

CHAPTER NINE

CONCLUSIONS

9.0 Conclusions

The Waterfront District Sub-Area Plan describes a long-term redevelopment project which will convert an under-utilized Brownfields industrial site on the Bellingham waterfront to a vibrant mixed-use neighborhood, and restore three miles of shoreline for habitat and public access. The Waterfront Futures Group charted the course when they completed the Vision and Framework Plan for the Central Waterfront in 2004. The City and Port have been working together over the past six years to complete the detailed planning, environmental review, development regulations and implementation strategies to allow this vision to move forward.



The following additional actions will allow the first phases of development to begin, and will set the stage for a long term cooperative relationship between the City and Port as the site fully develops:

9.1 Implementation Strategies

- Adopt the Waterfront District Sub-Area Plan as a sub-area of the City of Bellingham Comprehensive Plan and as an amendment to the Port of Bellingham Comprehensive Scheme of Harbor Improvements.
- Adopt the Final Draft SMP with the revisions recommended by the Department of Ecology in 2012 to establish shoreline setbacks, buffers and height limits for portions of the Waterfront District which fall within shoreline jurisdiction, consistent with the range of regulations established in the draft Shoreline Master Program.
- Adopt a Planned Action Ordinance with a table of required mitigation measures, consistent with those identified in the Final Environmental Impact Statement and Addendum #2 to the EIS, to assist potential developers and agency regulators in the processing of permit applications for projects within the Waterfront District.
- Develop a process so that mitigation measures identified in the Final Environmental Impact Statement for anticipated impacts associated with specific types of actions are implemented either before or concurrent with the specific action.
- Establish a partnership structure, including representatives from both the Port of Bellingham and City of Bellingham, for long-term cooperation in the phased installation of public infrastructure and mitigation implementation.

Deleted: Waterfront District Shoreline Development Regulation Matrix (Table 3-1)

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- Adopt a Development Agreement **and** associated Development Regulations to establish clear, predictable standards and review procedures for development.
- Adopt **a Capital Facilities** Agreement to clarify the roles and responsibilities of the City and Port to implement the Waterfront District Sub-Area Plan.
- Establish an efficient permitting process that provides predictable time lines and determinations, for both prospective developers and the local community, on Waterfront District development projects that are consistent with the Sub-Area Plan.
- Prepare more detailed park and infrastructure plans, with additional opportunities for public input, as specific parks and public spaces are designed and funded.
- Periodically review the Waterfront District Sub-Area Plan and prepare amendments to the plan and development regulations, at least every ten years, to respond to development trends or changes in technology.

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