

# The Waterfront District Update

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Port of Bellingham Commission

April 15, 2008



# Today's Update

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## 1. The Waterfront District

- Project Update
- Current Action Items
- Next steps

## 2. Marine Trades Area Analysis

- Review Planning Options
  - Business Plan
  - Next Steps
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# The Waterfront District



# The Waterfront District: Progress

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- ❑ Consent Decree early actions underway
  - ❑ Waterway & ASB clean-up design & engineering underway
  - ❑ Marina permitting in progress
  - ❑ Draft EIS completed
  - ❑ Master planning underway
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# The Waterfront District: Current Action Items

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- Street Feasibility & Cost Analysis
  - Efficient Infrastructure & Utility Plan
  - Complete Marine Trades Area Plan
  - Continue Discussions with City
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# The Waterfront District: Next Steps

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- Complete Draft Master Plan
    - Finalize Marine Trades Area Plan
    - Viking Development (WWU)
    - Sustainability and Low Impact Development Strategies
  - Update Economic Model
    - Street Feasibility and Cost Estimates
    - Efficient Infrastructure and Utility Plan
    - Clean-up and Habitat Costs
    - Marina/Marine Infrastructure Costs
  - Select Preferred Alternative (DEIS Update)
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# Marine Trades Area



# Marine Trades Area

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- Two Planning Options
  - Current Industrial Zoning
  - Future Zoning Mixed Use

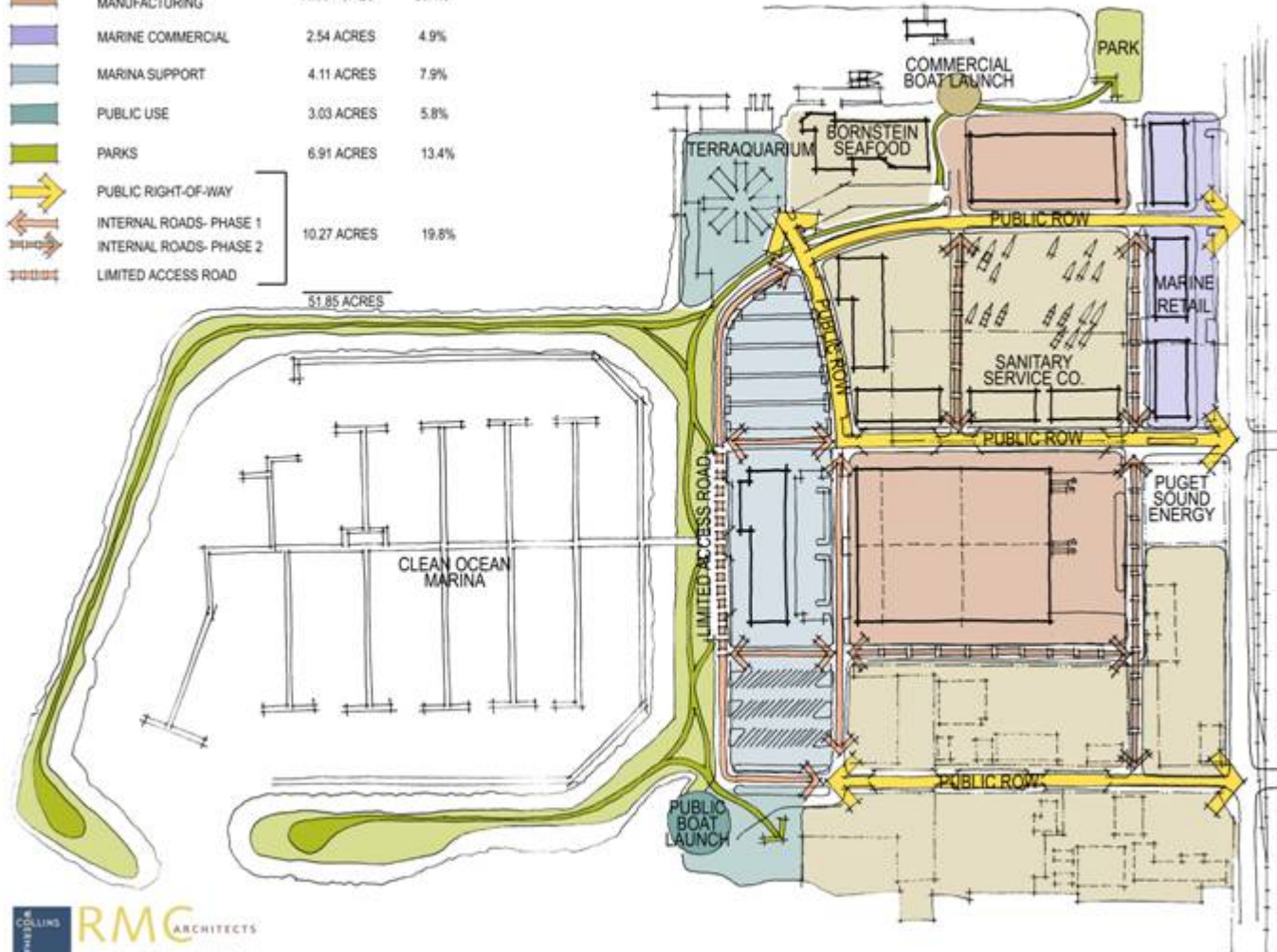
*Goal: Ensure early actions under current zoning do not preclude future rezone alternatives.*

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# Current Zoning: Marine Trades Area

## Marine Trades District Alternative 1- Existing Zoning Land Use

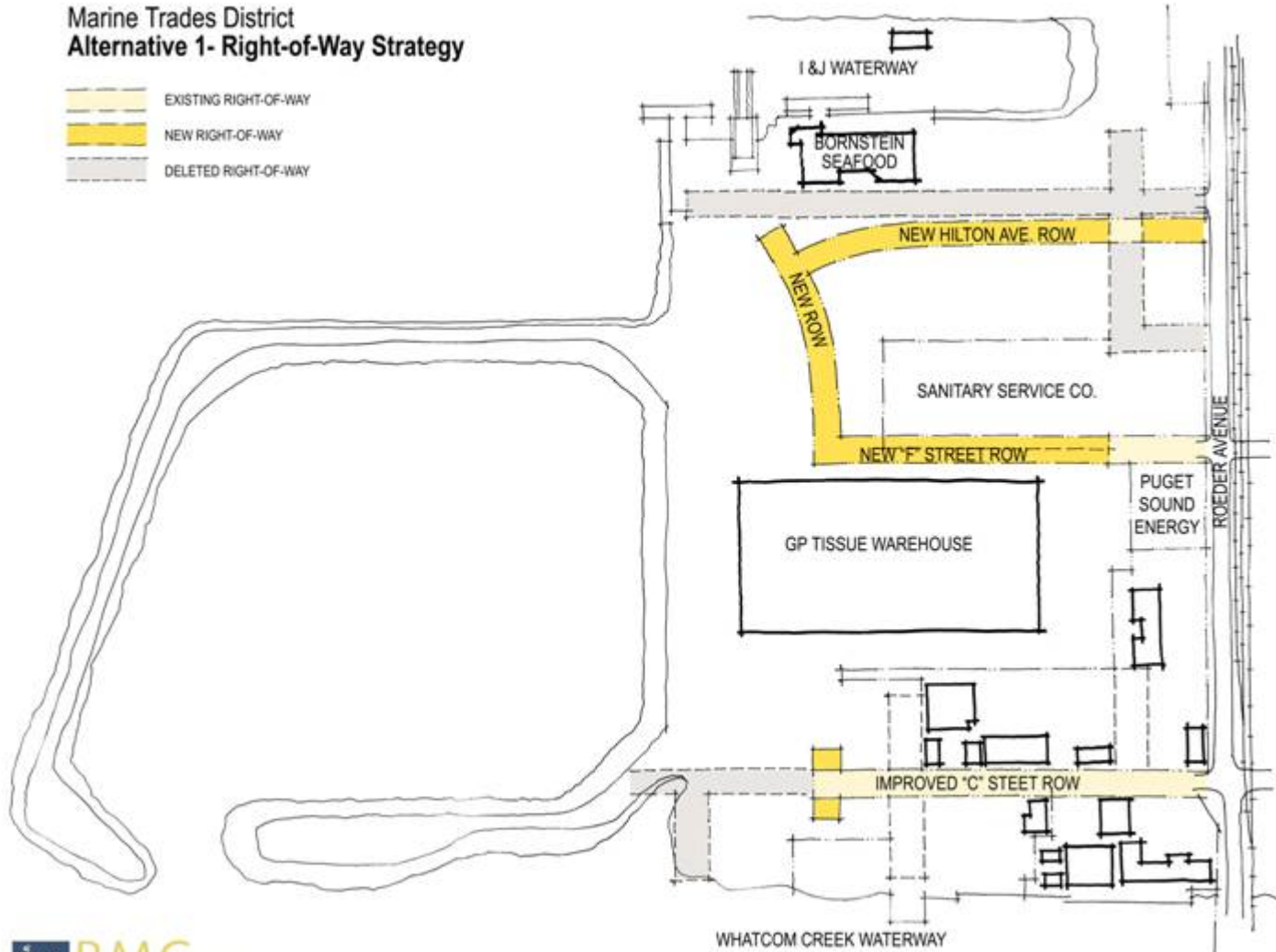
	MARINE TRADES	14.39 ACRES	27.8%
	MARINE TRADES/ MANUFACTURING	10.60 ACRES	20.4%
	MARINE COMMERCIAL	2.54 ACRES	4.9%
	MARINA SUPPORT	4.11 ACRES	7.9%
	PUBLIC USE	3.03 ACRES	5.8%
	PARKS	6.91 ACRES	13.4%
	PUBLIC RIGHT-OF-WAY		
	INTERNAL ROADS- PHASE 1		
	INTERNAL ROADS- PHASE 2	10.27 ACRES	19.8%
	LIMITED ACCESS ROAD		
		51.85 ACRES	



# Current Zoning: Marine Trades Area

## Marine Trades District Alternative 1- Right-of-Way Strategy

- EXISTING RIGHT-OF-WAY
- NEW RIGHT-OF-WAY
- DELETED RIGHT-OF-WAY



# Marine Trades Area: Current Zoning

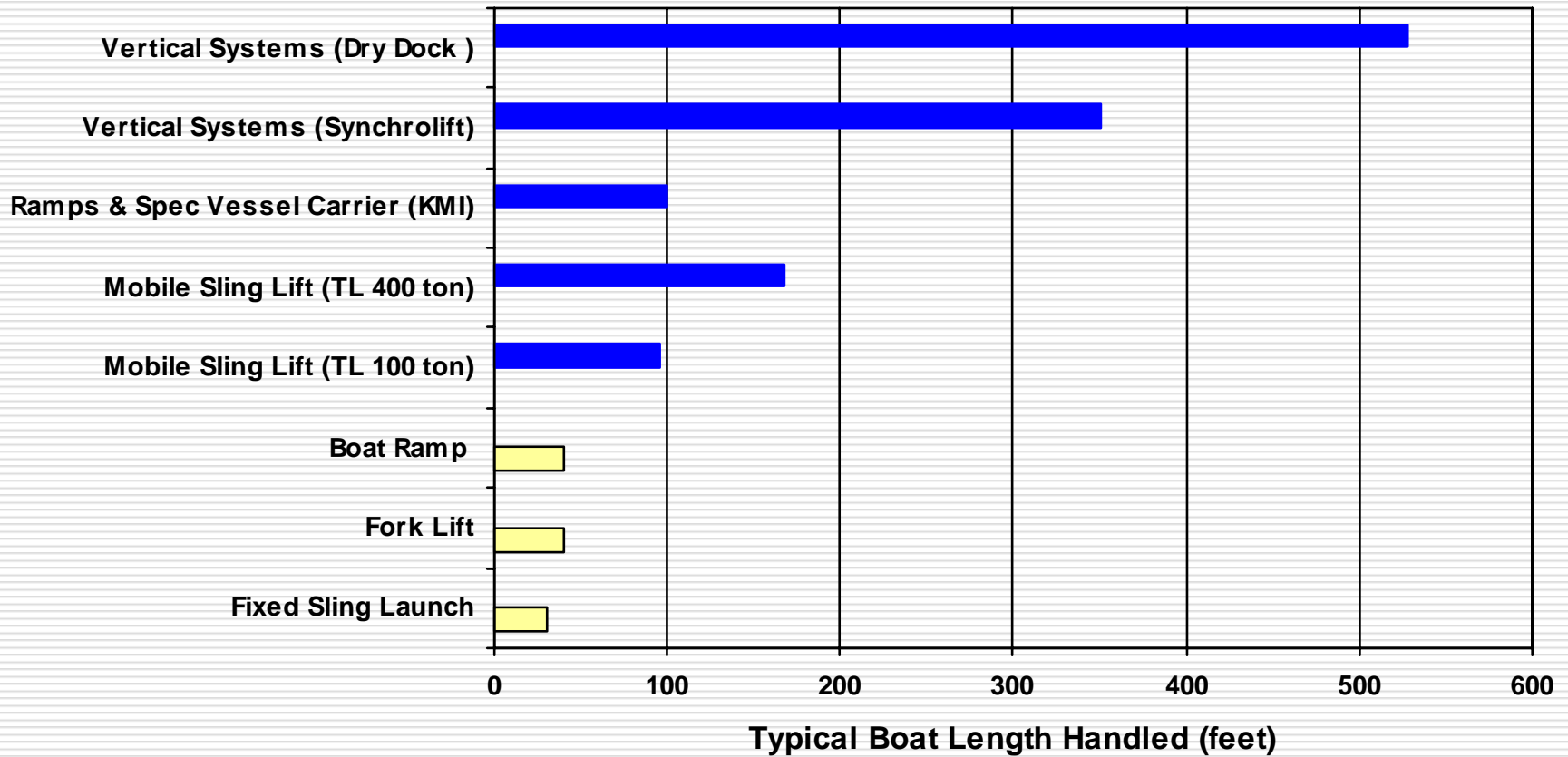
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## Infrastructure Costs

- City Rights of Way: \$4.5 million
  - On Site Access Roads
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# Marine Trades Area: Vessel Launch Technologies

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■ Recreational Technologies ■ Heavy Commercial Technologies

# Marine Trades Area: Current Zoning

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## □ Market Research

- Marine trades economy strength
  - 7%-27% growth forecast for water-related land uses (BST)
  - Local marine industrial demand: 240,000 building sq.ft. (Hebert)
  - Project will also draw from regional and national markets
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# Marine Trades Area: Current Zoning

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- Marine Trades Center Business Plan  
(GP Warehouse Reuse Plan)
    - Innovation Partnership Zone:  
10,000 sq.ft.
    - Marine Services: 30,000 sq.ft.
    - Remaining Space: 225,000 sq.ft.
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# Marine Trades Area: Current Zoning

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- Marine Trades Center Business Plan
    - Two Redevelopment Approaches
      - Traditional Port development
      - Master lease to Private Developer
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# Marine Trades Area: Mixed-Use Zoning

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Ensure early actions under current zoning do not preclude future reuse options under new zoning

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# Marine Trades Area: Mixed-Use Zoning

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Possibilities for the Future

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# New Zoning: Marine Trades Area

## Marine Trades District Alternative 2A- Mixed Use Zoning- Medium Density

- MARINE TRADES
- MARINE TRADES/ MANUFACTURING
- MARINE COMMERCIAL
- MARINA SUPPORT
- PUBLIC USE
- PARKS
- MIXED USE
- OFFICE



# New Zoning: Marine Trades Area

## Marine Trades District

### Alternative 2B- Mixed Use Zoning- Higher Density

- MARINE TRADES
- MARINE TRADES/ MANUFACTURING
- MARINE COMMERCIAL
- MARINA SUPPORT
- PUBLIC USE
- PARKS
- MIXED USE
- OFFICE



# Marine Trades Area

## Current Zoning: Next Steps

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- ❑ Pursue Interim Uses for MTC (now)
  - ❑ Master Plan for Area 1 (May)
  - ❑ Approve Preliminary Design work for IPZ (May)
  - ❑ Complete MTC Business Plan (May)
  - ❑ Interlocals with WWU/BTC (June)
  - ❑ Grant Agreement for IPZ (June)
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