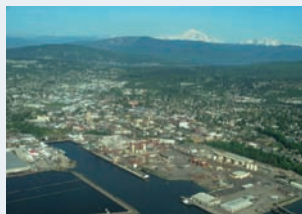


## 10.0 Conclusions & Next Steps

Development of The Waterfront District is a 20-30 year undertaking that will require significant public and private investment and will result in incredible opportunities for this community. But before the investments can begin, plans, zoning and development regulations must be in place.



The Proposal put forth in this document by the Port of Bellingham with the involvement of the City of Bellingham is an effort to answer complex questions that have arisen from the Draft Environmental Impact Statement and to provide a path forward for this project.

The recommendations in The Proposal can be used as a preferred alternative supplemental to the draft Environmental Impact Statement and, as such, will undergo additional environmental review. Members of the public also will have a time period for providing their comments to the Port of Bellingham. The Proposal also will be used by the Port and the City to undertake an economic analysis of this iteration of the redevelopment project and ensure that the public investment and phasing strategy is feasible.

Later this fall, following publication of a final Environmental Impact Statement, a draft Master Plan and Development Agreement also will be written and will include robust public involvement and public comment opportunities. They also will be reviewed by the Waterfront Advisory Group, the city's Planning Commission and eventual adoption by the Port Commission and the City Council.

The Waterfront Futures Group charted the course when they completed their work in 2004 and set forth a vision for the waterfront. Now the Port and the City are working together to bring that vision to reality. The Proposal is another step in that direction.

