

SUMMARY REPORT

ASB/Marine Trades Area Land Use Opportunities Workshop



The ASB/Marine Trades Area Land Use Opportunities Workshop (Workshop) was held via Zoom on November 5, 2020. The Workshop was hosted by the Port of Bellingham, facilitated by consultants from Veda Environmental, and included presentations from Port of Bellingham staff and consultants from BST Associates.

The goal of the workshop was to provide updates to and solicit input from the marine trades industry regarding the Port's land use planning process for expanding marine trades, with a special focus on the project area/ASB.

Twenty representatives of Marine Trades in the Bellingham area participated in the workshop from the following organizations:

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

Presentations from the project team covered the following topics:

- High-level project overview and current status
- Trends in waterfront development
- Related projects elsewhere in the Pacific Northwest
- Potential uses in the following sectors
 - Aquaculture

- Boat / Ship Repair / Manufacturing
- Commercial Fisheries
- Industrial / Other
- Recreational Boating
- Results from interviews conducted with Marine Trades Representatives

Following the presentation, the participants split up into breakout groups by sector. There was no breakout group for recreational boating due to a lack of participants from that sector. Participants in each breakout group were asked to respond to the following questions:

- *Do our research findings for this sector make sense to you given your knowledge and background?*
- *Is there anything that we missed that you think we should evaluate further?*
- *Do you see any conflicts or synergies with other Marine Trades uses within the conceptual plan area?*
- *Do you see any conflicts or synergies with existing Marine Trades uses on the waterfront?*

Key Takeaways from the Breakout Groups

Overall

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

Aquaculture

- There is a unique opportunity for aquaculture and/or hatcheries due to the raw water infrastructure at the site. There is growth potential with macroalgae and the timing is good. There would need to be a processing component.
- It will be important to consider how to toll in educational components. There are a lot of opportunities for welding training, and great synergies with marine trades and BTC, such as water quality analysis and algae. BTC could do some of the groundwork to evaluate the site.

Boat / Ship Repair / Manufacturing

- It will be important to properly analyze demand and make sure there is an understanding of what is happening with the different sectors.
- Need to recognize that there is a lot of competition and that strategy is important.
- Job creation will be important. BTC synergies / training opportunities are very important.
- Participants asked that the Port support existing trades and not bring in competitors that could undermine existing businesses.

Commercial Fisheries

- The fleet is consolidating; fisheries are well-managed and it's a healthy industry.
- There is a need for a bigger lift to handle the bigger boats.
- There is a strong desire for a drive-down float.
- This could be an opportunity to design a site to ensure that different uses make sense together.

Industrial / Other

- Should look to see how the Marine Trade Support Industries are being organized/co-located across the border to identify possible synergies.
- This project is a great opportunity to bring industry together to a bigger site (there is a feeling that it is currently disjointed).
- Fairhaven Marine Industrial Site: the Port should consider building an industrial park in that location for the businesses that are challenged with capital. (e.g., flex space for marine trades).