



Marine Trades Cleanup & Redevelopment

Port Commission Update

February 18, 2021

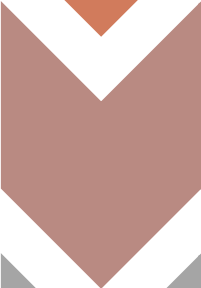
Marine Trades Cleanup & Redevelopment



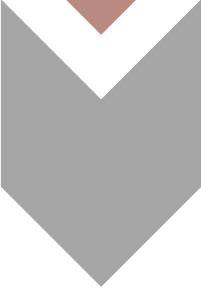
- Project Background & Context



- Project Goals & Status



- Marine Trades Stakeholder Engagement & Workshop

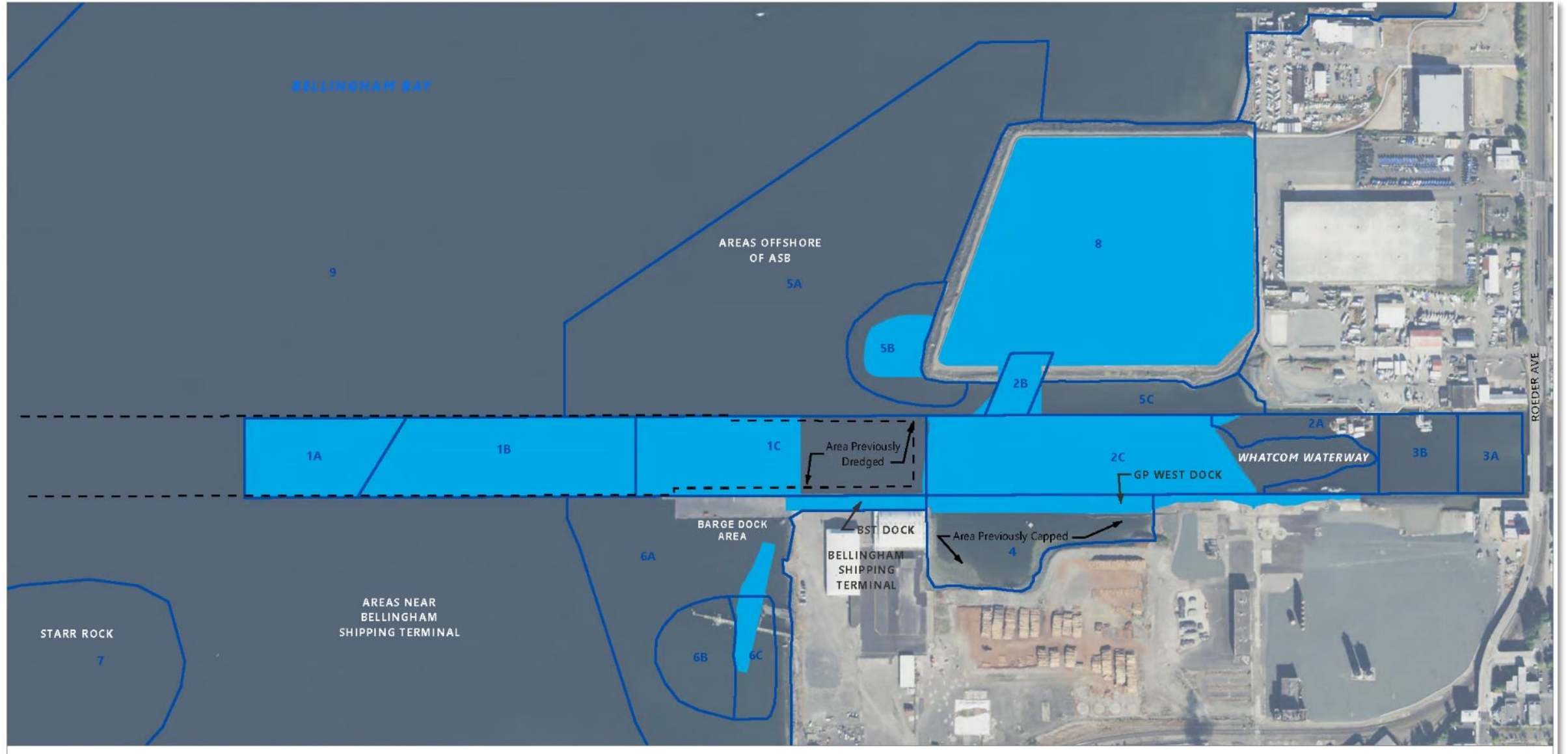


- Process & Next Steps

Marine Trades Area



Whatcom Waterway Phase 2 Work Area



Project Goals



Complete environmental cleanups at the Whatcom Waterway, Central Waterfront and I&J Waterway sites

Project Goals



Protect and enhance
Whatcom County Marine
Trades business &
employers

Project Goals



Pursue habitat restoration and enhancement opportunities in the project area

Project Goals



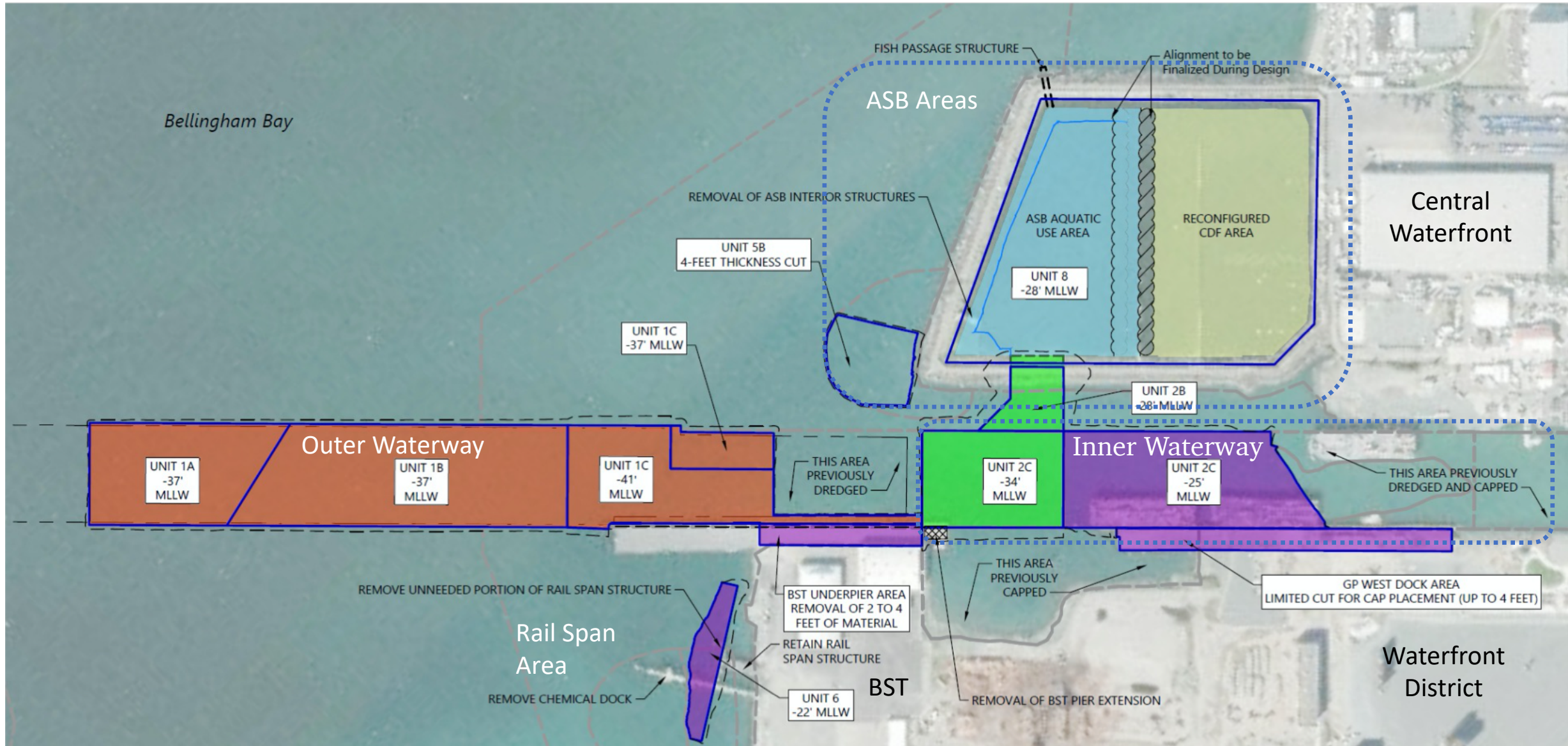
Support public access and park improvements in alignment with City partnership

Project Status

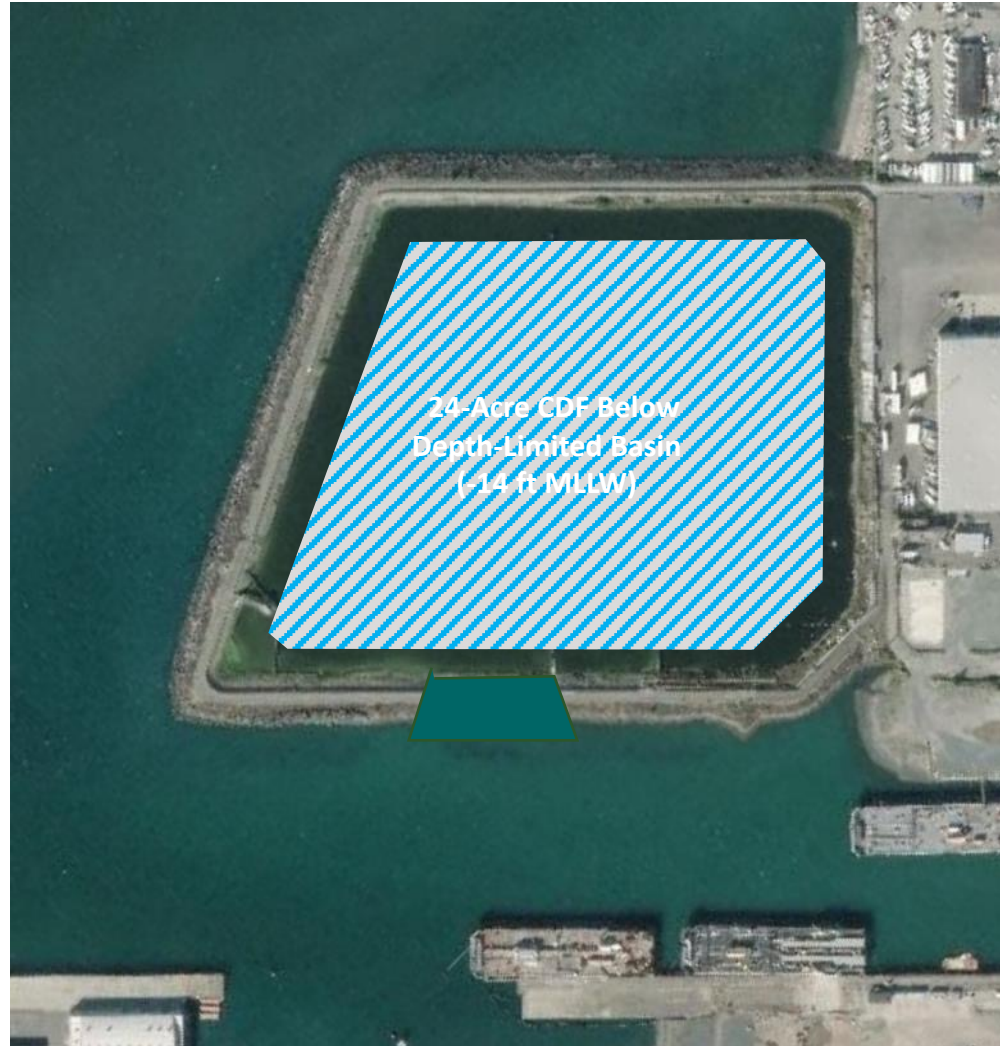
- Port Staff evaluation of ASB potential landuse and cleanup options
- Commission direction to evaluate feasibility of revised ASB cleanup
- Preliminary Engineering Evaluation
 - Significant project cost savings
 - Flexible landuse opportunities
- Stakeholder engagement
- Pre Remedial Design Investigation



Anticipated Phase 2 Approach



Reconfiguration of CDF



Current Approach: Places CDF in ASB Below Basin (24-acres)



Recommended Approach: Places CDF in Smaller Nearshore Location (12 to 14 Acres)

Conceptual View at Completion



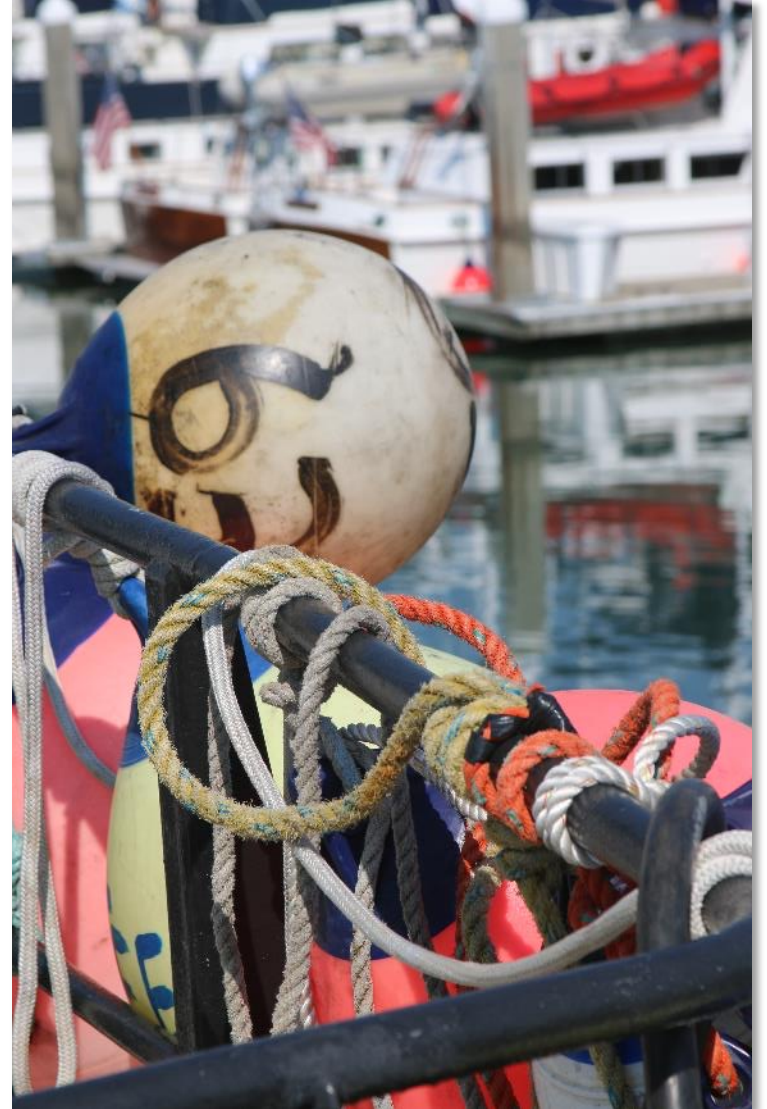
Marine Trades Stakeholder Engagement

- Survey and individual interviews with ~ 30 Whatcom County Marine Trades Businesses
- Marine Trades Workshop
- Follow-up Survey & Feedback
- Ongoing Engagement



Marine Trades Interviews - Findings

- Bellingham has a limited supply of waterfront industrial land
- Support for marine trades is strong
- Multi-use facility is preferred to accommodate multiple firms
- Design should be flexible to accommodate changing market conditions and opportunities
- Developing waterfront property is challenging
 - Permits, competition with non-industrial uses



Marine Trades Land Use Workshop

November 5, 2020

20 Participating Individuals

Workshop Participants	
Port of Bellingham	NTG Fabrication
Bornstein Seafood Inc.	Drayton Harbor Oyster Co.
Marina Advisory Committee	Seaview Boatyard
Working Waterfront Coalition	All American Marine
Bellingham Marine	BTC – Fisheries & Aquaculture Sciences
Aquacare Environment Inc.	San Juan Cruises
City of Bellingham	

Marine Trades Land Use Workshop - Feedback by Sector



Aquaculture

- Unique opportunity for aquaculture/hatcheries
- Growth potential with macroalgae
- Education components/training with BTC
- Water Quality Considerations



Boat/Ship Repair or Manufacturing

- Important to properly analyze demand
- Job creation
- Support existing trades vs. outside competitors



Commercial Fisheries

- Harbors are well managed
- Fleet is consolidating
- Need a bigger lift to handle larger boats
- Desire for drive down float
- Opportunity for a site that allows multiple different uses



Industrial/Other

- Identify synergies
- Opportunity to bring industry together on a bigger site
- Consider building an industrial park for businesses with capital changes

Marine Trades Land Use Workshop Feedback



“The resulting harbor, docks, pier facing, upland storage, and associated infrastructure is envisioned as forming the nucleus for a **maritime super-cluster** extending from the I&J Waterway to Whatcom Waterway that would sustain existing businesses, attract new ones, and possibly relocate some commercial moorage and amenities out of Squalicum Harbor, over the longer term.”

--- George Dyson, Board of Director, Government Relations Committee

Project Timeline/Milestones

