

Environmental Stewardship & Sustainability Report 2020

Clean Air. Clean Land. Clean Water.



About the Port of Everett

The Port of Everett is located in Washington State on Port Gardner Bay at the mouth of the Snohomish River. The Port was originally formed by the citizens of Everett in 1918 to create economic opportunities and protect the waterfront for the community. The Port has a long history of providing marine-related services and appropriate public access to the waterfront. The Port strives to bring quality jobs, business, and tourism opportunities to its local and surrounding communities. It is committed to enhancing, restoring and preserving the overall environmental health of our waterfront through environmental remediation, pollution prevention and resiliency planning.

The Port operates three lines of business:

- 1) international shipping terminals;
- 2) marina facilities; and
- 3) real estate development.

Through its operations, the Port supports nearly 40,000 jobs and contributes \$433 million to state and local taxes*. The Port's properties also provide numerous public access and recreational opportunities for area residents to enjoy supporting a vibrant, livable and balanced waterfront that generates economic and recreational opportunities.

*The 2019 Economic Impact of the Port of Everett by Martin Associates

SEAPORT

\$21B In U.S. Exports Annually

#5 Largest Export Customs District by Value on the U.S. West Coast

3RD Largest Container Port in Washington State

SIXTY PERCENT OF JOBS IN SNOHOMISH COUNTY ARE TIED TO TRADE

MARINA

2,300 SLIPS

Largest Public Marina on the West Coast

TEN GUEST DOCKS

13 Lane Boat Launch; Largest Launch in the State

REAL ESTATE

3,300 The Port owns more than 3,300 acres of property

1K ACRES

Which either have been or can be developed

WATERFRONT PLACE CENTRAL: 65 ACRE MIXED-USE DEVELOPMENT

Port District Governance

The Port of Everett Commission is the policy-making and regulatory body of the Port. The current elected Commissioners are David Simpson (District 1), Tom Stiger (District 2) and Glen Bachman (District 3). The Commission hires an Executive Director to carry out its policies.



David Simpson
District 1



Tom Stiger
District 2



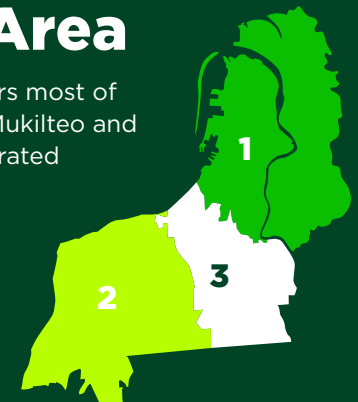
Glen Bachman
District 3



Lisa Lefeber
Executive Director

Service Area

The Port District covers most of the cities of Everett, Mukilteo and portions of unincorporated Snohomish County.



Sustainable Performance

A strong, healthy and vibrant Port is key to our region's economic health and is accomplished by the Port's triple bottom line providing financially responsible, environmentally sustainable and beneficial community impacts. Through this lens, the potential long-term impact of Port projects, plans, business lines and initiatives are continually monitored and evaluated to ensure that they meet these goals.

The Port strives to have a balanced portfolio that includes projects with a high rate of return to ensure a strong economy, as well as community projects with a lesser rate of return that provide for a sense of community and support a good quality of life in our region.



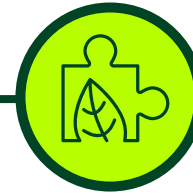
Economic Sustainability

The Port sustains the economic and financial health of its Port District and region by creating and supporting nearly 40,000 family-wage jobs, generating income and revenue, supporting local purchases and contributing to state and local taxes. These activities directly benefit quality of life in our community.



Social Sustainability

On a social level, the Port keeps its constituents informed and engaged through a robust outreach program. Accountability, transparency and responsiveness are critical to this work and help build public confidence in Port operations. The Port provides a variety of public access opportunities to enhance the community's connection to their waterfront.



Environmental Sustainability

Environmental sustainability has many elements that are interconnected with the Port's economic and social efforts. The Port is a responsible steward of the shoreline and works diligently to develop partnerships and programs that enhance, restore and preserve its surrounding environment and wildlife habitat.

This publication is focused on the Port's environmental stewardship and sustainability efforts as of October 2020.

A Responsible Steward of our Air, Land & Water

Environmental stewardship is an integral part of the Port of Everett's strategic goals and an underlying focus of what the Port does and how it operates. The Port places a strong emphasis on remediating, protecting and enhancing the environment while carrying out its mission of growing the local economy and creating family-wage jobs. The Port takes a multi-faceted approach to improving, protecting and reducing its environmental impacts, and integrates environmental stewardship and sustainability practices into all aspects of its operations, plans, initiatives and projects.

As stewards of the land, waterfront, and marine environment, the Port is committed to revitalizing and restoring historically contaminated lands and water, protecting and enhancing water and air quality, restoring and protecting valuable wildlife habitat and implementing environmental programs that reduce the impact of our footprint. The Port is also committed to incorporating environmental resiliency planning into our operations, plans and projects.

| | |
|---|---|
|  <p>Revitalizing and restoring healthy land at the Port</p> |  <p>Enhancing and protecting water and air quality</p> |
|  <p>Restoring valuable wildlife habitat</p> |  <p>Investing in clean energy vehicles and equipment</p> |

Environmental Commitment

The Port of Everett demonstrates its commitment to environmental stewardship of its properties by ensuring compliance with legal and regulatory requirements, implementing best management practices, addressing legacy contamination, and utilizing and advancing credible scientific knowledge of the environment within which we operate. The Port views environmental stewardship and sustainability as a core value of its organizational mission and a significant element of its Strategic Plan.

Everett's balanced working and recreational waterfront is currently challenged by legacy environmental contamination and areas of worn, outdated infrastructure. The Port's Environmental Policy and various stewardship programs are specifically shaped to address the current state of these challenges and ongoing operational controls. They are updated as necessary to stay current with Port Commission direction, the state of the environment, and the overarching local, state and federal regulatory framework.

Our environmental commitment is delivered through:



Compliance

Complying fully and promptly with all applicable environmental laws, regulations, permit conditions, and Port policies.



Cleanup

Strategically cleaning up legacy contamination on Port aquatic and upland properties and providing leadership for the waterfront community to cleanup and redevelop underutilized/under performing brownfield properties.



Pollution Prevention

Identifying, preventing and minimizing pollution attributed to Port and tenant operations and facilities, or any other operations that may lead to adverse environmental impacts to Port-owned lands.



Continual Improvement

Continuously seeking ways to improve environmental performance and reduce the overall environmental impact of Port facilities and operations by utilizing, monitoring and advancing the most current, credible scientific knowledge, practices and technologies in an effort to improve the environment and minimize waste.



Relationships & Partnerships

Developing and maintaining good working relationships and strategic partnerships with regulatory agencies, tribal governments, stakeholders, interested or affected parties, and our local community and neighbors to reach successful outcomes by fostering a spirit of transparency, clear communication and collaboration.



Integrated Planning & Decision Making

Integrating environmental improvements into Port operations, facilities, redevelopment plans, policies, procedures, business plans, and culture in an effort to make resilient environmental improvements.



Regulatory Engagement

Engaging with the regulatory community to ensure rules, policies and regulations allow for achievable protection of the environment.



Restoration

Developing and implementing strategic environmental restoration projects that can be used for mitigation for Port projects or as part of a broader business plan, such as development of a mitigation bank.



Communication & Response

Providing for effective community outreach and leadership on Port-related environmental issues and responding in a timely fashion to inquiries or expressions of concern regarding environmental issues related to Port operations or those of its tenants.



Financial & Resource Planning

Including monetary and human resource investments and revenue allocation into the Port's annual budgeting process as appropriate to align Port resources with the intent of its environmental policy, and also, striving to obtain local, state and federal grants as well as other sources of eligible funding and pursuing compensation from other legally responsible parties to assist with its endeavor to improve the environment.



Investing in Clean Technology

Investing and integrating clean technologies and new innovations into applicable Port operations to improve our environment while adding efficiencies.

Stewardship Programs

Green Marine

The Port of Everett is a certified Green Marine seaport. Green Marine is an environmental certification program for the North American marine industry that is voluntary, transparent and inclusive. The program addresses key environmental issues through 12 performance indicators, and includes shipowners, ports, terminals, seaway corporations, and shipyards. To maintain certification, the Port benchmarks its annual environmental performance through the program's self-evaluation guides, has its results verified by an accredited external verifier, and agrees to publish our individual results. Being a member of Green Marine since 2017, the Port has expressed and has continued to uphold its commitment to the environment at the working waterfront. In June 2020, the Port earned its annual re-certification.



Clean Marina Washington

The Port of Everett Marina is a certified Clean Marina, holding designation at the highest level — the Leadership Award — since program inception in 2007. The Port earns its title by conducting operations with the goal of protecting the environment, reducing and properly managing hazardous waste, educating boaters on clean boating practices, demonstrating innovative and environmental leadership, protecting salmon, shellfish and other valuable resources and improving safety and working conditions at the Port.



Environmental Compliance Assessment Program (ECAP)

In 2017, the Port of Everett instituted its Environmental Compliance Assessment Program (ECAP) with the goal to further minimize environmental impacts by the Port operating divisions and on-site Port tenants, and to maintain regulatory compliance through education and assistance. The program seeks to ensure environmental compliance, reduce environmental and/or regulatory liabilities, verify facility activities, promote pollution prevention and environmental stewardship, identify areas of concern and enhance communication on environmental activities between the Port and its tenants.

Environmental Cleanups

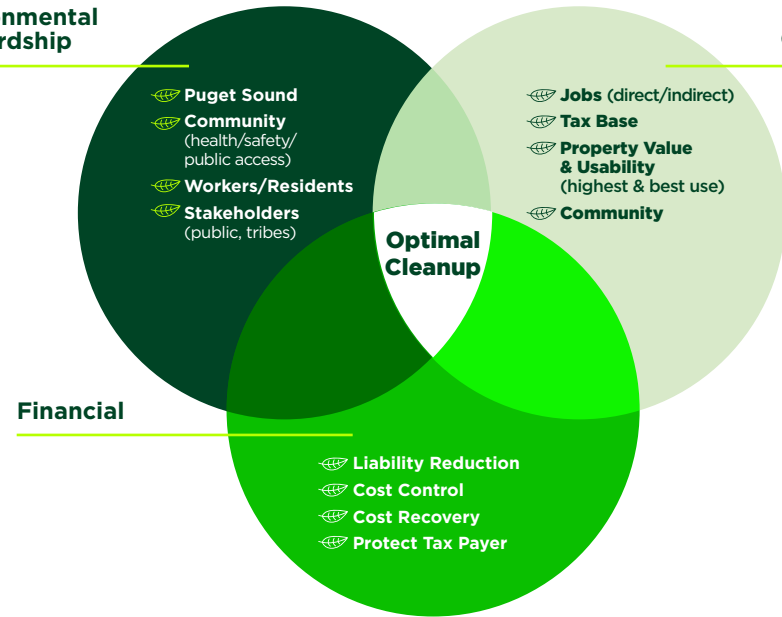
Taking the Lead in Remediating Historic Contamination

Since the early-2000s, the Port of Everett has invested more than \$33 million to cleanup historic contamination at the waterfront. The Port's efforts, guided by the State's Puget Sound Initiative and regulated by our partners at the Washington State Department of Ecology, represents 215 acres of waterfront now clean or under cleanup action. The Port is restoring these former mill sites into sustainable, 21st Century job producing hubs to support trade and industry at the working waterfront; and residential, hospitality and recreation at the destination waterfront. In the next few years, the Port will double its environmental cleanup investment on the waterfront.

VALUE PROPOSITION

Environmental Stewardship

Creating Economic Opportunities



Cleaning Up Historic Contamination

The Puget Sound Initiative was established in 2007 by former Washington state governor Christine Gregoire with the goal of restoring the health of Puget Sound. The initiative facilitates cleanup of waterfront properties through the state's Model Toxics Control Act regulated by the Department of Ecology. Port Gardner Bay was identified by the Department of Ecology as a priority bay that should be addressed under the initiative. Significant state funds have been and will continue to be dedicated to cleanup efforts. The Port has taken a strategic approach to aggressively pursue the cleanup of its properties, as a key component of its economic develop-

ment and revitalization plan for the waterfront — facilitating jobs, public access and a clean environment. As the initiative has progressed, the Port of Everett has strategically initiated cleanup of more than 215 acres of waterfront property.

The Port Commission committed to environmental cleanup efforts and took an aggressive approach stating, "It is in the best interest of the community and the Port to turn these brownfield sites into economic assets, which is why we have taken an aggressive approach to our environmental cleanups. These cleanups don't get less expensive or less complex."

Through its partnership with the Department of Ecology and its commitment to environmental remediation, the Port of Everett has successfully removed tens of thousands of tons of contaminated soils from its properties — all inherited from more than a century of waterfront industrial use. The ongoing work represents a significant set of projects that restores the environment and economic health of Port lands. Today, more than 66-percent of Port upland properties under cleanup action have received the equivalent of a clean bill of health from the Department of Ecology and economic revitalization has occurred or is now underway.

"IT IS IN THE BEST INTEREST OF THE COMMUNITY AND THE PORT TO TURN THESE BROWNFIELD SITES INTO ECONOMIC ASSETS, WHICH IS WHY WE HAVE TAKEN AN AGGRESSIVE APPROACH TO OUR ENVIRONMENTAL CLEANUPS. THESE CLEANUPS DON'T GET LESS EXPENSIVE OR LESS COMPLEX."

 **Active Cleanup Projects**

 **Completed Cleanup Projects**

Weyerhaeuser
Everett East

Mill-A
Kimberly-Clark
East Waterway

14th Street VCP
Everett Shipyard
Phase 1 VCP
ABW VCP
Ameron-Hulbert
TC Systems
West End

Bay Wood



Restores healthy land and water from our City's mill town past; Port works in partnership with legacy parties to clean up sites



Puget Sound Initiative (2006) identified 215 acres to be cleaned up, all either complete or under cleanup action now



Facilitated more than \$33M in cleanup since early 2000s; \$25M at the destination waterfront



For every \$1 spent on environmental cleanup, \$7 in economic output is generated



In the next few years, the Port will double its environmental cleanup investment on the waterfront

WHY CLEANUPS MATTER

Active Cleanups

Former Kimberly-Clark Mill Site Now Norton Terminal

After nearly a decade sitting idle, the former Kimberly-Clark mill site is slated to transform into a sustainable, 21st Century maritime hub to support the next generation of jobs and commerce at the working waterfront. This comes as a result of the Port of Everett's recent acquisition of the property which effectively resulted in former property owner Kimberly-Clark moving forward with an already planned second Interim Action Cleanup (IAC) under an Agreed Order with the Washington State Department of Ecology, and the removal of crushed material at the site using methods approved by the Snohomish Health District. The multi-million dollar project sets out to clean and decommission exposed shoreline pipes, remove and properly dispose of an estimated 12,000 tons of contaminated soil (45,000 tons of contaminated soil was removed in the first IAC) and remove and properly dispose of an estimated 180,000 to 200,000 tons of crushed material. An estimated 400 temporary construction jobs will be supported as a result.

180-200K

TONS OF CRUSHED MATERIAL ESTIMATE TO BE REMOVED & PROPERLY DISPOSED OF

950

JOBS ANTICIPATED TO BE CREATED WITHIN THREE YEARS OF DEVELOPMENT



The cleanup effort kicked off in March 2020 and is expected to be completed by December 31, 2020. It represents the first step toward restoring jobs to the vacant site and strengthening our economy. Upon completion, the Port stands ready to put the site back into productive use to support near-term maritime operations and jobs, including construction of an approximately 33-acre marine shipping terminal. In addition to the economic benefits of the cargo terminal, the construction plan integrates with the final cleanup of the uplands, which will provide an extensive low permeability cap that will protect groundwater quality and the Puget Sound. A state-of-the-art stormwater system will be incorporated to protect the health of our waterways into the future.

Former Weyerhaeuser Mill-A Site Now South Terminal

In 2020, the Port of Everett is working with The Weyerhaeuser Company and the Washington State Department of Ecology to conduct a study that will determine the range of cleanup options for Weyerhaeuser's former Mill A site that encompasses the Port's South and Pacific Terminal berths at the Seaport, and the surrounding bay. The contamination in review stems from the former mill operations on site, and the study will present the options for cleaning it up. The cleanup options will take into account the requirements of the Port's efforts to modernize its South and Pacific Terminals, which are being prepared to handle a more modern class of ships as the industry trends toward larger and more efficient ships. Additionally, the Port is using a unique combination of state loans and grants to fund the project to shovel ready status. The Port was recently awarded the first

Ecology loan in many years, which will provide critical grant match funding as the Port pursues cost recovery from Weyerhaeuser. The Port is targeting cleanup to commence by 2024, once Ecology has decided on the final cleanup plan, the engineering design is completed, and necessary permits are in hand.





Former Lumber & Mill Site At Preston Point Bay Wood

In fall 2020, the Port of Everett, in partnership with the Washington State Department of Ecology (Ecology), is preparing to kick-off a shoreline cleanup and habitat restoration at the Port's vacant Bay Wood property — a former waterfront mill site located at the northern end of West Marine View Drive. The shoreline cleanup and restoration is an integral part of the Port's efforts to revitalize the Bay Wood property into a new 13-acre waterfront job complex with the goal of creating up to 300 direct jobs and 1,000 indirect jobs, and generating an estimated \$330,000 a year in a state and local taxes. Specifically, the shoreline restoration creates 1,300 linear feet (LF) of shoreline habitat and 2,300 LF of upland buffer habitat, cleans up contaminated soil, and provides space for a new public access shoreline nature trail — the first public access to the site in its history. The \$2.3 million shoreline cleanup and restoration work is being funded by a unique grant from Ecology that pays for 90 percent of the project.

1,300 LINEAL FEET OF SHORELINE TO BE RESTORED

\$330K A YEAR IN STATE & LOCAL TAXES

UP TO 300 DIRECT JOBS ON SITE

UP TO 1,000 INDIRECT JOBS TO BE CREATED OFF SITE

Ameron-Hulbert

The Port of Everett is preparing to take on its final phase of environmental cleanup in the northeast corner of Waterfront Place at the former Ameron-Hulbert industrial manufacturing site. The project sets out to remediate legacy contamination left behind from years of operation, and in turn, spurs opportunity for redevelopment of the former Ameron pole manufacturing facility to support the next generation of maritime business at the site. The final phase of cleanup is supported by an Ecology remedial action grant and historic settlement funds from other responsible parties and is anticipated to begin in early 2021.

East Waterway

Developed in the early 1900s, the East Waterway was a hub of industry at the Everett Waterfront, being the home of two major mills, the Navy, shipyards, shipping terminals, and other industrial activities. With heavy and historic industry dating back to times when no environmental laws were in place and the sea was assumed to be vast and resilient, pollution was discharged into the bay. The historic pollution is now being addressed by the Washington State Department of Ecology (Ecology) through the formal state cleanup process under an Agreed Order. The Port signed on to the Agreed Order with Kimberly-Clark Worldwide, Inc. (K-C), and the Washington Department of Natural Resources (DNR). The U.S. Department of the Navy (Navy) signed on to a separate Ecology Agreed Order to assist in the cleanup process. The project is just at the beginning stages and will likely take up to a decade to be addressed.

TC Systems

The Port acquired the Norton Industries property in 2019 to expand its land holdings in a critical location of the Waterfront Place Central Marine Craftsman District. As part of the acquisition, the Port took on a relatively small but ongoing formal cleanup site known as TC Systems — referring to a former leasehold operated by a company named TC Systems. In the acquisition, the estimated costs to accomplish the cleanup were considered in the purchase price. While the cleanup process has not yet been completed at this site, it is well on its way, having conducted studies and two interim cleanup actions. Coming up in 2021, the Port will work with the Department of Ecology on the Remedial Investigation and Feasibility Study, which will select the preferred cleanup option for the site.

215 ACRES OF WATERFRONT NOW CLEAN OR UNDER CLEANUP ACTION

Award Winning Cleanups

Riverside Business Park

Environmental remediation has proved to be an economic success supporting key industries and jobs at the Port of Everett's Riverside Business Park. The Port purchased the 85-acre property from The Weyerhaeuser Company in 1998, who operated its Mill B on the site from 1915 through the 1980's. The Port has worked closely and tirelessly with the Department of Ecology to address historic contamination from ASARCO Smelter and Weyerhaeuser, and to prepare the site for economic redevelopment. As part of the Port's mission to create economic opportunities and jobs, the Port envisioned the creation of an industrial park on the site that would do just that. Over the years, the Port continued to make improvements to the site, including a major cleanup removing legacy contamination,

bringing in thousands of cubic yards of clean fill to raise the site out of floodplain levels and constructing infrastructure to support future site development including roadways, utilities, viewpoints and trails and adding native riparian landscape plantings. Today, the former brown-field site supports around 800 jobs and serves a variety of light-industrial users, representing regional essential service functions from aerospace supply chain to trucking and distribution.



The planning efforts at the Riverside Business Park have taken sea level rise into consideration through increasing the general elevation of the site by 3 to 5 feet, taking it out of the flood plain, and increasing the elevations of stormwater and other utilities.



In July 2020, the Port of Everett was recognized by the Washington Public Ports Association with the 2020 *Outstanding Job Creator Award* for its transformative work to create new jobs at its Riverside Business Park.

In October 2020, the Port earned *Excellence in Economic Development Award for Real Estate Redevelopment and Reuse* from the International Economic Development Council (IEDC) for the work at Riverside Business Park.



1915



2019

PROJECT QUICK FACTS



VALUE

Prime example of the Port's proven track record to leverage public-private investment to restore former mill sites.



ECONOMIC

Riverside Business Park is designed to support 800 family-wage jobs to Snohomish County, as well as create 700 temporary construction jobs.



ENVIRONMENT

Part of the Puget Sound Initiative and has undergone extensive environmental cleanup to remediate legacy contamination from its mill town days.



COMMUNITY

Development integrates trails and open space into the industrial park to enhance quality of life in our community and for employees of the business park.



#1

In 2015, the Port of Everett was recognized by the Washington Public Ports Association with the *Environmental Project of the Year Award* for its significant Waterfront Place Central cleanup projects.

In 2017, the Port of Everett won the *Gold Award* from American Council on Engineering Companies (ACEC) for the Everett Shipyard Cleanup and Central Marina Improvements Project in the category of **Social, Economic, and Sustainable Design**.

Waterfront Place

Between 2006 and 2015, the Port of Everett completed a fast-paced, innovative cleanup program across its 65-acre recreational waterfront to support brownfield redevelopment at the site now dubbed Waterfront Place. The Port, working in partnership with the Washington State Department of Ecology, divided the 65 acres into six separate cleanup sites to systematically deliver the cleanups on schedules that dove-tailed with site upland and in-water development. The \$25 million in investment resulted in removal of nearly 150,000 tons of contaminated soil, remediation of several contaminated groundwater plumes, dredging of contaminated sediment from the bay, and removal of failing bulkheads and other old creosote treated wood structures. The most visual transformation took place at the former Everett Shipyard site (see right), now home to Fisherman’s Harbor, the first phase of the Port’s Waterfront Place mixed-use development, with new public access, hospitality and coming residential, restaurants and retail.

Building a Sustainable Future

As the Port of Everett continues in its endeavor to build out the destination waterfront at Waterfront Place, site sustainability is planned for and implemented to protect our land, air and water into the future. Sustainability features include use of clean technologies such as installation of innovative modular wetland filtration systems to treat site stormwater runoff before entering our waterways (see page 14), and implementing proactive planning to support climate change initiatives, such as raising general site elevations, including bulkheads segments, by about three feet to accommodate for sea level rise.

Waterfront Place is envisioned to create a waterfront neighborhood where people can live, work and recreate. These types of communities have much lower greenhouse gas emissions since residents and community locals have the opportunity to work and recreate within walking distance of their homes. The numerous pedestrian amenities being added here and connecting into the local pedestrian infrastructure create a walkable, bikeable community — a concept known as “Complete Streets.”

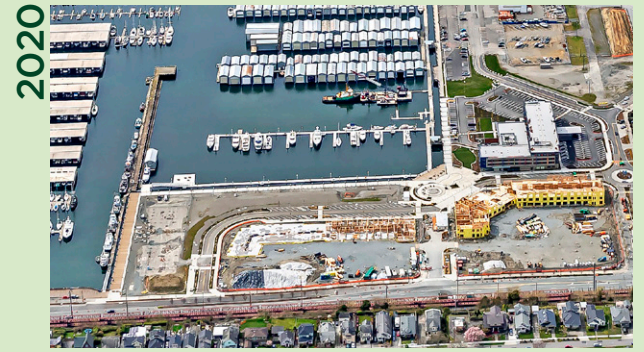
EVERETT SHIPYARD SITE Environmental Cleanup Project

2006 to 2015

\$6.2M In-Water Cleanup Cost

\$1.8M Upland Cleanup Cost

99.9% Of all contaminated materials removed



- Upland Cleanup:** Removed 17,000 tons of contaminated soil, approximately 8,400 tons of concrete and asphalt were recycled for use as road base.
- In-Water Cleanup:** Dredged approximately 11,000 cubic yards of sediment, removed five docks, a haul-out structure, reconstructed an environmentally safe bulkhead, and public access enhancements.

Climate Change

In 2020, the Port of Everett through its progressive environmental programs, is implementing a climate change strategy (CCS). The purpose of the CCS is to articulate how the Port plans to ensure a resilient waterfront considering the anticipated physical and economic effects associated with a changing climate, and identify the Port's plans to participate in the global efforts to reduce greenhouse gases.

The strategy identifies a two-pronged approach, 1) Port Resilience — Climate Change Adaptation, and 2) Greenhouse Gas Emissions Reduction — Mitigation of Climate Change. There are 16 action categories that are specifically tailored to address climate change as it relates to the Port of Everett. This strategy will be reviewed and updated annually, or as new information is available. This version of the CCS was set forth in 2020.

Port Resilience: Climate Change Adaptation

The Port is making efforts to adapt to a changing climate. The Intergovernmental Panel on Climate Change (IPCC) defines adaptation as: 'the process of adjustment to actual or expected climate and its effects. In human systems, adaptation seeks to moderate or avoid harm or exploit beneficial opportunities.'

Regulatory Compliance & Engagement

Continue to track and comply with all current rules and regulations

Plan for Sea Level Rise

Implement into Port's development and long-term management of facilities and properties

Climate Change Vulnerability Assessment

Conduct in coordination with other owners and operators of other waterfront facilities

Plan for Increased Sedimentation

Assess the Snohomish River navigation channel, marinas and terminal berth areas

Waterfront Resilience Communication Coordination

Coordinate with the Everett waterfront users to ensure awareness of climate change risks and adaptation considerations

Business Risk Awareness & Planning

Build an economy that is resilient to the physical, regulatory, and economic effects of a changing climate

Resilient Economy

Factor in climate resilience when recruiting businesses to Port properties

Adaptation Funding

Assist with adaptation, and integrate measures into infrastructure grant proposals

Greenhouse Gas Emissions Reduction: Mitigation of Climate Change

The Port is making efforts to participate in the global effort to reduce greenhouse gas (GHG) emissions with the goal of reducing the effects of climate change. According to the IPCC, 'Mitigation is a human intervention to reduce the sources or enhance the sinks of greenhouse gases.'

Regulatory Compliance & Engagement

Continue to track and comply with all current rules and regulations

Air Emissions Study (PSMAEI)

Continue to participate in the Puget Sound Maritime Air Emissions Inventory (PSMAEI)

Green Purchasing

Strive to acquire appropriate vehicle technology with the lowest GHG emissions as financially feasible

Leverage Actions of Partners

Strive to communicate with partners on a coordinated effort to reduce GHG emissions (e.g., cargo ships, PUD, City of Everett, etc.)

Commute Trip Reduction

Encourage employees to find alternatives to driving alone to work, and offers remote working options as appropriate

Mixed Use Development

Continue development of the Waterfront Place Central mixed-use development

Wetland Carbon Sinks

Continue efforts to protect and create carbon sinks on Port properties (e.g., Blue Heron Slough, Union Slough, Bay Wood Shoreline, etc.)

Mitigation Funding

Assist with GHG mitigation planning and implementation efforts

Air Quality & Protection

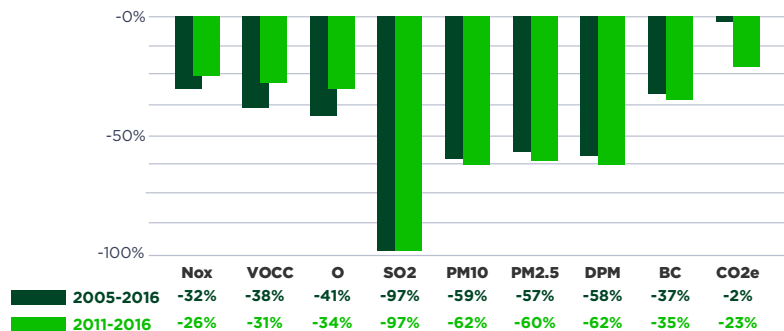
Puget Sound Maritime Air Forum

The Port of Everett cares about its carbon footprint. We actively work with other Puget Sound ports to ensure we continue to collectively meet federal air quality standards and implement emission reduction measures. The Port is an active member of the Puget Sound Maritime Air Forum, a voluntary association of private and public maritime organizations, ports, air agencies, environmental and public health advocacy groups and other parties with operational or regulatory responsibilities related to the maritime industry. The Forum is committed to accurately quantifying and voluntarily reducing air emissions associated with the maritime transportation of freight and passengers.

A 2016 report compiled by the Puget Sound Maritime Air Forum shows maritime-related air pollutant emissions decreased in nearly every sector between 2005 and 2016. Results showed that air pollutant emissions decreased by up to 97%, depending on the type, including 69% for fine particles, which are harmful to human health. The emission reductions resulted from voluntary investments by the maritime industry and efforts by government agencies in cleaner engines, fuels and operational efficiency, as well as regulations that stipulated more stringent emission standards for new engines and cleaner fuels. The first inventory was conducted in 2005 with updates performed every five years (2011 and 2016) to track emission reductions over time and ensure that emission estimates remain current.

PORT OF EVERETT EMISSION CHANGE, %

The Port's emissions report card shows a continued reduction of air pollutants emissions, primarily due to the International Maritime Organizations clean fuel requirements. A summary of the Port's 2016 results is presented below:



*Data from 2016 Puget Sound Maritime Air Emissions Inventory



Green Equipment

Investing in clean energy vehicles and equipment is part of the Port of Everett's comprehensive effort to protect air quality and reduce its overall carbon footprint. The Port's "green fleet" features major cargo handling equipment that support the movement of \$21 - \$30 BILLION in imports and exports annually. This includes electric gantry cranes that produce zero emissions and various yard equipment like forklifts and reach stackers that make use of ultra-low sulfur diesel and diesel oxidation catalysts. The Port also utilizes hybrid vehicles among its fleet of security, administration, marina, and maintenance divisions.



Short Sea Shipping Designation

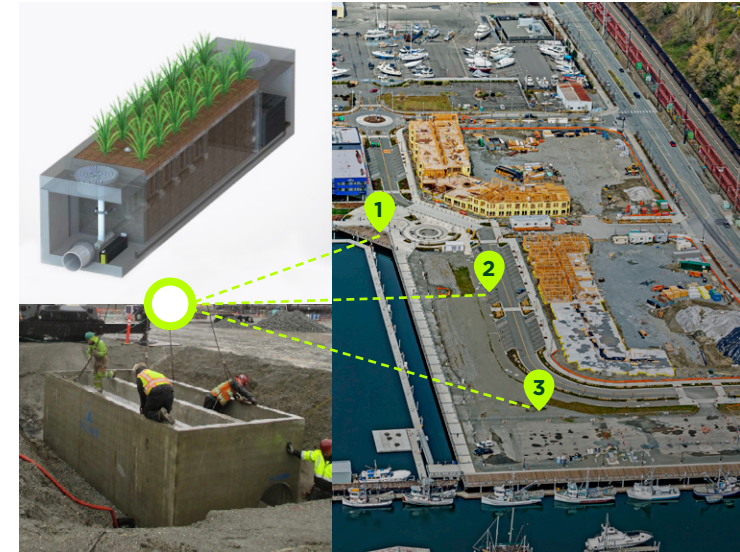
In January 2019, the Port achieved a vital step in reducing congestion on the I-5 corridor while continuing to efficiently move freight in the region. The Port received designation by the U.S. Secretary of Transportation as a Federal Maritime Administration Marine Highway Project for the Puget Sound Container on Barge Service under the America's Marine Highway Program. The Port is one of 25 marine highway projects in the nation, and at the time of designation, was the only marine project designation on the West Coast. The designation makes the Port eligible for grant funding from the Marine Highway Grant Program to fund infrastructure improvements or equipment to enhance the Port's ability to expand barge service along the Puget Sound marine corridor. The Port is working in partnership with the Northwest Seaport Alliance (Ports of Seattle and Tacoma) to stand up container on barge service for cargo movement between these ports. Once on-line, this effort sets out to reduce the amount of truck traffic on the highway system, in turn, greatly reducing overall air emissions in the region.

Water Quality & Protection

Stormwater Management

Stormwater management is an integral part of the Port of Everett's environmental programs. To maintain proper stormwater quality, the Port employs treatment systems, routine monitoring, inspections, and best management practices at its Seaport and Marina facilities. At the Seaport, the Port utilizes a vegetated bio-filtration swale that acts as a natural filtration system to treat stormwater runoff by allowing solids and contaminants to settle from the water column. As the Port makes capital improvements, it strives to go the extra mile and make improvements that will improve water quality into the future — for example, during the South Terminal Modernization project, the Port installed an innovative end-of-pipe filtration system, known as a modular wetland filtration system, that will treat stormwater off the South Terminal Wharf.

At the Port's destination waterfront, within its 65-acre mixed-use development at Waterfront Place, the Port's sustainable design continues to be implemented, including installation of modular wetland filtration systems at every combined sewer outfall. These treatment systems (shown right) are designed to act like natural wetlands, filtering out typical, but environmentally harmful, roadway contaminants such as heavy metals, greases, oils, tire rubber, and other urban contaminants. To date, through collaboration with our partners at The Department of Ecology, City of Everett and Puget Sound Partnership, the first set of these units have been installed making for an even cleaner waterfront environment for our community and marine wildlife.



NEW! Seabin Marina Water Quality Program

Adding to its portfolio of water quality programs at the Marina, the Port of Everett launched a Seabin pilot program in 2019 to test out new, innovative industry technology. One of the first of its kind to be installed in Washington state, the Port's new Seabin located at its Central Guest Dock 5 supports collection of microplastics and debris from our waters. It looks and acts as a floating garbage skimmer that moves up and down with the tide to collect and filter out floating debris.

Its submersible water pump sucks water in from the surface, passes it through a catch bag inside of the device and pumps filtered water back into the Marina, leaving any floating litter, oil sheen and ocean plastics as small as two millimeters inside of the catch bag for proper disposal. The program has proved successful to date and has created a new educational partnership opportunity with students at the local Ocean Research College Academy (ORCA) program through Everett Community College.

| | | | |
|--------------------------|---|--|--|
| <h1>1</h1> <p>Seabin</p> | <h1>10</h1> <p>Up to 10 pounds of garbage can be collected before needing to be emptied</p> | <h1>2 mm</h1> <p>The Seabin can collect microplastics as small as 2 millimeters — smaller than a grain of rice</p> | <h1>100%</h1> <p>Seabins are constructed from 100% recycled material</p> |
|--------------------------|---|--|--|

Zero-Discharge Boatyard

The Port of Everett has invested more than \$12 million into its six-acre, state-of-the-art, environmentally sound boatyard within its Marine Craftsman District at Waterfront Place. As the region's most modern facility, the boatyard eliminates contaminated runoff with a storm and wastewater collection system designed to capture and treat runoff before reaching the City's sanitary sewer system, and eventually the Puget Sound.



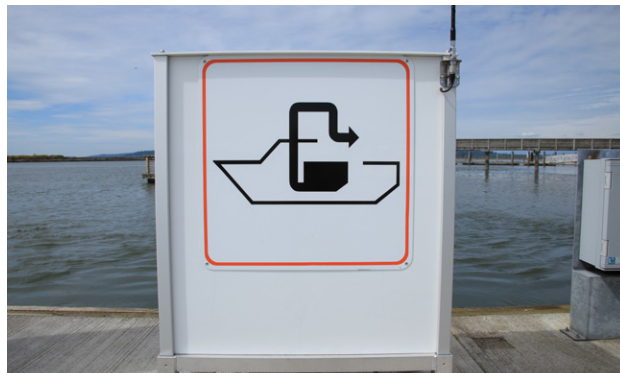
Marine Spill Response

Oil and gas products, including gasoline, diesel, and hydraulic fluids, are toxic to marine life, including fish, crab, and the local seals who frequent the marina. The Port of Everett maintains oil spill response trailers and disposal sites throughout its facilities, in each marina basin and at the Port of Everett Seaport facilities. Port staff, including our Maintenance and Fuel Dock crews, are fully trained in spill response and reporting. If a spill occurs, the proper authorities are notified and a full-bodied response goes into effect, including the efforts of Port staff and maintenance crews.



Marina Pumpouts

With operation of the largest public marina on the West Coast, it's important that the Port of Everett does its part to promote and facilitate the proper disposal of waste. With 10 pump-outs located throughout the Marina, commercial and recreational boaters can conveniently do just that and keep our waters clean.



Recycling Program

A robust recycling program is incorporated into the daily operations at the Port with everything from recycled supplies to recycling stations at all facilities. The Port has more than 20 standard recycling stations that collect a variety of materials including aluminum, glass, paper and cardboard. Materials collected at each site vary depending on the needs associated with each location. The Port also makes a conscious effort to recycle all used tires and use recycled materials for its construction projects when feasible.

MARINA CLEANUP DAY

For 25 years, the Port of Everett has hosted an annual Marina and Jetty Island Cleanup Day that typically engages about 75-100 volunteers, including boaters, area residents and local organizations in the removal of trash and debris in and around the waterfront and at the Port-owned Jetty Island. In 2018, the volunteer effort resulted in the removal of nearly 1,700 lbs. of trash.



Habitat Management & Natural Resources

Blue Heron Slough

In 2019, the Port of Everett reached a momentous and comprehensive agreement with the Port Gardner Bay Trustees to invest in and restore 353 acres of salmon habitat at Blue Heron Slough located in the tidelands between north Everett and south Marysville. The Port's agreement, memorialized under a formal Consent Decree with the U.S. Department of Justice, is now underway. The Port Gardner Bay Trustees is comprised of the Tulalip Tribes, Suquamish Tribe, U.S. Department of Commerce, National Oceanic and Atmospheric Administration, U.S. Department of Interior, U.S. Fish and Wildlife, and the Washington State Department of Ecology. The agreement represents a comprehensive settlement for natural resources damage liability from the years of historic industry on Everett's waterfront.

The project started grabbing the attention of many I-5 travelers as a "mystery mound" began to

form on the east side of the freeway late-2019. The mound represents a protective dike constructed in an effort to create various channels and tidal areas to make up the critical habitat environment. Port partner Wildlands and contractor Dungeness continue to focus on major earth work with the goal of completing all the interior earth work in preparation of breaching of the old agricultural dikes in 2021 to finish development of the wetland. The project doubles as a mitigation bank to expedite economic development in our region.

The project's restored habitats, including marsh, mud flat, riparian, and channel habitats, will provide habitat for and assist in the recovery of the Puget Sound Chinook salmon and bull trout. The Bank site was identified as one of the key locations for salmon recovery in the 2005 Snohomish River Basin Salmon Conservation Plan. Wildlands is currently in the process of entitling wetland credits on this Bank.



Carbon Sequestration

Wetlands have been proven to be very effective at capturing and retaining greenhouse gases (GHGs), such as carbon dioxide. The Port's efforts to restore and create hundreds of acres of wetlands at Blue Heron Slough, as well as the previously developed Union Slough wetlands (see page 17), have this effect. The common term for this type of GHG mitigation is "Blue Carbon."

Bay Wood

In fall 2020, the Port of Everett, in partnership with the Washington State Department of Ecology (Ecology), is preparing to kick-off a shoreline cleanup and habitat restoration at the Port's vacant Bay Wood property — a former waterfront mill site located at the northern end of West Marine View Drive. The shoreline cleanup and restoration is an integral part of the Port's efforts to revitalize the Bay Wood property into a new 13-acre waterfront job complex with the goal of

creating up to 300 direct jobs and 1,000 indirect jobs, and generating an estimated \$330,000 a year in state and local taxes. Specifically, the shoreline restoration creates 1,300 linear feet (LF) of shoreline habitat and 2,300 LF of upland buffer habitat, cleans up contaminated soil, and provides space for a new public access shoreline nature trail — the first public access to the site in its history. The \$2.3 million shoreline cleanup and restoration work is being funded by a unique grant from Ecology that pays for 90 percent of the project.



Edgewater Beach

The Port of Everett constructed Edgewater Beach at the South Everett/Mukilteo border as a habitat mitigation project related to construction of the Port's Mount Baker Terminal — a satellite shipping facility that supports the local aerospace supply chain accommodating oversized parts for the 747, 767, 777 and 777X production lines. This restoration added 1,000 lineal feet of beach material on the east side of the terminal, while also enhancing beach access with paths, benches,

picnic tables and a parking lot. The restoration proved to be an environmental success when environmental review determined the site to be flourishing with juvenile salmon, forage fish and numerous water birds shortly after completion.



Union Slough

Nearly two decades ago, in 2005 the Port of Everett constructed the 24-acre Union Slough, a restoration project as mitigation for development of the Port's Pacific Terminal at the international Seaport. The site has since provided mitigation for several Port projects, including construction of the North Docks which added 220-slips to the Marina in 2007.

Today, aquatic bird life, Dungeness crab, juvenile salmonids and many other forms of wildlife and plant life are now observed on what was once a diked agricultural field. Working with the volunteer organization EarthCorps, the Port monitors the human impact on its Union Slough restoration ecosystems and conducts regular volunteer work parties at the site to ensure continued success of this restoration project.



24 Acre restoration project, home to aquatic bird life, Dungeness crab, juvenile salmonids & many other forms of wildlife and plant life

Jetty Island

The Port is committed to preserving, restoring and enhancing wildlife habitat. The Port-owned Jetty Island is a prime example of this effort. Known by most as a hub for recreation, the 1,500-acre manmade island doubles as a thriving wildlife preserve supporting natural habitat for many species, including juvenile salmon, waterfowl,



bald eagles and more. The island was created more than a century ago with dredge sands from the Snohomish River. Through the Port's local sponsorship of the U.S. Army Corps of Engineers maintenance dredging program for the river, whenever possible, additional clean river sediment is beneficially placed on the island to support habitat enhancement. The Port partners with local non-profit EarthCorps to monitor the human impact on Jetty Island's ecosystem and conducts regular cleanups. The island is completely natural with no plumbing or utilities at the site. A portable restroom is barged over during the summer months for beach goers.

1,500
Acre manmade island

Natural Vegetation Management

When vegetation overgrowth warrants a special kind of removal, the Port seeks help from its four-legged goat friends who have the uncanny ability to eat a variety of vegetation which negates the need to physically remove any of the overgrowth. Once eaten, the goats sterilize any weed seed in the digestive process making the seeds infertile and providing a green solution to eliminate problematic vegetation areas.



Dredging & Material Management

Maintenance Dredging

The Port of Everett operates an active port, serving as a hub for international commerce at its working waterfront and local recreation at its destination waterfront. To ensure viability of both activities, the critical and necessary chore of maintenance dredging is a requirement. Maintaining safe and reliable navigation for commercial traffic in the Snohomish River Federal Navigation Channel falls on the U.S. Army Corps of Engineers (Corps) with the Port as the local sponsor for this work. It is the Port's responsibility to maintain the basins and berths under its jurisdiction, including areas in and around its Seaport and Marina facilities. With its naturally deep-water harbor, the Seaport requires minimal maintenance, whereas the facilities in and around the Marina require regular maintenance to keep depths navigable.

Dredge Material Management

Dredging for navigation is vitally important to the work ports and other maritime operators do, and it is done with the highest level of care for the environment. While dredging begins with the act of physically removing material from these active waterways, the work doesn't end there. Dredge material must find a new home, which can fall into a few categories. For any contaminated sediment being dredged, the dredge spoils must be transferred to an off-site, authorized landfill. For clean material, which is typical for most navigational dredging projects not associated with an environmental cleanup, the sediment can be authorized for open water disposal, transferred to an approved upland site for storage or used for beneficial re-use. An example of beneficial re-use conducted by the Port is when dredge material is used for beach nourishment at Jetty Island. Over the years the Port has added to the island footprint and even created a protective sand berm that has allowed for the formation of saltmarsh, lagoon, and backshore dune habitats on Jetty Island.



AWARD WINNING DREDGE MATERIAL MANAGEMENT PROGRAM

In recent years, the Port of Everett has earned rare industry recognition for its innovative achievements with Dredge Material Management, receiving **Washington Public Ports Association Environmental Project of the Year in 2019**

and the **American Association of Port Authorities Award of Distinction for the category of Comprehensive Environmental Management in 2020.**

Through the Port's award-winning Innovative Dredge Material Management Program, the Port and its experts worked with the Environmental Protection Agency, Corps of Engineers, Department of Ecology and Department

of Natural Resources to develop new scientific methods that can assist open water disposal decisions for contaminants present at extremely low levels. The new methodology is transferable across the port and dredging industry and helps solve highly challenging dredge approval processes facing ports industry-wide, while ensuring the protection and improvement of a healthy Puget Sound.

For the Port of Everett, these methods were able to prove the Port's marina dredge material was environmentally safe for open water disposal meeting our environmental commitment and supporting significant costs savings that support the Port's economic sustainability goals.

Partnerships & Advocacy

Department of Ecology

The Washington State Department of Ecology has been an instrumental agency in helping the Port reach successful environmental cleanups on the Everett waterfront. The Port and Ecology's strong focus on cleaning up the Everett waterfront, has facilitated the cleanup and revitalization efforts across the waterfront, most notably at the Riverside Business Park and Waterfront Place (see pages 10-11). The Port is partnering with Ecology on other critical projects as well, such as the former Kimberly-Clark mill site, Bay Wood, and Mill A at the Seaport. In areas where cleanups have been completed, the waterfront environment and economy are healthier and more vibrant than ever before and boast new extensive public access features. The Port thanks Ecology and its staff for their strong commitment to Everett and its long-standing partnership with the Port of Everett and our community.

Tulalip Tribes

The Port of Everett works with the Tulalip Tribes in a government-to-government relationship to coordinate and cooperate the Port's environmental stewardship efforts to restore, protect and manage its properties. The unique legal status of tribes and the presence of treaty-reserved rights and cultural interests throughout the state create a special relationship between tribes and agencies responsible for restoring, managing and protecting the state's natural resources. The Port regards Tulalip Tribes as a key partner, and guide to stewardship and restoration. As descendants of the Snohomish, Snoqualmie, Skykomish and other allied tribes and bands that signed the Point Elliot Treaty, Tulalip Tribes are one of over 562 federally recognized tribes in the United States. Today, the Tulalip Tribes, based just north of Everett, has a modern tribal government and is an important influence in the region. They work with the Port on shared issues such as development, sustainability, conservation and all other areas where Treaty Rights are concerned. Following the Boldt Decision in 1974 the Tulalip Tribes, along with Washington state, have co-managed the local salmon resources and habitat. They have developed robust environmental programs, including the full-scale restoration of the Qwuloolt

Estuary, completed in 2015. Upon completion of the Port of Everett's Blue Heron Slough and the city of Everett's Smith Island, the three restoration projects will work in concert to provide one of the most viable recovered wild salmon habitats in Puget Sound.

EarthCorps

Working with the volunteer organization EarthCorps, the Port monitors the human impact on its Union Slough Saltmarsh site ecosystems and conducts regular volunteer work parties on Port property to ensure continued success of this restoration project (see page 17). EarthCorps is a non-profit organization that brings together passionate and hardworking young adults from the U.S. and countries around the world, for a yearlong leadership training program to learn leadership skills by working collaboratively, leading community volunteers, and executing technical restoration projects along shorelines, trails and in forests.

Ocean Research College Academy (ORCA)

The partnership between the Port of Everett and Everett Community College Ocean Research College Academy (ORCA) is a prime example of the successes that come from merging education and environmental stewardship. ORCA, an early college program for high school students at Everett Community College, has classrooms situated at the Port of Everett and focuses on the use of the local marine environment as the unifying theme for all academic disciplines. Through partnership with the Port, ORCA students engage in various environment-based marine research projects, including helping maintain and catalog information from various underwater instruments located around Port facilities gathering real-time data about Port Gardner Bay, including water temperature, salinity and dissolved oxygen levels. They also support the new Seabin pilot program, which helps to collect microplastics and garbage that may float into the Marina (see page 14).

Everett Steelhead & Salmon Club

The Port of Everett partners with the Everett Steelhead and Salmon Club, providing space at the Marina for the group to actively raise salmon fry in a fish pen at South Guest Dock 1, near Anthony's Homeport. In 2019, the Club's efforts helped raise 44,000 salmon fry, more than doubling their typical count of 20,000 in previous years. The Port began providing space for the pen in the 1980s, and since, the effort has helped raise and release more



COMMITTEE PARTICIPATION

The Port of Everett remains involved to stay up on the latest port industry tools and trends to support its environmental stewardship and sustainability programs. Below are a few of the councils and committees the Port participates in.

-  WPPA Environmental Technical Committee
-  Northwest Maritime Association Environmental Subcommittee
-  Northwest Environmental Business Council
-  AAPA Environmental Subcommittee
-  Puget Sound Partnership Local Integrating Organization

than 600,000 salmon fry into the Stillaguamish River. The Washington State Department of Fish and Wildlife donates the feed and the fish who are brought in from the Wallace Falls Hatchery. Pen operations and maintenance is fully funded by the Club and staffed by Club members who volunteer their time to conduct annual work parties and complete needed repairs.

Sno-King Marine Mammal Response

The Port of Everett partners with volunteer organization Sno-King Marine Mammal Response (SKMMR) to help educate waterfront visitors on etiquette when observing wildlife such as seals, sea lions and other marine wildlife, including keeping proper distance and not to touch, feed or capture. The organization responds to marine mammal sightings or those in distress in King and Snohomish Counties in Washington state. SKMMR is a partner of the Western Region Marine Mammal Stranding Network, overseen by the National Oceanic and Atmospheric Administration and National Marine Fisheries Service, per the Marine Mammal Protection Act of 1972. Harbor seals and other marine mammals inhabit the same shorelines used by people. By monitoring marine mammal health and educating the community, their goal is to promote conservation and stewardship of the Puget Sound.

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