

1. Triple Bottom Line
 - a. Economic Development
 - b. Environmental Stewardship
 - c. Financial Sustainability

2. Economic Development – Important NOW with troubling economy
 - a. Macro Level – Importing \$\$\$, but ships are MOBILE
 - b. Family wage blue color jobs
 - i. Longshore and Warehousing wages

3. Environmental Stewardship – a lot of stuff
 - a. Past (develop / mitigate) – T-5 superfund, public access, habitat Restoration.
 - i. FAST Corridor – Congestion relief, better air
 - b. Present: More Pure Public Benefit. T-117, T-30 Uplands, Cruise Cold Ironing, T.O. with clean fuels, ENVIRO STAR programs at Marinas and Parks.
 - c. Future: Truck Clean Air Programs, exploring cold ironing, sustainable energy and conservation. Sustainability (LEED) buildings, etc, etc.

4. Financial Sustainability
 - a. In order for the Port to do public good it must do financially well.
 - i. We have a bottom line also and we experience staff cuts and program delays.
 - b. What to do with the Tax Levy
 - i. Lower it?
 - ii. Use it more for other public benefits rather than economic development?
 1. Be more green?
 - c. When we make good business investments, we have more flexibility to do other public benefits.

5. What do Ports want from SMPUs
 - a. Recognition that our water dependent and water related uses are just as important as Public Access and Environmental Stewardship
 - b. We are highly sensitive regarding existing uses becoming “non-conforming.”
 - i. Maintenance and future facility upgrades become more difficult, more costly – not good.
 - c. We would really like to see proposed changes consider “Use Analysis”. Accommodate growth where it is forecasted.
 - i. Example: Marinas
 - d. We are worried about CAO language and CAO principles being introduced into SMA.
 - i. Vegetative buffers simply won’t work everywhere and planners need to understand how unfeasible this concept is at our facilities.
 - e. Program duplication – In water activities are already a highly regulated activity. We know locals want to participate but we don’t believe in more complexity.
 - f. Ultimately we are interested in maintaining our WIN-WIN-WIN triple bottom line.
We want to do it ALL!