally, the Port is working with the EPA and the Brownfield Advisory Committee, under the Site Assessment Grant.





Legend

American Indian Reservations (DOC & EPA 2023)

Parcels (Port of Tacoma)

- Land
- Submerged

CBNT

Potential Site Information

- Not Listed
- Listed but Inactive
- Active Independent Cleanup
- Completed Independent Cleanup
- Active Formal Cleanup
- Completed Formal Cleanup
- Property Part of CBNT NPL Listing
- -

Priority Assessment Areas

Manufacturing Industrial Center

Key Policies (follow along on page 9)

Develop Partnerships

Develop partnerships with local municipalities to advance brownfield cleanup and redevelopment

Pursue public/private partnerships to support cleanup funding

Partner with local Universities to advance research and the state of the science while supporting job skills development

Pursue Grants

Pursue federal and state grants for Site Assessment and Cleanup

Improve Data & Process

Improve subarea site assessment databases

Work with Ecology to streamline the MTCA process specific to the Tideflats

Draft Actions (follow along on page 10)

- Building on EPA and the Port's Brownfield Advisory Committee, create a brownfield redevelopment workgroup and forum to collaborate, prioritize, and advocate for brownfield cleanup in the Tideflats.
- Pursue brownfield remediation of contaminated City, Port, Puyallup Tribe, and County-owned properties as a strategy to encourage redevelopment in the Subarea, prioritizing strategically located sites that are at the highest risk to the environment or are potential catalysts for the type of development envisioned in the Plan.
- Develop a partnership plan to answer the following questions:
  - Who should be the point?
  - What funding tools are readily available, like industrial revenue bonds or tax increment financing, to support private company to overcome the fear of environmental liability?
  - What tools are available to create disincentives for an owner to leave a property underutilized?

Draft Actions (follow along on page 10)

- Coordinate with local business and possibly team with private developers, to create business support services, that reduce the burden of brownfield development.
- Continue to pursue funding, including grants from the EPA, Department of Commerce, Department of Ecology, and other sources to fund area-wide brownfield assessment work.
- Coordinate with the funding agencies to clarify and possibly update eligibility requirements. Work to streamline grant requirements while maximizing the benefits of a particular grant.
- Maintain and enhance the Site Inventory Tool of the Tideflats, recently developed for EPA's Environmental Assessment Grant.

Tideflats Advisory Group (TAG) Input

- **Expand public and private partnerships** on unidentified properties
- **Form group/class of owners, private owners,** who might be interested in the clean-up process to begin pursuing strategies for corrective action if necessary.
- Create **pathways to State and Federal investment** to supplement private sector investment.
- **Utilize industry as a resource and partner.**
- Highlight private sector contributions and **successful collaborations** like the remediation of the Foss Waterway.
- Prirorititize **streamlining of the regulatory processes** when possible.

Draft Actions

- Review and improve data inputs and data quality of Ecology's database of confirmed and suspected Sites list to better assist in areawide cleanup planning within the Tideflats.
- Develop public information pages documenting cleanup status and actions for individual properties to record the site cleanup history, improve public communications, and reduce the due diligence transaction cost with future property lease or sale.
- Every contaminated site is treated as if it is unique. However, there are commonalities that could be evaluated through Subarea wide studies. Potential examples include:
  - An areawide assessment of drinking water use, to ensure protection of human health and the environment.
  - An areawide tidal study to evaluate groundwater to surface water interactions and improve understanding of contaminant plume fate and transport.
  - An update to the 1980 Hart Crowser, Geology of the Port of Tacoma.

Draft Actions

- Develop Model Remedies with Ecology specific to the Subarea to streamline remedy selection.
- Develop Remediation Levels that consider Subarea specific human health and ecological exposure pathways, to guide remedy selection and implementation.
- Develop partnerships with local universities aiming to combine academic research with the practical implementation of Port and industrial projects within the subarea. Fostering these relationships will improve work skills and lead to enhanced workforce development.

Discussion

- Are the proposed policies and actions appropriate to include in the Draft Subarea Plan?
- Is the information complete or is there additional information that should be included?
- Are there areas for further study that we should consider prior to Steering Committee recommendation?

TACOMA TIDEFLATS

Upcoming Agendas

Date	Topic(s)
Jan 11	**Brownfields Remediation**
Feb	Sea Level Rise
Mar	EIS comments & Public Review
Apr	Environment, Health, Tribal Assets
May	Land Use, Economic Development
Jun	Transportation & Final Summary Review
Jul	Draft Plan Recommendation