

# Bellingham's Waterfront

## Transforming a contaminated lagoon into a community asset



### Marina Project Timeline

- ◆ **1953** Completion of Squalicum Boat Basin 1 adding 350 moorage slips.
- ◆ **1958** Expansion of Squalicum Boat Basin 1 adding 450 moorage slips.
- ◆ **1982** Completion of Squalicum Boat Basin 2 adding 800 moorage slips.
- ◆ **1999** Completion of Blaine Marina expansion, for a total of 700 Blaine slips.
- ◆ **2001** Georgia Pacific closes pulp mill and begins considering new uses for ASB lagoon.
- ◆ **2003** Waterfront Futures Group formed to plan waterfront redevelopment.
- ◆ **2004** Waterfront Futures Group completes work with final report showing marina in ASB lagoon.
- ◆ **March 2004** MAKERS Report "Bellingham Bay Potential Marina Site Survey" identifies ASB Lagoon as best location for a marina expansion in Bellingham Bay and reports that by 2015 Whatcom County will have a shortage of 683 moorage slips to meet anticipated demand. Report receives extensive media coverage and is discussed in public Port Commission meetings.
- ◆ **December 2004** Port and City approve Interlocal Agreement that includes language stating that the Port would build marina, visitor moorage and marine facilities and the City would build waterfront parks.
- ◆ **April 2004** Marina Advisory Committee votes to recommend Port implement study findings.
- ◆ **April 20, 2004** Port Commission has public hearing on amending Port plans to identify the ASB Lagoon as site for future marina.
- ◆ **May 2004** Commission adopts resolution identifying new marina site and authorizing condemnation to acquire site.
- ◆ **May 2004** City submits letter to Department of Ecology stating that City shoreline regulations will not allow filling of ASB Lagoon.
- ◆ **December 2004** City and Port enter into Interlocal Agreement to redevelop the waterfront.
- ◆ **January 2005** Port acquires Georgia Pacific property, including ASB lagoon after 120 day public due diligence period with numerous public meetings, all showing Port plan to clean out the lagoon and build a marina there.
- ◆ **2005** Both Blaine and Squalicum Harbor are full, waiting list for both locations for all sizes of boats.
- ◆ **March 2006** Port hosts marina design planning charrete to begin marina design work.
- ◆ **Spring 2006** Estimated schedule for public review of Draft RIFS for Whatcom Waterway and ASB Lagoon cleanup describing alternatives for cleaning contamination out of ASB Lagoon to create marina.
- ◆ **2006** Port expects to begin permitting for new Downtown marina.
- ◆ **2008** Port plans to begin removal of 350,000 cubic yards of contamination from lagoon to prepare the site for a marina.
- ◆ **2015** Estimated completion of marina with approximately 450 new slips.

**To Find Out More:** -- Call the Port at 676-2500

To schedule someone to come & speak to your group

To get your questions answered about this project

-- Visit the Port website [www.portofbellingham.com](http://www.portofbellingham.com)

-- Send your comments & ideas to [info@portofbellingham.com](mailto:info@portofbellingham.com)



# Bellingham's Waterfront

## Transforming a contaminated lagoon into a community asset

### Desired Action:

Transform a contaminated industrial water treatment lagoon into a community asset creating about 450 new moorage slips, a mile of new public parks and trails on the waterfront, removing 350,000 cubic yards of contaminated sludges, creating 28 acres of new aquatic land and salmon habitat, developing landmark Clean Ocean Marina standards and creating at least 50 new family-wage jobs in our 90 local maritime businesses.



### Community Enrichment

- Create nearly a mile of new waterfront trails and a new landmark waterfront park on the land surrounding the marina.
- Preserve Bellingham's maritime heritage through construction of new moorage to meet needs of current and future local boaters.
- Develop a new public boat launch with opportunities for launching small boats and kayaks.
- Develop a dry stack boat storage facility nearby the marina and boat launch for storage of smaller boats.
- Establish gently sloping beachfronts inside the marina for community access to Bellingham Bay.

### Environmental Quality

- Remove 350,000 cubic yards of highly contaminated treatment sludges from the waterfront to a licensed upland disposal facility.
- Create a Clean Ocean Marina that includes 4 acres of shallow salmon habitat, salmon passageways and use of building materials that are environmentally friendly.
- Transform an idle contaminated industrial marine structure into a valuable community asset with reuse of existing clean materials.

### Economic Vitality

- Create more than 50 family wage jobs in the more than 90 local marine-related businesses.
- Develop a marina without the use of local tax dollars through payments made by moorage customers.
- Attract visiting boaters who will support our community tourism and service businesses.
- Generate new tax revenue to support state and local services.

# Bellingham's Marine Gateway

## Transforming a Contaminated Lagoon into a Community Asset

### How does a marina help the economy?

Some people think a marina is just a place to park boats. But it is much more than that. There are more than 90 marine-related businesses in Whatcom County. They rely upon boats, large and small, to keep their businesses healthy. Some are one-or-two person businesses that provide services such as marine upholstery or engine repair. Others employ large



numbers of people manufacturing boats, ships, ropes or marine equipment. Whatcom County has a rich history of maritime businesses.

A recent economic analysis by BST Associates estimated that the new 350-450 slip marina would create more than 50 new local jobs. The same study also estimated that, once built, the marina would generate nearly \$154,000 a year in state and local tax revenue. During the cleanup and building stages, the project will generate nearly \$2 million in state and local taxes.

But that's not all. The new marina also is expected to generate additional local spending by visiting boaters and those with permanent moorage.

### What will this project cost?

Right now the Port is working on agency approvals and permits to begin cleanup and development of the marina. The cleanup cost is estimated at \$34 million. The state of Washington has agreed to partner with us on this project and will provide half of the cleanup costs through a grant from the state's Model Toxic Control Account - an account created for cleanups. The remaining half will be paid through moorage fees.

The marina construction will cost between \$16 and \$18 million, depending upon design. That amount also will be paid through moorage fees. The City of Bellingham, as part of an Interlocal Agreement with the Port will design and pay for surrounding park and trail property.

**No local tax dollars will be used for this marina.**

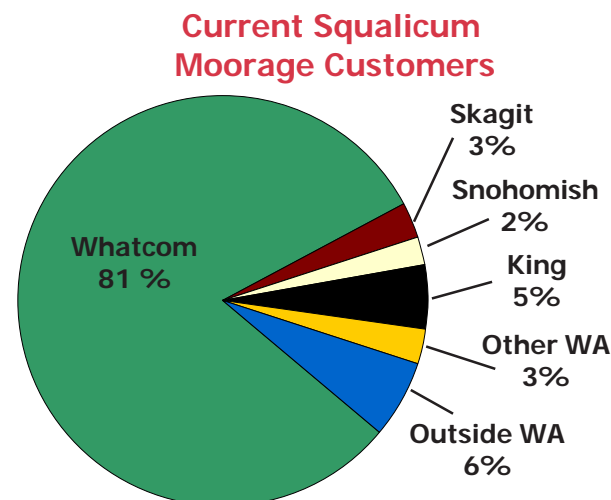


### What is on the waterfront now?

Today this site is a fenced-off contaminated industrial lagoon that still is used by Georgia Pacific for treatment of tissue mill waste water. Although it originally was an open area of the Bay, today it is completely closed off from marine water. The land around the lagoon is wide enough to drive a truck around and is fenced off to the community.

The Port extensively studied the lagoon and knows that there are 350,000 cubic yards of the most highly contaminated treatment sludges in the Bay at the bottom of the lagoon.

Before it can be developed into a marina, the Port will drain the water, remove the contamination and lower the height of the breakwater around the lagoon to prepare it for marina construction.



### Why build a marina?

Whatcom County has a rich history as a maritime community. This includes commercial boats, large ships, kayaks and pleasure boats of all shapes and sizes.

Right now both of the Port's marinas are full and there are 130 people on waiting lists for moorage slips. By 2015 it is forecast that we will have a shortage of 683 moorage slips unless more are built. More than 80 percent of the boats in the Port's marinas are owned by county residents.

### What's on the Drawing Board?

Many different ideas that balance the benefits of new marine habitat, community waterfront access and new moorage are being considered. The Port is working with environmental and marina development groups to create a design that best meets the community's needs. At the same time, the Port is developing new Clean Ocean Marina standards which we believe will demonstrate that modern marinas can be an environmental and community asset.



To meet local boating needs, most of the slips in the new marina will be between 40 and 50 feet long. There will be some that are larger and some that are smaller. The exact numbers will depend on the marina design. In addition, the Port plans to develop a smaller boat dry stack storage facility and an adjacent boat launch beside the marina.

This page shows ideas from the original Waterfront Futures Group, the Port and members of the community. As design ideas take shape for the marina as well as the parks, trails and habitat within the project, the Port will have community meetings to share those ideas.

In March the Port hosted a Marina design workshop with marina design, environmental protection, habitat creation and parks experts. Their ideas will become the foundation for the eventual marina design.



### What's a Clean Ocean Marina?

The Port of Bellingham is working with state, local and federal environmental agencies and groups to create a new set of marina development guidelines, similar to LEED (Leadership in Energy and Environmental Design) Green Building Rating System's guidelines, that will demonstrate how to build a marina that enhances the environment. The Port hopes the new Downtown Marina will become a model for Clean Ocean Marinas throughout the country.