Sustainability & Climate Strategy Update

March 7, 2023

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Port of EVERETT

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.

Environmental Stewardship Program Memberships

Since 2007

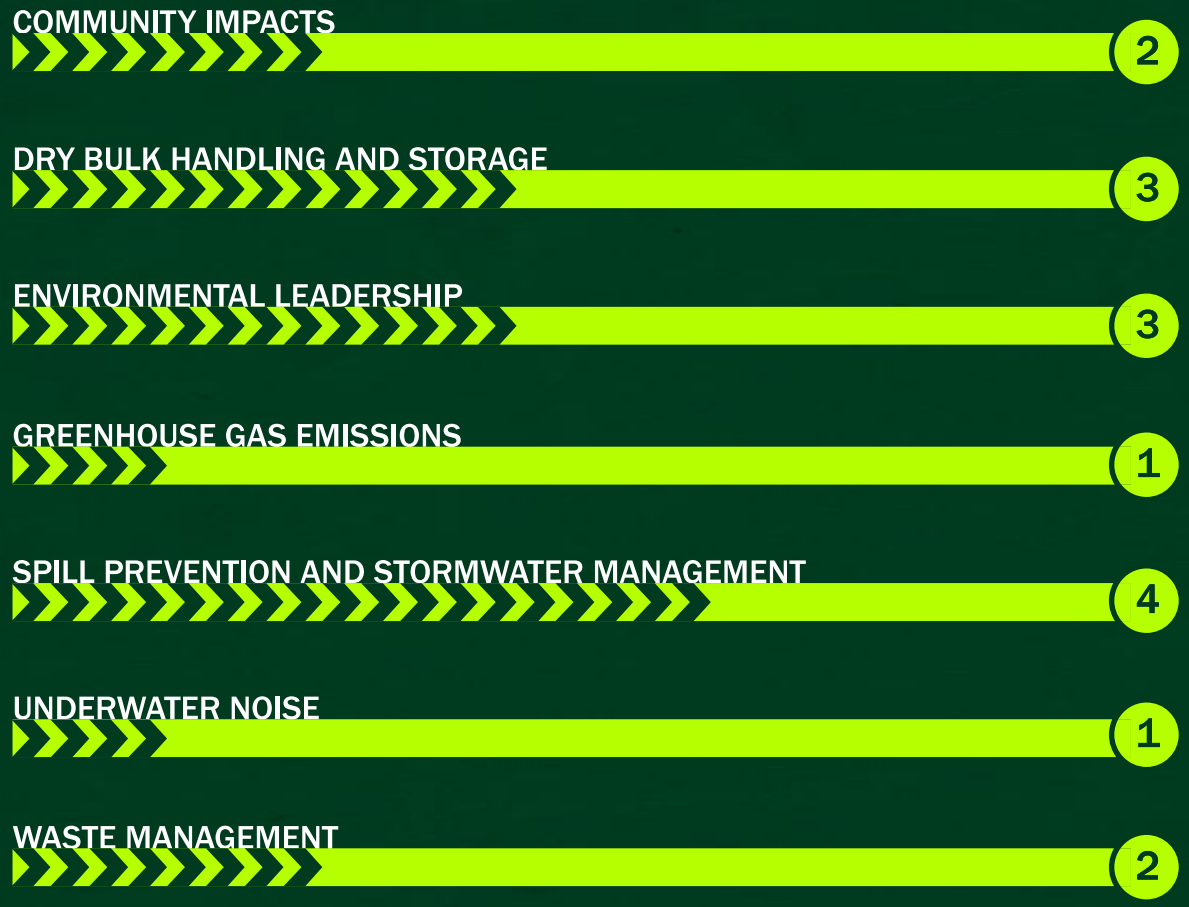
Since 2016

Clean Marina Certification Program
Best Management Practices (BMPs)

Green Marine, Where Are We?

Results of 2021

LAST VERIFICATION 2021



- We are moving up to level 2 in Greenhouse Gasses and Underwater Noise in this next certification process in May.

Comprehensive Cleanup Program

Cleanup Program Approach & Goals

- *Lead the cleanup projects*
- *Integrate economic and cleanup strategy*
- *Bring sites to closure effectively and efficiently*
- *Maintain good working relationship with cleanup partners/stakeholders – Strategic Partnership with Ecology and Tribes*
- *Cost Control (preserve and enhance cash flow)*
  - *Effective use of legal & technical resources*
  - *Leverage funding strategies (e.g., grants/loans/PLP contributions)*

WHY CLEANUPS MATTER

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 250 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

Total Progress:

- Upland cleanups are about 85% complete
- In-water cleanups are upcoming

Environmental Cleanup Progress Report

RIVERSIDE BUSINESS PARK

INVESTMENT: $10 MILLION
STATUS: COMPLETE (2020)

- 85-acre former Weyerhaeuser Mill B (operated 1915-1980s); Port purchased site in 1998 for industrial business park
- Cleaned up legacy contamination with Ecology, allowing for development; on-going studies/monitoring by Ecology
- Earned industry award in 2020 for creating new job hub on the site supporting over 800 new jobs

WATERFRONT PLACE

INVESTMENT: $25 MILLION
STATUS: COMPLETE (2015)

- Six separate cleanup sites across 65 acres; removed 170,000 tons of contaminated soil and sediment
- Cleanup allowed for development of Waterfront Place to begin; project to support 2,100 jobs at full build-out
- Earned two industry awards for environmental, economic and community benefits

BAY WOOD

INVESTMENT: $4 MILLION (TO DATE)
STATUS: UPLAND COMPLETE (2021); IN-WATER IN PLANNING PHASE

- Shoreline cleanup & habitat restoration; new public trail
- Paved way for 13-acre job hub with up to 400 on-site jobs & 1,000 off-site jobs; returned site to City tax rolls
- Winner of three industry awards for environmental, economic and community benefits

WEYERHAEUSER MILL A

INVESTMENT: ESTIMATED AT $150M+
STATUS: CLEANUP IN PLANNING PHASE

- Ranked top priority project for Washington State cleanup program funding
- Critical project for environment and international seaport operations; tied to 40,000+ jobs
- Interim Cleanup Action in 2015 removed 20,000 cubic yards of contaminated sediment

KIMBERLY-CLARK

INVESTMENT: ESTIMATED $40 MILLION
STATUS: COMPLETE (2023)

- 90+ years of mill operations on site
- Three interim action cleanups completed under Agreed Order with Ecology (two by previous owner)
- Integrated cleanup & redevelopment to install environmental cap; doubles as cargo terminal to support 950 jobs

EAST WATERWAY

INVESTMENT: $900,000 (TO DATE)
STATUS: CLEANUP IN PLANNING PHASE

- Hub of industry since early 1900s as home to two major mills, shipyards, shipping and heavy industry
- Cleanup being addressed under Ecology Agreed Order; working on preliminary sampling/testing program
- Evaluating potential future uses of waterway to support and facilitate cleanup process

Blue Heron Slough & Tribal Partnership

- *365 acres intertidal marshland/wetland habitat restoration project/conservation bank*
- *Nine (9) miles of constructed channels, breaching agricultural dikes*
- *Benefits juvenile salmon, bull trout, waterfowl, wildlife, South Resident Orca, tribal interests, flood mitigation, water quality, blue carbon, etc.*
- *Project completed in partnership with private, public & tribal partners*

Partners & Friends

Planning for Climate Change

Climate Change STRATEGY

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

Planning for Long- Range Sea Level Rise

- *Elevations at Waterfront Place Central Development are being increased with the addition of new fill.*
- *Other recent examples of increased site elevations to plan for sea level rise include:*
  - *Norton Terminal*
  - *Bay Wood*
  - *Riverside Business Park*
- *Looking into grant funding opportunities for waterfront wide sea level rise vulnerability study*

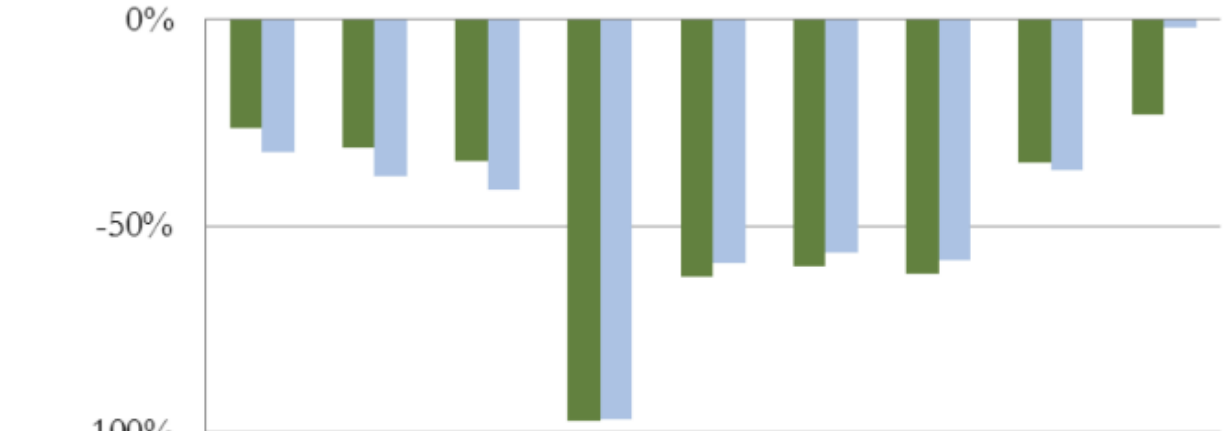
Puget Sound Maritime Air Emissions Inventory

- *2021 inventory currently underway with other ports and agencies*
- *Increased cargo levels since 2016 inventory*
- *Port added new, cleaner cargo handling equipment since 2016*

Table 2.25: Port of Everett Port Emissions Comparison, tpy and %

Year	NO_x	VOC	CO	SO_2	PM_{10}	$PM_{2.5}$	DPM	Black Carbon	CO_2e
2016	97.9	18.6	97.8	1.4	3.5	3.3	3.2	2.0	6,795
2011	132.8	27.0	149.0	48.7	9.4	8.1	8.4	3.1	8,834
2005	144.1	30.0	166.1	43.5	8.6	7.6	7.8	3.2	6,946
2016 vs 2011 Change	**-26%**	**-31%**	**-34%**	**-97%**	**-62%**	**-60%**	**-62%**	**-35%**	**-23%**
2016 vs 2005 Change	**-32%**	**-38%**	**-41%**	**-97%**	**-59%**	**-57%**	**-58%**	**-37%**	**-2%**

Figure 2.8: Port of Everett Emissions Change, %



	NOx	VOC	CO	SO2	PM10	PM2.5	DPM	BC	CO2e
2016-2011	-26%	-31%	-34%	-97%	-62%	-60%	-62%	-35%	-23%
2016-2005	-32%	-38%	-41%	-97%	-59%	-57%	-58%	-37%	-2%

Decarbonization (Electrification) Lines of Effort

Fleet Vehicles

- Electric Club Cars delivery in May
- New PUD Partnership Study for Vehicles and Charging Infrastructure
- Vehicle Telematics

Electric Vehicle Charging

- Future Infrastructure at Waterfront Place Central
- State Law – New Buildings

Marine Terminals

- Tracking: Industry Shift to Shorepower
- Planning for future cargo handling equipment

Commercial Building Energy/ Emissions Targets

- New state regulations passed in 2019 (>50,000 sqft)

Climate Change Strategy – Look Ahead

- Complete Puget Sound Air Emissions Inventory - 2023
- Support and complete Snohomish County PUD fleet vehicle study - 2023
- Identify, evaluate and plan for current and potential future grants that could support decarbonization and waterfront vulnerability studies
- Continue tracking and engaging in the emergence of climate change related state and federal laws, regulations and policies
- Update and continue to implement the Port’s Climate Change Strategy

Thank You

Q&A

Port of EVERETT