



MAUL
FOSTER
ALONGI



PORTS

CONTENTS

03

Who We Are

04

What We Do

05

Integrated Port
Planning & Keystone
Documents

06

Brownfield &
Contaminated Sites

07

Environmental
Compliance

08

Site Planning &
Development

09

Sustainability, Climate
Action & Resilience

10

Infrastructure

11

Communications &
Public Engagement

12

Project Examples





WHO WE ARE

Solving problems to improve our communities

Maul Foster & Alongi is an employee-owned consulting firm rooted in and serving the Pacific Northwest since 1996. Our multidisciplinary team partners with ports to deliver integrated planning, engineering, environmental, and communications solutions. With experience supporting more than 35 Washington ports, MFA helps drive economic vitality and strengthen communities by empowering ports to create opportunity and lasting impact.

WHAT WE DO

Ports Overview

Ports are a unique kind of public agency: part service-driven, part economic engine. From coastal harbors to inland communities, they create jobs and open doors to opportunity. At MFA, we understand ports. We help them navigate challenges, secure funding, and deliver impactful projects that support their mission and strengthen the communities they serve.



**INTEGRATED PORT PLANNING &
KEYSTONE DOCUMENTS**



**SUSTAINABILITY, CLIMATE ACTION
& RESILIENCE**



**BROWNFIELD &
CONTAMINATED SITES**



INFRASTRUCTURE



**ENVIRONMENTAL
COMPLIANCE**



**COMMUNICATIONS &
PUBLIC ENGAGEMENT**



**SITE PLANNING &
DEVELOPMENT**





INTEGRATED PORT PLANNING & KEYSTONE DOCUMENTS

MFA has championed the integrated port planning model, leveraging our extensive industry knowledge to help ports integrate keystone documents across their planning and operations. Our approach fosters alignment, transparency, and efficiency, and positions ports for resilience, community benefit, and expanded funding and economic opportunities.

- Strategic Plans
- Comprehensive Scheme of Harbor Improvements
- Capital Improvement Planning
- Response and Resiliency Plans
- GIS Asset Management
- Relationships with Key Regulatory Agencies





BROWNFIELD & CONTAMINATED SITES

Ports are catalysts for the revitalization of brownfield sites, facilitating their transformation into productive community assets while enhancing environmental quality. Clients gain access to our extensive network of regulatory contacts and can rely on our deep experience assisting public agencies and private enterprises in rejuvenating brownfield sites across the Northwest. Our collaborative approach integrates the Port's vision for reuse into cleanup planning, helping align regulatory requirements, environmental outcomes, and long-term economic goals.





ENVIRONMENTAL COMPLIANCE

Environmental compliance is fundamental to maintaining port operations, protecting natural resources, and advancing capital projects. MFA helps ports navigate complex regulatory frameworks through permitting, compliance planning, environmental monitoring, and agency coordination. We also help ports manage solid and hazardous waste, including verifying state and federal regulations, responding to agency inquiries, and developing proper waste handling and disposal procedures. Our team works alongside port staff to develop practical solutions that support operational goals, reduce risk, and maintain positive relationships with regulatory agencies while keeping projects and operations moving forward.

- Environmental Permitting
- NPDES and Stormwater Compliance
- Spill Prevention and Response Planning
- Environmental Monitoring and Reporting
- Solid and Hazardous Waste Management
- Agency Coordination and Regulatory Support
- Compliance Audits and Program Management





SITE PLANNING & DEVELOPMENT

Our team offers comprehensive support to enable ports to successfully complete projects, from performing site analysis and due diligence to shepherding clients through permitting and providing construction oversight. We recognize the unique requirements and challenges encountered by ports and implement innovative approaches to ensure their projects seamlessly integrate into their overall portfolio and contribute positively to the community.





SUSTAINABILITY, CLIMATE ACTION & RESILIENCE

Ports are increasingly balancing economic development goals with evolving environmental, operational, and community priorities. MFA helps ports identify practical and achievable strategies to reduce emissions, strengthen resilience, and prepare for changing climate conditions. By integrating sustainability and climate considerations into planning, infrastructure investments, and daily operations, we help ports position themselves to meet regulatory requirements, secure funding, manage risk, and support long-term community and economic vitality.

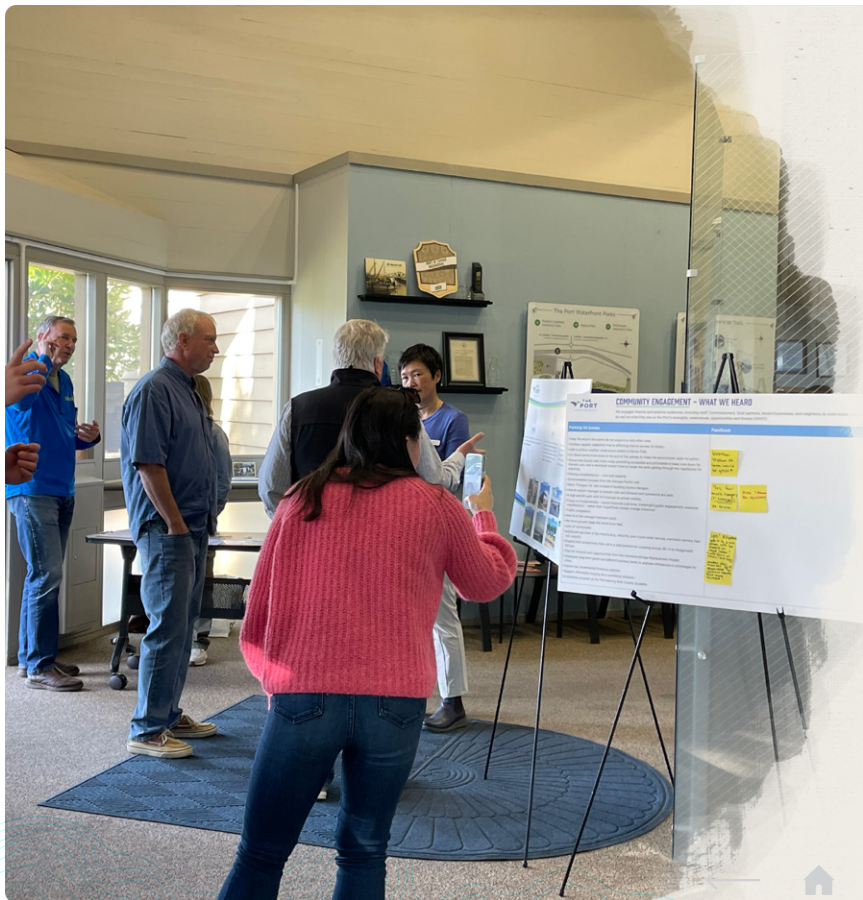
- Climate Action Plans
- Greenhouse Gas Inventories
- Resilience and Vulnerability Assessments
- Clean Energy, Decarbonization, and Electrification Strategies
- Grant Funding and Implementation Planning
- Sustainability Program Development



INFRASTRUCTURE

Port infrastructure is vital to local job and economic growth and connects regions and markets worldwide. MFA helps ports maintain and improve these valuable assets through strategic planning, environmental and property assessments, GIS services, and more. Our expertise allows us to provide insights and recommendations to guide budgeting, capital improvements, and future funding needs.





COMMUNICATIONS & PUBLIC ENGAGEMENT

Ports are enduring public institutions with important stories to tell, but the full scope of their work and benefits is not always evident. MFA helps ports communicate their value, understand their communities, and build relationships that strengthen support and inform project decisions. Our skilled facilitators also provide neutral, third-party support for productive conversations around policies, investments, and capital projects.





PROJECT EXAMPLES

The following examples demonstrate MFA's overall approach—we start by understanding what our client wants to accomplish, including regulatory drivers, and then apply time-tested and innovative approaches to achieve desired outcomes.



Port of Tacoma

ENVIRONMENTAL SERVICES

MFA provides on-call environmental services for the Port's remediation program, including Phase I and II environmental site assessments, remedial investigations, remedial engineering support and cleanup action planning, and long-term performance and compliance monitoring for upland and sediment cleanup sites under the Model Toxics Control Act (both independent and formal cleanups) and Comprehensive Environmental Response, Compensation, and Liability Act. Under its on-call contract, MFA has also provided staff augmentation for the remediation team, cost recovery litigation support, and grant support for brownfield, stormwater, and clean energy projects.



Port of Whitman County

TECHNOLOGY TRANSFER AND COMMERCIALIZATION SCALING CENTER

The Port of Whitman County identified a regional gap in facilities and support for small businesses and researchers seeking to scale emerging technologies and bring them to market. To address this need, the Port engaged MFA to evaluate the feasibility of a Technology Transfer and Commercialization Scaling Facility and help define a clear, implementable concept.

MFA supported the Port through feasibility analysis and concept development, working closely with regional stakeholders and drawing on the presence of nearby Washington and Idaho research universities. Following concept development, MFA continued to assist the Port with strategic communications and outreach to build understanding and support for the proposed \$10 million facility among surrounding communities, key stakeholders, prospective users, academic partners, and potential funders.

To help clearly communicate the Port's vision and the benefits of investing in the facility, MFA developed plain-language, audience-focused materials including a one-page informational flyer, presentations, key messages, FAQs, web content, signage, advertisements, and briefing materials. These tools explained what the facility is, where it will be located, how it would be developed, and how it would support talent retention, job creation, and economic development in Whitman County.



Port of Sunnyside Carnation

CARNATION SITE REDEVELOPMENT PLAN

After acquiring the former Carnation Milk Plant site in Sunnyside, Washington, the Port of Sunnyside used funding support from the Washington State Department of Ecology to complete environmental remediation, remove existing structures, and prepare the site for redevelopment.

The Port retained MFA in 2024 to help advance planning efforts. MFA supported the Port in securing funds from the Washington State Department of Commerce's Community Economic Revitalization Board and, with that funding, evaluated site design alternatives, assessed market demand, and developed a strategic action plan for the property's redevelopment.

Once planning work was delivered, MFA developed conceptual engineering designs, and detailed cost estimates for both civil infrastructure and vertical construction, and collaborated with Graham Baba Architects and a prospective site developer to produce alternative site layouts. The resulting action plan and conceptual site plans offer a clear development vision, a phased implementation schedule, and a comprehensive financing and funding strategy to guide full buildout of the site.

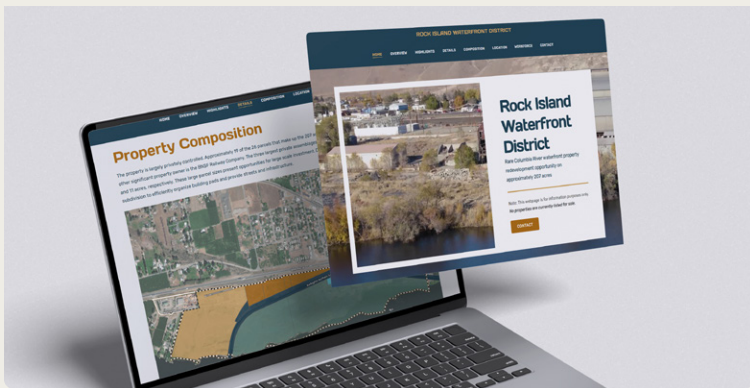




Port of Douglas County

ROCK ISLAND WATERFRONT REVITALIZATION

MFA partnered with the Port of Douglas County and the City of Rock Island to plan for the reuse of more than 100 acres of waterfront along the Columbia River, a site once home to a major silicon smelter. Following the smelter's closure, the property faced economic decline and environmental challenges that limited reinvestment. MFA secured more than \$500,000 in grant funding, prepared a coordinated subarea plan and a planned action Environmental Impact Statement, and conducted environmental assessments that integrated remediation strategies with redevelopment opportunities. Through extensive community engagement and economic analysis, the resulting vision positions the property for mixed-use development, job creation, and long-term resiliency. MFA continues to support the City with site improvements and recruitment of new users to realize this opportunity.





Port of Portland

CONSTRUCTION MANAGEMENT FOR STORAGE AND SHIPPING FACILITY

MFA supported the Port of Portland by designing and constructing a multi-stage stormwater treatment system to address NPDES permit requirements at a soda ash storage and shipping facility. The system includes pump stations, carbon dioxide injection and reaction tanks, and conveyance modifications that successfully reduced stormwater pH prior to discharge to the Willamette River. MFA later expanded the system with detention and settling tanks and a passive adsorptive media filter. A bioinfiltration facility was constructed in another portion of the facility to reduce metals and polycyclic aromatic hydrocarbons and meet Portland Harbor source control standards. Throughout the phased construction, MFA coordinated contractors, vendors, and inspectors while ensuring minimal disruption to ongoing shipping operations and compliance with Port security requirements.

Port of Klickitat

DALLESPORT INDUSTRIAL PARK FEASIBILITY STUDY

The Port of Klickitat received Community Economic Revitalization Board (CERB) funds to evaluate the infrastructure for two lots in its existing business park, the Dallesport Industrial Park. The Port also needed to understand the opportunities and potential roadblocks to further development of the industrial park. MFA provided the Port with a roadmap to successfully market the two lots, cost estimates for development, and marketing graphics, including illustrative site plans, so that potential tenants could better envision what could be built on the lots. We provided quarterly status updates that helped the Port meet the grant timeline and other grant requirements. Because MFA was able to provide the Port with clear next steps, the Port was able to find a new tenant, and the project was finished on time and on budget.





Port of Camas-Washougal

STRATEGIC PLAN

In 2025, the Port of Camas-Washougal enlisted MFA to update its Strategic Plan amid local growth and leadership changes. MFA built on existing local planning efforts and used a proven, flexible planning framework. The team worked closely with Port staff, employing targeted, small-group engagement strategies to maximize time and resources. Over six months, MFA facilitated a collaborative, iterative process that included regular check-ins, workshops, assessments, and public outreach, resulting in a bold yet grounded plan that reflects the vision of Port leadership, staff insights, and community values, and informs future initiatives and investments.

LEARN MORE



MAUL FOSTER ALONG!

VANCOUVER WA | SEATTLE WA | BELLINGHAM WA | SPOKANE WA | PORTLAND OR | BEND OR | LAKE OSWEGO OR | COEUR D'ALENE ID | KELLOGG ID

MAULFOSTER.COM

