

**PORT OF BELLINGHAM
WATERFRONT DISTRICT
~~2013~~2019 PROPERTY DEVELOPMENT PLAN**

Introduction: This ~~2013~~2019 Property Development Plan has been created by the Port of Bellingham (“Port”) to modify the Port of Bellingham’s Comprehensive Scheme of Harbor Improvements regarding development, transfer, lease or sale of Port-owned property within the Waterfront District. The 237-acre Waterfront District is located within the City of Bellingham (“City”) and has been the subject of a joint multi-year master planning process by the Port and the City with the participation of other agencies, including Western Washington University, the Washington State Department of Ecology, and the Washington State Department of Natural Resources. The documents between the Port and other agencies noted below collectively set forth a Master Plan (the “Master Plan”) for the development of the Waterfront District over the next several decades.

The Master Plan Process: The master planning process included the preparation of an environmental impact statement under the State Environmental Policy Act and numerous opportunities for public involvement, including public meetings and public hearings by the Port, City and other agencies. The Master Plan supports the ongoing operation of existing facilities and the creation of new street rights of way, parks, a waterfront campus for Western Washington University, light industrial development, mixed use development, marine trades development, marina operations, and marine facilities development on upland, shoreline and aquatic land within the Waterfront District. The master planning process has culminated in the following draft documents (“Port/City Documents”) now being considered by the Port and the City:

- the ~~2012~~2019 Draft Sub-Area Plan for the Waterfront District, proposed by the Port and City ,
- the ~~2012~~2019 draft Waterfront District Development Regulations, proposed by the Port and City,
- the proposed ~~2012~~2019 draft Development Agreement Between the Port -and -City for the Waterfront District
- the proposed ~~2012~~2019 draft Ordinance of the City of Bellingham establishing the Waterfront District Planned Action
- the proposed ~~2012~~2019 draft Interlocal Agreement for Facilities Within the Waterfront District by and between the Port and -City.

Other associated documents that support the Port's ~~2013~~2019 Property Development Plan include:

- Memorandum of Understanding by and between Western Washington University, the Port and Western Crossing Development dated June 18, 2013, as amended.
- The 1997 Port Management Agreement by and between the Port and the Washington State Department of Natural Resources for the development and operation of facilities by the Port on state-owned aquatic land.
- Agreed Orders and Consent Decrees by and between the Port and the Washington State Department of Ecology for the environmental remediation of upland, shoreline and aquatic land under the state Model Toxics Control Act.

It is anticipated that the Commission of the Port of Bellingham and the Bellingham City Council will consider final approval of the Port/City Documents ~~late in November or early~~ in December ~~2013~~2019.

Development of Port of Bellingham Owned Property within the Waterfront District: If the Port/City Documents are approved by both the Commission of the Port of Bellingham and the Bellingham City Council, the Port of Bellingham plans on developing its real estate within the Waterfront District consistent with the Master Plan and this ~~2013~~2019 Property Development Plan. Real property currently owned by the Port may be (i) transferred to the City of Bellingham for parks, trails and streets (ii) transferred, sold or leased for the creation of the Western Washington University waterfront campus, (iii) sold or leased to private developers/users for development/use, and/or (iv) developed and operated by the Port. The actual transfer, sale, lease, or development of individual parcels by the Port or other parties will come before the Commission of the Port of Bellingham for (i) a determination that the subject parcel is appropriate for lease or development by the Port, or (ii) a determination that the subject property is no longer needed for Port purposes, and (iii) approval of any associated transactions.

Modification to the Port of Bellingham Comprehensive Scheme of Harbor Improvements – Master Plan and Surplus Property. If adopted, the documents referenced above and this ~~2013~~2019 Property Development Plan will collectively constitute a modification to the Port of Bellingham's Comprehensive Scheme of Harbor Improvements, including a modification that all currently Port-owned parcels that are transferred or sold consistent with the Master Plan are surplus to the needs of the Port.