

Strategic Plan

Foundational Goal:

Environmental Stewardship

November 5, 2020

Eric Johnson
Executive Director

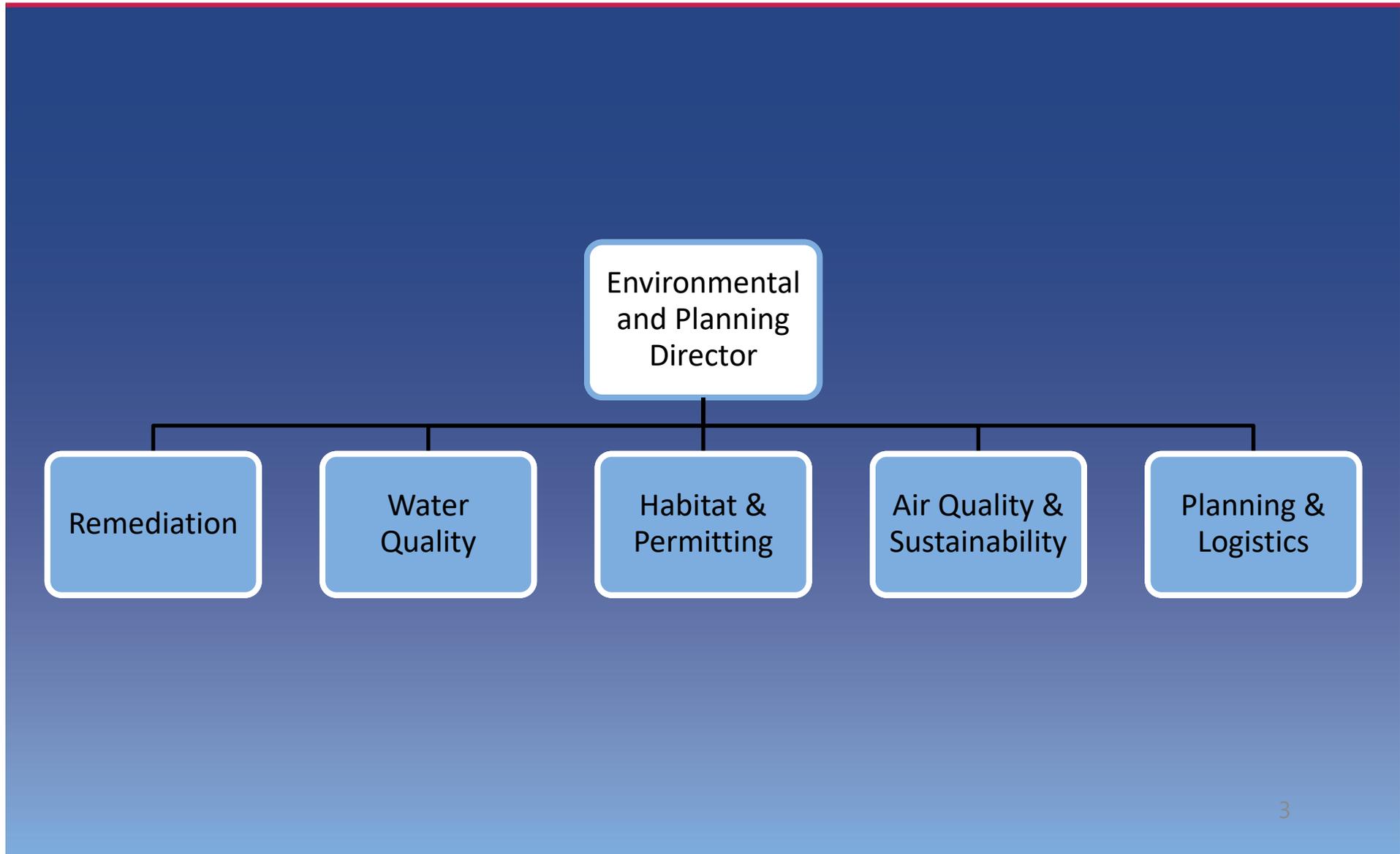
Jason Jordan
Environmental and Planning
Programs Director

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



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.

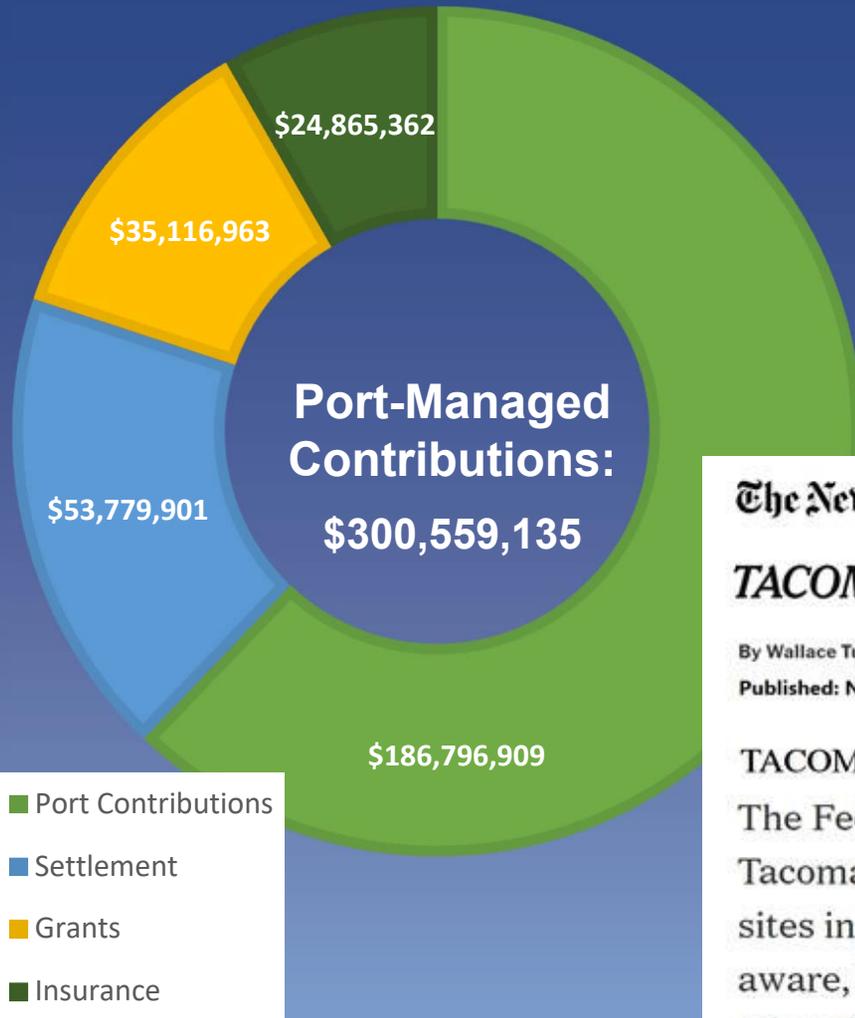
Larger ongoing projects include:

- 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



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

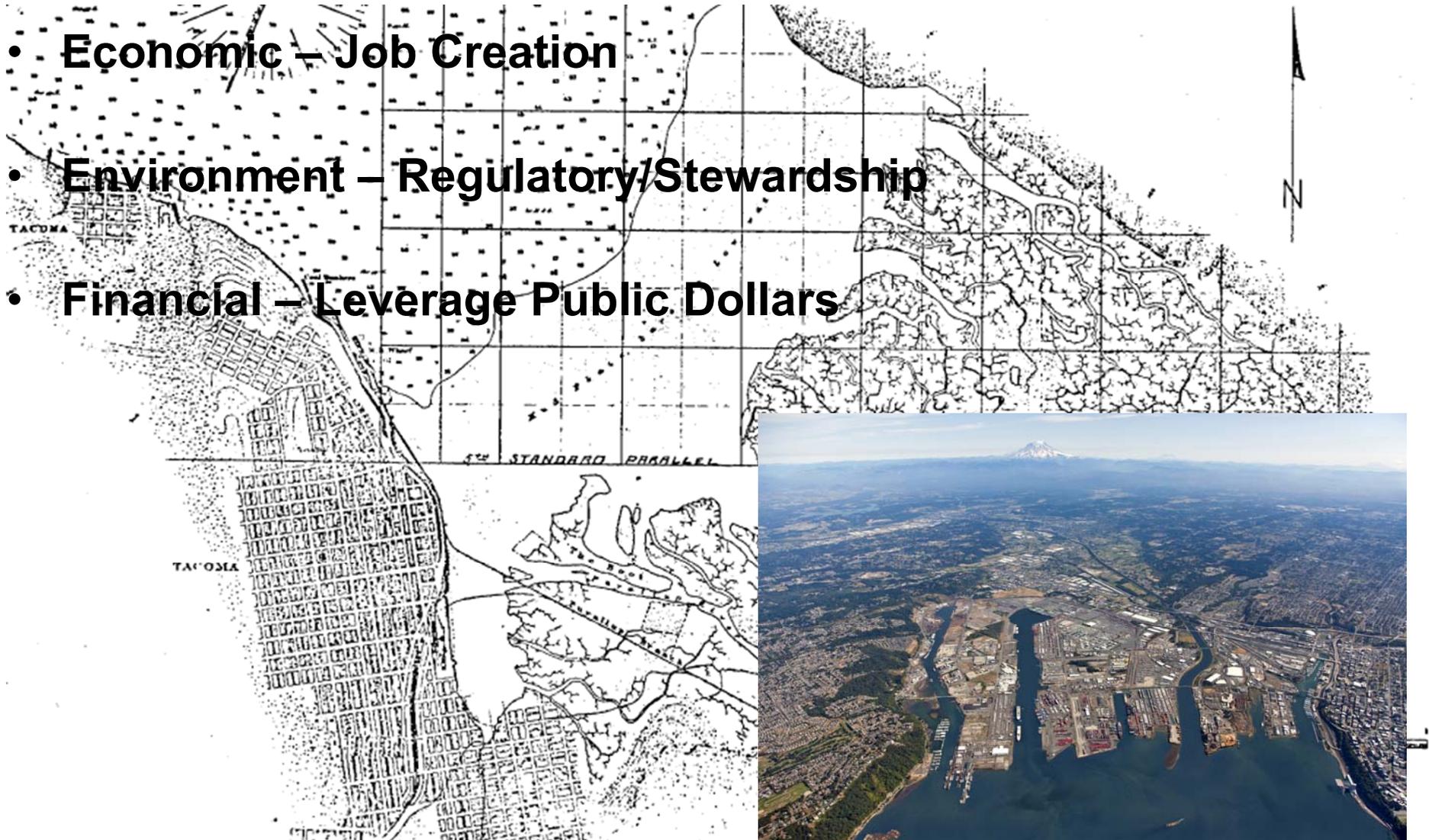
Senior Project Manager, Environmental Quality



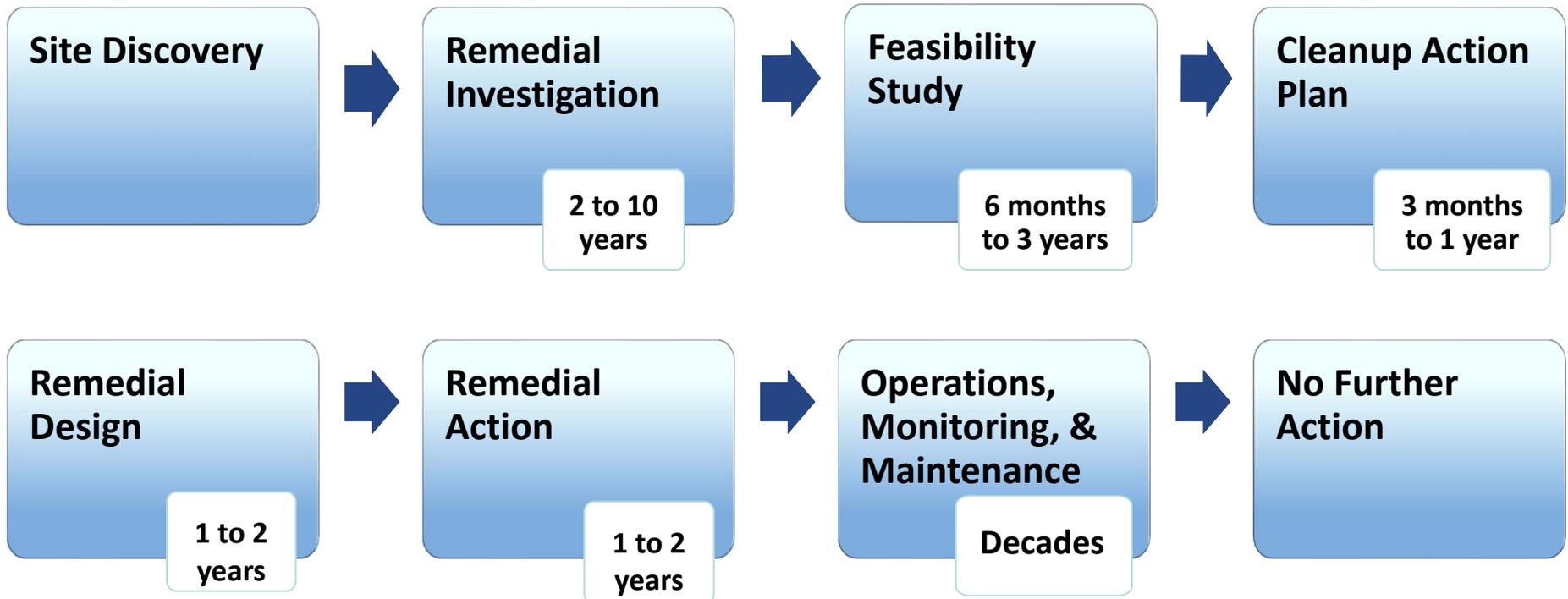
Why Ports Perform Remediation



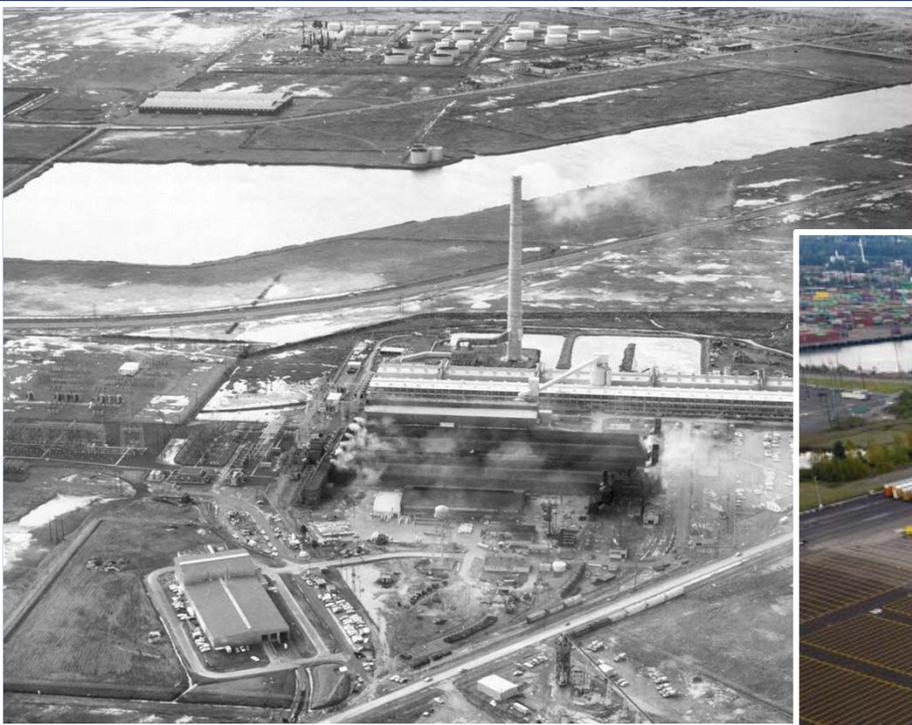
- **Economic – Job Creation**
- **Environment – Regulatory/Stewardship**
- **Financial – Leverage Public Dollars**



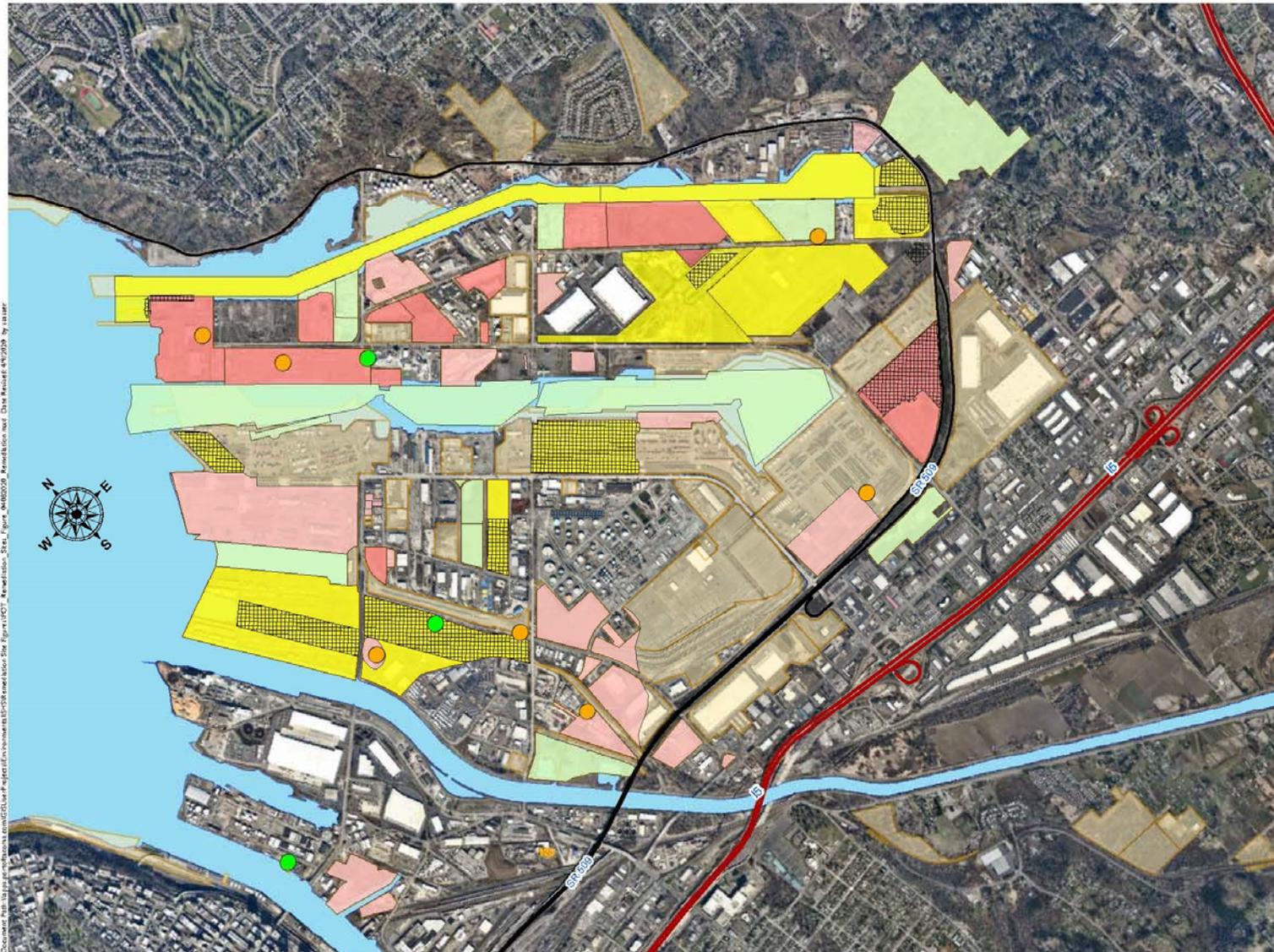
Remediation Process



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



1,169 Total Acres of Successful Remediation Sites



1,169 Acres Remediated

- USTs Active
- USTs Closed Post 2017
- Engineered Cap or Confined Disposal Facility
- ECY Confirmed or Suspected
- RI/FS/DCAP
- RD/RA
- No Further Action
- Long-Term O&M
- Port Parcel

Data Source: Port of Tacoma, ESRI



DISCLAIMER: The information included on this map has been compiled by Port of Tacoma staff from a variety of sources and is subject to change without notice. These data are intended for informational purposes and should not be considered authoritative for engineering, regulatory, legal and other site-specific uses. The Port of Tacoma makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.

Document Path: \\portof_tacoma.com\GIS\Use\Projects\Environmental\Site\Figures\F01_AerialStatus_Site_Figure_04082018_AerialStatus.mxd Date Revised: 4/1/2018 By: jstarr

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:

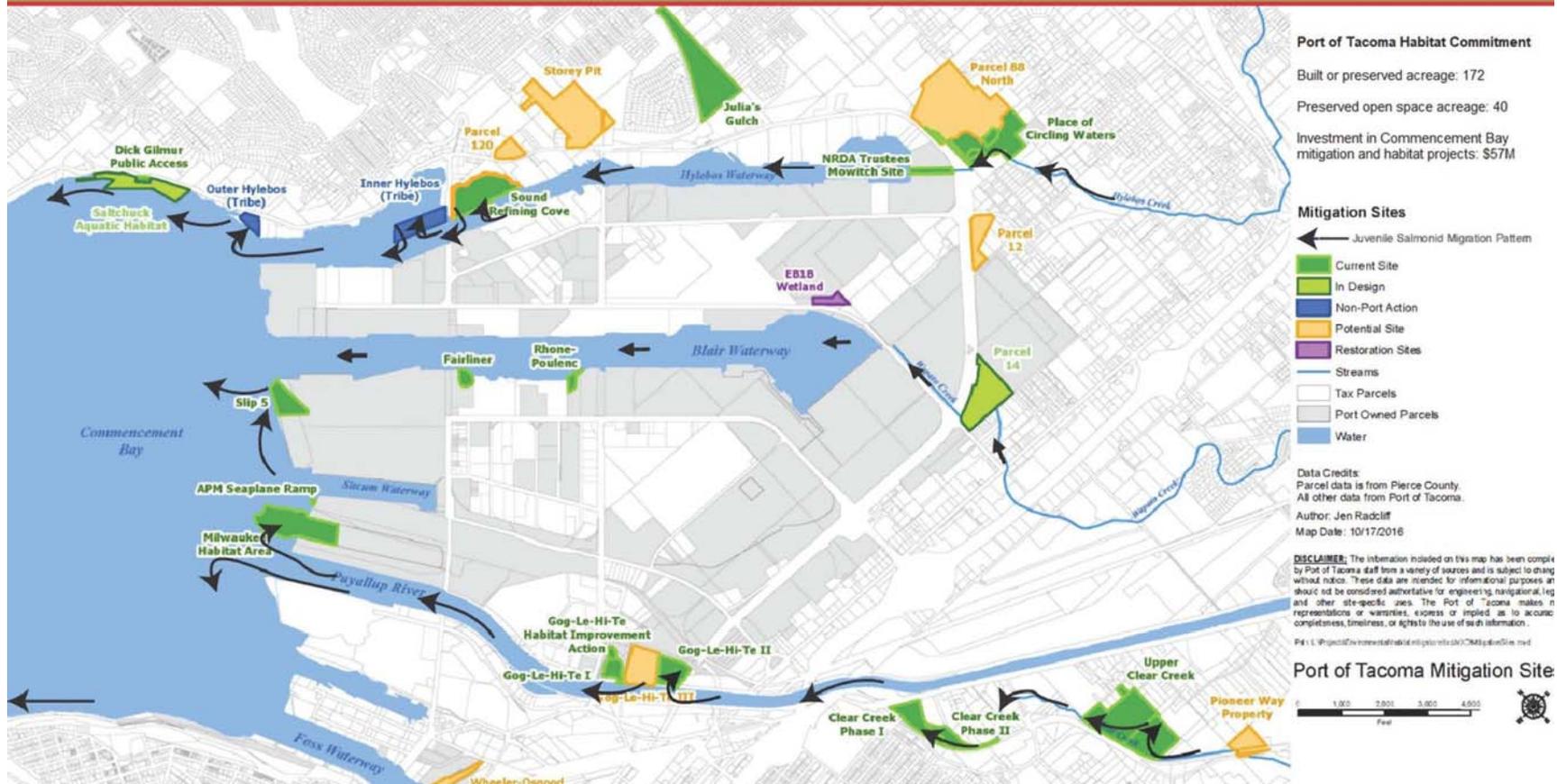
- Conducts environmental review and permitting for Tacoma Harbor projects.
- Develops and implements the Port's wetland and fish mitigation strategy, including placement, design, construction and stewardship of habitat sites.
- Manages the Port's wetland and fish conservation mitigation bank.



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

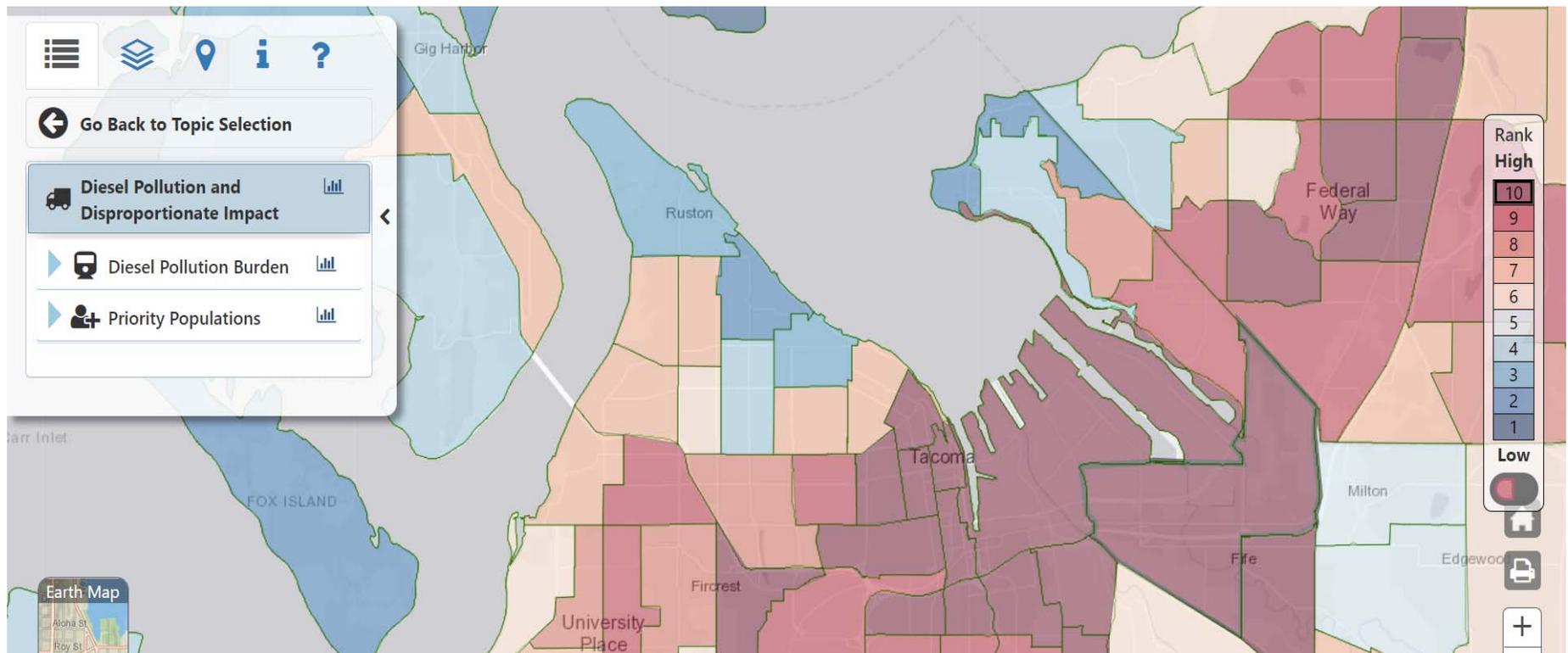


Social/Community Benefits

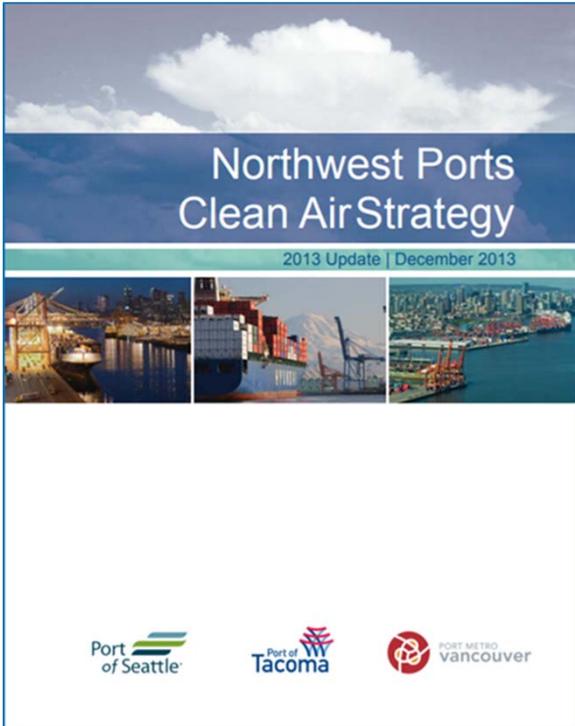
- Reduce public health risk (and associated costs)
- Advance environmental justice



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:

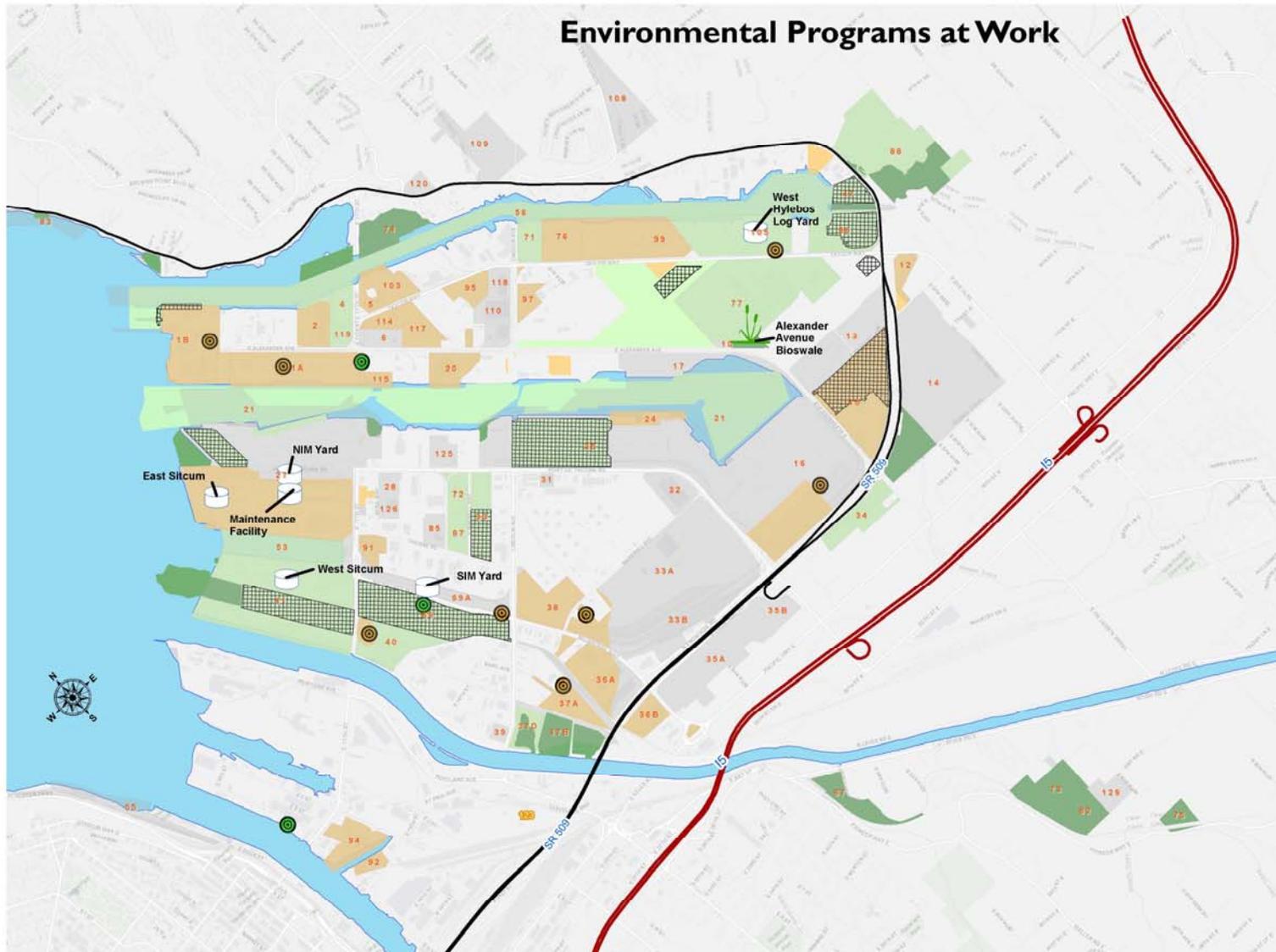
Port-Managed Contribution =

\$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.

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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