Port of Edmonds

Environmental Policy and Green Port Strategies

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The Port's Role

The Port of Edmonds (Port) is an independently governed special purpose district established to promote and invest in economic development for the benefit of the local community. It was created by voters of the district in 1948 and is governed by a five-member board elected to four-year terms. The district boundaries encompass a portion of the City of Edmonds and all the Town of Woodway. The Port operates a marina, a boatyard, and manages commercial properties. Port activities create economic development, preserve the near shore and shoreline environment, create public access and enhance the overall quality of life for the community.

Today, the Port operates under Best Management Practices (BMPs) at all facilities, including implementing a variety of technical innovations to achieve the highest water quality standards, such as stormwater filtration to remove particulates and potential marine contamination and pressure wash water treatment.

Environmental Policy Statement

The Port is committed to protecting and enhancing the environment and natural resources of the community we serve. To this end, we have developed and follow boatyard BMPs, boatyard and pressure wash facilities wastewater treatment, and stormwater filtration and quality improvement protocols that meet or exceed requirements for discharge to receiving water, including the Puget Sound waterfront and Edmonds Marsh.

We are also committed to reducing solid and contaminated waste streams generated at the Port through a robust recycling program, strict protocols for managing solid and petroleum wastes, and best management practices in our marina, at our boat pressure wash facility, boat maintenance yard and dry stack storage facility.

We are committed to exploring and implementing reasonable additional protocols and approaches to environmental protection to the extent allowed by the regulations that govern public ports, with the goal of continuous improvement relative to environmental protection, best management practices, technical advancements, and reducing the Port's impact to the environment, including air, water, and natural resources.

Environmental protection is and will always be a core value of the Port of Edmonds.

The environmental protection protocols, regulatory compliance procedures, and best environmental management practices contained in the Port's Environmental Manual that comprises the remainder of this document will be periodically reviewed and evaluated to assess their effectiveness in allowing the Port to comply with or exceed regulatory requirements and the Port's self-imposed higher standards of environmental protection.

Green Port Initiatives

The Green Port Initiatives continues the Port's existing environmental efforts and expands these efforts through continued innovation and education. The Port recognizes the importance of balancing environmental responsibility and economic goals, as well as integrating community values in Port operations. The goal of the Green Port Initiatives is to achieve long-term environmental, societal and economic benefits through resource conservation, waste reduction and pollution prevention. The Green Port Initiatives are listed below. Progress is reviewed annually.

I. Air, Soil and Water

Continue, and where possible improve upon, activities and protocols that protect and enhance air, soil, and water quality at the Port.

Air Protection and Enhancement

- Follow all BMPs.
- Operate all vehicles and equipment in a manner that reduces emissions to the extent possible.
- Continue to explore cost-effective alternatives to fossil fuels in Port vehicles and equipment, and implement changes as they become cost-feasible.

Soil Protection and Enhancement

Clean-up

In 2004-05, the Port successfully removed 55 tons of residual oil-contaminated soils from its property at Harbor Square, left in place from prior industrial uses, including a fuel terminal and an asphalt plant that were in operation at the site before the Port took ownership. Some contaminated soil was left under existing buildings at Harbor Square due to inaccessibility at the time of the clean-up. Any residual contaminated soil under buildings at Harbor Square will be cleaned up when they are removed in the future.

Soil contaminated from an off-site oil release is located beneath the pavement at a portion of the Port's dry-stack storage facility. The situation is stable, with no contamination migrating off-site. The contaminated soil under the dry-stack storage facility will be cleaned up when pavement is removed in the future.

Both sites have been rated as a 5 (lowest risk) under the Washington State Department of Ecology's ranking of known contaminated sites.

Herbicide alternatives

- Evaluate the use of environmentally friendlier alternative products on Port property.
- As upgrades are installed, include rain monitoring equipment in irrigation system to reduce potential for runoff.
- Evaluate effects of reducing concentration of Crossbow and total use of Casoron.
- Use continuing education requirements in Washington State Department of Agriculture (WSDA) pesticide licensing to advance environmentally conscious practices for Port landscaping staff.
- Consider recommendations from Pacific Northwest Pollution Prevention Resource Center (PPRC), including:
    - Adding aquatic weed control endorsement to Pesticide licensing
    - Further evaluate literature regarding surfactants in Roundup ProMax
    - Choose a test pilot area to assess alternative products/practices

Water Protection and Enhancement

Marina/Boatyard

- Maintain Clean Marina Certification as designated by Clean Marina Washington
- Maintain Leadership Clean Boatyard Certification as designated by the Clean Boating Foundation.
- Continue innovative filtration solutions like the use of oyster shells in trench drains and identified vaults.
- Continue to confine pressure washing of boats to the pressure wash pad where water is treated to acceptable levels before being sent to sanitary sewer
- Continue providing pump-out and port-a-potty stations to facilitate disposal of blackwater/sewage from onboard Marine Sanitation Devices.
- Maintain Spill Prevention, Control and Countermeasure procedures and containment/response equipment that meet or exceed State and Federal guidelines for Fuel, Hazardous Waste, and Marina and Boatyard Operations.

Storm Water

The replacement of old tar-based roofing at Harbor Square with energy efficient and low-toxicity roofing material was completed in 2013, significantly reducing contaminants in storm water from the roofs. The Port has initiated phased paving repairs at Harbor Square to improve the operability and integrity of paving surfaces. The Port has installed and maintains stormwater filters in all stormwater drains on Port property, including Harbor Square and the marine waterfront.

- Continue periodic inspection, maintenance and cleaning of roofs at Harbor Square as required by the manufacturer to sustain operability and extend roof life.
- Continue maintenance and replacement of paving at Harbor Square to reduce infiltration of unfiltered stormwater to underlying groundwater and potential impacts to water quality in the Marsh.
- Continue to inspect, maintain, and replace as required all stormwater filters in drains at Harbor Square and the marine waterfront.
- Explore and evaluate methods for improving the quality of stormwater that enters the Marsh from Harbor Square and Puget Sound via waterfront areas, including improved filtration methods.
- Identify appropriate location and plan for new storm drain filtration pilot. Measure before and after to determine effect. Timeline: 2018/2019

Spill Prevention, Control and Countermeasures

Continue to maintain viable spill prevention and response plans. Be prepared through proper training of Port staff and readily available containment apparatus to prevent, respond, contain and clean-up hazardous waste spills on land or in the water. Follow State and Federal guidelines for notifying proper authorities when a spill occurs and disposing of contaminated absorbent materials.

Underwater Dives

Continue diver operations to remove debris in the Marina basin at least one time per year.

II. Energy

Conserve and maximize energy efficiency of Port operations.

Heating, Venting, Air Conditioning (HVAC) at Harbor Square

Beginning in 2011, the Port started an HVAC replacement program for commercial buildings at Harbor Square. New units have a Seasonal Energy Efficiency Ratio (SEER) rating of 14. The older original units installed in 1982-85 had a

SEER rating of 8, representing an efficiency improvement (higher rating=increased efficiency). In addition, the new replacement units use a coolant known as 410A that is environmentally much safer than the older HVAC devices that operated with FREON; hydro-chlorofluorocarbon (HCFC). FREON is known to deplete ozone in the atmosphere. The new units are approximately 50 percent more energy efficient than the old technology in the original HVAC units. As of June 2018, 62 new units have been installed, with 24 scheduled for replacement in 2019/20.

- Continue replacement of HVAC units with higher efficiency, environmentally friendlier technology.
- Encourage conservation practices in HVAC operations among tenants.

Roofing

In 2012, the Port started a re-roofing program for commercial buildings at Harbor Square using a new material known as TPO, or "thermo plastic polyolefin" that exceeds EPA's Energy Star requirements (completed in 2013).

- Continue maintenance of roof systems as specified by the manufacturer.

Lighting

In 2012, the Port replaced 98 100-watt incandescent fixtures at Harbor Square with PUD energy-efficient Energy Star LED 14.68-watt bulbs reducing the energy load by 8.36 kW, with an annual savings of 36,623 kWh.

Breakwater navigation lighting has also been replaced with LED efficient lighting.

Alternative Energy Sources

- Electric vehicle charging stations – assess, evaluation and implement, as appropriate, electric vehicle charging stations at appropriate locations.
- When making lighting purchases or replacements, the Port will consider the environmentally better solution and evaluate the implementation of that item versus others. For example, when purchasing washer/dryers for the new restroom/laundry facility, higher efficiency options were considered and purchased.

III. Waste Management

Reduce waste through material reuse and recycling. To facilitate successful recycling and hazardous waste disposal, ensure that signage, oversight, and communication about programs to staff, tenants, and guests is ongoing.

Recycling

- Continue recycling programs that include glass, plastic, aluminum, tin and mixed paper. There are approximately 1300 pick-ups of recycle containers from Port property annually. Currently 90% of these containers are without contamination.
- Keep tenants apprised of changes in recycling and disposal services and requirements imposed by the commercial disposal/recycling service serving the Port.

Hazardous Waste

- Continue hazardous materials collection programs including antifreeze, oil filters, oil stained rags/ absorbent pads, boat bottom sandings, flammable liquids, paint materials, boat batteries, contaminated and non-contaminated oil, and zincs. Annually, approximately 25,000 pounds of waste are collected and properly disposed or recycled through Port of Edmonds Hazardous Waste Program.
- Continue passing Snohomish County Health Department inspections.

Other Programs

- Participate in programs and awareness campaigns such as the 2018 Single Use Plastic 30-day challenge.

IV. Environmental Excellence Certifications/Recognition

The Port has a long history of recognition by environmental excellence certification and recognition organizations, based on the Port's record of environmental protection and practices. These recognitions include:

- Leadership level Clean Marina Washington Certification
- Leadership level Clean Boatyard Certification

The Port will work to retain all currently held certifications of excellence for Port operations and continue to research and obtain certifications and recognition as operators of an environmentally superior boatyard and marina, including (but not limited to) EnviroStar certification.

V. Education

Educate staff, marina tenants, and port property guests on environmental policies and best practices through seminars, newsletters, social media, website, publications and events.

Best Management Practices (BMP's)

- Continue the use of the following BMP's (which have been heavily leveraged by other Ports):
    - Commercial Activity
    - Engines & Bilges
    - Boat Fueling
    - Sewage
    - Vessel Cleaning
    - Surface Prep and Refinishing
    - Hazardous Waste
    - Solid Waste Disposal

Alternative products

- Continue efforts to educate staff, tenants, and guests on the use of alternative products that are environmentally friendly.

I. Habitat Enhancement

Marina and Port Properties

The Port will continue to protect the marina waters through ongoing adherence to this policy and program requirements.

Salmon Recovery

The Port recognizes the importance of stormwater management and other factors in assisting with salmon recovery efforts.

- Currently, the Port partners with the Willow Creek Fish Hatchery, run by Sound Salmon Solutions to improve salmon populations and salmon environment. Annually a Salt Water Net Pen is placed in the water at the marina. The State of Washington provides salmon Coho Yearlings for the pen. Coho are three-year fish. Approximately 30,000 fish are released from the pen in June each year and they become residents of Puget Sound.

- Historically and in the future the Port will ensure any replacement structures are designed with consideration of enhancing marine habitat.

The Edmonds Marsh

Overview: The Edmonds Marsh is one of the few urban saltwater estuaries remaining in the Puget Sound area. The marsh is currently 22.5 acres in size. It is the first stop on Audubon Washington's *Great Washington State Birding Trail - Cascade Loop* and hosts up to 90 species of birds during the year. The Edmonds Marsh Interpretive Walkway includes over 300 feet of boardwalk, 1700 feet of asphalt walkway, and four interpretive stations chronicling the history, habitat and wildlife of this unique salt and fresh water marsh estuary. The walkway is used by birders, the public, and Edmonds Ranger-Naturalists leading educational interpretive programs. (http://www.edmondswa.gov/edmonds-marsh-discovery.html). The Port of Edmonds owns the north side perimeter (the boardwalk and approximately 10 feet (varies in places)) of the Edmonds Marsh, while the City of Edmonds owns the remaining.

- Continue to support events such as the Puget Sound Birdfest of Edmonds.
- Continue to support the City of Edmonds with Right of Entry/Easement access so that the City can continue working with Earthcorps and other groups to facilitate the removal of invasive species and replanting of native plants to benefit the wildlife.
- Support community education about the Edmonds Marsh purpose and benefits through activities such as: using social media and other outlets to share Edmonds Marsh “fun facts”, posting information at the Port of Edmonds weather center, checking if naturalists/ecology discussions can include information about the Edmonds Marsh in their community outreach, etc.
- Continue habitat mitigation efforts when new projects are constructed in and around the shoreline, per permitting requirements.