



# Blaine Industrial Area Plan

Commission Work Study Session

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Presented by: Sylvia Goodwin



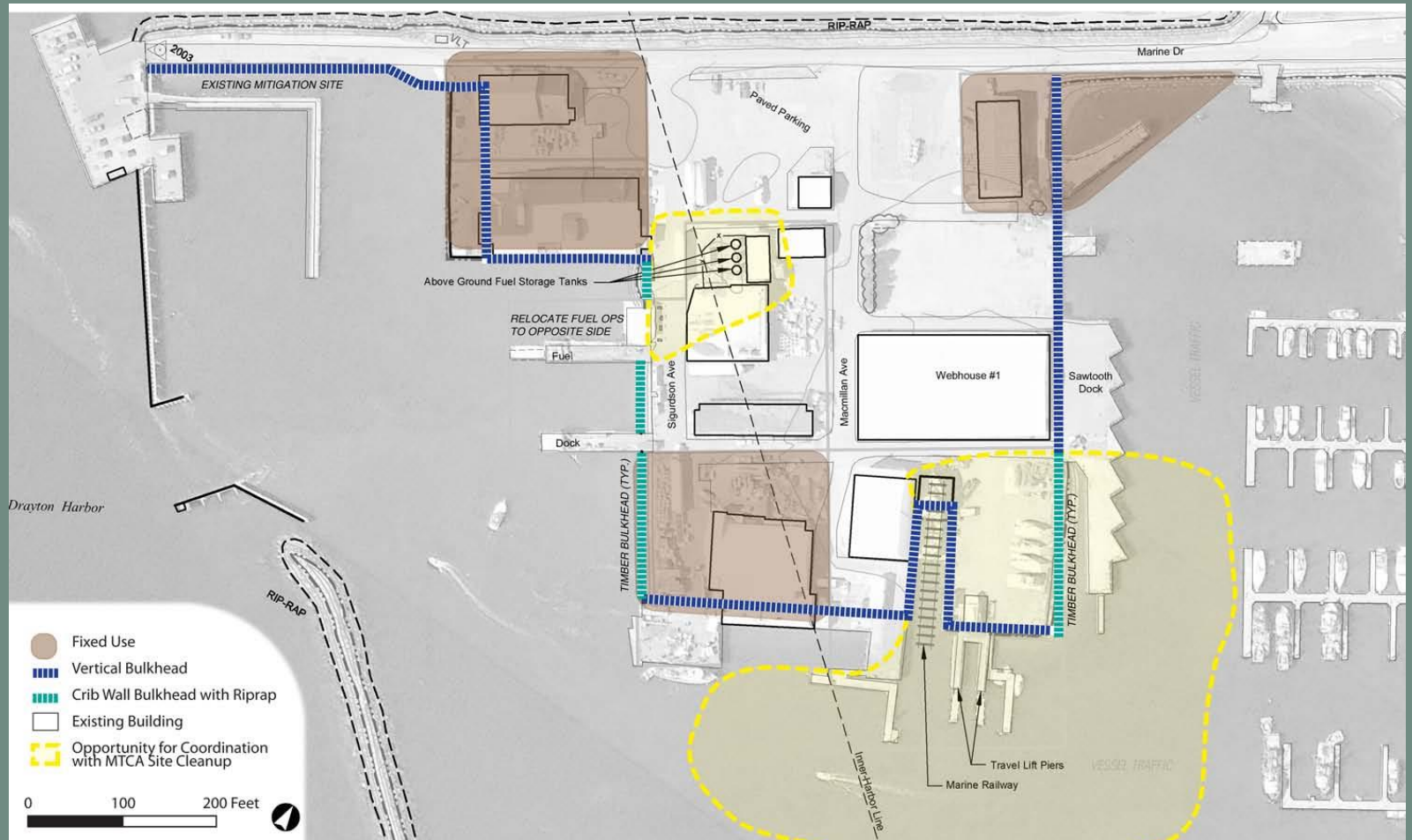
# Blaine Marina Industrial Area Plan

## Plan Purpose:

- Coordinate cleanup with redevelopment
- Efficient use of upland and in-water space
- Inventory in-water infrastructure condition
- Obtain planning level cost estimates for alternative redevelopment projects
- Inform future budget and leasing decisions
- Coordination with existing and future tenants

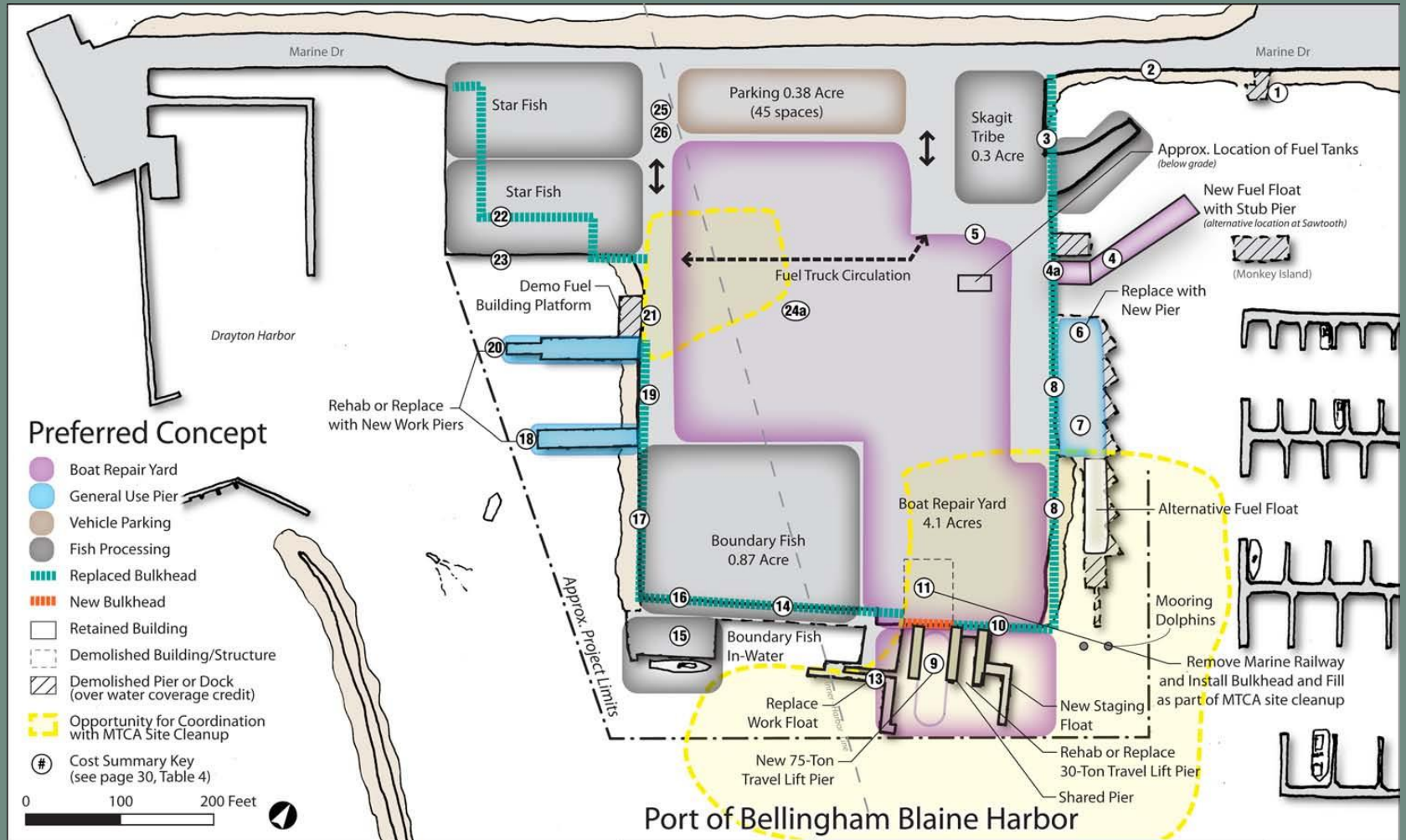


# Blaine Marina Industrial Area Existing Conditions





# Blaine Marina Industrial area Preferred Concept





# Blaine Industrial Area Objectives

- Blaine Marina Inc. and Westman Cleanups
- Remove Marine Rail and excess docks/piers
- Expand Boatyard and Boundary Fish
- Relocate Vessel Fueling Facility & Webhouse
- Upgrade bulkheads and Sawtooth Dock
- Add piers and floats to support new boat lift
- Improve parking and circulation



# Long Term Capital Projects

• Demo/replace web house	\$2.4 Million
• Relocate Fuel Facility	\$2.4 Million
• Demo/ replace bulkheads	\$4.1 Million
• Demo/ replace piers & floats	\$8.2 Million
• Paving, grading, stormwater	\$2.4 Million
• Roads and Utilities	<u>\$1.8 Million</u>
Total Projected Cost	\$21.2 Million
(Plus Cleanup Cost TBD)	



# Blaine Industrial Area

## Next Steps

- Commission review and input on Plan
- Input from boaters, tenants and public
- Consider adoption as part of Comp Scheme
- General discussion at Budget Retreat
- Include priority projects in 2014 Budget
- Complete RIFS/ Consent Decrees 2015-2016
- MTCA cleanups scheduled 2016-2018
- Upland redevelopment 2017 and beyond