

**8.0 Capital Facilities**

The Waterfront District is a long-range project which will develop over several decades. The City and Port have worked jointly to develop an infrastructure phasing plan for the Waterfront District to ensure that transportation systems, utilities and parks within the Waterfront District will be adequate to serve each phase of development. The City and Port have also established a process to regularly evaluate and update the infrastructure phasing and associated capital projects over time.

Table 8-1 describes roads, bridges, utilities, parks, trails, cleanup and marine infrastructure projected to serve the first three phases of development. These projects correspond with Phase 1 through 3 in the infrastructure phasing plan, included in the Waterfront District Planned Action Ordinance and Facilities Agreement. Upon completion of these projects, the transportation infrastructure could support 2.7 million square feet of development south of the Whatcom Waterway and 0.6 million square feet of development north of the Whatcom Waterway.

These projects will be included in the respective City and Port Transportation Improvement Plans and Capital Improvement Plans. Projects will be scheduled and budgeted over time as development occurs and when additional infrastructure capacity will be needed.

**Table 8-1 Phase 1-3 Infrastructure and Cleanup Projects**

Phase 1-3 Roads, Bridges & Utilities	Estimated Cost by Project*	Subtotals and Total Phase 1-3
Interim Central Avenue	<b>Intentionally left blank</b>	
Granary Avenue/ Laurel Street to Cornwall		
Wharf Street Roundabout		
Sewer Lift Station		
Bay Street Intersection Improvements and Parking Garage		
<b>Subtotal</b>		

\* Cost estimates are based on preliminary designs, and are subject to change based on final design and construction timing.

*(An updated project list and cost estimates will be jointly developed by City/Port prior to adoption.)*

<b>Phase 1-3 Parks &amp; Trails</b>	Estimated Cost by Project*	Subtotals and Total Phase 1-3
Central Avenue Park		
Waypoint Park and Beach		
Whatcom Waterway Park (to edge of Downtown Planning Area)		
GP Wharf Restoration and Visitor Moorage		
Cornwall Beach Park ( excluding cleanup)		
ASB Breakwater Trail		
Waypoint Park Connection		
<b>Subtotal</b>		
<b>Phase 1-3 Cleanup &amp; Site Preparation</b>	<b>Intentionally left blank</b>	
GP West		
Cornwall Landfill		
Whatcom Waterway Phase 1		
Central Waterfront		
I&J Waterway		
RG Haley		
Demolition/ Site Preparation		
<b>Subtotal</b>		
<b>Total Phase 1-3 Infrastructure &amp; Cleanup</b>		

\* Cost estimates are based on preliminary designs, and are subject to change based on final design and construction timing.

(An updated project list and *cost estimates will be jointly developed by City/Port prior to adoption.*)

Table 8-2 shows future projects projected to serve Phase 4 and 5 of development. The timing and cost of these projects may be modified over time to reflect more specific design, future demand and funding opportunities.

**Table 8-2 Phase 4-5 Infrastructure and Cleanup**

<b>Phase 4-5 Roads, Bridges &amp; Utilities</b>	Estimated Cost by Project *	Subtotals and Total Phase 4-5
Upgrade Hilton Avenue, C and F Street		
Construct Maple and Chestnut Street		
Cornwall Ave Bridge and Cornwall Avenue		
Railroad Relocation		
<b>Subtotal</b>		
<b>Phase 4-5 Parks &amp; Trails</b>		
Marina Park and Complete Breakwater Trail	<b>Intentionally left blank</b>	
I&J Waterway Park		
Log Pond Shoreline Trail		
Boardmill Park and Trail through Log Pond along BNSF Line		
<b>Subtotal</b>		
<b>Phase 4-5 Cleanup &amp; Site Preparation</b>		
Whatcom Waterway Phase 2		
Demolish Portions of GP Wharf		
Demolish Portions of GP Wharf		
<b>Subtotal</b>		
<b>Phase 4-5 Marine Infrastructure</b>		
Clean Ocean Marina		
<b>Subtotal</b>		
<b>Total Phase 4-5 Infrastructure &amp; Cleanup</b>		

The projects listed in Table 8-1 and 8-2 are proposed to be funded through a combination of state and federal grants, Real Estate Excise Tax (REET), Local Infrastructure Financing Tool (LIFT) funds, impact fees and other developer contributions. Projects described in the Infrastructure Phasing Plan and included in the City TIP may be funded out of sequence to respond to grant funding opportunities or the needs of early phase development projects.

The results of the biennial traffic monitoring program described in Chapter 5 will be used in conjunction with regular strategic budget discussions between the Port and City to ensure that infrastructure funding priorities are managed in alignment with development phasing.