

# Strategic Plan

## Foundational Goal:

# Environmental Stewardship

November 5, 2020

**Eric Johnson**  
Executive Director

**Jason Jordan**  
Environmental and Planning  
Programs Director

Deirdre Wilson, AICP  
Senior Planning Manager



Our Purpose:  
Discuss and finalize the  
strategies for the  
**Environmental Stewardship**  
Foundational Goal

# Environmental & Planning Team Organization



# Environmental Stewardship Proposed Strategic Framework

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# Environmental Commitment to Commencement Bay



**The Port of Tacoma's Environmental and Planning group works to collectively invest, maintain, and improve the environmental conditions for Commencement Bay.**

The Port manages a diverse workload from planning infrastructure to coordinating major contamination remediation.

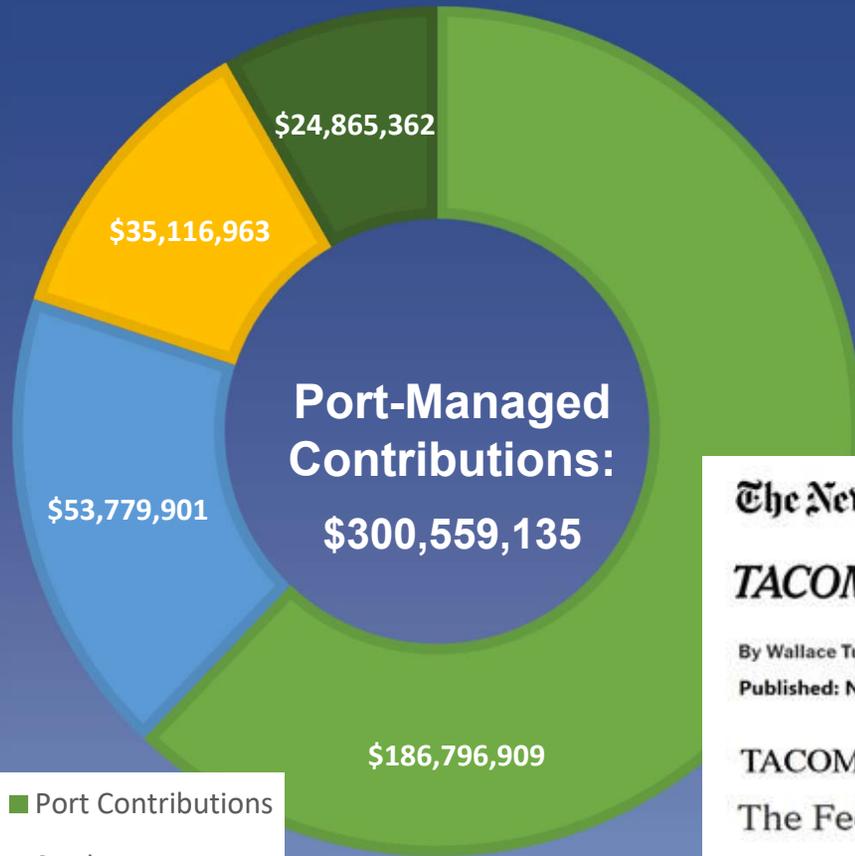
Larger ongoing projects include:

- Salmon habitat restoration
- Carbon footprint reduction
- Hazardous material analysis
- Waste characterization
- Habitat mitigation
- Sustainability programs
- Public outreach



We develop, coordinate, participate in, and help manage programs designed to reduce pollution, environmental impacts, and contamination

# Port's 25-year Commitment to Commencement Bay



- Port Contributions
- Settlement
- Grants
- Insurance

## The New York Times

### TACOMA POLLUTION ON '10 WORST' LIST

By Wallace Turner, Special To the New York Times  
Published: November 8, 1981

TACOMA, Wash., Nov. 5--

The Federal Environmental Protection Agency's recent listing of Tacoma's Commencement Bay as one of the 10 worst toxic waste sites in the country was greeted with surprise here. People were aware, however, that scientists had discovered liver cancer and other diseases in bottom fish in the bay, and the public health authorities had cautioned against eating the fish.

Environmental Stewardship  
**Foundational Goal**



Adopt operating practices and performance standards that meet or exceed regulatory obligations, proactively pursue environmental enhancement efforts, and advance environmental sustainability.

# Environmental Stewardship Draft Strategies



## ES-1

- Remediate contaminated Port properties in a manner that ensures protection of human health and the environment while enabling economic development.

## ES-2

- Invest in projects that improve the quality of stormwater runoff from Port properties, embody best practices, and empower our tenants to comply with complex permits.

## ES-3

- Create wetland opportunities and improve fish habitat independent of regulatory obligation.

## ES-4

- Reduce the air and climate pollution generated by Port and tenant activities.

# Environmental Stewardship- Strategy 1 (ES-1):

Remediate contaminated Port properties in a manner that ensures protection of human health and the environment while enabling economic development.

**Rob Healy**

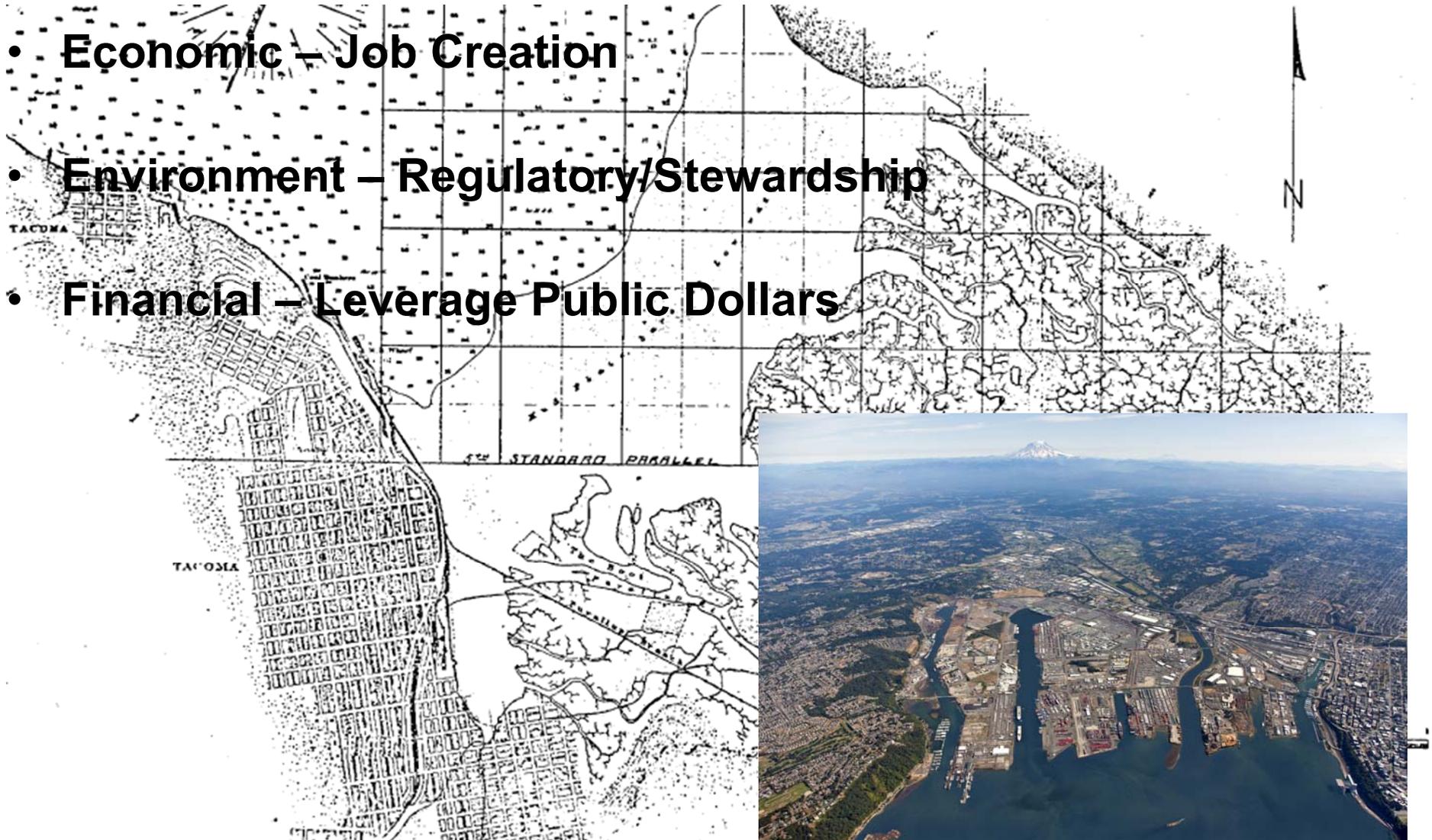
Senior Project Manager, Environmental Quality



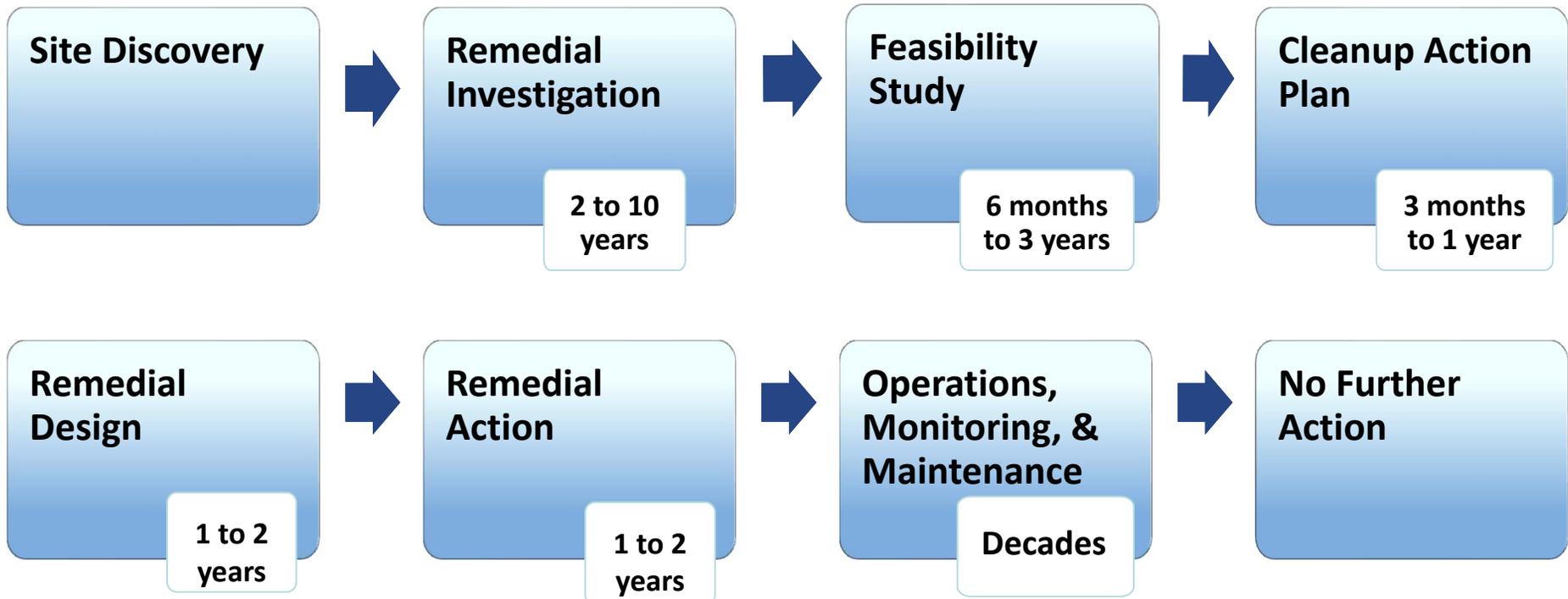
# Why Ports Perform Remediation



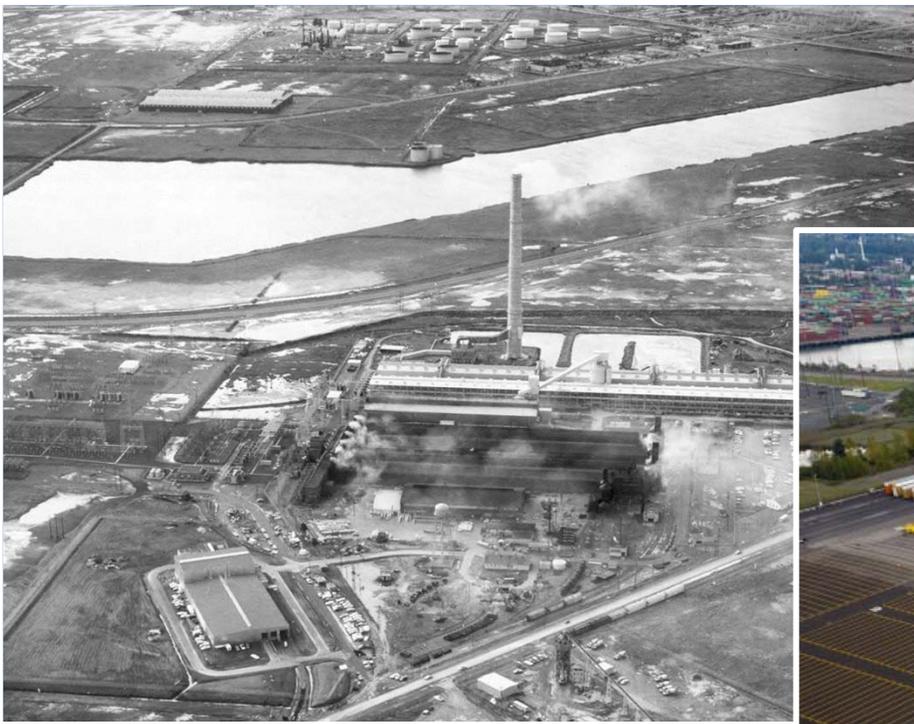
- **Economic – Job Creation**
- **Environment – Regulatory/Stewardship**
- **Financial – Leverage Public Dollars**



# Remediation Process



# Parcel 77 – Former Kaiser \$11.5 million in remediation costs





## **ES-1** - Remediate Port contaminated properties in a manner that ensures protection of human health and the environment while enabling economic development



### **Supporting Actions**

- Continue to implement Ecology obligated cleanup actions on existing Port properties
- Develop a focused property-specific brownfield investment plan that aligns with the Real Estate Plan
- Pursue assessment and cleanup grants

### **Success Metrics**

- New jobs created through redevelopment. For example, the former Kaiser site is fully operational and expected to support 100 new family-wage jobs
- 1169 of property acres remediated

### **2021/2022 Resource Allocation**

- Sufficient resources are allocated in the 2021 budget to support these strategies
- What might be needed for 2022 depends on the funding option chosen for cleanup projects and associated costs

## ES-1

Remediate contaminated Port properties in a manner that ensures protection of human health and the environment while enabling economic development.

## Environmental Stewardship- Strategy 2 (ES-2):

Invest in projects that improve the quality of stormwater runoff from Port properties, embody best practices, and empower our tenants to comply with complex permits.

**Deanna Seaman**

Senior Project Manager, Environmental Water  
Quality



# Water Quality Program



The Water Quality team works in partnership with the Remediation team by:

1. Performing source control inspections to help tenants and port operations prevent sources of contaminants leave their sites via stormwater conveyance;
2. Installing treatment systems on our properties and assisting tenants install treatment on their sites; and
3. Cleaning all stormwater conveyance on industrial sites once every five years.

We also partnered to perform extra stormwater conveyance cleaning and sediment disposal at various sites that flowed to Port Waterways.



# Stormwater Treatment



The West Hylebos Log Yard system was specifically designed for the log yard. Extremely successful, it has received national recognition as an innovative, cost efficient solution.



The West Sitcum Terminal stormwater treatment project is designed to treat 136 acres of the terminal. It uses an innovative design consisting of a hydrodynamic separator to remove big particles and dual stage media treatment to capture dissolved metals.

**ES-2** - Invest in projects that improve the quality of stormwater runoff from Port properties, embody best practices, and empower our tenants to comply with complex permits.



### **Supporting Actions**

- Explore funding sources for maintaining and replacing aging stormwater infrastructure
- Advance the Port's stormwater program by educating tenants about stormwater permits and compliance
- Continue to pilot and develop effective stormwater treatment solutions
- Research and develop new equipment to reduce pollutant loading at sites
- Create educational opportunities for our community

### **Success Metrics**

- Completed feasibility study with options for executive decision making
- No enforcement actions against the Port or tenants
- New treatment systems piloted
- Educational opportunities identified

### **2021/2022 Resource Allocation**

- Sufficient resources are allocated in the 2021 budget to support these strategies.
- What might be needed for 2022 depends on the funding option chosen for stormwater infrastructure and scale up costs for piloted treatment

## ES-2

Invest in projects that improve the quality of stormwater runoff from Port properties, embody best practices, and empower our tenants to comply with complex permits.

## **Environmental Stewardship- Strategy 3 (ES-3):**

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

**Tony Warfield**

Senior Project Manager, Permitting



# Permitting and Habitat Restoration



The Permitting and Habitat team:

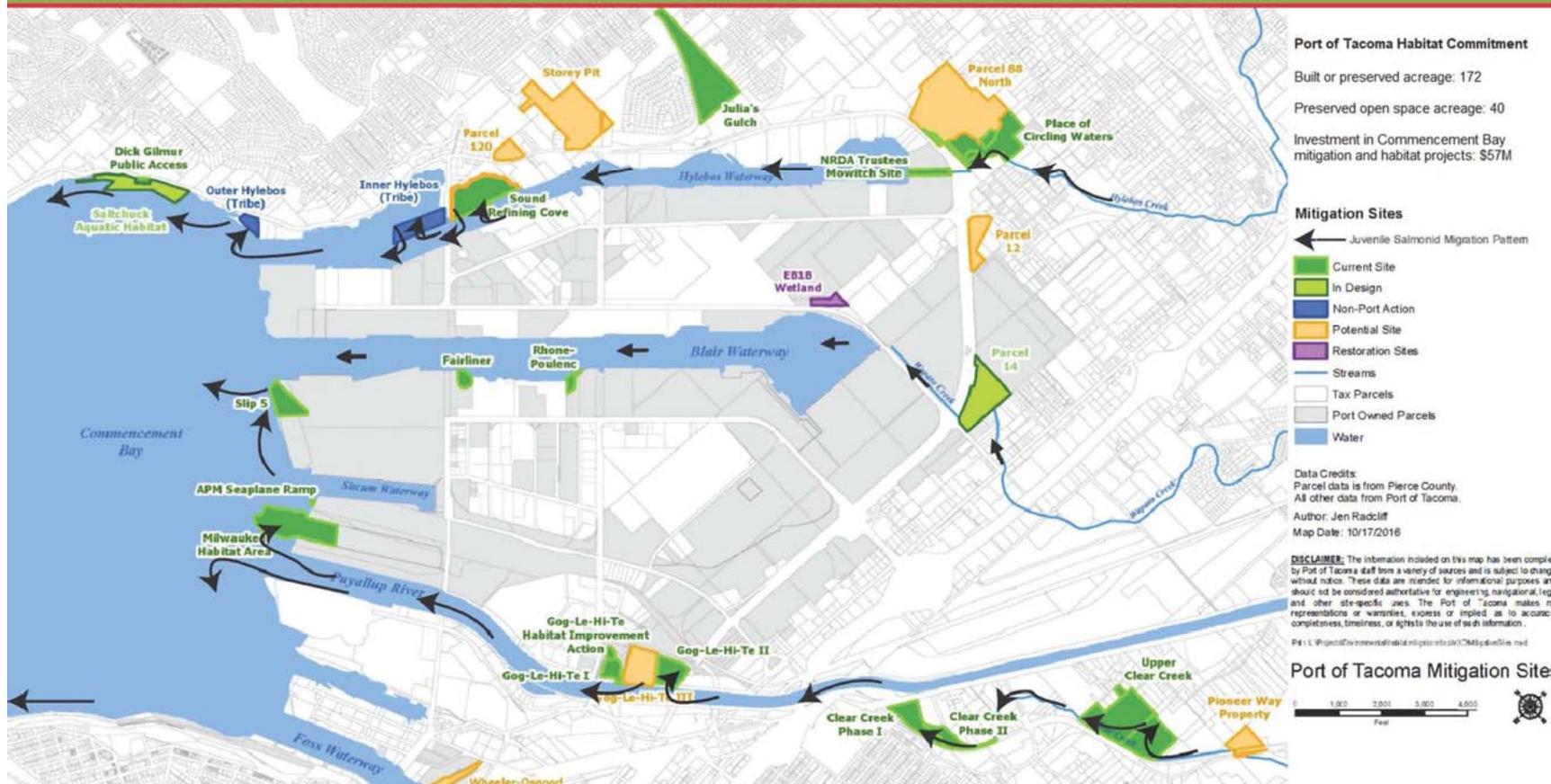
- Conducts environmental review and permitting for Tacoma Harbor projects.
- Develops and implements the Port's wetland and fish mitigation strategy, including placement, design, construction and stewardship of habitat sites.
- Manages the Port's wetland and fish conservation mitigation bank.



# 215 Acres of Habitat



## Port of Tacoma Habitat Strategy



# Place of Circling Waters



- One of 11 sites
- Former gravel mine/landfill
- 30-acre combined habitat site.

Place of Circling Waters

Place of Circling Waters is **estuarine intertidal/riverine tidal** habitat. Once a gravel mine and inert waste landfill, this 30-acre habitat site at the mouth of Hylebos Creek now features valuable intertidal marsh, stream channels and forested open space.



### **Supporting Actions**

- Explore active mitigation banking in Pierce County
- Incorporate construction of the Saltchuk restoration area into the Tacoma Harbor Deepening project
- Partner with other entities such as the Puyallup Tribe, County, City and salmon enhancement groups on wetland and fisheries enhancement projects outside of regulatory requirements
- Mitigation bank study session

### **Success Metrics**

- Direction from Commission on banking policies Q1 2021
- Saltchuk is included in Chief's report for Tacoma Harbor Deepening Feasibility Study Q3 2021
- The Port takes advantage of enhancement projects as they arise (on-going)
- Port receives mitigation bank credits on schedule

### **2021/2022 Resource Allocation**

- Mitigation banking administrative activities are adequately funded for 2021. Any projects developed under up-coming Commission policy guidance will go through budgeting process and brought to the Commission for Authorization.
- The incorporation of Saltchuk into the Tacoma Harbor Deepening project fits within current authorization and budget.
- No resources exist for expanding wetland and fisheries enhancement partnerships. Partnerships will be brought to the Commission through the spending and Inter-local Agreement (ILA) authorization processes.

## **ES-3**

Create wetland mitigation opportunities and improve fish habitat independent of regulatory obligation.

**Environmental Stewardship-  
Strategy 4 (ES-4):**  
Reduce the air and  
climate pollution generated by  
Port and tenant activities.

**Steve Nicholas**

Senior Project Manager, Air Quality &  
Sustainable Practices



# Clean Air Program: why have it?



## Economic Benefits

- Help keep the region in regulatory attainment
- Position the Port for future funding and business opportunities
- Save money/reduce “total cost of ownership” for the Port and its tenants and customers



## Environmental Benefits

- Do our part to meet the climate challenge/emergency
- Implement Commission’s 2017 GHG Resolution

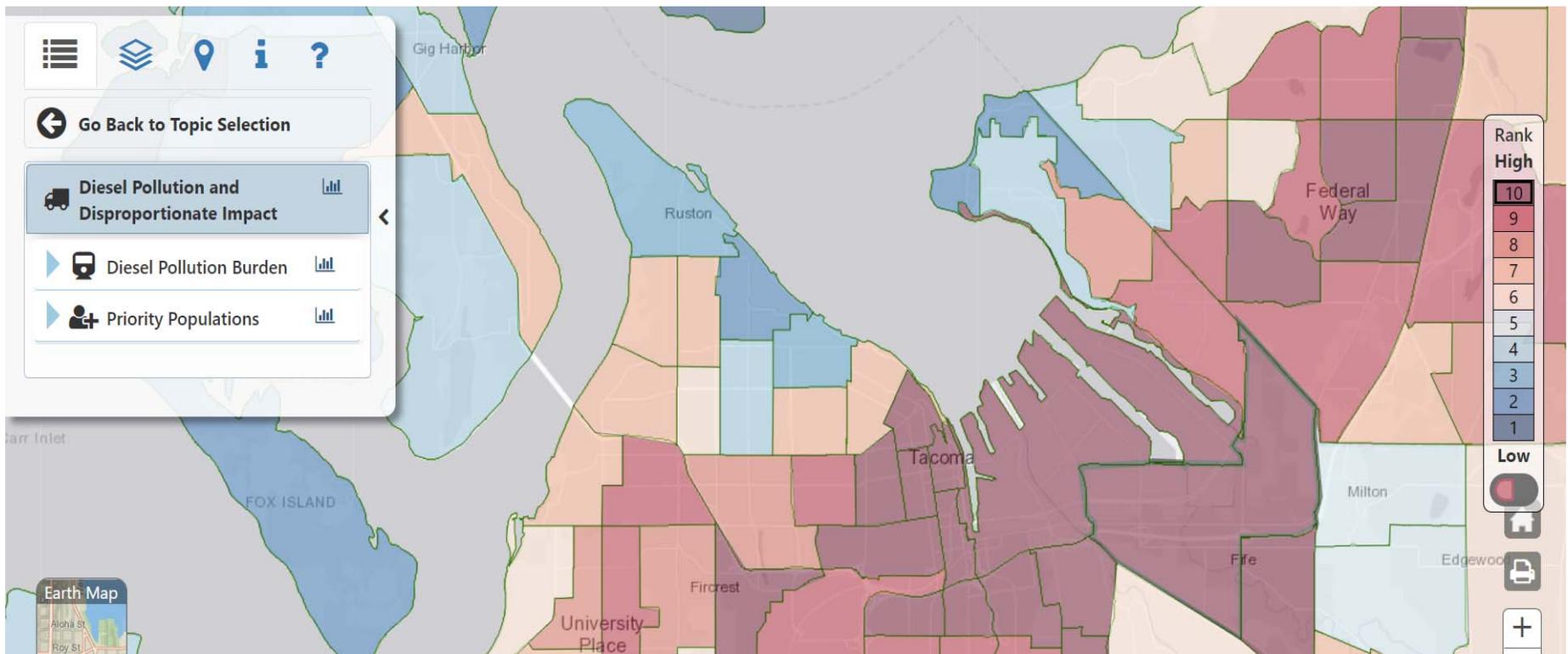


## Social/Community Benefits

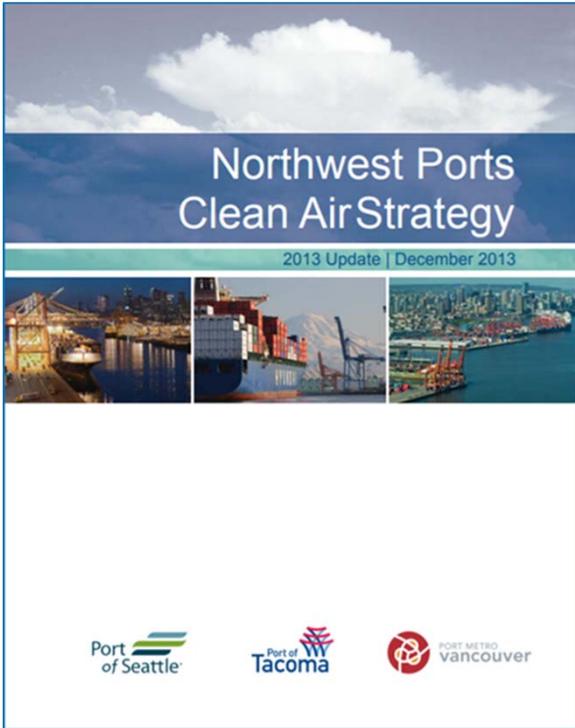
- Reduce public health risk (and associated costs)
- Advance environmental justice



# Environmental Health Disparities Map



# Clean Air Program: core elements



## ES-4 - Reduce the air and climate pollution generated by Port and tenant activities



### **Supporting Actions**

- Finalize and adopt the Northwest Ports Clean Air Strategy (NWPCAS) and associated Port of Tacoma/NWSA implementation plans
- Continue to pursue grants for clean air initiatives
- Continue to identify and pursue opportunities to save money and energy at Port and tenant facilities, such as lighting upgrades
- Identify and pursue opportunities to reduce emissions from Port and tenant vehicle fleets

### **Success Metrics**

- Reduced diesel particulate matter, annually and cumulatively
- Reduced greenhouse gas emissions, annually and cumulatively
- Energy savings

### **2021/2022 Resource Allocation**

- Sufficient resources allocated in 2021 budget
- 2022 depends on the funding option chosen for cleanup projects and associated costs

## **ES-4**

Reduce the air and climate pollution generated by Port and tenant activities.

# Environmental Community Reach



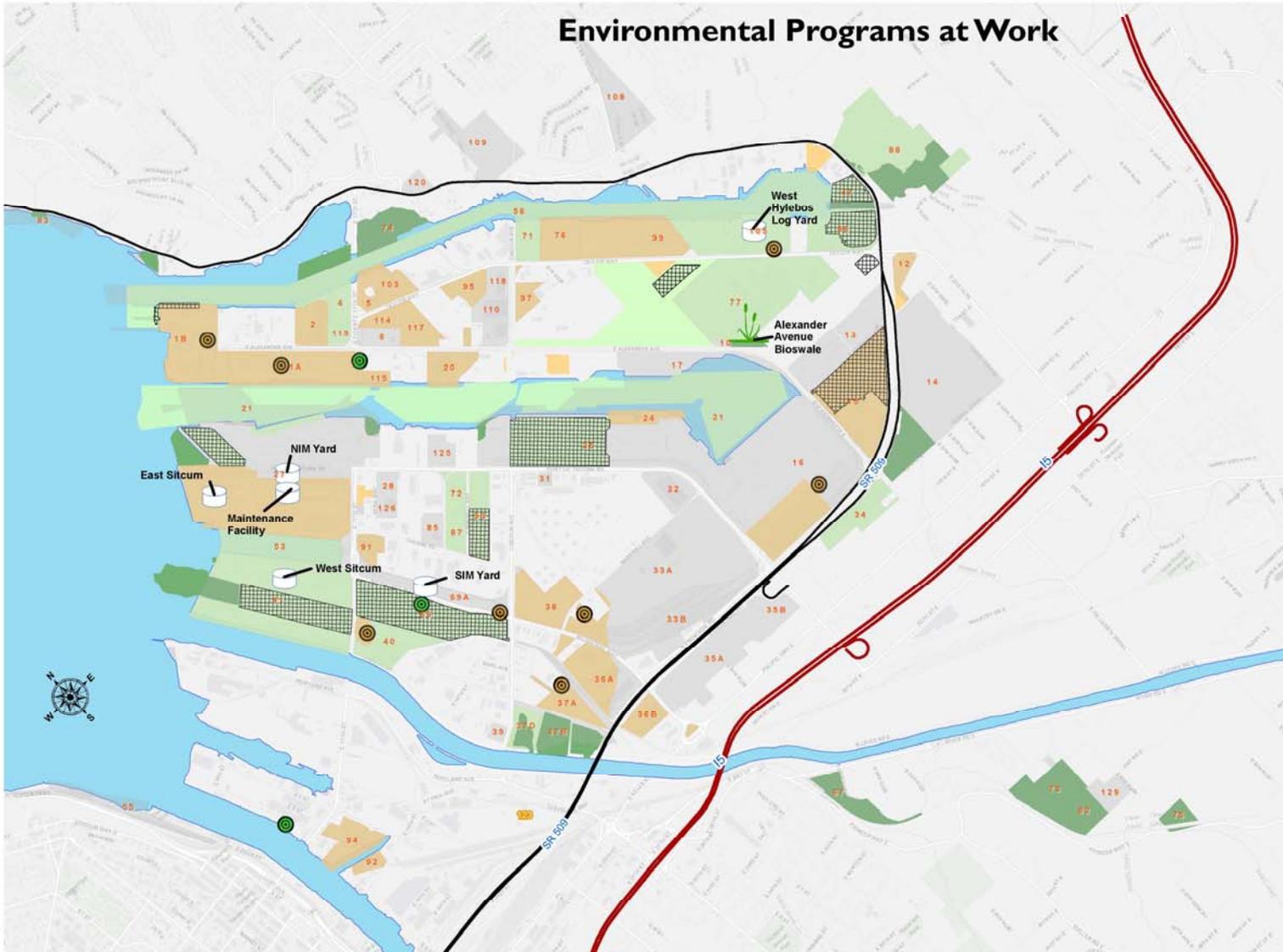
## Environmental Programs at Work

Commitment to Commencement Bay:

Port-Managed Contribution = **\$301M**

- Bioswale
- Stormwater Treatment System
- USTs Active
- USTs Closed Post 2017
- Engineered Cap or Confined Disposal Facility
- Habitat Sites
- Active Remediation Sites
- Completed Remediation Sites
- Port Parcel

**1,169 Acres Remediated**  
**215 Acres of Habitat Mitigation Constructed**



# Environmental Stewardship Review



**Foundational Goal:** Adopt operating practices and performance standards that meet or exceed regulatory obligations, proactively pursue environmental enhancement efforts, and advance environmental sustainability.

**ES-1** Remediate contaminated Port properties in a manner that ensures protection of human health and the environment while enabling economic development.

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**ES-4** Reduce the air and climate pollution generated by Port and tenant activities.



Nov 19:  
**Organization Health**  
strategy review.

Dec 3:  
**Economic Vitality**  
strategy review.

Dec 17:  
**Community Connections**  
strategy review.

# Questions?? and Next Steps