Marine Trades Area Cleanup & Redevelopment Project
Virtual Open House
October 6, 2021
Agenda

- Project Background
- Project Goals
- Timeline
- Clarifying Questions
Project Background – Whatcom Waterway

- **2007** • Model Toxics Control Act (MTCA) Consent Decree (CD)
- **2011** • Cleanup Split Into Phases in CD Amendments
- **2016** • Phase 1 Cleanup Completed
- **2020** • Design Evaluation Memorandum Completed
- **Current** • Phase 2 Cleanup in Design
Project Status

- Port Commission direction to evaluate revised ASB approach – Nov 2017
- State of Boating Industry Update – March 2018
- Port Staff evaluation of ASB potential land use and cleanup options – Jan 2019
- Preliminary Engineering Evaluation March 2020
  - Significant project cost savings
  - Flexible land use opportunities
- Marine Trades Stakeholder Workshop - November 2020
- Pre-Remedial Design Investigation – June 2021
Project Goal—Environmental Cleanup

Complete environmental cleanups at the Whatcom Waterway, Central Waterfront and I&J Waterway sites
Phase 1 Cleanup (Completed 2016)
Phase 1 Cleanup

Inner Waterway North Shoreline
Phase 1 Cleanup

Removal of Creosote-Treated Structures
Removal of Contaminated Soils and Debris
Habitat improvements along ½ mile shoreline
Phase 2 Cleanup Areas

- Downtown Waterfront District
- Marine Trades Area

Areas Offshore of ASB

Areas Near Bellingham Shipping Terminal

Area Previously Dug

Area Previously Capped
Reconfiguration of Confined Disposal Facility (CDF)

Current Approach:
Large, Shallow CDF Below Marine Basin

Recommended Approach:
Narrow, Deeper CDF Adjacent to Uplands

24-Acre CDF Below Depth-Limited Basin
El. -14 ft MLLW

15-Acre Marine Basin
El. -25 ft MLLW

15-Acre CDF
El. +24 ft MLLW
Conceptual View of Completed CDF
Project Goal-Marine Trades

Protect and enhance Whatcom County Marine Trades business & employers
The Marine Trades Area is characterized by a working waterfront that will support a new Clean Ocean Marina or other water-dependent use which adaptively reuses the ASB wastewater treatment lagoon. The main focus of development in this area is to accommodate jobs revolving around marine trades such as fishing, boat building, boat repair, marine haul out facilities, marine product manufacturing and supplies, research and development. - 2019 Waterfront District Sub Area Plan
Marine Trades Stakeholder Engagement
# Marine Trades Land Use Workshop

**November 5, 2020**

**20 Participating Individuals**

<table>
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<tr>
<th>Workshop Participants</th>
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<tr>
<td>Port of Bellingham</td>
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<td>Bornstein Seafood Inc.</td>
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<td>Marina Advisory Committee</td>
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<td>Working Waterfront Coalition</td>
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<td>Bellingham Marine</td>
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<tr>
<td>Aquacare Environment Inc.</td>
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<td>City of Bellingham</td>
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<td>NTG Fabrication</td>
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<td>Drayton Harbor Oyster Co.</td>
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<tr>
<td>Seaview Boatyard</td>
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<tr>
<td>All American Marine</td>
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<tr>
<td>BTC – Fisheries &amp; Aquaculture Sciences</td>
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<td>San Juan Cruises</td>
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Marine Trades Land Use Workshop

November 5, 2020

Key Findings

• Strong support across the marine trades sectors for the opportunities this project presents.

• Public access and hand-carry boat launch access is important to consider.

• Partnership opportunities with Bellingham Technical College (BTC) were noted as particularly important and exciting.
Project Goal – Habitat Enhancement

Pursue habitat enhancement opportunities in project area
Habitat Enhancement Opportunities

- Shallow intertidal, nearshore, and riparian habitat
- New open water habitat - Openings in the berm creating new marine waters in the ASB
- Creosote piling removal - Portions or full removal of Chemical Dock and GP Wharf
- Reduction of over water coverage - Partial or full removal of obsolescent structures, returning portion of ASB to marine waters
Marine Habitat Enhancement

Fish Passage

15 acres of New Marine Waters

Habitat Benches

Conceptual Approach (For Planning Purposes Only)
Project Goal-Public Access

Support public access and park improvements in alignment with City partnership
Public Access

- Adjustments to the size and shape of parks will be coordinated between Port and City.
- Overall park acreage within the Waterfront District will be at least 33 acres.
- Parks and Public access will be compatible with adjacent Marine Trades.

Conceptual Illustration by Stephanie Bower
Pocket Beach Near Hilton Harbor
Project Timeline/Milestones

**Land Use Planning**

- Land use and infrastructure planning (including updates to POB comp scheme & City Waterfront District Sub Area Plan as needed)

**Cleanup**

- Consent Decree Amendment
- Submit permit applications
- Complete Design
- Begin Construction

**Outreach**

- Public engagement during Comp. Scheme and CD Amendment
- Stakeholder engagement during design and permitting
- Stakeholder input to support land use planning
- Ongoing Port Commission updates
Clarifying Questions?