

Responsiveness Summary

Taylor Way &
Alexander Ave Fill Area

Cleanup Site ID: 4692
Facility ID: 1403183
Address: 1500 Block Taylor Way E, Tacoma
County: Pierce

This report was prepared by:

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Toxics Cleanup Program
Southwest Region Office
Lacey, Washington

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DEPARTMENT OF ECOLOGY
State of Washington

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[1] www.ecology.wa.gov/contact

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Public Comment Period Summary

Ecology held a public comment period for the Taylor Way & Alexander Ave Fill Area cleanup project from April 15 to May 15, 2026. Ecology held this public comment period to gather feedback on two documents about an interim (partial) cleanup at the site.

- **Interim Action Work Plan:** The plan to address hazardous substances and auto fluff in the eastern portion of the site (Hylebos Marsh). The plan supports the Port of Tacoma's efforts to eradicate the invasive Mediterranean vineyard snail.
- **State Environmental Policy Act (SEPA) Determination of Nonsignificance:** Ecology determined the proposed cleanup is not likely to cause significant environmental harm. We considered environmental, historical, and cultural factors in this process.

We received **one comment** during the public comment period. You can find a full overview of Ecology's public involvement efforts during this comment period in Appendix A.

What Ecology did after the public comment period

After the conclusion of this public comment period, Ecology reviewed and considered the public comment received. Based on our review of the comment, we found that no significant changes were needed to the Interim Action Plan or SEPA Checklist and Determination.

Ecology updated the Interim Action Plan from "draft" to "final" in August 2026. The Port of Tacoma will move forward with work according to the work schedule in the Interim Action Plan.

Who is financially responsible for the cleanup?

This site is being cleaned up under Washington's cleanup law, the Model Toxics Control Act (MTCA). Figure 1 shows the steps of the MTCA cleanup process. For more information about MTCA, visit Ecology's cleanup process webpage.[2]

Under MTCA, property owners or operators who pollute the air, land, or water are responsible for cleaning up the contamination. Ecology has identified four potentially liable parties (PLPs) responsible for cleaning up the entire site. The PLPs include General Metals of Tacoma, Occidental Chemical Corporation, Burlington Environmental LLC, and the Port of Tacoma.

The Port of Tacoma is the only PLP responsible for this interim action work. The proposed interim action cleanup at the site is focused on two Port-owned parcels (the Hylebos Marsh property).

Next steps

Cleanup planning for the entire site is still in progress. The PLPs have studied the site, considered cleanup options, and drafted an investigation and cleanup options report. Ecology is currently reviewing their findings. After we finish reviewing the reports resulting from the site's studies and considerations (called a Remedial Investigation & Feasibility Study), we will develop a draft

[2] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process

Cleanup Action Plan. The public will be able to review and comment on those documents before they are approved and implemented by Ecology.

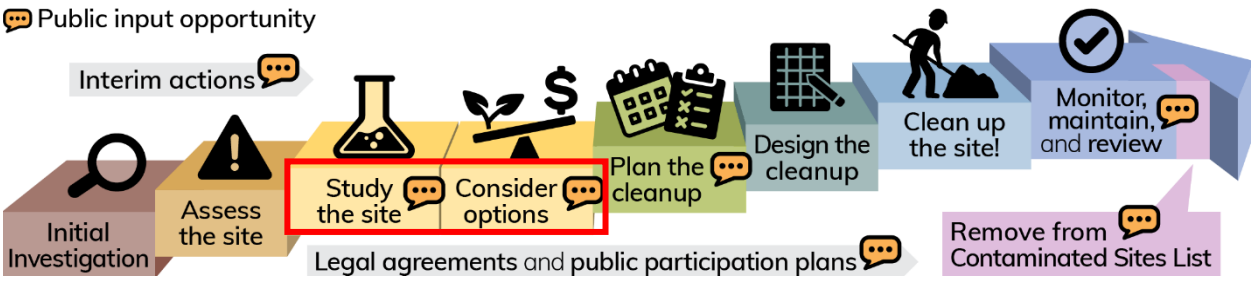


Figure 1: The steps of Washington's cleanup law, the Model Toxics Control Act. The red box shows where the TWAAFA site is currently in the process for the full site cleanup work.

Stay informed

Ecology will keep the public informed as the cleanup progresses. Opportunities to stay informed include:

- Sign up for updates on Ecology's Taylor Way & Alexander Ave Fill Area webpage to receive Ecology updates about the site.[3] Subscribers receive an automated end-of-week email when there's an open comment period, a new document, or other cleanup news. You can read more about this feature on Ecology's blog.[4]
- Subscribe to Ecology's email list to receive updates on our cleanup work being done in the Tacoma Tideflats/Commencement Bay area.[5]

[3] https://go.ecology.wa.gov/4692
[4] https://ecology.wa.gov/blog/may-2025/updates-on-cleanup-sites-in-your-inbox
[5] https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic_id=WAECY_33

Public Comment and Ecology's Response

Comment from: Logan Danzek, on behalf of Communities for a Healthy Bay

Sumit date: May 15, 2026
Submit method: Website

Dear Washington State Department of Ecology Staff,

Please see the attached comment letter on behalf of Communities for a Healthy Bay (CHB).

Sincerely,

Logan Danzek (he/him)
Policy Manager

[Comment continues the following pages. Ecology's response to this comment is on page 8.]

Communities for a Healthy Bay

Washington State Department of Ecology
Attn: Steve Teel
PO Box 47775
Olympia, WA 98504-7775

May 15, 2026

Via Ecology's Public Comment Form | Taylor Way & Alexander Ave Fill Area

Re: Taylor Way & Alexander Ave Fill Area | IAWP and SEPA Determination

Dear Washington State Department of Ecology,

For over 35 years, Communities for a Healthy Bay (CHB) has been working to engage people in the protection of Commencement Bay, the waters of the South Sound, and the diversity of life they sustain. We are a 501(c)3 nonprofit working with residents, businesses, and governments to offer practical, solutions-based environmental leadership in the Puget Sound area. We strive to mobilize popular support for decisions that make our communities healthier and more vibrant.

I am writing on behalf of CHB and our Policy and Technical Advisory Committee (PTAC) to comment on Ecology's Draft Interim Action Work Plan (IAWP) and SEPA Determination of Nonsignificance (SEPA DNS) for the Taylor Way & Alexander Ave Fill Area (TWAAFA) cleanup site. Ecology's materials explain that this is a partial cleanup action within a larger site that is still moving through the broader Remedial Investigation/Feasibility Study and cleanup-planning process, and that the current interim action would be carried out alongside the Port's invasive Mediterranean vineyard snail eradication work.

We recognize the unfortunate reality that addressing the invasive vineyard snail is important. Ecology's record shows that the infestation has already been reduced from roughly 300 acres across the Tacoma Tideflats to a 5-acre area within the TWAAFA site. Ecology, Washington State Department of Agriculture (WSDA), United States Department of Agriculture (USDA), and the Washington Invasive Species Council (WISC) have all consistently described this species as a threat to state farms, particularly grain production, as well as to native plants and natural resources. We ultimately agree that this threat should be taken seriously. At the same time, the need to remove this species should not forgo the need for Ecology to fully examine and plan to offset the environmental impacts of filling some of the last wetlands in the Tideflats.

Wetland Impacts and Mitigation

The public record shows that all three wetlands on the project site are proposed to be filled to eradicate the snail, and the IAWP states that the project will impact 5.446 acres of degraded Category III palustrine emergent marsh wetland. The DNS says mitigation will occur at off-property locations and that the benefits will match the damage caused by filling and grading the wetlands. The IAWP adds that the Port proposes a combination of mitigation at Parcel 12, Parcel 37D, and the Lower Wapato Creek Habitat Project advance-mitigation site. Even with that added detail, Ecology's threshold determination still does not clearly explain how mitigation sufficiency was evaluated, how functional equivalency was determined, or what enforceable

performance standards and contingency measures will govern the mitigation over time. Ecology's own wetland guidance states that applicants must first avoid and minimize wetland impacts wherever practicable before compensatory mitigation is considered, and that wetland mitigation monitoring should be tied to goals, objectives, and performance standards and is generally required for 10 years.

We request clarification on the following:

- What exact wetland acreage and functions is Ecology treating as permanently lost, temporarily affected, and fully mitigated?
- What avoidance and minimization alternatives were evaluated before Ecology concluded that filling all three wetlands was necessary?
- What specific functional assessment, mitigation ratios, and equivalency analysis did Ecology rely on when concluding that mitigation benefits would match project impacts?
- What monitoring schedule, performance standards, corrective-action triggers, and long-term contingency requirements will apply to the wetland mitigation package?
- How is the temporal loss of wetland functions and values being captured in the mitigation plan if compensatory mitigation is being delayed until after filling the wetlands with the described project? There is mention of filling the wetlands this year in 2026, but no detailed plan on when compensatory mitigation will begin.
- Because Ecology's fact sheet directs the public to a separate Critical Areas Study and Mitigation Plan for more detail, will Ecology clearly identify in the DNS record which portions of that mitigation plan it relied upon in reaching its threshold determination?

Industrial Negligence and Cumulative Damage

This project cannot be separated from the well-documented history of industrial contamination across the Tideflats. Ecology's fact sheet states that the Port-owned parcels were previously used as an unpermitted landfill for industrial waste, and that elsewhere on the site there was an unpermitted landfill for chemical and petroleum storage and recycling, hazardous-waste treatment and storage, lumber milling, and warehousing and shipping operations. Ecology also states that portions of the site received auto fluff, lime waste containing chlorinated solvents, and other petroleum hydrocarbons, metals, and organic chemicals. In addition, Ecology's materials make clear that this is not the final cleanup for the area; broader cleanup planning is still ongoing. Given this history, the environmental effects of filling wetlands should be assessed in the context of longstanding industrial damage, not just as an isolated land-development step.

We request clarification on the following:

- How did Ecology account for the site's documented history of unpermitted landfilling and toxic industrial use when determining that this proposal would not have significant adverse environmental impacts?
- How did Ecology evaluate cumulative ecological loss in this historically damaged portion of the Tacoma Tideflats when issuing the DNS?
- How will wetland fill, capping, and grading affect the range of reasonable options for the future final cleanup action at the broader TWAAFA site?
- What contaminant pathways, hydrologic uncertainties, or post-construction site conditions remain unresolved during the interim period, and how will those be tracked in a way that informs the final cleanup?

Permitting and Interdepartmental Review for DNS

The IAWP states that Ecology would coordinate internal and external review of the SEPA checklist and issue the appropriate SEPA determination. The fact sheet also states that the Port is not seeking MTCA permit exemptions for this work and instead will proceed through the usual permitting process, including a City of Tacoma Critical Areas Development Permit, an Ecology administrative order for wetland fill, and construction and post-construction stormwater permitting. At the same time, the DNS checklist states that the site is outside the 200-foot ordinary-high-water shoreline area and is therefore not subject to the Shoreline Master Program. Given these decisions, we would like to better understand the internal review process which led to the issuance of the DNS.

We request clarification on the following:

- Which Ecology programs participated in the internal review referenced in the IAWP before the DNS was issued?
- Did Ecology consult wetland, stormwater, habitat, or Shorelines staff during its review of the checklist and DNS, and if so, what issues did those reviewers identify?
- If Ecology did not seek internal review from shoreline- or wetland-focused staff, what was the basis for concluding that such consultation was unnecessary for a project involving wetland fill, stormwater rerouting, and shoreline-adjacent industrial land?
- Can Ecology make available a summary of internal and external agency review comments that informed the DNS?

Clarity of Project Design

Ecology's fact sheet states that the Port intends to cover areas known to harbor vineyard snails with about six inches of consolidated fill material, while the IAWP indicates that the eradication effort involves placing approximately two feet of consolidated fill over areas with known snail populations.

We request clarification on the following:

- What is the actual design fill depth over known snail-population areas?
- If the fill depth changed between documents, which document reflects the current proposal Ecology evaluated for SEPA purposes?
- Did the wetland-impact and mitigation calculations change in response to that difference in assumed fill depth?

Conclusion

Thank you for the opportunity to comment. We appreciate the importance of preventing further spread of the Mediterranean vineyard snail and reducing direct exposure to hazardous substances at this site. But for a project that would fill all three on-site wetlands in a historically contaminated industrial area, Ecology should more clearly explain why the proposed mitigation is sufficient, how cumulative site history informed the threshold determination, and what internal review supported the issuance of a DNS rather than a Determination of Significance (DS).

Sincerely,



Logan Danzek, Policy Manager

ldanzek@healthybay.org

Ecology response to Logan Danzek's comment

Thank you for your comment. Below are Ecology's responses to the questions and requests raised in your comment letter. The goal of our responses is to answer questions, provide context, and document the decisions made following the public comment period.

Ecology's response to comments is organized under the same headings used in the comment letter. Each section includes the direct comment/questions from the comment letter with our response directly under the associated comment/questions.

Wetland impacts and mitigation

Comment/Question:

- What exact wetland acreage and functions is Ecology treating as permanently lost, temporarily affected, and fully mitigated?
- What avoidance and minimization alternatives were evaluated before Ecology concluded that filling all three wetlands was necessary?
- What specific functional assessment, mitigation ratios, and equivalency analysis did Ecology rely on when concluding that mitigation benefits would match project impacts?
- What monitoring schedule, performance standards, corrective-action triggers, and long-term contingency requirements will apply to the wetland mitigation package?
- How is the temporal loss of wetland functions and values being captured in the mitigation plan if compensatory mitigation is being delayed until after filling the wetlands with the described project? There is mention of filling the wetlands this year in 2026, but no detailed plan on when compensatory mitigation will begin.
- Because Ecology's fact sheet directs the public to a separate Critical Areas Study and Mitigation Plan for more detail, will Ecology clearly identify in the DNS record which portions of that mitigation plan it relied upon in reaching its threshold determination?

Ecology Response:

While Ecology is the lead state agency for wetland regulations, the Toxics Cleanup Program (TCP) does not address wetlands impacts and mitigation issues. Instead, Ecology's Shorelands & Environmental Assistance (SEA) Program regulates wetlands.[6]

Ecology TCP staff consulted with Ecology SEA Program staff prior to issuing the State Environmental Policy Act (SEPA) Determination of Nonsignificance. On April 22, 2026, Ecology's SEA Program issued Administrative Order No. 24560.[7] In issuing this order, Ecology's SEA Program determined that the proposed work, as conditioned by their order, will comply with applicable provisions of Chapter 90.48 RCW and other applicable requirements of state law.[8]

[6] https://ecology.wa.gov/about-us/who-we-are/our-programs/shorelands-environmental-assistance
[7] https://apps.ecology.wa.gov/aquatics/decisions (To find the order, type Control+f and search for "Neptune Development". This order will drop from the public viewer after 6-months from issuance, October 22, 2026.)
[8] https://app.leg.wa.gov/rcw/default.aspx?cite=90.48

This order outlines that the Project Proponent shall mitigate wetland impacts as described in the Parcel 117 Snail Eradication Project Compensatory Mitigation Plan (GeoEngineers, 2026).[9] GeoEngineers (2026) is also available on Ecology's TWAAFA website for reference.[3] Because the plan is referenced in the agreed order and available on Ecology's cleanup site webpage, we will not be amending the DNS.

Industrial negligence and cumulative damage

Comment/Question:

> How did Ecology account for the site's documented history of unpermitted landfilling and toxic industrial use when determining that this proposal would not have significant adverse environmental impacts?

Ecology Response:

Ecology agrees that there is a documented history of unpermitted landfilling and toxic industrial use at the site and surrounding area. The interim cleanup action will reduce the potential for exposure by industrial workers to contaminated soil. The cleanup action will also reduce potential infiltration that could result in the leaching of contaminants to groundwater.

Following the completion of this interim action, groundwater monitoring at the site will take place to ensure the actions do not have significant adverse environmental impacts. Additionally, planning cleanup for the entire site is still in progress. The potentially liable parties (PLPs) have studied the site, considered cleanup options, and drafted an investigation and cleanup options report. Ecology is currently reviewing their findings. After we finish reviewing the reports resulting from the site's studies and considerations (called a Remedial Investigation & Feasibility Study), we will develop a draft Cleanup Action Plan. The public will be able to review and comment on those documents before they are approved and implemented by Ecology.

Comment/Question:

> How did Ecology evaluate cumulative ecological loss in this historically damaged portion of the Tacoma Tideflats when issuing the DNS?

Ecology Response:

As stated in the project mitigation plan (GeoEngineers, 2026), the existing wetlands within the project area are significantly impaired. While the wetlands have high and moderate water quality and hydrological functions, the habitat functions at all three wetlands are low. The wetlands have only one plant structure community (emergent vegetation), two hydroperiods and no interspersion of habitats. There are low to no special habitat features and the surrounding landscape is dominated by industrial development which does not support the potential for higher habitat function. These limited functions provide minimal or no foraging or shelter opportunities for wildlife.

[9] https://apps.ecology.wa.gov/cleanupsearch/document/174495 (download 36 MB)

To compensate for impacts on the wetlands, the SEA Program Administrative Order No. 24560[7] requires offsite mitigation and the use of advance mitigation credits generated at the Port's Lower Wapato Creek Habitat Project Advance Mitigation Site as summarized in the table below:

Location	Mitigation Type and Area
1402 Lincoln Ave (Parcel 37D)	1.106 acres creation and 0.832 acres enhancement
3802 Taylor Way (Parcel 12)	3.022 acres creation and 0.096 acres of noncredit generating enhancement
1131 East Alexander Avenue (Lower Wapato Creek Habitat Advance Mitigation Site)	2.34 acres of Estuarine Emergent Wetland (EEM) credits

Overall, the benefits to the surrounding environments from the proposed mitigation will match the damage caused by filling and grading the wetlands at the site.

Considerations regarding cumulative ecological loss in this area include the following:

- A total of 5.446 acres of Category III wetlands will be impacted. These types of wetlands have moderate levels of functions and are disturbed, less diverse, and isolated. Therefore, the affected resource has limited value ecologically, culturally, and for the well-being of a human community. It also has detrimental economic value due to the presence of vineyard snails and the snail's risk to agriculture and the nation's food supply.
- The size of the impacted area (5.446 acres) represents a minimal additive ecological loss to the Tacoma Tideflats area. However, this loss will be mitigated as indicated above.
- The proposed action may result in the long-term containment of hazardous wastes. However, it does not appear to involve any of the following cumulative effects issues:
    - Long range transport of air pollutants resulting in ecosystem acidification or eutrophication.
    - Air emissions resulting in degradation of regional air quality.
    - Release of greenhouse gases resulting in climate modification.
    - Loading large water bodies with discharges of sediment, thermal, and toxic pollutants.
    - Reduction or contamination of groundwater supplies.
    - Changes in hydrological regimes of major rivers and estuaries.
    - Mobilization of persistent or bioaccumulated substances through the food chain.
    - Decreases in the quantity and quality of soils.
    - Social, economic, or cultural effects on low-income or minority communities resulting from ongoing development.
    - Habitat fragmentation from infrastructure construction or changes in land use.
    - Disruption of migrating fish and wildlife populations.
    - Loss of biological diversity.

Comment/Question:

- How will wetland fill, capping, and grading affect the range of reasonable options for the future final cleanup action at the broader TWAAFA site?

Ecology Response:
Chapter 173-340(3)(b) WAC states that if the final cleanup action is not known, the interim action shall not foreclose reasonable alternatives for the cleanup action. This is not meant to preclude the destruction or removal of hazardous substances. The interim action shall comply with this requirement.

Comment/Question:

> What contaminant pathways, hydrologic uncertainties, or post-construction site conditions remain unresolved during the interim period, and how will those be tracked in a way that informs the final cleanup?

Ecology Response:
The soil to groundwater pathway is the pathway that needs additional investigation during the interim period, before final cleanup. To gather necessary information, a supplemental groundwater investigation will be conducted to evaluate groundwater concentrations in the vicinity of sample location TWA-SB-12 and to inform potential future remedial actions for lime solvent sludge that remains in place.

The supplemental groundwater sampling plan is described in Appendix E of the Interim Action Plan.[10] Groundwater samples were collected on June 3, 2026, and the monitoring report (MFA, 2026) has been submitted to Ecology and is currently under review.[11] Based on these and future findings at the TWAAFA site, Ecology may consider additional actions as part of the final cleanup evaluation for the site.

Permitting and interdepartmental review for DNS

Comment/Question:

> Which Ecology programs participated in the internal review referenced in the IAWP before the DNS was issued?

Ecology Response:
Ecology TCP staff reviewed the SEPA checklist. Ecology SEA Program staff also reviewed the proposed work for wetlands impacts.

Comment/Question:

> Did Ecology consult wetland, stormwater, habitat, or Shorelines staff during its review of the checklist and DNS, and if so, what issues did those reviewers identify?

Ecology Response:
Ecology TCP staff checked with Ecology SEA Program staff regarding whether there were any issues that could affect the project scope. The SEA Program indicated that they would prepare an Administrative Order regarding the proposed wetlands filling. On April 2, 2026, the SEA Program

[10] https://apps.ecology.wa.gov/cleanupsearch/document/168352 (download 7 MB)
[11] https://apps.ecology.wa.gov/cleanupsearch/document/174497 (download 14 MB)

informed TCP that they had received a final mitigation plan (GeoEngineers, 2026). The plan addressed all of SEA's comments on the mitigation plan, but SEA program staff were waiting for verification of sufficient mitigation credits to issue a decision. SEA issued the Administrative Order on April 22, 2026.

Comment/Question:

If Ecology did not seek internal review from shoreline- or wetland-focused staff, what was the basis for concluding that such consultation was unnecessary for a project involving wetland fill, stormwater rerouting, and shoreline-adjacent industrial land?

Ecology Response:

See above response.

Comment/Question:

Can Ecology make available a summary of internal and external agency review comments that informed the DNS?

Ecology Response:

Ecology TCP staff reviewed and commented on the Interim Action Workplan and the SEPA Checklist. Comments from Ecology TCP staff were incorporated in the resulting documents that were available for public review.

Regarding the request for review comments, individual Ecology staff are not authorized to accept public record requests for Ecology. WAC 173-03-060 requires that all public record requests must be directed to the agency's Public Records Officer.[12] The Public Records Officer will ensure your request is routed to all the programs and offices within Ecology that may have responsive records.

To submit a public records request for these documents, please direct your public records request to the Public Records Officer at one of the following options:

Online: https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests/Request-form-for-public-records

Email: RecordsOfficer@ecy.wa.gov

Mail: Public Records Officer
WA Dept. of Ecology
PO Box 47600
Olympia WA 98504-7600

More information about submitting public records requests can be found on our website.[13]

[12] http://apps.leg.wa.gov/wac/default.aspx?cite=173-03&full=true#173-03-060
[13] https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests

Clarity of project design

Comment/Question:

What is the actual design fill depth over known snail-population areas?

Ecology Response:

Not including the final 3-inch gravel layer, the minimum fill depth will be 6-inches, and the maximum will be 5-feet.

Comment/Question:

If the fill depth changed between documents, which document reflects the current proposal Ecology evaluated for SEPA purposes?

Ecology Response:

The fill depths have not changed, but more information was provided on the level and type of filling happening onsite.

Comment/Question:

Did the wetland-impact and mitigation calculations change in response to that difference in assumed fill depth?

Ecology Response:

The fill depth does not change the wetland-impact mitigation.

Appendix A:
Summary of Outreach

Ecology's public involvement activities related to this comment period (April 15 – May 15, 2026) included:

Fact Sheet and Postcard

Mailed Notices: Ecology sent a fact sheet mailer to 138 addresses. This included homes and businesses within a half mile radius of the site and entities that have requested mailed Ecology updates about this site. This mailer summarized the site, documents available for comment, and how to submit comments.

Email Notices: Ecology emailed the fact sheet and comment period information to 844 people using Ecology's Tacoma Tideflats/Commencement Bay interested parties email list.[5]

Site Register

Ecology published three notices in the Contaminated Site Register.

- **Comment Period Notices:**
  - Contaminated Site Register for – April 16, 2026
  - Contaminated Site Register for – April 30, 2026
  - Contaminated Site Register for – May 14, 2026

Visit Ecology's Contaminated Site Register website to download the PDFs.[14]

Legal Notice

Online publication of one paid legal ad in *The Tacoma News Tribune* to announce the public comment period, dated April 15, 2026.[15]

Websites

Ecology updated its Taylor Way & Alexander Ave Fill Area cleanup website with information about the public comment period and downloadable materials (the fact sheet, postcard, and documents available for public review).

We also listed the comment period on Ecology's Public Inputs & Events webpage.[16]

[14] https://apps.ecology.wa.gov/publications/UIPages/PublicationList.aspx?IndexTypeName=Program&NameValue=Toxics+Cleanup&DocumentTypeName=Newsletter
[15] https://classifieds.mcclatchy.com/marketplace/tacoma/advert/-Notices_224618
[16] https://ecology.wa.gov/Events/Search/Listing

Outreach Meetings

On May 2, 2026, Ecology attended the South Sound Sustainability Expo at the University of Washington - Tacoma campus.[17] Ecology shared information about this public comment period, along with other regional TCP updates, at this event.



Figure 2: Ecology staff sharing information with the public at the South Sound Sustainability Expo.

On May 13, 2026, Ecology met with staff members of the Puyallup Tribe of Indians to share additional information and answer questions about the interim action plan.

Document Repositories

Print documents were available for public review at two document repositories during the comment period:

- **Tacoma Public Library, Main Branch**: 1102 Tacoma Avenue Tacoma, WA 98402
- **Ecology Lacey Office** *(by appointment only)*: 300 Desmond Drive SE Lacey, WA 98503; PublicDisclosureSWRO@ecy.wa.gov or 360-407-6365.

Documents are available online on Ecology's Taylor Way & Alexander Ave Fill Area webpage.[3]

[17] https://www.tacoma.uw.edu/southsoundsustainabilityexpo