



Item No: 10c\_Supp  
Date of Meeting: February 8, 2022

# TERMINAL 25 SOUTH RESTORATION PROGRAM

Habitat | CERCLA Clean-Up

Commission Meeting | February 8, 2022



# Overview

1. Context of the East Waterway/Terminal 25 South Site
2. Clean-up Investigation/EPA Order
3. Habitat Restoration Concept
4. Other Considerations
5. Preliminary Timeline
6. Funding

# Action Requested

Request Commission authorization for the Executive Director to:

1. Execute an Administrative Order on Consent (AOC) with the U.S. Environmental Protection Agency (EPA); and
2. Authorize completion of design and permitting for the Terminal 25 South Restoration Program



SEA Airport

Duwamish River  
People's Park (T-117)

South  
Park

Lake Washington

Beacon Hill

Terminal 25

West  
Seattle

SODO

East Waterway

T-30

Harbor Island

West Waterway

T-5

T-46

Elliott Bay

# Project Context

- Contributes to progress on Century Agenda goals
- Similar in scope to existing Port project, such as the Duwamish River People's Park & Shoreline Habitat and Terminal 108
- Restores critically important estuarine salmon habitat
- Creates off-channel marsh, intertidal bench, and riparian area in a habitat-limited area





T-30

East Waterway

T-25

Project Area

NW Seaport Alliance

# Terminal 25 Clean-up Investigation

- The habitat project is dependent on the clean-up investigation.
- A preliminary site assessment indicates that the T-25 site is contaminated.
- The Agreed Order with EPA requires the Port to further investigate the nature and extent of contamination and develop alternatives to address the contamination.
- EPA will oversee and approve the cleanup investigation and design, which will be integrated into the habitat design and construction.
- The T-25 cleanup will be consistent with EPA's East Waterway clean-up decision that is expected late 2022 or early 2023.

# Key Restoration Components

- Approximately 9 acres of nearshore marine habitat, important for salmon recovery
- Restoration of intertidal substrate
- Establishment of native emergent and riparian vegetation
- Anchored large wood for habitat diversity and richness and slope stability
- Establishing shallow intertidal channels
- Potential pilot studies for kelp and eelgrass enhancement

**GOAL: Restore nearshore habitat, including intertidal, marsh, and riparian habitat and creation of critical off-channel marine habitat**





# Restoring Critical Habitat at T25



Riparian Plantings

Stormwater Treatment

Off-Channel Marsh

Channels

East Waterway

Intertidal Habitat

Shallow Subtidal

Deep Subtidal

## Project will restore

- Riparian Buffer
- Emergent Marsh
- Mudflat
- Intertidal Beach
- Shallow Subtidal
- Deep Subtidal

# Land Use Considerations

- 1. DNR Aquatic Lands:** The Port is working with DNR to secure approval for portion of project on state-owned waterway
- 2. Sound Transit 3 Alignment:** Draft EIS published Fall 2021
- 3. NWSA Potential Site Improvements**

# Preliminary Program Timeline

POS Commission Approval - EPA

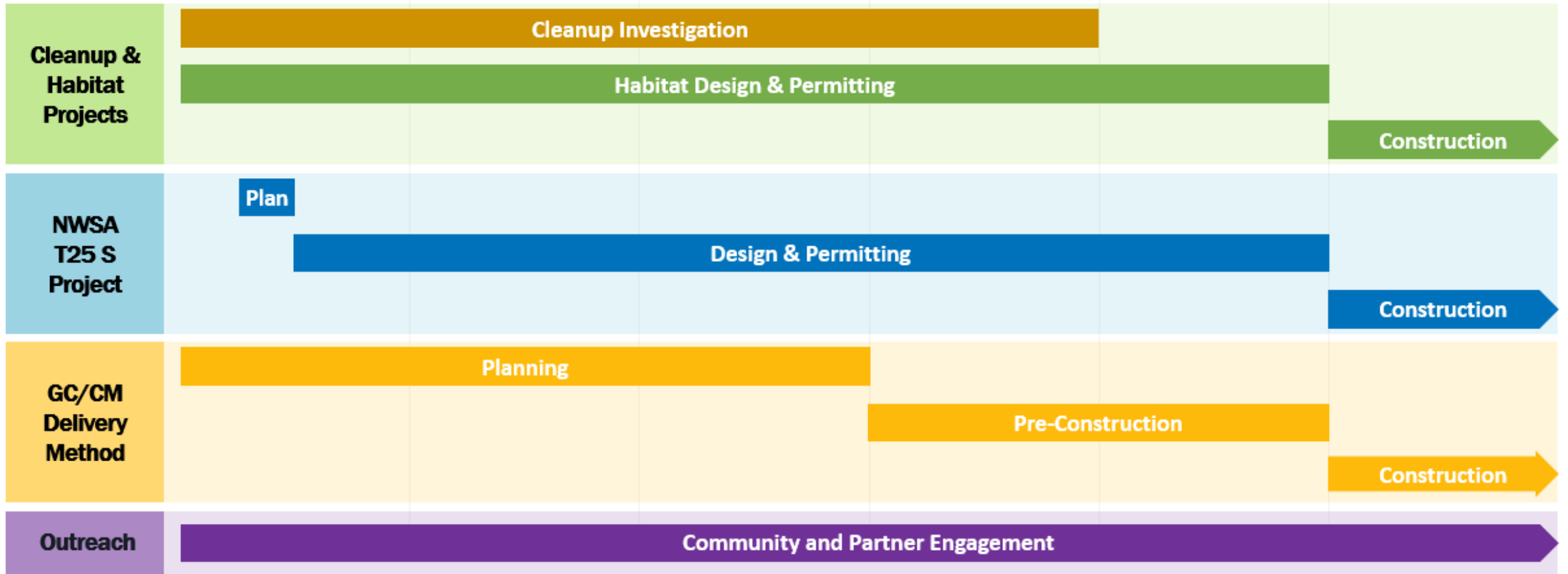
Order & Design  
Feb 8

NWSA/MM Design Approval  
Q2 2022

GCCM Delivery Approval  
Q2 2024

NWSA/MM  
Construction Approval  
Q2/Q3 2026

2022 2023 2024 2025 2026 2027



# Program Funding

- Maritime Tax Levy funded via ERL (Environmental Remediation Liability) program
- T25 South Restoration program is included in the annual ERL authorization and 5-year plan

<b>Cost Breakdown</b>	<b>This Request</b>	<b>Total Project</b>
<b>Design, cleanup investigation, &amp; permitting</b>	\$10,000,000	<b>\$10,000,000</b>
<b>Construction</b>	\$0	<b>\$62,000,000</b>
<b>Post Construction Monitoring</b>	\$0	<b>\$3,000,000</b>
<b>Total</b>	<b>\$10,000,000</b>	<b>\$75,000,000</b>

# Questions?

