

The

Navigator

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The purpose of the Port of Olympia shall be to vigorously manage its assets to provide maximum benefits to the citizens of Thurston County. To do this, the Port shall **BUILD** relationships, facilities, and infrastructure that help the Thurston County economy **GROW**, while it serves those who **MOVE** products and people and accepts a role to **IMPROVE** Thurston County's recreational options and environment.

Port of Olympia Mission Statement

Port Pairs Environmental Improvement with Economic Development

From being one of the leaders in using reclaimed water from the LOTT treatment plant, to actively pursuing cargoes that are environmentally friendly such as the recent shipments of windmill blades, the Port embraces opportunities to simultaneously grow our community's economy while improving its environment.

Over the last 15 years, there have been some significant milestones. The Port repaved marine terminal cargo yards in a way to better control and treat storm water run-off, discontinued leasing of tidelands for log operations to eliminate logs settling on intertidal areas, and replaced 442 creosote piles with 209 pre-cast concrete piles.

Swantown Boatworks, a model boatyard in Washington State, not only has sound environmental practices and a state-of-the-art wastewater treatment system, but the storm water pond provides habitat to birds, plants and other wildlife.

Today, as part of the planning for the development of the 14-acre East Bay site, the Port is participating in the Washington State Department of Ecology's (DOE) Voluntary Cleanup Program to remove contamination from historical uses.

In consideration of air quality, the Port is currently working with the Olympic Area Clean Air Agency (ORCAA) to modify four pieces of diesel equipment in order to reduce

air emissions. To this same end, two electric trucks are being planned for use by Swantown maintenance personnel.

At the airport, in 1999, the Port replaced the underground fuel tanks with an above-ground tank system, reducing leakage risk and improving management of leaks or spills. The airport is currently working on a best practices habitat plan, integrating the management of surrounding plants and animals with economic activity.

Related to the cleanup of one of our community's most treasured resources, Budd Inlet, the Port is

working with DOE on plans for maintenance dredging of the berthing area. Dredging will remove dioxin and other contaminants while simultaneously returning the berthing areas to their permitted depths. The Port is also committed to working with regional partners to develop a broader strategy to clean up Puget Sound.



The Industrial Dawn (above) at the Port during her May visit. The vessel contained 120 windmill blades from Brazil, each weighing on average 35,000 pounds. These blades stayed in the Port's cargo yard during a 30-45 day period until they could all be transported via truck to a wind energy site in Eastern Oregon.

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Commission Message

Cascade Pole Remediation – Public Dollars at Work

By Commission President Paul Telford

Helping preserve and protect the environment is an important part of the Port's mission.



A significant project has been clean-up of the Cascade Pole site.

From 1939

to 1986, a number of companies used chemicals to preserve wood products on eight acres on the Budd Inlet peninsula. These operations caused contamination of the land and off-shore sediments.

For the last 20 years, the Port in partnership with the Washington State Department of Ecology (DOE) has implemented a multi-phase approach to remediate the site.

To date, almost \$25 million dollars have been spent, including \$9 million from DOE grants, \$11 million from insurance and the last tenant to occupy the site, and \$4 million in Port funds.

We will reach a milestone next year. The site will be paved to support parking at Swantown Marina and future planned development. Included will be a shoreline trail and open space. While major clean-up steps have been accomplished, there will be on-going treatment and monitoring as well as a future upgrade of the aging treatment plant.

The environmental and community benefits of this project are significant. Chemicals have been contained and removed, and the area is being returned to beneficial public use.

High Environmental Standards Set by Port Tenants

Batdorf & Bronson. Cardinal CG. Harbor Wholesale Grocery. Three unique companies, all located on Port property, and sharing a strong commitment to protecting the environment in their business practices and products.

Batdorf & Bronson

Located in the Market District since 1998, Batdorf & Bronson Coffee Roasters is not only a national leader in delivering specialty coffee, but also in their support of sustainable practices.



Batdorf starts by developing direct relationships with coffee growers and paying a fair and sustainable price for their coffee. These growers share sustainable values, including organic certification, adequate shade, soil preservation and decent wages and housing for workers.

At home, Batdorf & Bronson works continuously to lighten their environmental footprint. A solar powered panel operates on the roof of their administrative building in Olympia, and they purchase 100% renewable energy credits, called Green Tags, to compensate for the electricity and natural gas used. In addition, the Olympia roastery annually donates 30,000 pounds of coffee grounds and chaff to area farmers for composting.

Cardinal CG

Located in NewMarket Industrial Campus in Tumwater, Cardinal CG's roots are in energy conserving glass products for windows and doors.

The Tumwater plant treats large sheets of untreated "float glass" with a metallic coating that keeps out ultraviolet rays and heat in the summer and acts as insulation in the winter.

"Cardinal's advanced energy conserving LoE insulating glass products provide a significant environmental benefit by helping homes reduce peak and annual energy consumption," said Steve Nelson, Cardinal Pacific's President.



Cardinal's business practices are also environmentally friendly. All manufacturing activities meet or exceed Federal EPA emission standards. Steel reusable racks and glass packs are used for packaging and transportation, corrugated packaging material is reused and recycled, and all plastic stretch wrap materials are bundled and recycled.

In addition, Cardinal's Winlock plant's cullet (broken glass) program with its customers recycles more than 76,000 tons of broken glass a year. The Discovery Channel has featured Cardinal's Winlock story in their program called, "Really Big Things."

Harbor Wholesale Grocery

Harbor Wholesale has operated from their NewMarket Industrial Campus location since 1985. The company provides full grocery service to convenience stores, small grocery stores, coffee stands, and restaurants, in Washington, Oregon, and most recently Northern California.

For this growing, family-based business, environmental awareness and conservation are very important. For example, reducing "windshield" time on the road for their fleet of trucks was a key consideration in a recent decision to expand core operations in Tumwater.



"By centralizing and expanding operations at our Tumwater hub, we are able to reduce emissions from our trucks, and we estimate that fuel consumption will be reduced by 10 percent," said Mike Erickson, Harbor Wholesale President.

Recycling all paper and cardboard materials is a top priority for Harbor, which uses extensive cardboard packaging. The company also takes pride in using the latest technology to protect ground water, including recycling wash water.

Come Play at the Port

August 17, 7 p.m.



Part of a free summer concert series sponsored by the Olympia Downtown Association, the Port hosts a “Music in the Park” event at Port Plaza. Featured are the rockin’ blues of Becki Sue & Her Big Rockin’ Daddies. 360.357.8948

August 24 – 26

Sand in the City returns to the Port Plaza for the seventh year of this premier sand sculpting event. This free community event to benefit the Hands On Children’s Museum includes food, entertainment, over 40 hands-on art and science activities, master sand sculptors, and 240 tons of sand. 360.956.0818



August 31 – September 2



The 34th annual Harbor Days event celebrates our community’s maritime heritage and working waterfront. Activities are slated for Percival Landing and Port Plaza and include tugboat tours, tugboat races, children’s activities, model tugboats, food, entertainment, vendors, and tours of the Lady Washington. www.harbordays.com

September 1 Swantown Regatta

The 10th annual human powered boat race includes kayaks, canoes, fixed seat rowing, shells, pedal boats and more. The event is sponsored by Olympia Area Rowing. All human powered craft are welcome. 360.491.7687



Community

Planning and Advisory Committee (PAC) Welcomes New Member

Dr. Riley Moore has been appointed to the Port’s 12-person Planning and Advisory Committee (PAC).

Moore is an Economics and Business Professor at St.



Martin’s University, and has been instrumental in organizing trade missions to China. He is active in the

Lacey and Thurston County Chambers, LEAD Thurston County, Olympia Rotary, and the Olympia Economics Club.

The Port appreciates Moore’s willingness to serve and values the perspective he will add to the group.

Leaving the PAC is Jim Smego, who has served on the committee for six years. Smego participated in the Port’s initial East Bay public outreach process as well as other projects and made a significant contribution to the Port.

The PAC provides advice on issues and projects affecting the Port. Over the years, the committee has advised Commissioners on topics such as the Port’s capital facility plans. It is currently reviewing proposed changes to the land use plan and will make recommendations to the Port Commission later this year.

Other members of the PAC include Lisa Cosmillo, Rodney Edgbert, Bill Garson, Darlene Kemery, Keith Laws, Patti Moore, Kevin Partlow, Drew Phillips, Joe Raudebaugh, Len Trautman, and Darrel Webster.

Swantown Is a Hub of Activity

The Port’s Swantown waterfront is a popular destination for boaters and non-boaters alike. It’s a great place to enjoy views of East Bay, ride your bike, take a walk on the waterfront trail, have a picnic, or enjoy community events.

In May, the Port hosted the 11th Annual Swantown BoatSwap & Chowder Challenge. Over 1,200 people enjoyed the area’s finest clam chowder and visited scores of vendors showcasing marine related items. Congratulations to Chowder Challenge winners Vern’s Restaurant, who claimed first place, Fish Tale Brewpub in second place, and Mercato Ristorante in third.

The Marina’s popularity with both local and visiting boaters has created a high demand for permanent and guest moorage and driven an upcoming marina expansion. Planning is underway for three new permanent moorage docks (M, N and O),

guest moorage, and upland facilities including restrooms, showers, laundry amenities, parking areas, pedestrian walkways, and special event areas.



From Left: Port Commissioner Paul Telford, Chowder Challenge 1st Place winner Treacy Kreger of Vern’s Restaurant, Port Commissioner Bill McGregor.

Swantown Boatworks is also expanding, with work expected to be completed by fall. The project will increase the capacity of the yard by 30%, or 8,500 square feet, and will provide compressed air and electrical service connection to an additional nine boat storage spaces. There has been a consistent high demand for these facilities, and

the Port anticipates a positive revenue flow from this expansion.

Special recognition to Cheryl Maynard, Swantown Marina Manager, who was recently named a Certified Marina Manager (CMM). Awarded by the International Marina Institute, only 197 people worldwide hold the prestigious CMM designation, and Maynard is one of 15 women to do so.

Navigator

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Port Pairs Environmental Improvement with Economic Development

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Last, but certainly not least, the Port and DOE have implemented a 20-year remediation of the Cascade Pole site on the port peninsula. This project has removed and contained contamination caused by previous industrial activities on the site. Final capping is expected in 2008, making the area available for parking, extension of the waterfront trail, and other uses.

Commissioner Telford's column on Page 2 provides further information about this important project.




As part of constructing the foundation for the new Anthony's Hearthfire Grill at NorthPoint, 220 creosote piles were removed and replaced with pre-cast concrete piles.

To underscore the Port's commitment to improving the environment, a new staff

position was created this year dedicated to analyzing Port environmental programs and best management practices, as well as identifying and evaluating new opportunities in Port operations and other areas.

The Port's mission includes both improving Thurston County's environment and helping

the economy grow. The Port continues to demonstrate that a healthy environment and a health economy go hand in hand. 

The Navigator

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We Want to Hear From You

Do you have questions or comments for Port Commissioners or staff? Please email us at inquiries@portolympia.com, write the Port at 915 Washington St. NE, Olympia, 98501, or call (360) 528-8000.

Commission Meeting Schedule

The Port of Olympia Commission meets on the second and fourth Monday of each month in the **LOTT Board Room, Market Centre Building, 111 Market Street NE, Second Floor, Olympia. All meetings begin at 5:30 p.m. For information, contact Jeri Sevier at (360) 528-8003.**

