

# Public Comments Summary



## Notes from Nov. 7, 2024, Brownfields Cleanup Grant Public Meeting

### Attendees:

1. Melisa Bod, presenter
2. Carol Bua
3. Leah Ammon
4. Joe Barrentine
5. Cassandra de Kanter
6. Joey Urquhart
7. Mark Larsen
8. Graham Johnson
9. Rob Healy
10. Matthew Davis
11. T Clark

Q: Does the grant cover the entire cost of the remediation?

A: No, the total cost is \$3M, the grant ask is \$2M, the Port will pay the difference.

Q: When will the grant funds be available?

A: Spring of 2025 and then work could start in the summer of 2025.

Q: How long will the project take?

A: Our estimate is “a few months,” maybe a summer. That’s for actual construction. Rob says design and bidding and permitting will take more than that but the actual construction is probably a month or two. Start to finish a year plus.

Q: What are plans for this parcel post-remediation? Are there plans to develop it?

A: The Port has been calling this parcel an “area of opportunity.” We don’t know exactly what type of use will end up here, but we need to develop a “pad ready” site to have it ready for potential future uses. This project will completely cleanup the contaminated soils here. The Port is investing significantly in this area with the new Maritime Center project and we are hoping that our investments will energize and revitalize this entire area.

Comment: I was working with a client a few years back who was looking at property in this area and they ultimately decided to choose another location due to the heavy lift of remediation needed here. The Port’s project will open the door to new investment. And the grant program is a great tool to move this along faster and help share the burden of the initial investment.

Comment: As a resident of Tacoma, I attended this meeting as I am curious to learn about agencies plans for brownfields remediation. I’ve seen other projects turned into a public park or public square. I would like to see emphasis on creating public spaces.

Response Comment: The Maritime Center site will include public spaces, including the esplanade/walking path. Future plans for the adjacent Port-owned parcel will is being planned as a natural space, in consultation with the Puyallup Tribe.

Q: Will any kind of industry be allowed to move back into this space after it is cleaned up?

A: We don't allow heavy industrial/polluting uses on Port-leased property. This parcel, and the entire Maritime Center site, is located on the industrial fringe of the Tideflats. What becomes of the Parcel 132 site is entirely dependent on the public-private partnerships in the future. There is a substantial amount of remediation that will take place as a result of the Maritime Center development, creating significant future opportunities here, including public access. While the Port's mission is economic development, we do own several properties that have become habitat sites that allow public access. There is potential at Parcel 132 for an incubator space or commercial space, we are not sure what will happen there in the future. The Port is a landlord port, we will lease the property to a future tenant, not outright sell the property.

#### **Comments Received via 2025 Brownfields Cleanup Grant Website**

*Submitted on Wed, 10/30/2024 - 15:52*

*Diana Noble-Gulliford:*

Q: I am very concerned that the project you are proposing will contaminate the Hylebos Waterway more.

A: Thank you for your concern, any cleanup or cleanup-related activities conducted by the Port are in accordance with State and Federal regulations. As such, it is unlikely that this cleanup project or any Port cleanup project will contribute to contamination in the area. Additionally, the Parcel 132 is located east of the Foss Waterway. The Hylebos waterway is located a few waterways over from Parcel 132 and will not be affected by this cleanup.