

West Hayden Island Sustainability Overview



PORT OF PORTLAND

Possibility. In every direction.

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An aerial photograph of a port facility, likely a river port, showing various industrial buildings, storage tanks, and a large open area. A river or canal flows through the facility, and there are green spaces interspersed among the structures. The background shows a hilly landscape with trees and some residential or commercial buildings.

arged with promoting the region's aviation, maritime and
nmercial and industrial interests, the Port's mission is ...

... to enhance the region's economy and quality of life by
providing efficient cargo and air passenger access to national
and global markets.

Supporting its mission, the Port's vision is ...

... to be a prominent, innovative economic development
while stewarding the region's community and environmental
best interests.

Port of Portland is committed to
sustaining and protecting the environment
for the benefit of future generations...

As a port: we depend on clean air,
healthy waters, and productive landscapes
to move goods and people.

As a public agency, with a
mandate to serve a specific, enduring
purpose for this community.



PORT OF PORTLAND

Sustainable Natural Resources Policy

The Port recognizes that our actions today affect and influence the lives of the community and the environment where we live and work. The Port is operating sustainable business decisions that support long-term economic health, integrate community interests, and reflect a deep and broad commitment to environmental stewardship.

The Port of Portland is committed to protecting the environment for the benefit of the community. This means that as we pursue our mandate from the Oregon Legislature to meet the transportation needs of our customers and community, we respect the natural resources as far as our work possible. As a public agency, we have a specific and enduring role to play. We recognize that clean air, healthy waters, and productive landscapes help to move goods and people efficiently.

The principles below establish the overarching guidance we will consider as we operate the port now and into the future. They acknowledge the environmental challenges we face, the ethic and culture we will promote in order to ensure that we conduct our business in a manner that contributes to the long-term economic, environmental, and social well-being of the community which we live and operate.

As part of the Port decision-making process, **we will:**

- **Apply our Environmental Policy;** use our Environmental Policy to understand the environmental impacts of our work; and seek out least impacts solutions that balance nature and commerce when developing and managing aviation, maritime, and industrial parks.
- **Promote continuous improvement** when it comes to enhancing natural resources; conserving and protecting water resources; conserving energy while promoting use of renewable sources; and protecting streams.
- **Foster a Port-wide culture** where efficiency is actively encouraged and energy consumption is continuously reduced.
- **Exhibit leadership** within the port industry by implementing innovative solutions based on sound science and informed decision-making.
- **Pursue pre-emptive measures** to reduce the Port's contributions to climate change and develop proactive mitigation and adaptation strategies.
- **Encourage partnerships** to achieve integration of the above concepts and work in concert with other stakeholders.

Adopted December 2009

Innovation, Capital Efficiency, Risk Management
Regional Trade Support and Enhancement

and Indirect Job Creation
and Organizational Development
Local Economic Impacts
Wellness
Business Ethics
Security

Energy Efficiency
Environmental Construction
Waste to Resources



and Contractor
y Programs
ity Outreach
Relations

Port Environmental
Deicing System
Zero Waste Head
Mitigation Si

SHARP Program, Environmental Compliance,
Chemical Procurement Program, Water Rights,
Emergency Preparedness and Response, Friends of Trees Partnership

PLAN

**Continual
Improvement**

ACT

Management Review

Environmental Policy

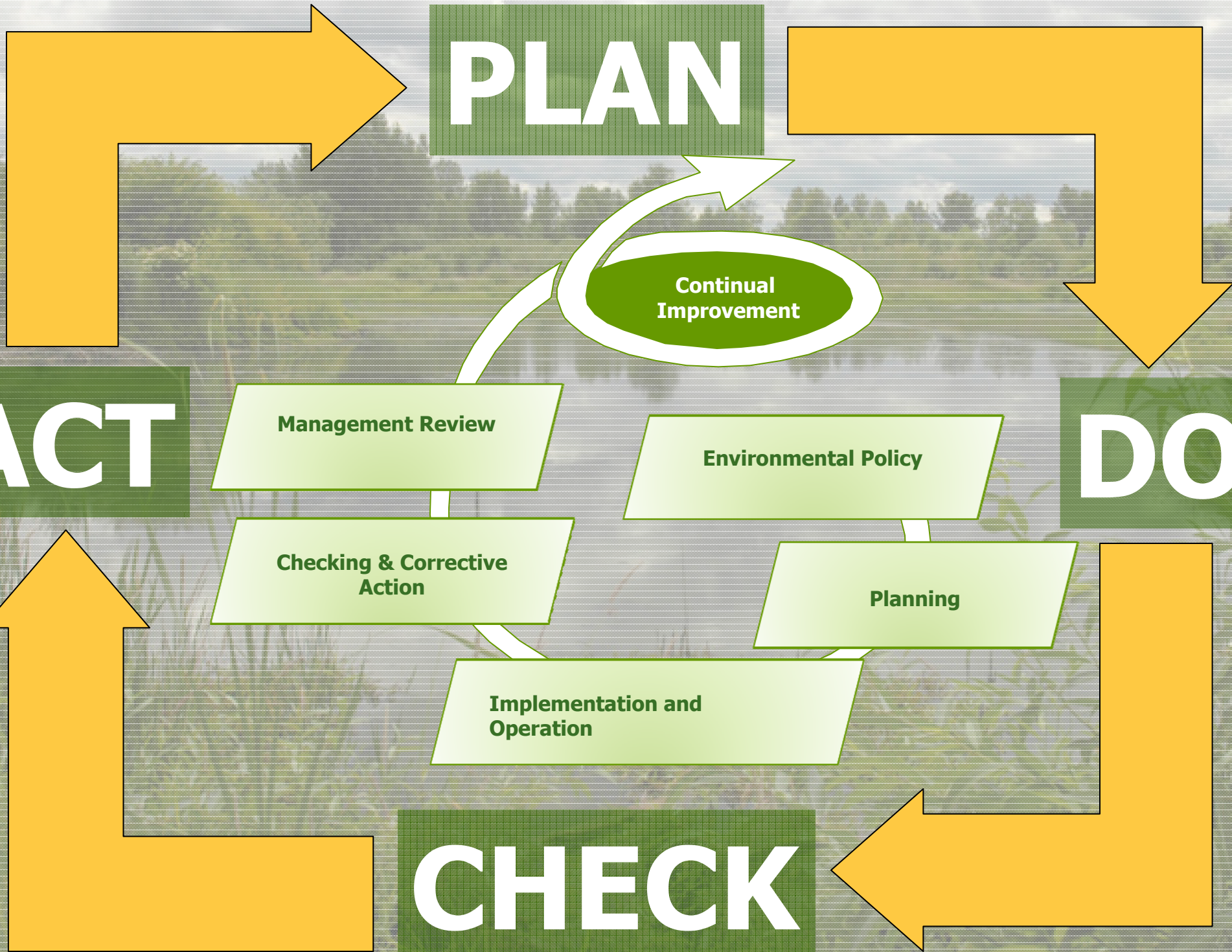
DO

**Checking & Corrective
Action**

Planning

**Implementation and
Operation**

CHECK



VISION-TRIPLE BOTTOM LINE

Hayden Island: Meeting the
and state's marine
ortation needs without
omising the livability and
-of-life needs of future
tions.

ework: Recognition of the
erm, critical interconnection
en **economic** development,
nmmental stewardship and
equity.



Sustainability Pyramid



at Mayach'island Guiding Principles

Generational Fairness and the Triple Bottom Line

Measure Progress

Stay Ahead of the Curve

Balance

Reduce, Reuse, and Recycle/Avoid, Minimize, Mitigate

Continuous Learning & Education

Integrity

Leadership Now

Accountability

Strategic Goals-Economic

Meet cargo transport needs as measured by
national commodity flow forecast

Ensure terminal development is predominantly
marine and rail dependent

Ensure 95% of direct jobs on WHI are living wages

Support Portland's labor force by :

employing existing marine labor and services

utilizing local, small and/or minority contractor

Strategic Goals-Economic

provide a diverse job mix that offers low barrier entry for a range of Portland's skilled labor

provide a positive net return on investment

provide for a market viable development for developer and operator

make investment decisions based on life-cycle costs

Strategic Goals-Environment

Enhance natural resources in Portland by setting aside 500 acres for open space with improved habitat

Mitigate for development impacts and contribute an overall net ecological function on WHI

Reduce direct and indirect green house gas emission below 1990 levels by 2020

Achieve net zero landfill waste

Strategic Goals-Environment

incorporate WHI into EMS with measurable goals -
provide public reporting and audit

continuous improvement of water quality through
filtration, treatment of on-site water or run-off from
development

development will meet or exceed all regulatory
requirements and use Joint West Coast Sustainable
Design and Construction Guidelines, BMP's and
mitigation of significant impacts per NEPA

Strategic Goals-Community

Appoint an advisory committee for the continuous improvement of public involvement, transparency and achieving sustainability achievements

Support ongoing activities will support goals and economic viability of Hayden Island community

Use best industry practices during design and development to avoid, minimize or mitigate; noise, vibrations and light impacts

Eliminate or minimize toxics substances used and hazardous waste generated in development of WHI

Strategic Goals-Community

Obtain 100% operating power from renewable sources and achieve in-building energy efficiency levels of 50w/m²

Give preference to firms that have implemented EMS under ISO 14001

Participate in US Dark Sky Initiative to limit light pollution

Provide First Source agreement for local hiring preference

Provide high quality recreational opportunities

based upon principles of
sustainability

Triple bottom line

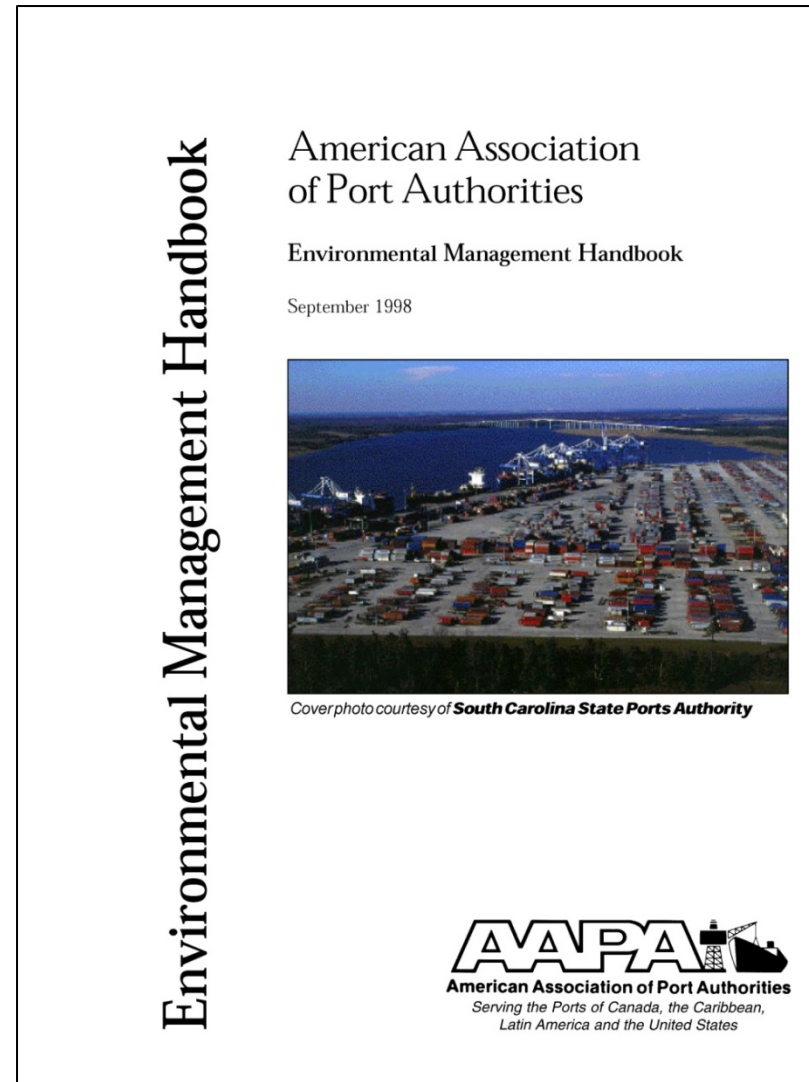
Implement Sustainable
Design & Construction
Guidelines

Framework for future lease
negotiations



development environmental initiatives

APA Environmental
Management Handbook
Environmental Initiatives at
Sea Ports Worldwide
White Paper
North West Coast Port
Technical Committee



White Paper

Original research was completed in Summer/Fall 2009 and published in the Spring of 2010

provided a snapshot of BMPs utilized at the time

research included interviews with Columbia River, North American and International port representatives based on a prepared questionnaire and an extensive literature search



North West Coast Port Technical Committee Sustainable Development Guidelines



Port of Vancouver USA

PORT OF PORTLAND

Possibility. In every direction.



Port of
LONG BEACH
The Green Port



Power for Harbor Vessels

Partnership between
City of Portland and
Shaver Transportation
Company



Optical Character Recognition (OCR) system



Diesel Anti-Idling (electricity)

Production Slugs



Bus pavement – Terminal 6



ize Adaptive Management
hods

Commitment to Green Port
practices

Continuous monitoring of
Port and external best
practices

incorporate best practices
into development

Evaluate effectiveness of
actions

Adjust as necessary

