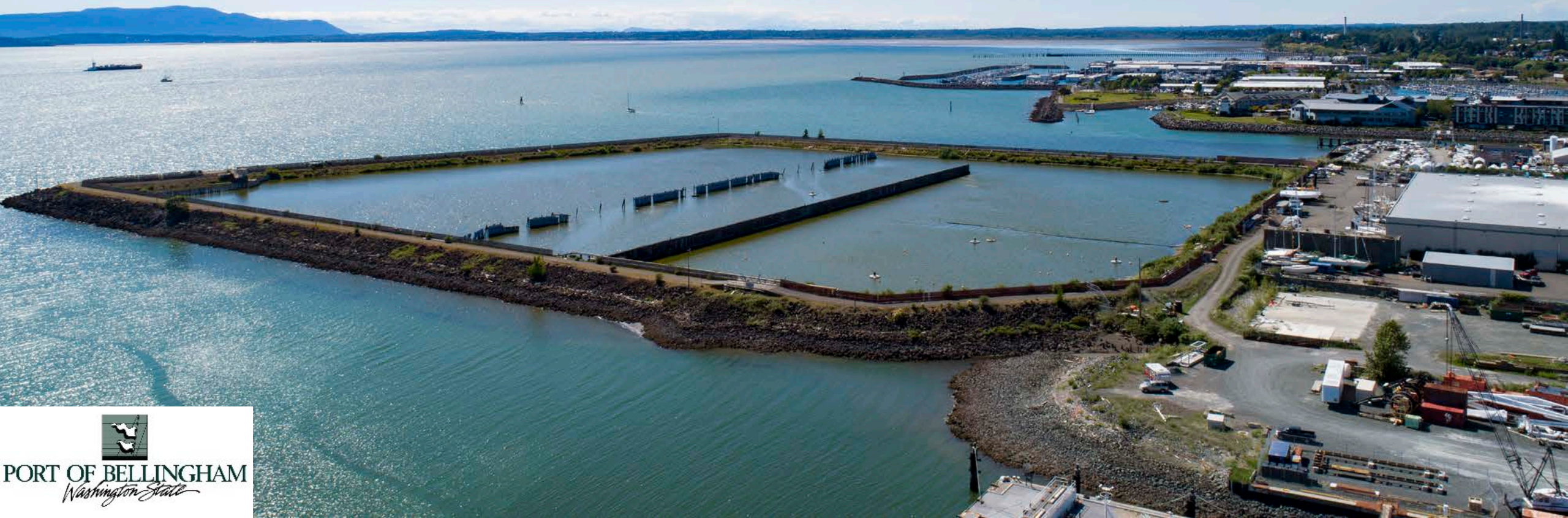


Marine Trades Area Cleanup & Redevelopment Project

Virtual Open House

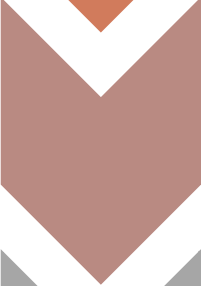
October 6, 2021



Agenda

- 
- Project Background

- 
- Project Goals

- 
- Timeline

- 
- Clarifying Questions

Project Background – Whatcom Waterway

2007

- Model Toxics Control Act (MTCA) Consent Decree (CD)

2011

- Cleanup Split Into Phases in CD Amendments

2016

- Phase 1 Cleanup Completed

2020

- Design Evaluation Memorandum Completed

Current

- Phase 2 Cleanup in Design

Project Status

- Port Commission direction to evaluate revised ASB approach – Nov 2017
- State of Boating Industry Update – March 2018
- Port Staff evaluation of ASB potential land use and cleanup options – Jan 2019
- Preliminary Engineering Evaluation March 2020
 - Significant project cost savings
 - Flexible land use opportunities
- Marine Trades Stakeholder Workshop - November 2020
- Pre-Remedial Design Investigation – June 2021

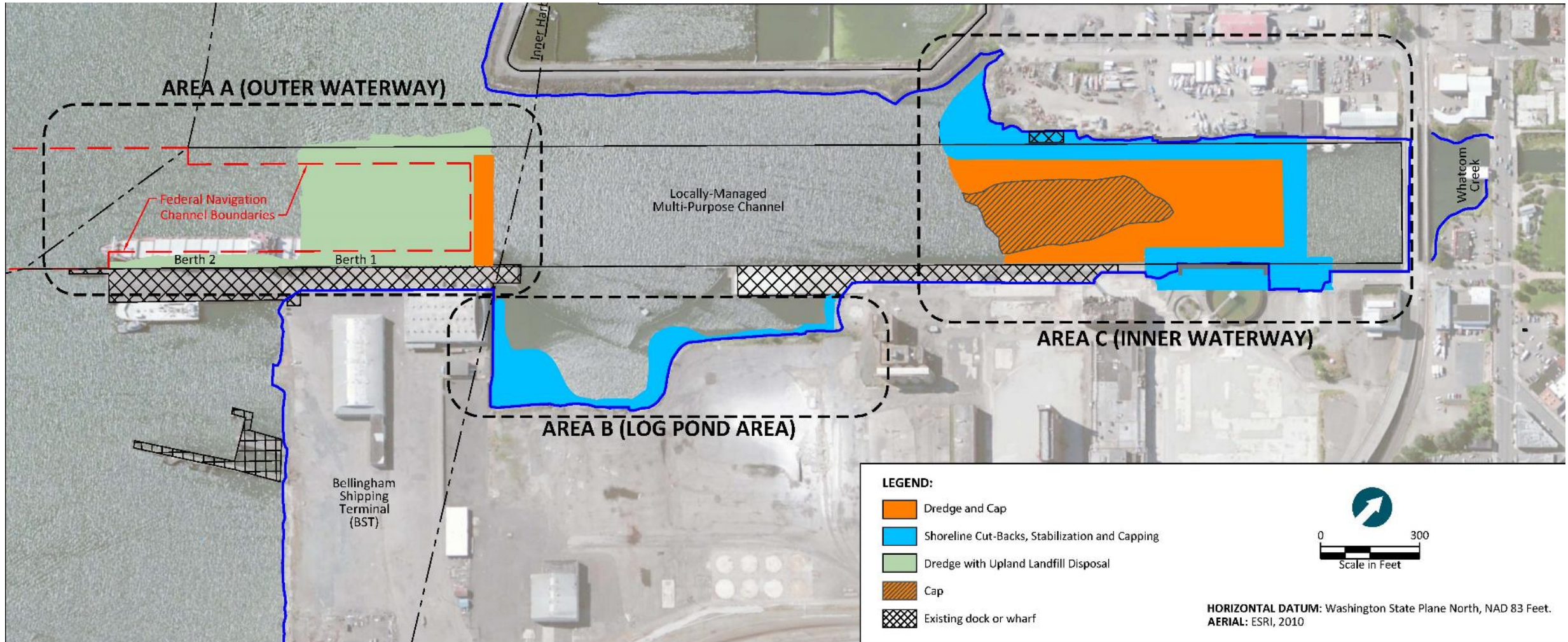
Project Goal-Environmental Cleanup



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



Phase 1 Cleanup (Completed 2016)



Phase 1 Cleanup



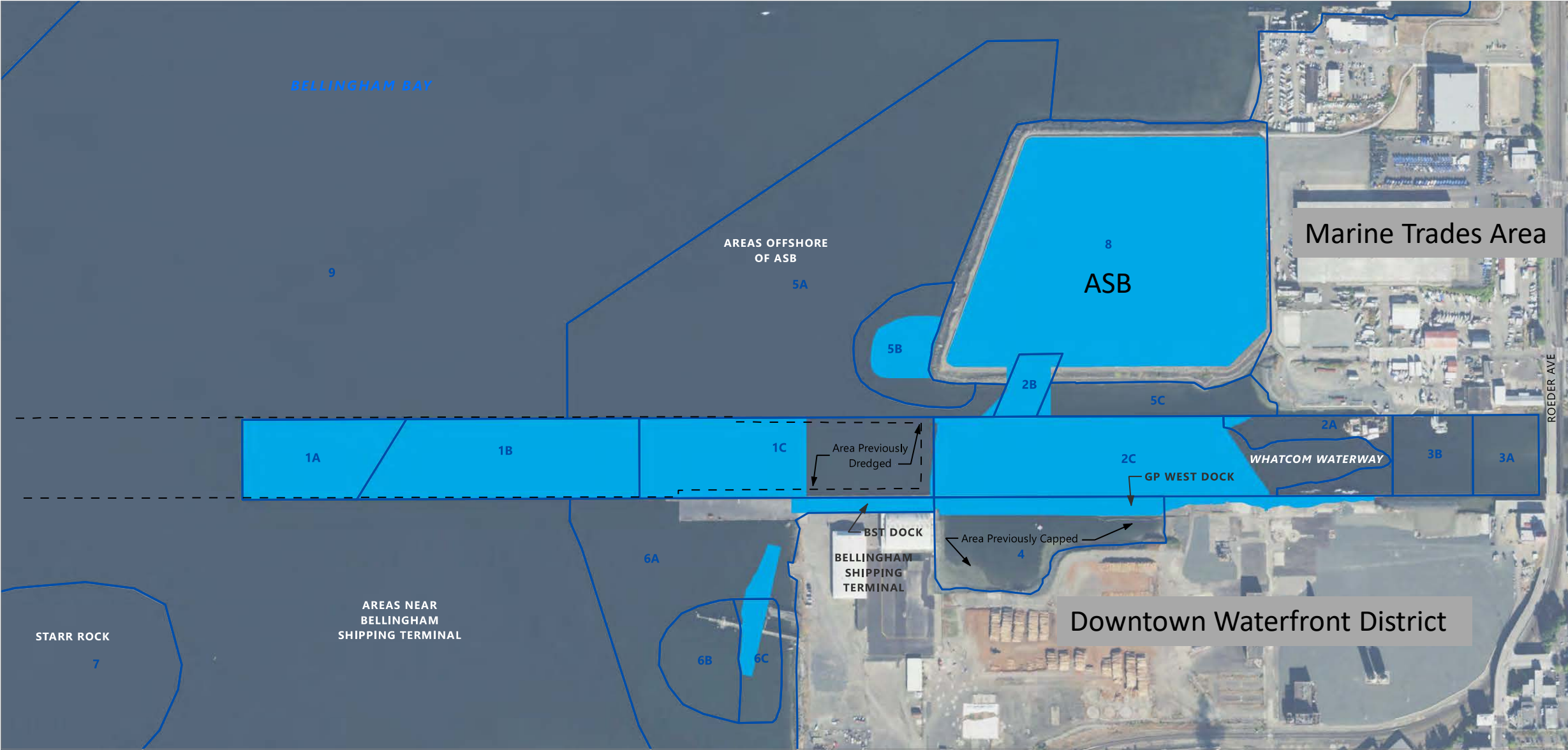
Phase 1 Cleanup

Removal of Creosote-Treated Structures
Removal of Contaminated Soils and Debris
Habitat improvements along ½ mile shoreline



Log Pond Area

Phase 2 Cleanup Areas



Reconfiguration of Confined Disposal Facility (CDF)



Current Approach:
Large, Shallow CDF Below Marine Basin



Recommended Approach:
Narrow, Deeper CDF Adjacent to Uplands

Conceptual View of Completed CDF



Project Goal-Marine Trades



Protect and enhance
Whatcom County Marine
Trades business &
employers

Marine Trades Area

The Marine Trades Area is characterized by a working waterfront that will support a new Clean Ocean Marina or other water-dependent use which adaptively reuses the ASB wastewater treatment lagoon. The main focus of development in this area is to accommodate jobs revolving around marine trades such as fishing, boat building, boat repair, marine haul out facilities, marine product manufacturing and supplies, research and development. - 2019 Waterfront District Sub Area Plan



Marine Trades Stakeholder Engagement



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

November 5, 2020

Key Findings

- Strong support across the marine trades sectors for the opportunities this project presents.
- Public access and hand-carry boat launch access is important to consider.
- Partnership opportunities with Bellingham Technical College (BTC) were noted as particularly important and exciting.

Project Goal – Habitat Enhancement

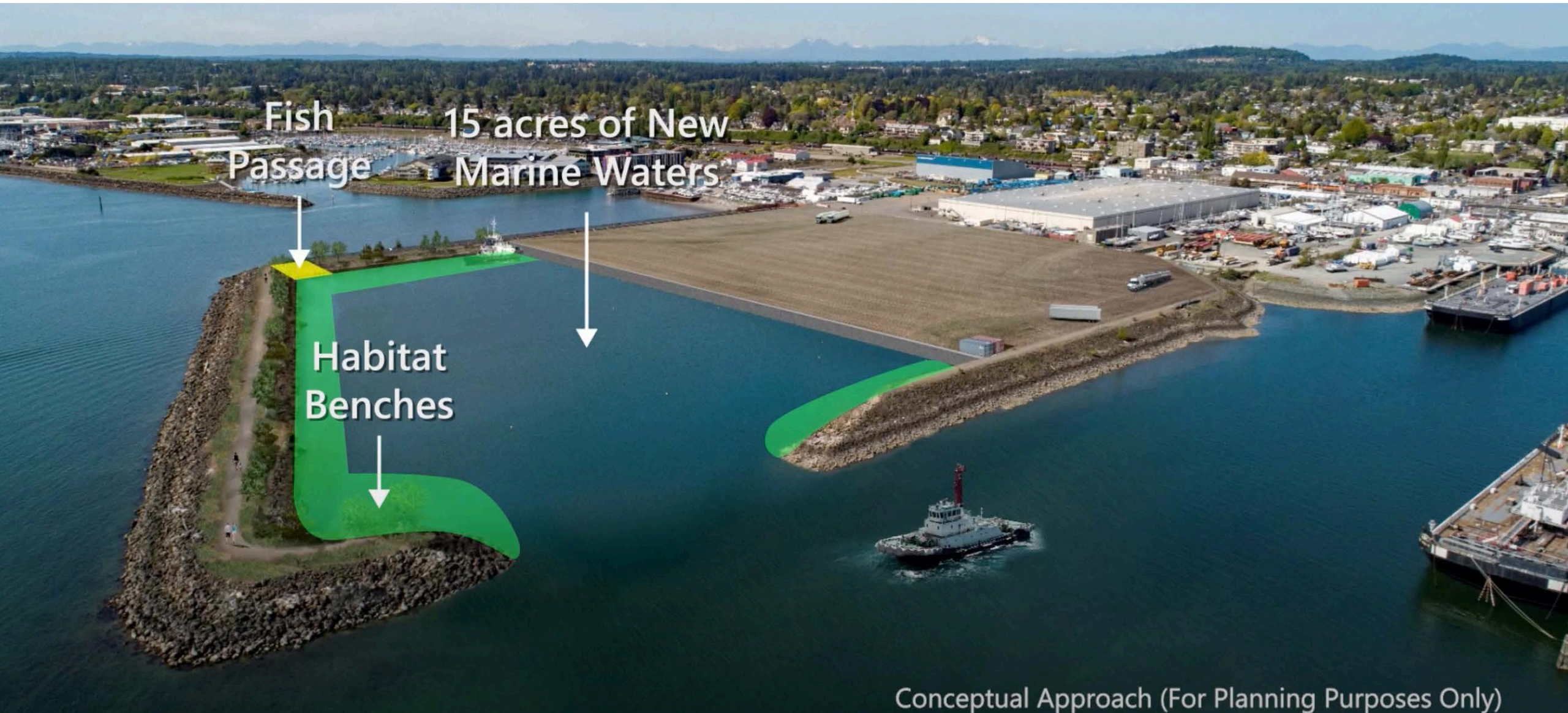


Pursue habitat enhancement opportunities in project area

Habitat Enhancement Opportunities

- Shallow intertidal, nearshore, and riparian habitat
- New open water habitat - Openings in the berm creating new marine waters in the ASB
- Creosote piling removal - Portions or full removal of Chemical Dock and GP Wharf
- Reduction of over water coverage - Partial or full removal of obsolescent structures, returning portion of ASB to marine waters

Marine Habitat Enhancement



Project Goal-Public Access



Support public access and park improvements in alignment with City partnership

Public Access



- Adjustments to the size and shape of parks will be coordinated between Port and City.
- Overall park acreage within the Waterfront District will be at least 33 acres.
- Parks and Public access will be compatible with adjacent Marine Trades

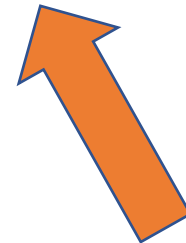
J. Bower '06

Conceptual Illustration by Stephanie Bower

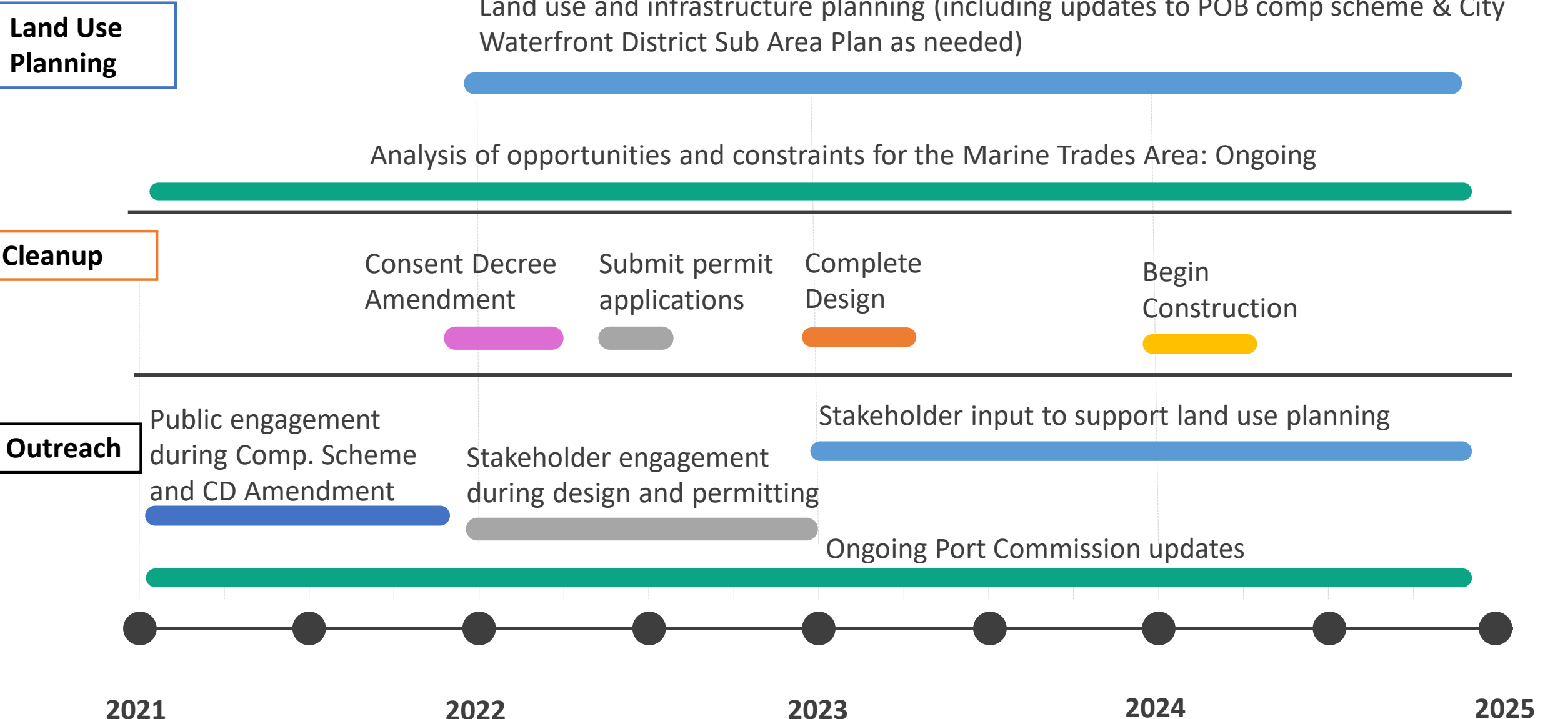
Breakwater Trail

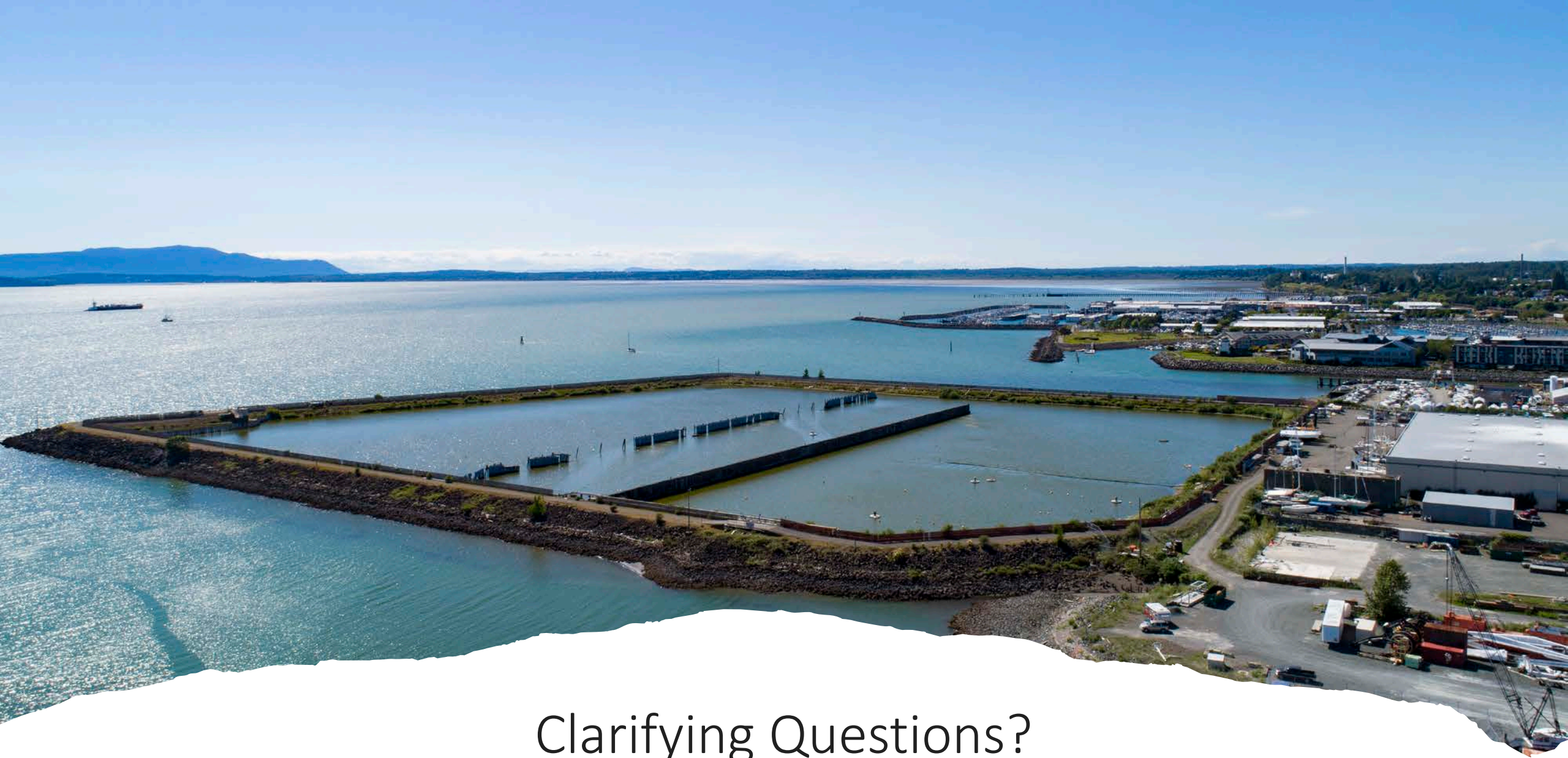


Pocket Beach Near Hilton Harbor



Project Timeline/Milestones





Clarifying Questions?