

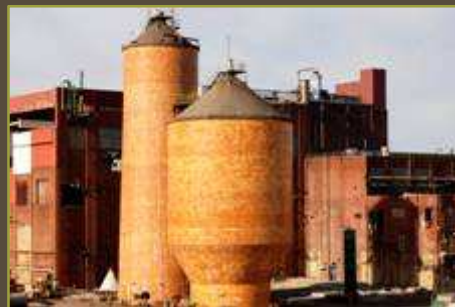


Planning Commission March 14, 2013

Presented by:
City of Bellingham
Port of Bellingham

T H E waterfront DISTRICT

BELLINGHAM  WASHINGTON



Agenda

- Waterfront District Background
- Waterfront District Proposal Overview
 - Sub-area Plan
 - Development Regulations
 - Design Standards
- Phasing Plans
- Next Steps

Waterfront District Proposal

“Master Plan Package”

- Sub-Area Plan
 - *Establishes Goals, Policies & Action Steps*
- Development Regulations
 - *Permitted Uses, Building Heights, Floor Area Ratios, etc.*
- Design Standards
 - *Provide Guidance for Designing Buildings & Sites*
- Planned Action Ordinance
 - *Sets Forth Required Mitigation Measures for Development Projects*
 - *Based on the Final Environmental Impact Statement*

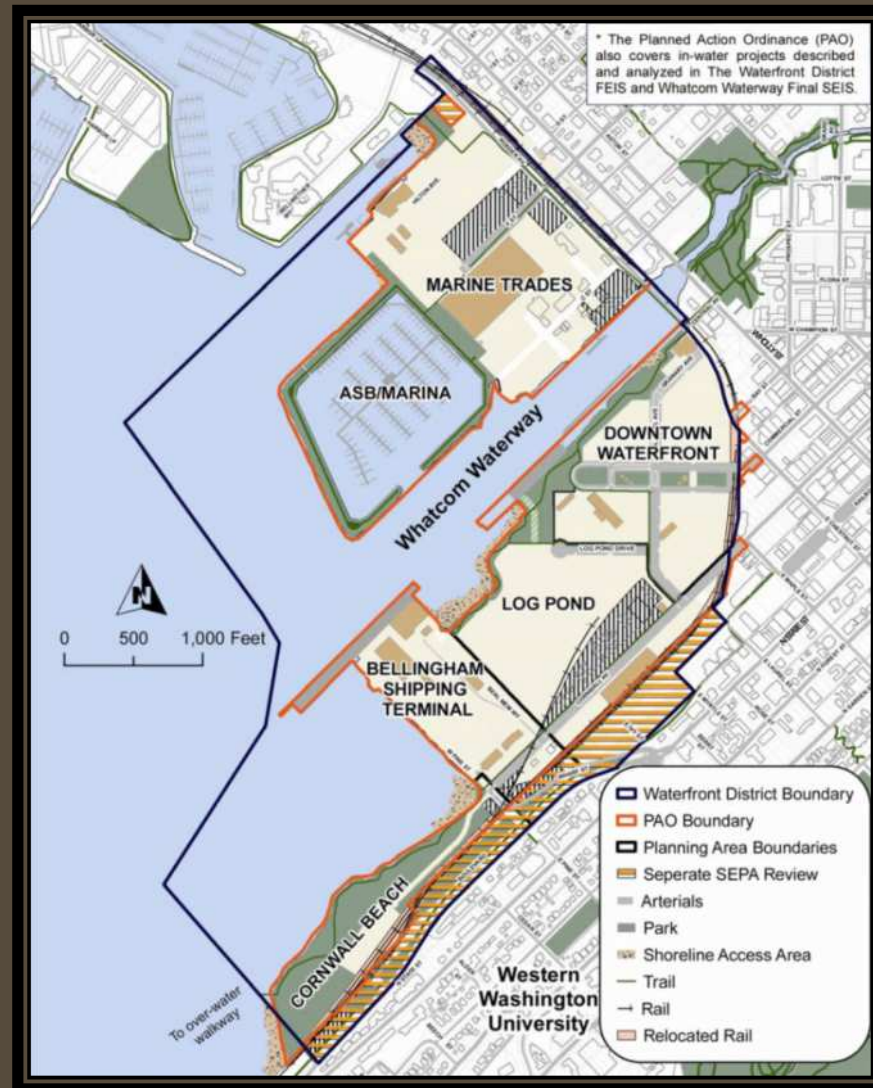
Informational Documents

(Port/City Contracts)

- Development Agreement
 - *Special Considerations for Port-Owned Property*
 - Land Use Vesting, Impact Fees, Amount of Allowable Development, Transportation Concurrency Provisions, etc.
- Interlocal Agreement for Facilities
 - *Arterial Streets, Parks & Cleanup Responsibilities*
 - *Replaces 2005 Port / City Interlocal Agreements*

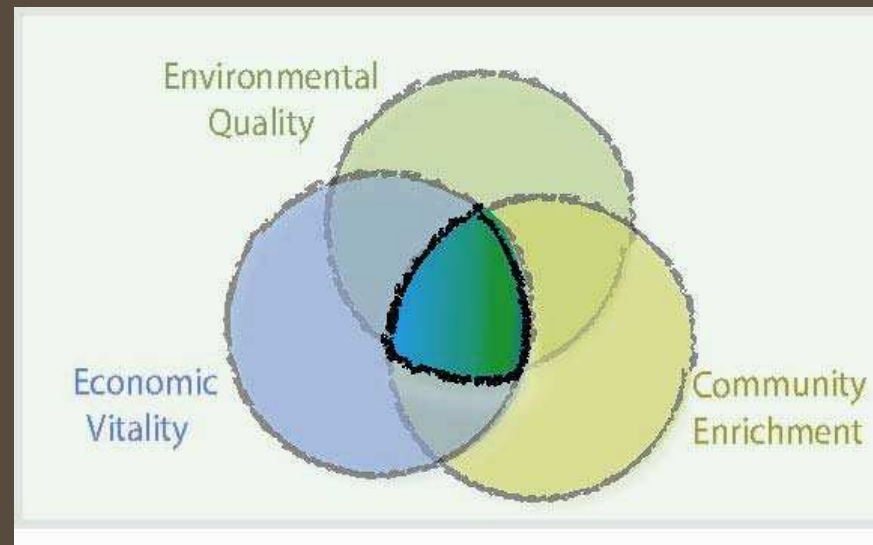
Waterfront District

- Legacy Opportunity
- Major Challenges
- Balanced, Practical & Adaptable Plan
- Wide Range of Benefits
- Partnerships Necessary for Success

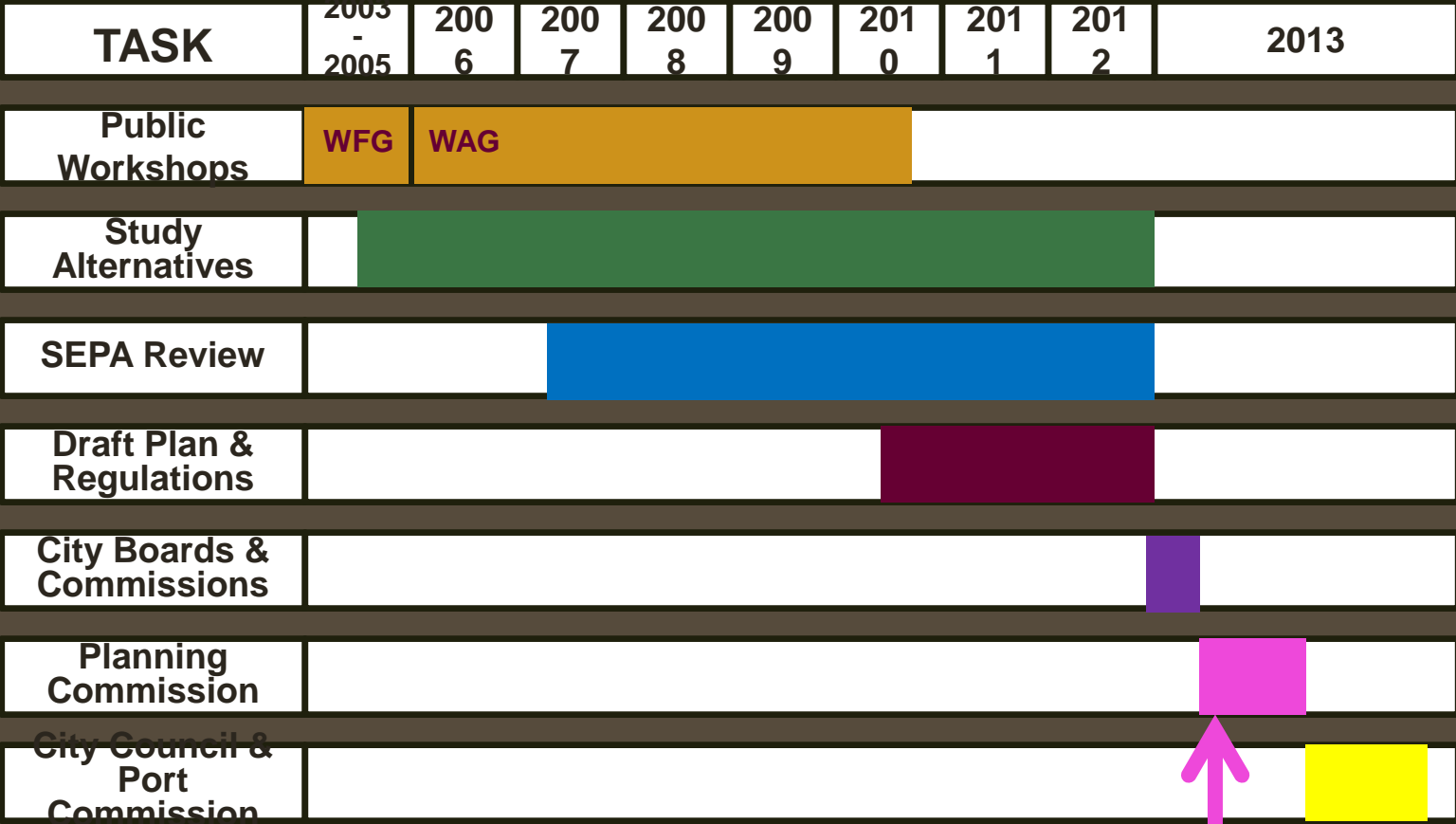


Waterfront Planning Process

- Community Dialogue
- Define Objectives
- Balance Interests & Priorities
- Consider Engineering Feasibility & Cost
- Funding Strategies
- Test Alternatives
- Public Review and Comment



The Waterfront District Project Timeline



We Are Here

Redevelopment Challenges

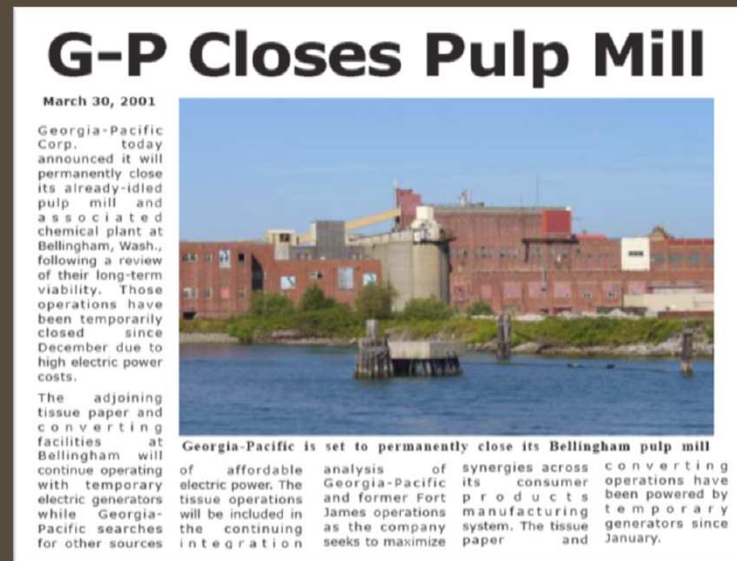
- Brownfield Site
- Industrial Fill
- Lack of Infrastructure
- Grade Change
 - *30 ft. Bluff*
- Railroad
- Public and Private Investment Considerations



Partnerships Essential

Community Goals

- Rebuild the Waterfront Economy
- Restore the Health of the Land and Water
- Improve Public Access to the Water
- Reinforce the Inherent Qualities of the Waterfront



Private Sector Redevelopment Not Feasible

Port/City Waterfront Partnership

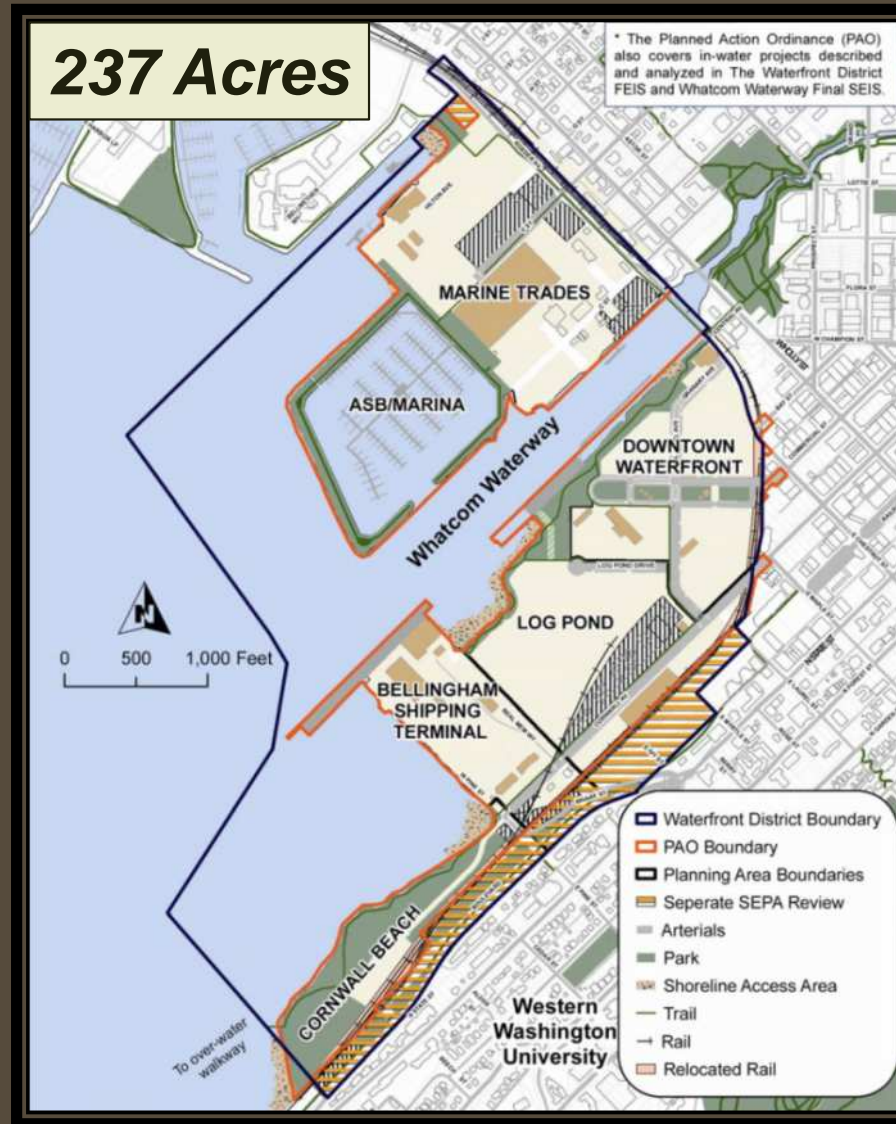
- Port: *Environmental Cleanup*
- City: *Arterial Streets & Parks*



Phased Public Investment to Attract Private Investment

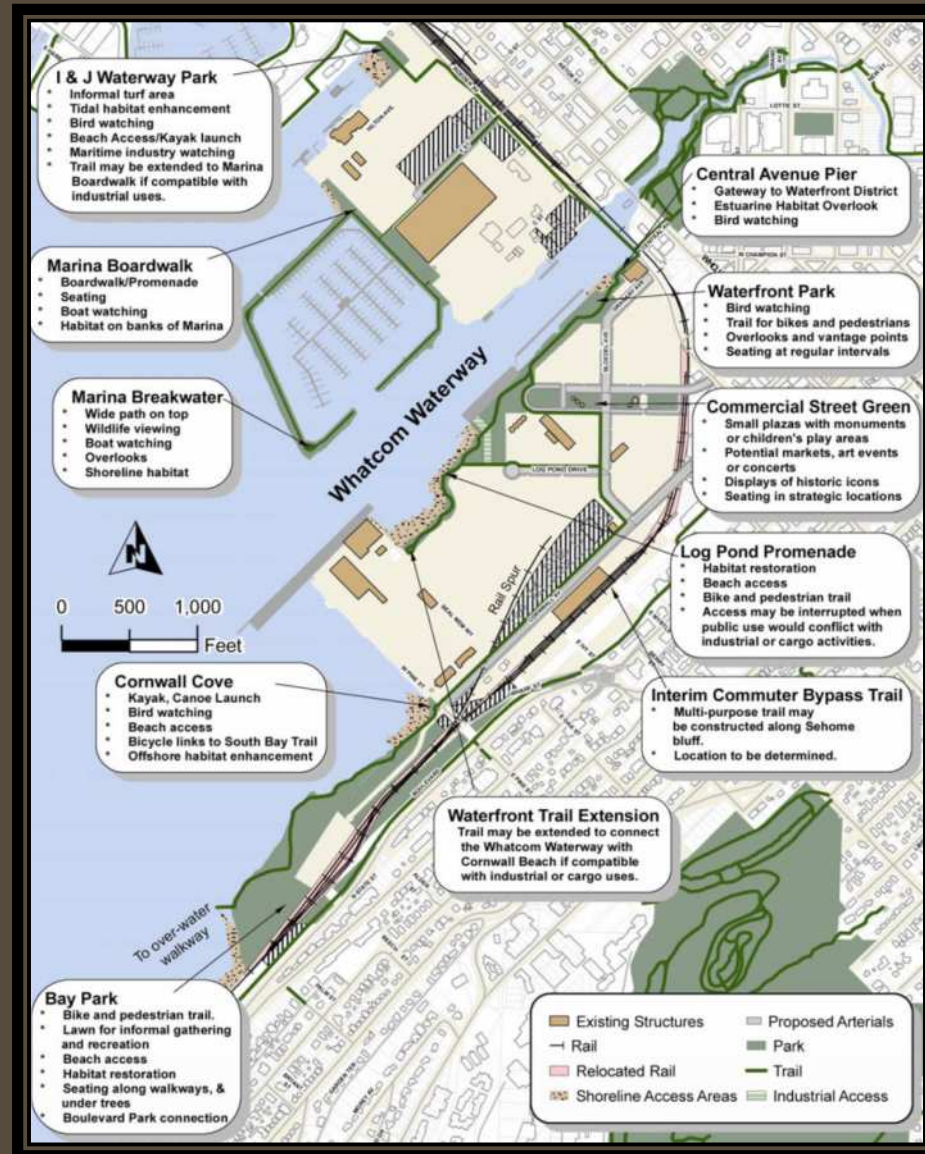
Sub-Area Plan

- Environmental Cleanup
- Infill Opportunity
- Significant Job Creating Potential
- Public Access to the Water



Parks, Trails & Open Space

- Six New Parks
- 33 Acres of Parks
- Six Acres of Public Beach
- Interconnected Trails



Jobs & Economic Development

- 6,500 New Jobs at Full Build-Out
- Commercial, Business Development
- Large Parcels Reserved for “Working Waterfront” & Family-Wage Jobs



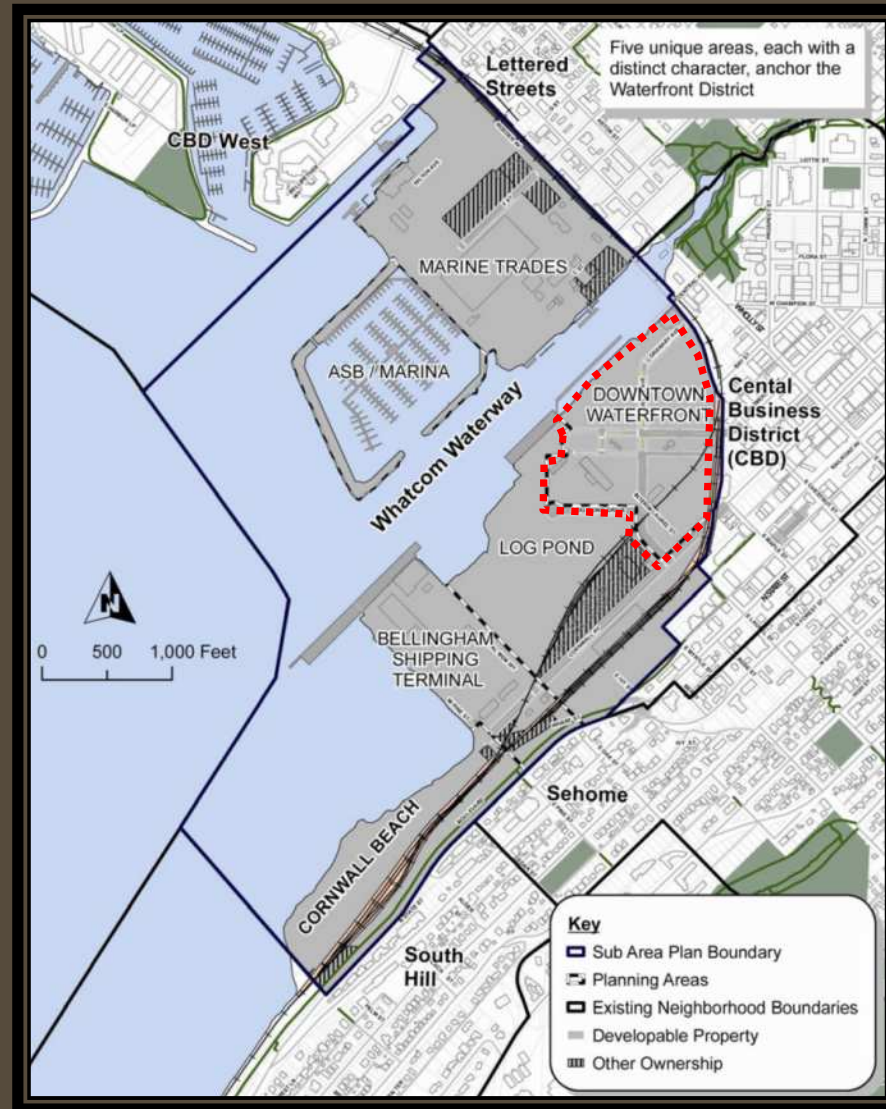
Development Areas

- Five Unique Character Areas
- Different Land Uses & Zoning
- Distinct Investment & Redevelopment Strategies



Downtown Waterfront

- 37 Acres
- “Urban Village” Character & Density
- Commercial & Institutional Mixed Use Zoning



Development Character

- Vibrant, Variety of Uses
- Accessible, Multiple Travel Modes
- Pedestrian Oriented, Quality Design – Public Realm and Buildings
- Extension of Downtown
- Connected to the Water



Connectivity Challenges



- Grade Changes - 30 Foot Bluff
- Railroad Main Line
- Limited Transportation Access Points
- No Public Access

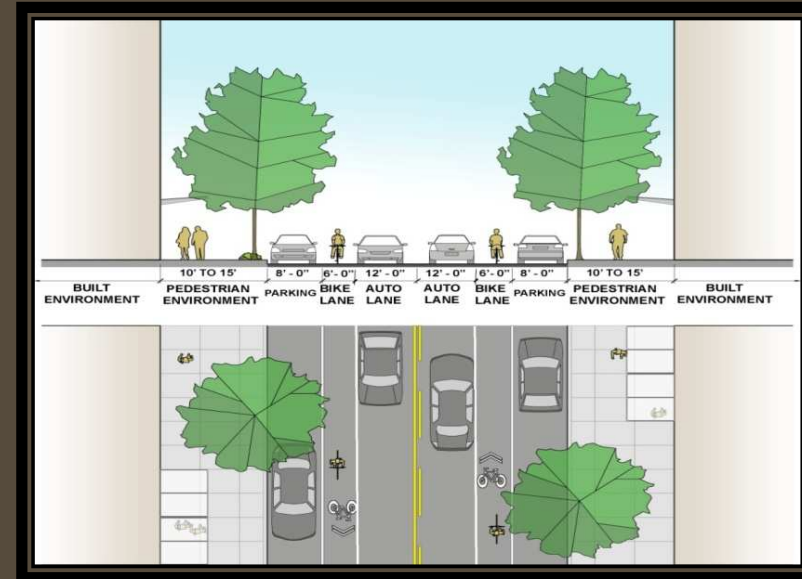
Multi-Modal Road Grid



- Direct Water Connection
- View Corridors
- Small Block Sizes
- Three Access Points

Complete Streets & Parking

- Pedestrian, Bike, Transit and Vehicles
- Goal to Reduce Vehicular Trips
- Reduced Parking Requirements
- Bike Parking Requirements



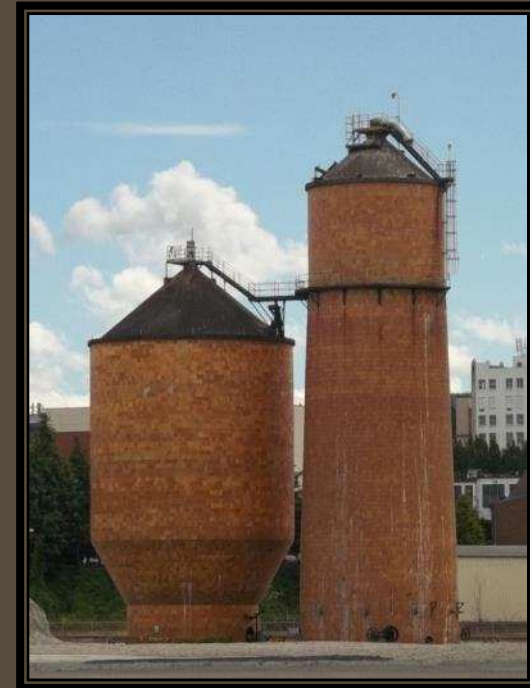
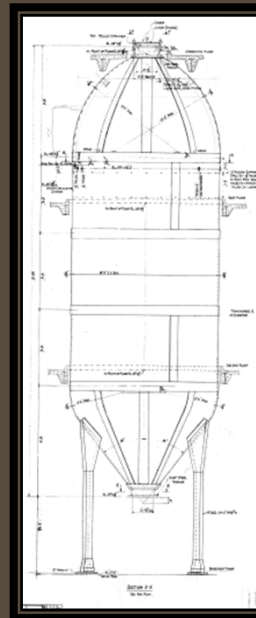
Historic Resources

- Potential Adaptive Reuse
 - *Granary Building*
 - *Alcohol Plant (East Portion)*
 - *Board Mill*



Industrial Icons

- Evaluation of Reuse/Retention
 - *Chip Bins*
 - *Digester Tanks*
 - *High Density Tanks*



Parks, Open Space & Trails



Variety of Uses

- Permitted Uses Allow for Residential and a Variety of Commercial Businesses
 - *Retail, Restaurants, Services*
 - *Office, Healthcare*
 - *Galleries, Boat Rentals*
 - *Community Gardens*
 - *Residential, Live/Work*
 - *Schools, Higher Ed Campus*



Extension of Downtown

Development Scale

- Utilize a Floor Area Ratio (FAR) System to Manage Bulk
- Bonus Options
 - *Public Plazas*
 - *Affordable Housing*
 - *LEED*
 - *Lake Whatcom Watershed*



Quality Design

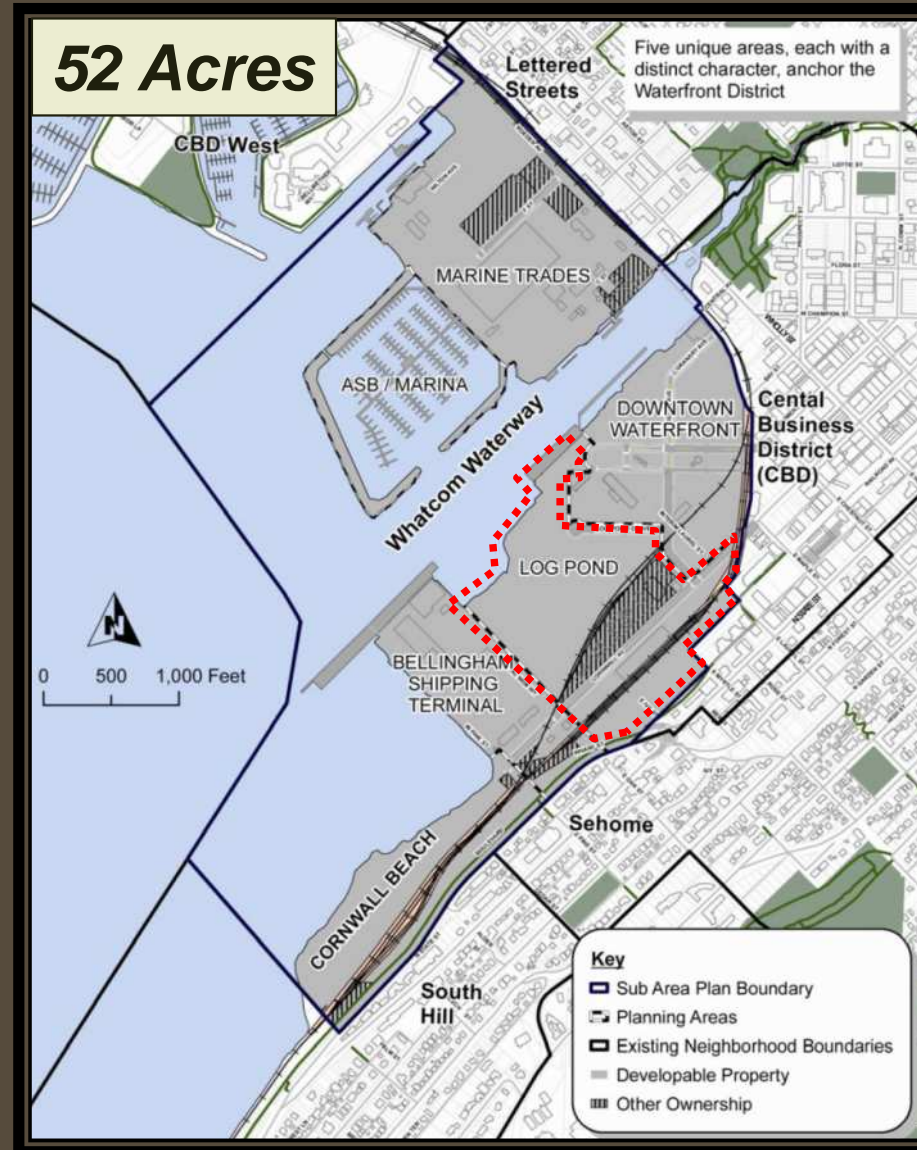
- Create a Vibrant Pedestrian Scale Environment
 - *Street Orientation*
 - *Building Articulation*
 - *Parking Impacts Minimized*
 - *Details and Quality Materials*
- Sustainable Design & Development
 - *Water and Energy Conservation*



Break

Log Pond

- Industrial Mixed Use Zoning
- Focus Area for Jobs
- Public Access Along Shoreline



Job Creating Potential

- Support Area for Bellingham Shipping Terminal
- Water Dependent, Marine Related & Other Light Industrial Uses



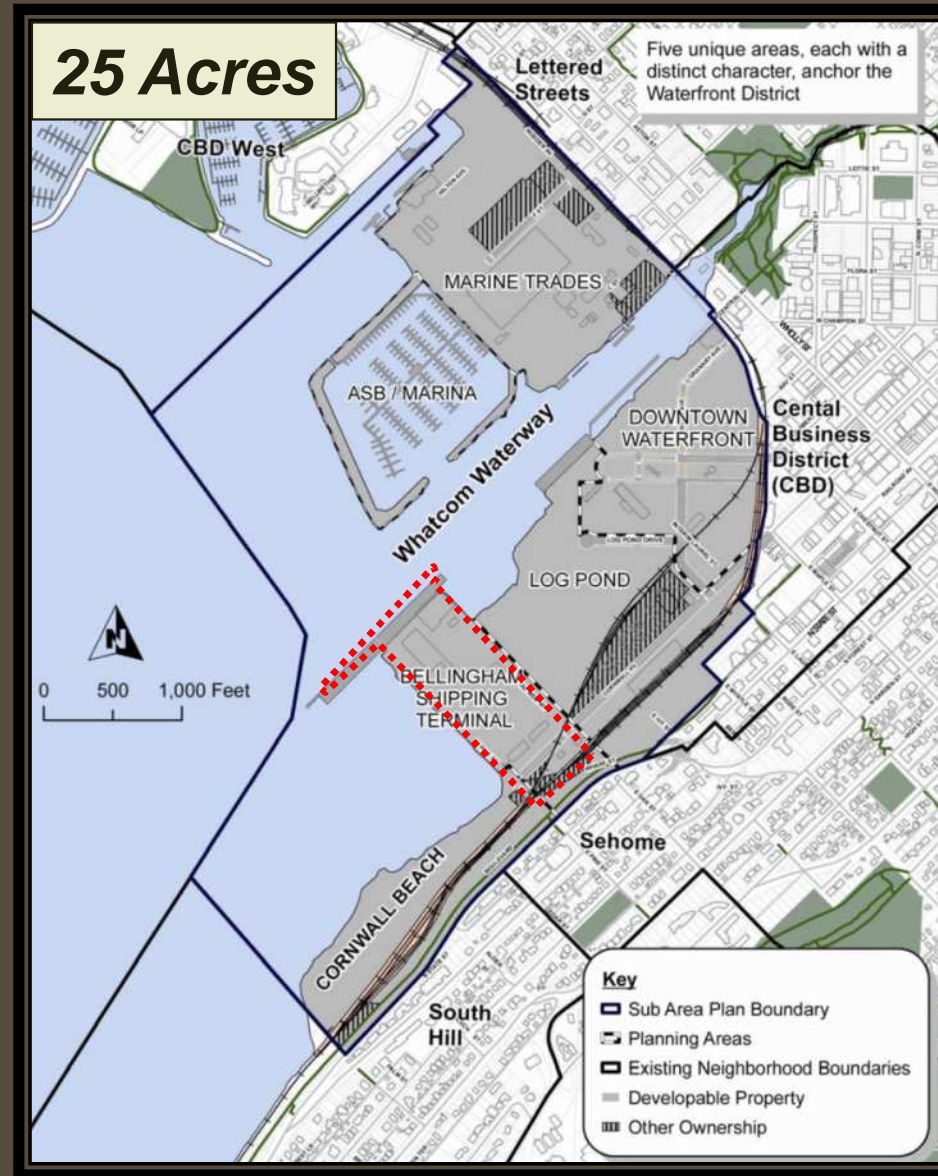
Log Pond

- Public Access to a Restored Shoreline



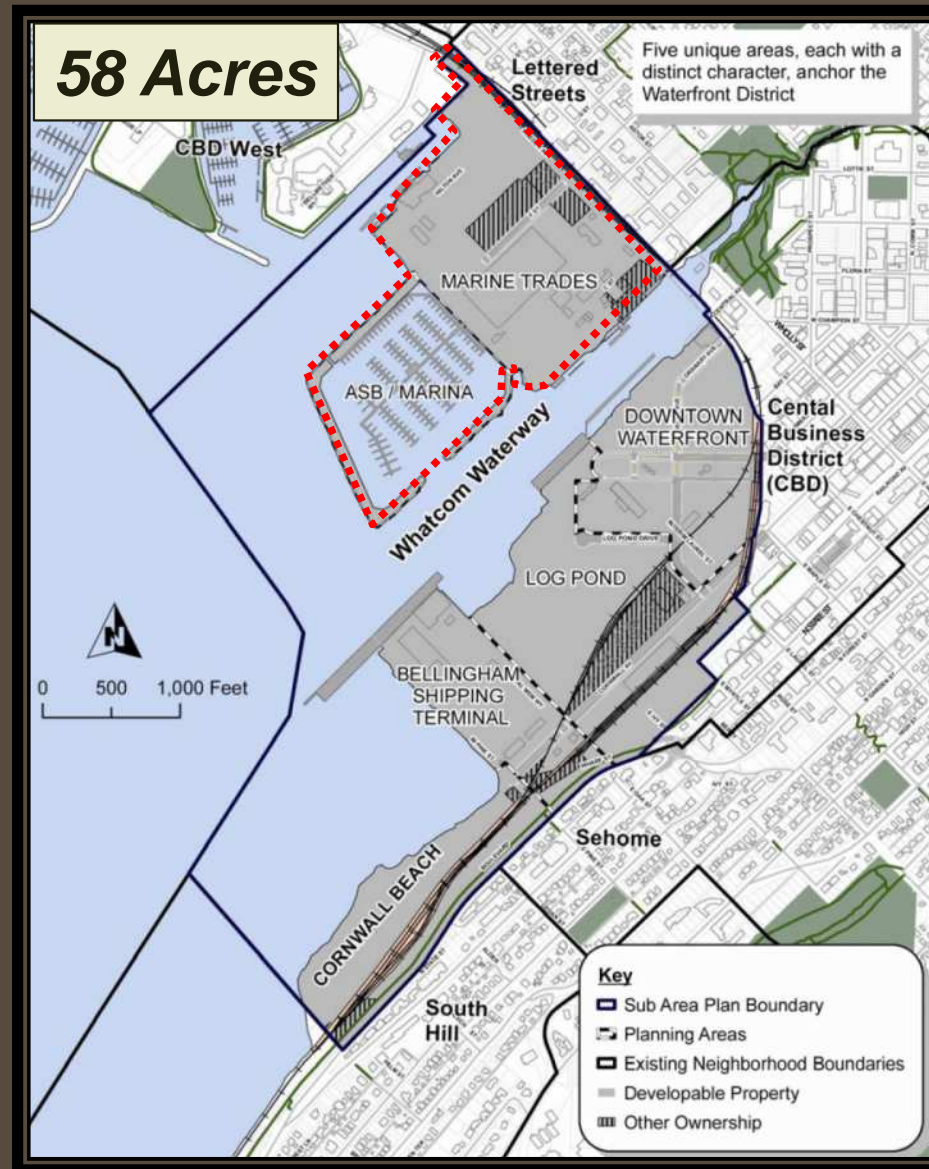
Shipping Terminal

- Industrial Mixed Use Zoning
- Deep Water Port for Shipping, Port and Industrial Opportunities



Marine Trades Area

- Industrial Mixed-Use Zoning
- Focus on Marine Trades Jobs
- Adaptive Reuse of Wastewater Lagoon into New Marina

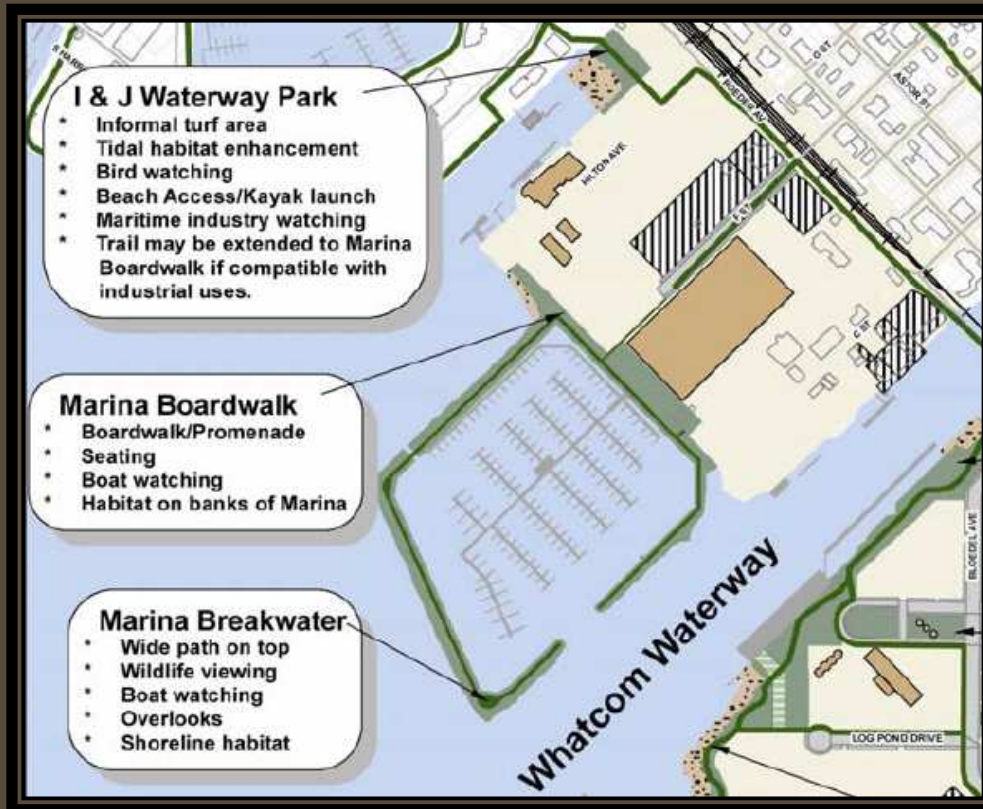


Marina Development



- Removal of Industrial Waste from Lagoon is Part of Whatcom Waterway Cleanup
- Marina Development Supports Marine Trades Economy

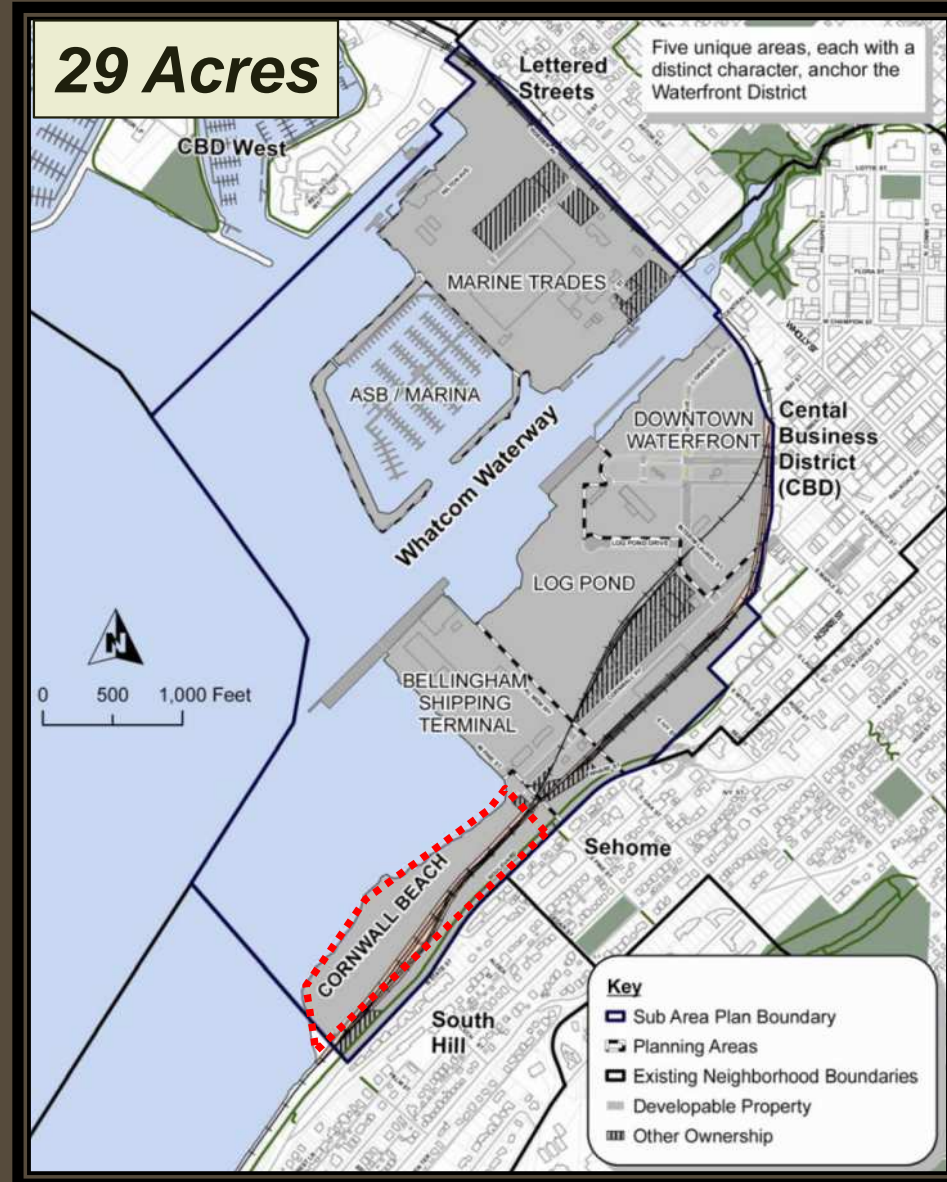
Marine Trades Area



- 9 Acres of New Parks & Public Access
- Interim Public Access Around Wastewater Treatment Lagoon

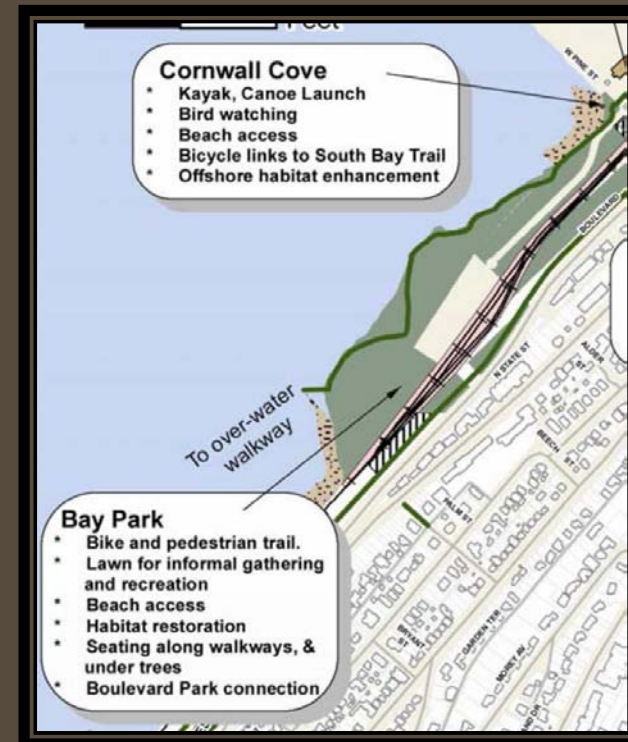
Cornwall Beach Area

- 29 Acres
- Commercial Mixed Use Zoning
- Large Waterfront Park
- Development Site Retained



Cornwall Beach Area

- Overwater Walkway to Boulevard Park
- Beach Access
- Mix of Uses

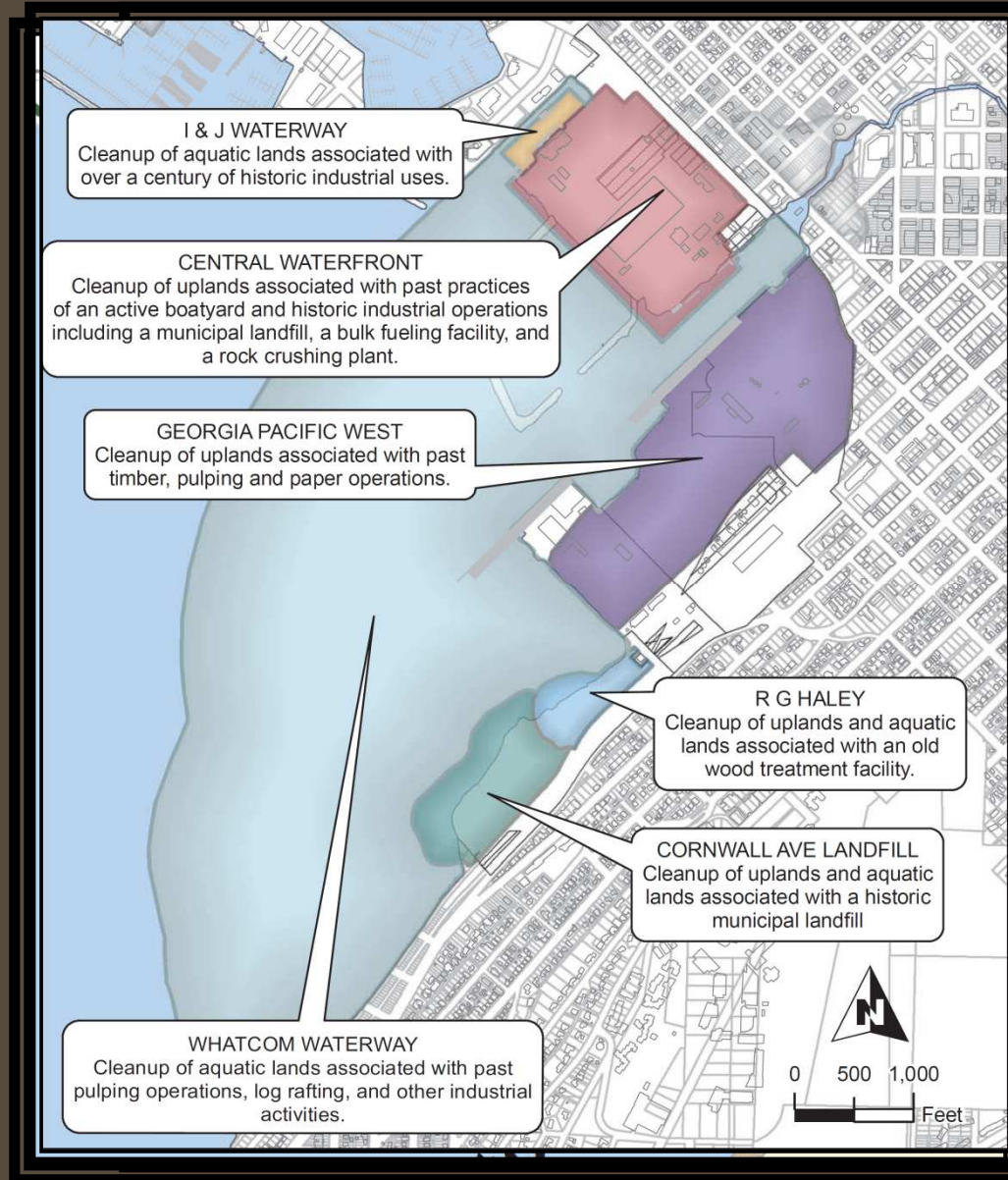


Phasing Plans

- Phasing defined by success of redevelopment – not by year.
- Site Cleanup before or in conjunction with streets and parks.
- Investments are not unnecessarily stranded awaiting demand.

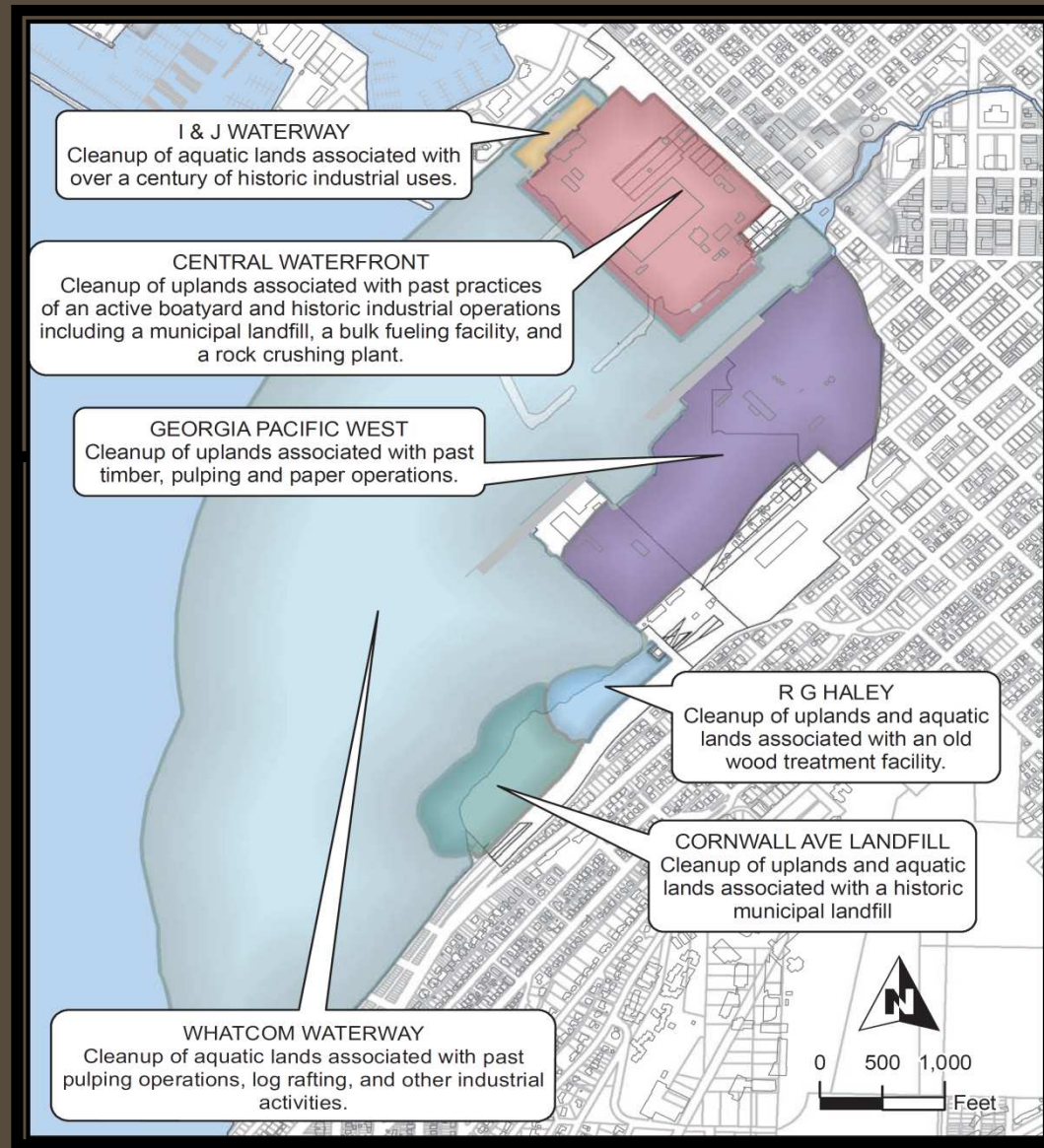
Phase 1

- Cleanup & Shoreline Restoration
- Activate the Downtown Waterfront
- Interim Public Access Around ASB Lagoon



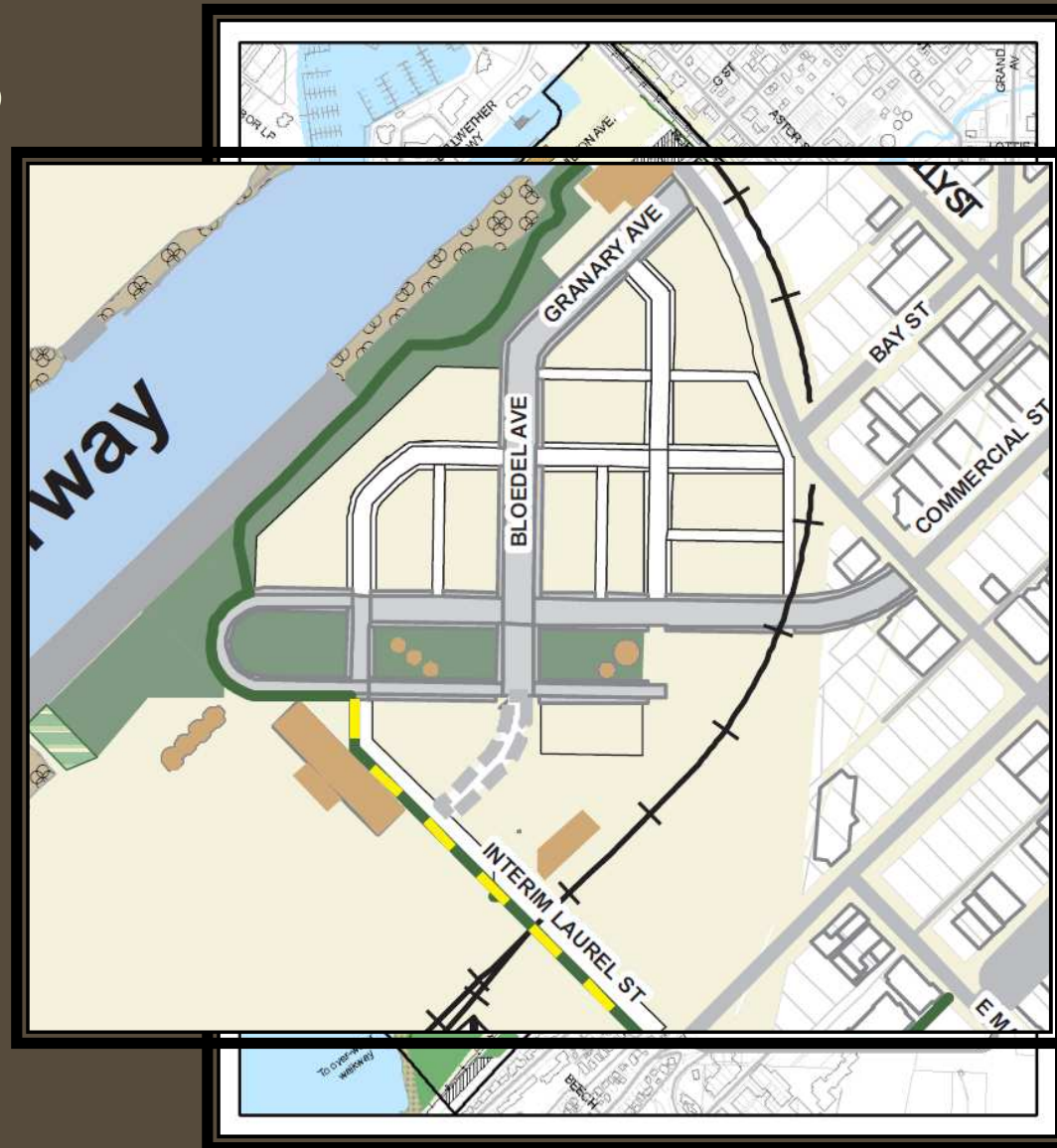
Phase 2

- Cleanup & Shoreline Restoration
- Activate Cornwall Beach



Phase 3

- Commercial Green Connection to Downtown Waterfront



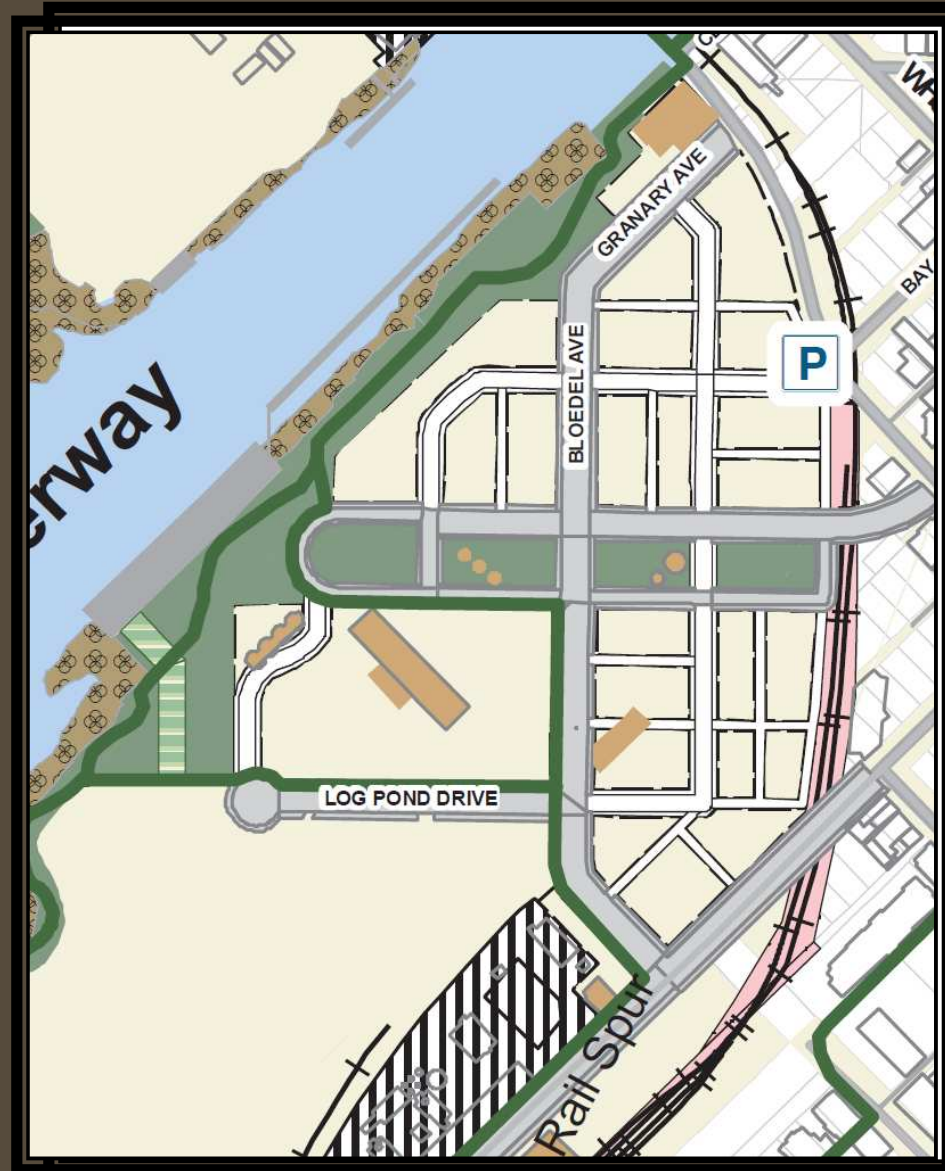
Phase 4

- Activate Marine Trades Area & Marina



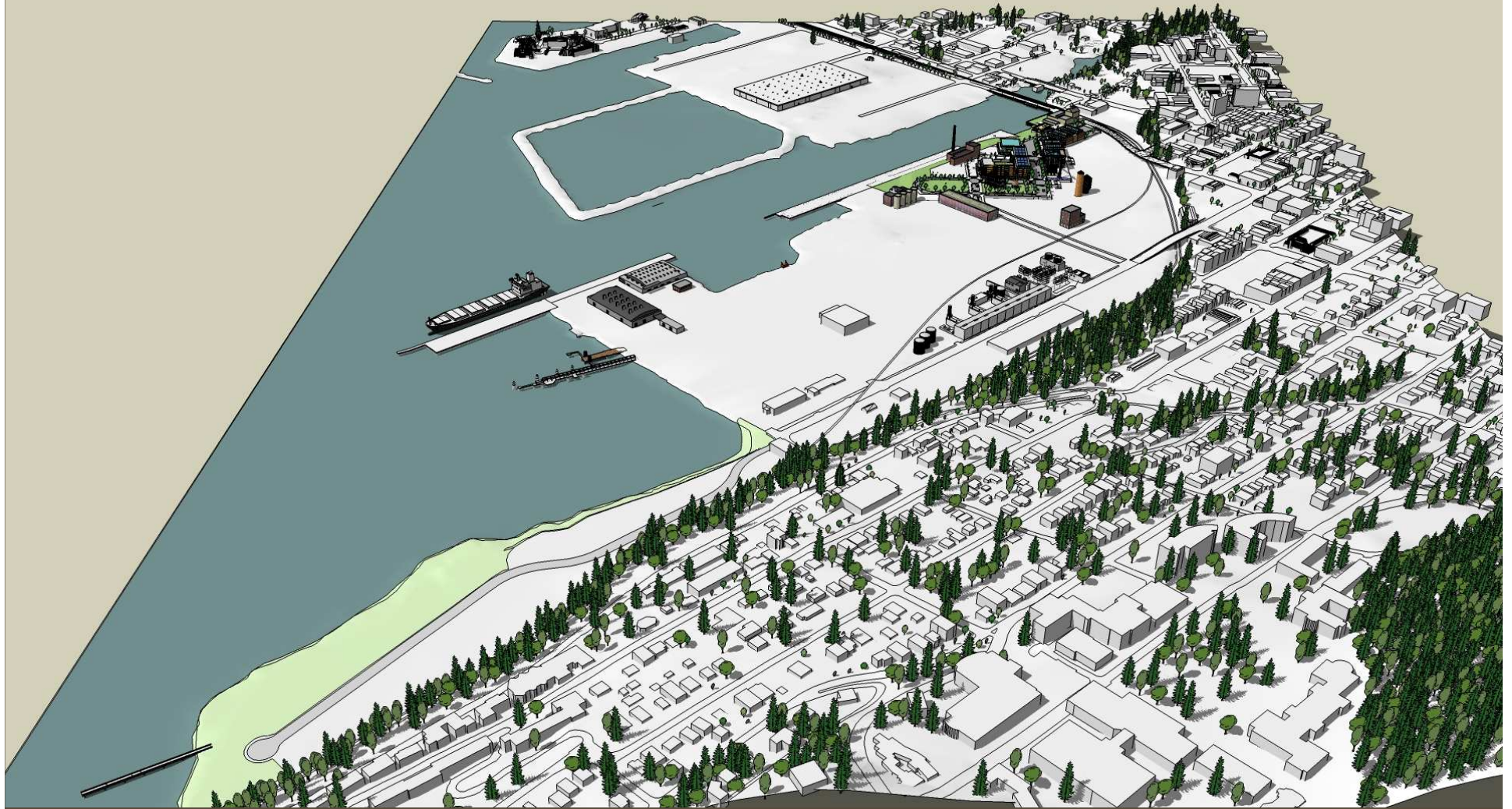
Phase 5

- Rail Relocation & Full Build-Out of Downtown Area



Sample Images from Initial Phases of Waterfront Redevelopment

Oblique View From South



Oblique View Granary to Laurel From SW



Oblique View Granary to Laurel From NE



Oblique View Bloedel Ave Looking South



Pedestrian View on Bloedel Ave Looking South



Pedestrian View on CSG at Bloedel Ave, Looking West

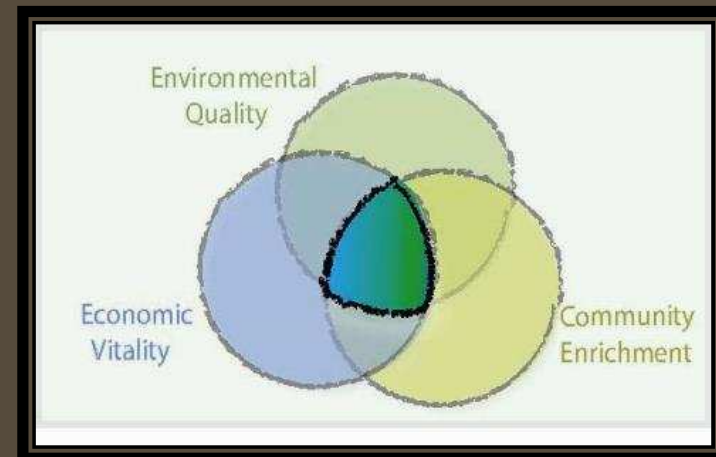


View NE Across CSG from Roof of Board Mill



Waterfront District Sub-Area Plan

- Balanced, Practical & Adaptable
- Strategic Brownfield Redevelopment Design
- Results in a Net Environmental Benefit
- Offers a Balance of Community Interests & Objectives
- Phased Redevelopment Strategy with No Stranded Infrastructure



Next Steps

- All planning documents posted:
cob.org/services/planning/waterfront
- Planning Commission Public Hearings:
 - March 21 and March 28 @ 7 p.m.
 - Followed by Commission Worksessions