

3.9 POPULATION, EMPLOYMENT, AND HOUSING

This section characterizes the existing and projected population, employment, and housing in the City of Bellingham and provides analysis of potential impacts to these categories under the EIS Alternatives. Primary sources of information for this section include the 2006 City of Bellingham Comprehensive Plan, the 2000 US Census, and the 2002-2022 Whatcom County Population and Employment Forecast prepared by ECONorthwest (2002). The City of Bellingham, along with Whatcom County and other cities within the County, contracted with ECONorthwest in 2002 to prepare 20-year forecasts for population and employment within the County that would meet the targets established by the Washington State Office of Financial Management (OFM). These 20-year growth forecasts became the established population and employment targets for the City of Bellingham and were adopted by the City Council in December 2003.

3.9.1 Affected Environment

Population

Existing and Projected Population

The New Whatcom site is located on the western edge of the Central Business District (CBD) neighborhood in the City of Bellingham, which is currently one of the more sparsely populated neighborhoods in the City (see Section 3.7, **Land Use** for additional information on this neighborhood). According to 2000 U.S. Census data, the Central Business District contained a population of 806 people. By comparison, neighborhoods adjacent to the CBD, including Columbia, Lettered Streets, Sunnyland, York, Sehome and South Hill, all had populations of between 2,200 and 4,000. The New Whatcom site presently contains no residential units and, therefore, has no population.

The City of Bellingham is the most highly populated city in Whatcom County and contains a majority of the County's population. Population in the City has been growing over the last twenty years to a population of 67,171 people in 2000. Historic trends show the City of Bellingham has steadily increased in population over this time period and nearly doubled its population since 1970. Between 1970 and 1990, population in the City increased by approximately 2,000 to 4,000 people every five years. From 1990 onward, the population increased significantly; between 1990 and 2000 population grew by almost 15,000 people, an increase of approximately 29 percent. Population in the City of Bellingham in 1970 accounted for approximately 48 percent of the total population in Whatcom County; over the 30-year time span since 1970, this percentage has steadily decreased with population in the City of Bellingham accounting for approximately 40 percent of the total population in Whatcom County in 2000 (Bellingham Comprehensive Plan 2006 and ECONorthwest Whatcom County Population and Employment Forecasts 2002). **Table 3.9-1** shows the City's and County's population totals between 1970 and 2000.

Table 3.9-1
HISTORICAL POPULATION GROWTH -
CITY OF BELLINGHAM AND WHATCOM COUNTY 1970 - 2000

	1970	1975	1980	1985	1990	1995	2000
City of Bellingham Population	39,375	41,000	45,794	47,768	52,179	58,147	67,171
Whatcom County Population	81,950	91,700	106,701	115,483	127,780	149,114	166,814

Source: ECONorthwest, Whatcom County Population and Employment Forecasts, 2002

Population forecasts for the City of Bellingham follow the recent trend of more rapid growth that began in the 1990s. Between 2002 and 2022, the City of Bellingham's population is projected to increase by 31,601 (approximately 39 percent) to a total of 113,055 people. During that same time period, Whatcom County's population is projected to increase by 61,446 (approximately 35 percent) to a total of 234,917 people. Based on these projections, the City of Bellingham would account for approximately 48 percent of Whatcom County's total population by 2022 (2006 Bellingham Comprehensive Plan and ECONorthwest Whatcom County Population and Employment Forecasts 2002). **Table 3.9-2** shows the projected population totals for the City of Bellingham and Whatcom County through 2022.

Table 3.9-2
PROJECTED POPULATION - CITY OF BELLINGHAM
AND WHATCOM COUNTY 2002 - 2022

	2002 (Existing)	2007 (Projected)	2012 (Projected)	2017 (Projected)	2022 (Projected)
City of Bellingham Population	81,454	88,565	95,756	102,866	113,055
Whatcom County Population	173,471	187,980	202,848	217,574	234,917

Source: City of Bellingham Comprehensive Plan 2006 and ECONorthwest, Whatcom County Population and Employment Forecasts, 2002

The 2006 Bellingham Comprehensive Plan also provides population projections for City neighborhoods, urban centers and UGA planning areas based on the City's residential land supply summary. The New Whatcom site is located within the City's designated Central Waterfront District Urban Village and CBD Core Village, which is part of the overall Central Business District neighborhood. The Central Business District neighborhood as a whole is projected to accommodate an additional 4,537 people by 2022. It is projected that the CBD

neighborhood would accommodate more new population growth than any other neighborhood in the City of Bellingham and would accommodate approximately 14 percent of the City's projected new population growth by 2002.

Employment

Existing and Projected Employment

The New Whatcom site, located in the City of Bellingham's Central Business District, presently contains a variety of industrial and marine-related uses (see Section 3.7, **Land Use** for further information on the types of uses that occupy the site). Currently, there are approximately 645 full-time jobs provided on the New Whatcom site associated with these uses (2007). The jobs are broken down among a range of employers, including: Georgia-Pacific (GP), Sanitary Services Corp., Bornsteins Seafood, Inc., and Bellingham Marine Industries. Most of the existing jobs on the site are located within Redevelopment Area 1, located in the northernmost portion of the site, and associated with a number of different companies, and Area 2, located in the easternmost portion of the site, all associated with GP operations (see **Figure 2-3** in **Chapter 2** and Section 3.7, **Land Use** for further description of the existing land uses in the various areas on the New Whatcom site). Most areas on the site are vacant and contain no employment. **Table 3.9-3** provides a breakdown of the current employment on the New Whatcom site by area.

Table 3.9-3
CURRENT EMPLOYMENT ON THE NEW WHATCOM SITE

	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8	Area 9	Area 10	Total
Jobs	353	230	0	0	0	20	0	0	42	0	645

Source: Port of Bellingham, 2007

A Purchase and Sale Agreement was executed between GP and the Port in January 2005. As a result of this agreement, all or a majority of the onsite jobs associated with GP in Area 2 will be eliminated in the near term and prior to cleanup and redevelopment of the site (GP has recently announced the intent to terminate mill operations by the end of 2007). For purposes of this Draft EIS, all onsite jobs associated with GP are assumed to be eliminated prior to redevelopment.

The City of Bellingham area (City of Bellingham and the City's Urban Growth Area) currently provides more jobs than any other city in Whatcom County and a majority of the employment in the County on an overall basis. In 2001, approximately 35,477 jobs were available within the greater Bellingham area, which accounted for approximately 67 percent of the jobs in all of Whatcom County. At 14,118 jobs, commercial employment (service, finance, insurance and real estate) represented the largest job category in the City in 2001. Industrial uses (manufacturing, wholesale trade, transportation, and utilities) accounted for 11,272 jobs, while retail uses accounted for 10,087 jobs (ECONorthwest Whatcom County Population and Employment Forecasts 2002). **Table 3.9-4** shows existing (2001) and forecasted employment (through 2022) for the greater Bellingham area.

Table 3.9-4
EXISTING AND PROJECTED EMPLOYMENT – CITY OF BELLINGHAM AREA* 2001 - 2022

Employment Category	2001 (Existing)	2007 (Projected)	2012 (Projected)	2017 (Projected)	2022 (Projected)
Retail	10,087	13,127	14,761	16,440	18,185
Commercial	14,118	19,941	23,703	27,655	31,797
Industrial	11,272	13,037	14,186	15,323	16,416
Total Bellingham Employment	35,477	46,105	52,651	59,418	66,400
Total Whatcom County Employment	53,333	68,361	77,630	87,117	96,983

Source: ECONorthwest, Whatcom County Population and Employment Forecasts, 2002

* City of Bellingham and the City's Urban Growth Area

Substantial increases in employment in the City of Bellingham area are projected to occur over the next 20 years, which follows the trend of increased population in the City. Projected employment shows a pattern of increase through 2022. Between 2001 and 2022, retail employment in the City is projected to increase approximately 80 percent to 18,185 jobs; commercial employment is projected to increase approximately 125 percent to 31,797 jobs; and, industrial employment is projected to increase approximately 46 percent to 16,416 jobs. Total employment in the City is projected to almost double between 2001 and 2022 (ECONorthwest, 2002). In 2022, total employment in the City would represent approximately 68 percent of the total jobs in Whatcom County (ECONorthwest, 2002).

Housing

Existing and Projected Housing Units

The New Whatcom site currently contains no housing units. In 2000, the City of Bellingham contained 29,425 housing units, including 14,786 single-family units, 13,810 multifamily units and 814 mobile homes. From 1980 to 2000, the total number of housing units in the City of Bellingham increased by 9,649 or approximately 49 percent. During this time period, the number of single-family units increased by 2,640 (22 percent), while the number of multifamily units increased by 6,700 units (94 percent) (2006 Bellingham Comprehensive Plan). The numbers of housing units in the City of Bellingham by type from 1980 to 2000 are shown in **Table 3.9-5**.

In 2000, the 14,786 single-family homes and 13,810 multifamily units represented approximately 50 and 47 percent, respectively, of the total housing units in the City. Approximately 48 percent of the housing units were owner-occupied. The average household size in the City at that time was 2.24 persons per household (including single and multifamily units). Approximately 38 percent of the City's housing stock was built in 1980 or later (2006 Bellingham Comprehensive Plan).

**Table 3.9-5
HOUSING UNITS BY TYPE - CITY OF BELLINGHAM 1980 - 2000**

Housing Type	1980	1990	2000
Single-Family	12,146	12,808	14,786
Multifamily	7,110	8,379	13,810
Mobile Homes	520	732	814
Other (Recreational Vehicles, Boats, etc)	N/A	195	15
Total Housing Units	19,776	22,114	29,425

Source: 2006 Bellingham Comprehensive Plan

The City of Bellingham's 2006 Comprehensive Plan identifies targets for housing supply needed to accommodate the projected population growth in the City by 2022. Housing supply targets identified in the Comprehensive Plan were based on the projected increase of 31,600 new residents and an average of 2.1 persons per household (including single and multifamily units) with an average vacancy rate of 5.8 percent. Based on these estimates, the City anticipates the need for approximately 15,900 new housing units by 2022, of which, two-thirds are anticipated to be multifamily units and one-third single-family units. Of these 15,900 new units, approximately 2,130 were provided between 2002 and 2005 and approximately 13,770 would be provided between 2005 and 2022 (2006 Bellingham Comprehensive Plan).

Between 2003 and 2005, the City conducted a land supply analysis to determine the potential capacity of new housing units that could be provided within the City based on the current zoning (including residential zoned areas and mixed use/commercial zoned areas that allow residential uses), taking into account reductions due to environmental regulations and public infrastructure dedications. The analysis concluded that the net supply of land in the City currently zoned for residential uses is not likely to meet the forecasted need for additional residential units through the year 2022 (2006 City of Bellingham Comprehensive Plan). To address the projected land supply deficit the City has developed the following strategies as part of the 2006 Comprehensive Plan: emphasizing infill development within the City and the development of urban centers; recommending to Whatcom County that suitable areas in the current UGA be rezoned to higher densities; and, recommending that Whatcom County increase the size of Bellingham's UGA by approximately 25 percent. These strategies should provide suitable capacity to meet the projected housing and population targets for the City of Bellingham (2006 City of Bellingham Comprehensive Plan).

The 2006 Comprehensive Plan also provides housing projections for city neighborhoods, urban centers and UGA planning areas. As stated above, the New Whatcom site is located within the Central Waterfront District Urban Village and the CBD Core Village, which comprise the overall Central Business District neighborhood. The Central Business District neighborhood as a whole is projected to accommodate approximately 2,546 total housing units by 2022. The CBD neighborhood is projected to accommodate more housing units than any other neighborhood in

the City of Bellingham and would account for approximately 18 percent of the projected housing units in the City by 2022 (2006 City of Bellingham Comprehensive Plan).

Affordable Housing

The 2006 Comprehensive Plan projects the potential future demand for affordable housing in the City of Bellingham. According to the Plan, by 2022 approximately 42 percent of all households in the City will be very low income (less than 50 percent of median income) or low income (between 51 and 80 percent of median income) and could be paying more than 30 percent of their total income towards housing costs. The Comprehensive Plan indicates that locating affordable housing units within urban villages and densely developed mixed use areas will help to meet the social service and transportation needs of those residents (2006 Bellingham Comprehensive Plan). The New Whatcom site is designated as a Tier 2 Urban Village in the Comprehensive Plan (see Section 3.7, **Land Use** for further details of the site's Urban Village designation and Section 3.8, **Relationship to Plans and Policies**, for more information on affordable housing policies).

Low Income Housing

In 2006, the City of Bellingham completed a Local Infrastructure Financing Tool (LIFT) report as part of their efforts to obtain future funding for potential public improvements for the New Whatcom site area. This report includes an inventory and risk assessment for low income housing units in the New Whatcom site area (for the purposes of the LIFT report, the site area was defined as the New Whatcom site and adjacent portions of downtown Bellingham and other neighboring areas). The report concluded that the New Whatcom site area contains a total of 212 low income housing units, 147 of which are protected low income units (units that are located in facilities that are restricted to low income housing use for the next 20 to 50 years) and 65 of which are unprotected (units that can be displaced or converted from low income units in the next 20 to 50 years). All low income housing units identified are located in the vicinity of the New Whatcom site and none of these units are located on the New Whatcom site itself.

3.9.2 Impacts

Approval of the Proposed Actions, including the adoption of a long-term Master Development Plan for the New Whatcom site and a Development Agreement between the Port and the City, would create the capacity for a range of institutional, office, light industrial, retail, residential and marine-related uses onsite and additional employment and housing potential in the Central Business District neighborhood of the City of Bellingham. Actual impacts from the added population, employment and housing capacity from the proposed redevelopment would be generated incrementally as the site develops over the full buildout period.

For purposes of analysis, this EIS focuses on two redevelopment time periods: 2016, which represents an interim redevelopment stage, and 2026, which is assumed to represent full buildout of the project. Assumptions have been made for environmental review purposes regarding the mix of uses, level of development and associated numbers of employees and residents that could be generated under the four EIS Alternatives, over the 20-year buildout period. The assumptions have been developed to allow an analysis of the environmental impacts associated with different thresholds of development as well as from the No Action Alternative. Ultimately, the actual rate of buildout and specific development levels (including

numbers of employees and residents) at the site would depend upon specific redevelopment proposals and local and regional economic, market and regulatory factors.

Table 3.9-6 provides a summary of assumed population, employment and housing levels under the EIS Alternatives. See **Tables 2-3** and **2-4** in **Chapter 2** for a summary of the development assumed under the alternatives.

Table 3.9-6
POPULATION, EMPLOYMENT AND HOUSING IMPACT SUMMARY – 2016 and 2026

Alternatives	Population**		Employment** (Employees)		Housing (Housing Units)	
	2016	2026	2016	2026	2016	2026
Alternative 1	3,075	5,873	3,170	8,722	1,610	3,075
Alternative 2	2,357	4,489	2,620	7,205	1,234	2,350
Alternative 3	1,256	2,531	1,982	5,376	658	1,325
No Action Alternative	0	0	N/A*	1,600	0	0

Source: CollinsWoerman, 2007

* Employment was not calculated for the 2016 interim redevelopment stage for the No Action Alternative

**Population and employment projections are based on 100 percent occupancy, with no vacancy in residential or commercial buildings.

Alternative 1

Alternative 1 would feature the highest density level of all of the EIS Alternatives, with approximately 7.5 million square feet of total floor space for mixed use redevelopment over the 20-year planning horizon. This Alternative would include approximately 3,075 residential units and 3.8 million square feet of redevelopment with employment-generating uses, including office, institutional, retail and light industrial/marine-related uses by buildout by 2026.

2016

Population and Housing

Population Capacity

By 2016, approximately 1,610 multifamily residential units would be constructed on the New Whatcom site under Alternative 1. It is assumed that approximately 154 of these units would be contained in low-rise buildings (one to three-stories in height) and 1,456 units would be located in mid-rise buildings (three to six-stories in height) (see **Table 3.9-7**).

The total number of housing units constructed on the New Whatcom site by 2016 would represent approximately 12 percent of the 13,770 housing units projected to be needed in the City of Bellingham between 2005 and 2022. The total housing units assumed for the New Whatcom site would represent approximately 63 percent of the total new housing units projected for the Central Business District by 2022. However, redevelopment of the site would continue through full buildout in 2026.

Table 3.9-7
ALTERNATIVE 1 – 2016 RESIDENTIAL HOUSING UNITS AND POPULATION

	Housing Units	Population*
Low-Rise Units	154	294
Mid-Rise Units	1,456	2,781
High-Rise Units	0	0
Total	1,610	3,075

Source: CollinsWoerman, 2007

*Population is determined based on an average household size of 1.91 persons.

As a result of the construction of the new residential units under Alternative 1, the total population on the New Whatcom site would increase by approximately 3,075 people by 2016. The population growth under Alternative 1 would represent approximately 10 percent of the population growth projected for the City of Bellingham between 2002 and 2022. The assumed population of the New Whatcom site would represent approximately 68 percent of the total new population projected for the Central Business District by 2022.

Calculations for the projected population under each redevelopment alternative are based on a ratio of 1.91 persons per multifamily unit, consistent with multifamily household size assumptions in the 2006 Comprehensive Plan; this multiplier may be conservative for Alternatives 1 and 2, however, because the majority of the units under these alternatives would be mid-rise units, which typically generate a lower household size than the low-rise multi family units more common in the City of Bellingham.

Employment

Existing Employment

As part of the redevelopment of the site under Alternative 1 by 2016, it is assumed that some or all of the existing jobs onsite could be displaced. As stated above, GP is currently in the process of vacating its operations on the New Whatcom site and it is assumed that all jobs associated with GP will be eliminated prior to redevelopment (GP recently announced the intent to terminate mill operations by the end of 2007). As redevelopment occurs on the New Whatcom site, it is possible that some of the other existing employers and associated jobs could remain onsite or relocate offsite to other parts of the City or County; however, it is not possible at this time to specifically determine which existing businesses or how many jobs would continue on the site by 2016, if any. Existing light/marine industrial uses located in Area 1 could remain as part of the assumed industrial space under Alternative 1; these uses could also be displaced from the site and could choose to relocate to offsite locations. Ultimately, decisions related to displacement or retention of existing businesses would be made by the Port and/or individual businesses based on lease provisions and opportunities, economic/market factors and other considerations. Employment associated with the PSE Encogen facility in Area 6 would be assumed to remain through 2016. Employment associated with the Bellingham Shipping Terminal (BST) in Area 9 would also be assumed to remain.

Employment Capacity

Redevelopment under Alternative 1 would increase employment capacity on the site over time by providing jobs related to light and marine industrial, office, institutional, retail and restaurant

uses. **Table 3.9-8** shows potential onsite employment by 2016 and identifies the number of jobs that could be created based on a ratio of square foot of building space per employee (from the 2006 Bellingham Comprehensive Plan), consistent with the land use assumptions made for this alternative.

**Table 3.9-8
ALTERNATIVE 1 – PROJECTED 2016 EMPLOYMENT**

Land Use	Total Square Feet	Square Feet/Employee	Total Employees
Office	691,000	400	1,728
Institutional	285,000	400	713
Light/Marine Industrial	310,000	650	477
Retail	108,500	600	181
Restaurant	42,500	600	71
Total	1,437,000		3,170

Source: CollinsWoerman, 2007

Development of Alternative 1 would result in approximately 3,170 new jobs on the New Whatcom site by 2016. These new jobs would represent approximately 10 percent of the projected employment in the Bellingham area between 2001 and 2022 from the 2006 Comprehensive Plan. However, redevelopment of the site would continue to occur through full buildout in 2026.

Employment Base

Redevelopment under Alternative 1 by 2016 would provide a broader mix of employment uses than currently exists onsite and would introduce additional economic diversity to the site. New opportunities for light and marine industrial employment along with employment associated with office, institutional, retail and restaurant uses would be afforded. Under Alternative 1 it is assumed that a majority of the employment generating-uses onsite by 2016 would be office uses.

In addition, construction-related jobs would be created as development on the site occurs over time. These generally would be considered temporary jobs as they would be displaced from the site once construction projects are completed. However, based on the assumed buildout period to 2026, construction would occur on a periodic basis over an extended period of time.

At this stage of the redevelopment process, it is not possible to identify specific businesses that could locate to the New Whatcom site. Without the identification of specific businesses it cannot be determined how many of the jobs would be net new jobs to the City of Bellingham. Businesses could locate at the site based on three scenarios: existing business that relocate to the site from other parts of the City or County; existing businesses that expand to the New Whatcom site from local areas; or, new businesses that move to the area from outside the local region or state. Over the 20-year buildout of the site it is possible that a mix of these scenarios would occur; however, it would be speculative to estimate the exact mix without knowing the specific nature of the businesses.

The mix of employment on the New Whatcom site is assumed to include a range of job types and wage scales. Office and institutional jobs could range from high paying executive jobs to lower wage clerical jobs. Light/marine industrial jobs would represent middle to high income

jobs. Retail and restaurant uses would typically include lower wage jobs when compared to the other types of uses. Ultimately, the exact mix of jobs and wage scales would depend on the actual businesses that choose to locate on the site.

2026

Population and Housing

Population Capacity

Under Alternative 1, a total of approximately 3,075 multifamily residential units would be constructed on the New Whatcom site by the year 2026. It is assumed that approximately 153 units would be located in low-rise buildings, 2,422 units would be located in mid-rise buildings, and 500 units would be located in high-rise buildings (six-stories or greater in height). The development of these new residential units would result in an associated increase in population onsite of approximately 5,873 people (see **Table 3.9-9**).

Table 3.9-9
ALTERNATIVE 1 – 2026 RESIDENTIAL HOUSING UNITS AND POPULATION

	Housing Units	Population
Low-Rise Units	153	292
Mid-Rise Units	2,422	4,626
High-Rise Units	500	955
Total	3,075	5,873

Source: CollinsWoerman, 2007

The total number of housing units constructed on the New Whatcom site by 2026 would represent approximately 22 percent of the 13,770 total housing units projected to be needed in the City of Bellingham between 2005 and 2022. The assumed housing units for the New Whatcom site would represent approximately 120 percent of the total new housing units projected for the Central Business District by 2022.

As a result of the construction of the new residential units under Alternative 1, the total population on the New Whatcom site would increase by approximately 5,873 people by 2026 (based on a ratio of 1.91 persons per household). The population increase on the site would represent approximately 19 percent of the total projected population growth in the City of Bellingham between 2002 and 2022. New population on the New Whatcom site would represent approximately 129 percent of the total new population projected for the Central Business District by 2022.

Population In-Migration and Onsite Housing Opportunities

Redevelopment identified under this alternative would not be expected to generate significant amounts of construction-related in-migration based on the potential ability of the local and regional labor force to provide needed construction jobs. New development would be constructed incrementally over the 20-year buildout period and would not likely induce any significant relocation to the City of Bellingham for construction-related jobs.

Under Alternative 1, additional employment capacity would likely generate some increases in population over the 20-year buildout period, beyond the population capacity increases directly associated with the additional housing units provided on the site. While it is possible that many of the jobs at New Whatcom could be filled by employers in the greater Bellingham area, there is also the potential for new businesses to move to the site from outside the Bellingham area. This could result in the relocation or in-migration of workers to the City of Bellingham. To the extent that in-migration of workers occurs and new residents result, it is likely that these new residents to the City would be distributed over time and over a broad area. New employees to the area could locate in the Central Business District (CBD) and other surrounding areas given proximity to the site and available services and amenities. Such in-migration to the CBD and surrounding neighborhoods would be consistent with the City's goals to encourage growth in areas where services are available (refer to Section 3.8, **Relationship to Plans and Policies**, for more information on City goals and policies related to future growth). However, it is not possible to accurately forecast the number or distribution of these potential new residents, as their specific distribution would be dependent on various economic, social and demographic conditions.

A portion of these employees could choose to reside in the housing provided on the site. The inclusion of residential units on the site would provide the opportunity for a "live-work" environment within the site, by providing housing that is proximate to employment opportunities. The specific mix of multifamily housing types (i.e. condominiums or apartments) and costs cannot be determined at this time; however, it is probable that onsite housing could meet the demands of some of the employees at the New Whatcom site, in addition to employees at other surrounding businesses in the downtown Bellingham area. The specific percentage of onsite employees that could choose to live at New Whatcom would be dependent on numerous factors, including their present residence, wage levels, cost of housing options at the site and surrounding area, locational needs and preferences and other economic, social and demographic considerations. Ultimately, the degree to which housing on the site would represent "work-force" housing would be dependent on the specific types and prices of onsite housing and their relationship to people's housing preferences and financial capabilities.

Affordable Housing

It is assumed that affordable housing opportunities would be provided as part of New Whatcom redevelopment. The specific provisions for affordable housing would be contained in the Development Regulations for the New Whatcom site. The Port would work with the City of Bellingham, the Bellingham/Whatcom Housing Authority and other public and private organizations to provide affordable housing opportunities within the New Whatcom redevelopment. Consistent with the 2006 Comprehensive Plan, affordable housing would be provided within an urban village/densely developed mixed use development, which would help to meet the housing, social service and transportation needs of affordable housing residents (the New Whatcom site is designated as a Tier 2 Urban Village in the Comprehensive Plan).

Indirect Housing Impacts

Redevelopment under Alternative 1, and other future growth in the surrounding area, could result in indirect impacts to existing low income housing units in the vicinity of the New Whatcom site. As mentioned previously, the site area (New Whatcom site and adjacent portions of downtown Bellingham and adjoining neighborhoods) currently contains 42 unprotected low income units that were identified as high risk for displacement by the City as part of their LIFT

Report (based on overall quality of the structure, development potential and location and proximity to actively developing areas). No units would be directly displaced as a result of New Whatcom construction or redevelopment; any potential displacement would likely occur gradually over the 20-year buildout, as the economic character of the surrounding area changes over time. This gradual displacement could also reasonably be expected to occur independent of New Whatcom redevelopment, as real estate values increase and buildings reach the end of their life cycle (Local Infrastructure Financing Tool, 2006). As stated above, no low income housing units are presently located on the New Whatcom site and no units would be at risk of direct displacement onsite. Under Alternative 1, it is assumed that affordable housing opportunities would be provided. The Port would work with the City of Bellingham, the Bellingham/Whatcom Housing Authority and other organizations to provide affordable housing at the New Whatcom site. Provisions of affordable housing would help offset any offsite low income housing units that could potentially be indirectly displaced by long-term New Whatcom redevelopment.

Employment

Existing Employment

Under Alternative 1, employment associated with GP operations would be terminated prior to redevelopment and would no longer exist onsite by 2016 and thus by 2026 as well. Employment associated with existing light/marine industrial uses could remain onsite in Area 1 as part of the assumed industrial redevelopment or the existing uses could be displaced to locations offsite. It is assumed that employment associated with the PSE Encogen power plant operations in Area 6 would no longer exist by 2026; however, existing employment associated with the BST in Area 9 would be assumed to remain.

Employment Capacity

By 2026, redevelopment under Alternative 1 would result in approximately 8,722 new jobs on the New Whatcom site. These new jobs would represent approximately 28 percent of the projected job growth for the Bellingham area between 2001 and 2022 from the 2006 Comprehensive Plan. **Table 3.9-10** provides a breakdown of employment on the New Whatcom site by job type by 2026.

Table 3.9-10
ALTERNATIVE 1 – PROJECTED 2026 EMPLOYMENT

Land Use	Total Square Feet	Square Feet/Employee	Total Employees
Office	2,345,000	400	5,863
Institutional	570,000	400	1,425
Light/Marine Industrial	450,000	650	692
Retail	355,000	600	592
Restaurant	90,000	600	150
Total	3,810,000		8,722

Source: CollinsWoerman, 2007

Employment Base

The mix of employment in 2026 under Alternative 1 would follow a similar pattern to the conditions described above for 2016. A majority of the employment on the site, approximately 5,863 jobs, would be generated by office uses. Institutional uses would provide 1,425 jobs, light/marine industrial uses would provide 692 jobs, retail uses would provide 592 jobs and restaurant uses would provide 150 jobs. A similar mix of job types and wage scales would likely be provided in 2026 to those described by 2016.

Construction jobs would continue to be provided on a temporary basis as the site develops over time; however, these jobs could be considered temporary as they would be discontinued once full buildout of the site is completed in 2026. However, based on the assumed buildout period, construction would occur on a periodic basis over an extended period of time.

Indirect Employment Impacts

As described above, the City conducted a LIFT Report which assessed the inventory and potential risks to small businesses and low income housing in the surrounding New Whatcom area from long-term redevelopment. This report determined that the vast majority of existing small businesses would experience very little negative impact and could benefit from increased activity and population growth in the area. No small businesses would be directly displaced by New Whatcom redevelopment, and any indirect displacement of small businesses could be reasonably expected to occur independent of New Whatcom redevelopment, as real estate values increase and buildings reach the end of their life cycle.

Alternative 2

Alternative 2 would feature a medium density level, with approximately 6 million square feet of total floor space for mixed use redevelopment over the 20-year planning horizon. Alternative 2 would include approximately 2,350 residential units and 3.2 million square feet of redevelopment with employment-generating uses, including office, institutional, retail and light industrial/marine-related uses by buildout by 2026.

2016

Population and Housing

Population Capacity

By 2016, approximately 1,234 multifamily residential housing units would be constructed on the New Whatcom site under Alternative 2. It is assumed that approximately 488 of these units would be located in low-rise structures and 746 units would be located in mid-rise structures. The new residential units would generate an increase in onsite population of approximately 2,357 new residents. As described above, population for the site was determined based on a ratio of 1.91 persons per household as used in the 2006 Bellingham Comprehensive Plan. **Table 3.9-11** shows the breakdown of housing units and population by building type by 2016.

The total number of housing units constructed on the site by 2016 would represent approximately nine percent of the total housing units projected to be needed in the City of

Bellingham between 2005 and 2022. The assumed housing units on the New Whatcom site would represent approximately 48 percent of the total new housing units projected for the Central Business District by 2022. Redevelopment of the site would continue to occur through full buildout in 2026.

Table 3.9-11
ALTERNATIVE 2 – 2016 RESIDENTIAL HOUSING UNITS AND POPULATION

	Housing Units	Population
Low-Rise Units	488	932
Mid-Rise Units	746	1,425
High-Rise Units	0	0
Total	1,234	2,357

Source: CollinsWoerman, 2007

Construction of the new residential units would increase population on the New Whatcom site by approximately 2,357 people, based on a ratio of 1.91 persons per multifamily unit, as used in the 2006 Comprehensive Plan. The population provided on the site under Alternative 2 would represent approximately seven percent of the City's projected growth between 2002 and 2022. The increase in population on the New Whatcom site would also represent approximately 52 percent of the projected new population for the Central Business District by 2022.

Employment

Existing Employment

Similar to Alternative 1, it is assumed that some or all of the existing businesses located on the New Whatcom site could be displaced or could remain onsite; however it is not possible to determine which businesses would remain at this time. GP is in the process of implementing plans to close their existing operations on the site and it is assumed that all jobs associated with GP operations would be eliminated prior to redevelopment. Light/marine industrial uses in Area 1 could remain as part of the assumed industrial space; these uses could also be displaced to offsite locations within the City or County. It is assumed that existing employment associated with the PSE Encogen power plant in Area 6 and the BST in Area 9 would remain by 2016.

Employment Capacity

Similar to Alternative 1, redevelopment under Alternative 2 would increase employment capacity on the site by providing jobs related to office, institutional, light and marine industrial, retail and restaurant uses. **Table 3.9-12** shows potential onsite employment by 2016 and identifies the number of jobs that could be created based on ratios of square foot of building space per employee, consistent with the land use assumptions made for this alternative.

Redevelopment under Alternative 2 would result in approximately 2,620 new jobs on the New Whatcom site by 2016. These additional new jobs on the site would represent approximately eight percent of the projected employment growth in the greater Bellingham area between 2001 and 2022 from the 2006 Comprehensive Plan.

Table 3.9-12
ALTERNATIVE 2 – PROJECTED 2016 EMPLOYMENT

Land Use	Total Square Feet	Square Feet/Employee	Total Employees
Office	488,500	400	1,221
Institutional	285,000	400	713
Light/Marine Industrial	310,000	650	477
Retail	86,000	600	143
Restaurant	39,500	600	66
Total	1,209,000		2,620

Source: CollinsWoerman, 2007

Employment Base

As described under Alternative 1, redevelopment assumed under Alternative 2 by 2016 would provide a broader mix of uses than currently exists onsite and would introduce additional economic and employment diversity to the New Whatcom site. Light and marine industrial uses would still be provided onsite along with new opportunities for employment associated with office, institutional, retail and restaurant uses.

On a temporary basis, construction-related jobs would be created as redevelopment occurs over time. These would be considered temporary as they would be displaced from the site once construction projects are completed. However, based on the assumed buildout period, construction would occur on a periodic basis over an extended period of time.

As under Alternative 1, it is possible that a mix of relocated businesses from within the City and region as well as new businesses could locate at the New Whatcom site. It is not possible to identify the specific origin of these businesses; therefore, it cannot be determined how many of the created jobs would be net new jobs for the City of Bellingham.

As with Alternative 1, a range of job types and wage scales would be provided under Alternative 2. The wage scale range described under Alternative 1 would apply under this Alternative as well.

2026

Population and Housing

Population Capacity

Under Alternative 2, a total of approximately 2,350 multifamily residential units would be constructed on the New Whatcom site at full buildout in 2026. It is assumed that approximately 500 of the units would be located in low-rise structures, 1,392 units would be located in mid-rise structures and 458 units would be located in high-rise structures. The development of these new residential units would result in an associated increase in population onsite of approximately 4,489 total new residents. **Table 3.9-13** shows the total amount of housing units and population on the New Whatcom site by building type at buildout by year 2026.

Table 3.9-13
ALTERNATIVE 2 – 2026 RESIDENTIAL HOUSING UNITS AND PROJECTED POPULATION

	Housing Units	Population
Low-Rise Units	500	955
Mid-Rise Units	1,392	2,659
High-Rise Units	458	875
Total	2,350	4,489

Source: CollinsWoerman, 2007

The total number of housing units constructed on the site by the buildout date in 2026 would represent approximately 17 percent of the total residential units that are projected to be needed in the City of Bellingham by 2022. The assumed housing units on the New Whatcom site would represent approximately 92 percent of the projected new housing units in the Central Business District by 2022.

The population growth for the New Whatcom site by 2026 would represent approximately 14 percent of the projected population growth for the City of Bellingham between 2002 and 2022. Assumed population on the New Whatcom site would represent approximately 99 percent of the new population growth projected for the Central Business District by 2022.

Population In-Migration and Onsite Housing Opportunities

Similar to Alternative 1, redevelopment associated with this alternative would not be expected to generate significant construction-related in-migration based on the potential ability of the local and regional labor force to provide needed construction skills. New redevelopment would be constructed over time and would not likely induce any significant relocation to the City of Bellingham.

As discussed under Alternative 1, additional employment capacity would likely generate some increases in population to the City of Bellingham over the 20-year buildout period, beyond the population capacity increases associated with the new housing on the New Whatcom site. New workers who become residents in the area would likely choose to live in a range of neighborhoods within the City of Bellingham, including in the CBD and surrounding neighborhoods, as well as elsewhere in the region and would be distributed over time. Similar to Alternative 1, Alternative 2 would feature onsite housing units available for “live-work” opportunities for relocating or in-migrant employees.

Affordable Housing

Similar to Alternative 1, it is assumed that affordable housing opportunities would be provided as part of New Whatcom redevelopment. Specific provisions would be contained in the Development Regulations for the New Whatcom site. Providing affordable housing opportunities in a dense mixed use environment would help to meet the housing, social service and transportation needs of affordable housing residents.

Indirect Housing Impacts

Similar to Alternative 1, it is possible that a limited number of offsite low income housing units in the immediate vicinity could be indirectly displaced over the 20-year buildout cycle of the New Whatcom project. Such displacement could occur gradually over time and could reasonably be expected to occur independent of the New Whatcom redevelopment, based on future growth in the area and as real estate values and buildings reach the end of their life cycles. Under Alternative 2 it is assumed that affordable housing opportunities would be provided, which would help offset any indirect displacement of offsite low income housing units that could occur.

Employment

Existing Employment

Under Alternative 2, employment associated with the GP operations would no longer exist onsite by 2016 and thus by 2026. Employment associated with existing light/marine industrial uses could remain onsite in Area 1 as part of the assumed industrial development or these existing uses could be displaced to locations offsite within the City or County. It is assumed that existing employment associated with the PSE Encogen power plant operations in Area 6 would no longer exist by 2026; however, existing employment associated with the Bellingham Shipping Terminal in Area 9 would remain.

Employment Capacity

By 2026, redevelopment under Alternative 2 would result in approximately 7,205 new jobs on the New Whatcom site. These new jobs would represent approximately 23 percent of the projected job growth for the greater Bellingham Area between 2001 and 2022 from the 2006 Comprehensive Plan. **Table 3.9-14** provides a breakdown of employment on the New Whatcom site by job type for 2026.

Table 3.9-14
ALTERNATIVE 2 – PROJECTED 2026 EMPLOYMENT

Land Use	Total Square Feet	Square Feet/Employee	Total Employees
Office	1,785,000	400	4,463
Institutional	570,000	400	1,425
Light/Marine Industrial	450,000	650	692
Retail	310,000	600	517
Restaurant	65,000	600	108
Total	3,180,000		7,205

Source: CollinsWoerman, 2007

Employment Base

The mix of employment in 2026 under Alternative 2 would follow a similar pattern to the conditions described above for 2016. A majority of the employment on the site, approximately 4,463 jobs, would be generated by office uses. Institutional uses would provide 1,425 jobs, light/marine industrial uses would provide 692 jobs, retail uses would provide 517 jobs and

restaurant uses would provide 108 jobs. A similar mix of job types and wage scales would be provided by 2026 to those described by 2016.

Similar to under Alternative 1, construction jobs would continue to be provided on a temporary basis as the site develops over time. These jobs could be considered temporary as they would be discontinued once full buildout of the site is completed in 2026. However, based on the assumed buildout period, construction would occur on a periodic basis over an extended period of time.

Indirect Employment Impacts

As described under Alternative 1, the City conducted a LIFT Report which assessed the inventory and potential risks to small businesses and low income housing in the New Whatcom site area. This report determined that the vast majority of small businesses would experience very little negative impact and could benefit from increased activity and population growth in the area. No small businesses would be directly displaced by the New Whatcom redevelopment, and any indirect displacement of small businesses could be reasonably expected to occur independent of New Whatcom redevelopment as land prices increase and buildings reach the end of their life cycle.

Alternative 2A

Alternative 2A differs from Alternative 2 in that the relocation of the BNSF railroad corridor would be assumed to occur by 2026 as opposed to 2016. In addition, infrastructure improvements would be slightly different between the two Alternatives, as well as the timing of these improvements (for further details please refer to **Chapter 2**). Alternative 2A includes the same mix of employment, housing and population as described above under Alternative 2 and thus the impacts would be the same as those described above.

Alternative 3

Alternative 3 would feature the lowest density level of the EIS Alternatives, with approximately 4 million square feet of total floor space for mixed use redevelopment over the 20-year planning horizon. Alternative 3 would include approximately 1,325 residential units and 2.4 million square feet of redevelopment with employment generating uses, including office, institutional, retail and light industrial/marine-related uses at buildout by 2026.

2016

Population and Housing

Population Capacity

By 2016, a total of approximately 658 multifamily residential housing units would be constructed on the New Whatcom site under Alternative 3. It is assumed that approximately 595 of these units would be located in low-rise buildings and 63 units would be located in mid-rise buildings. The new residential units would result in an associated onsite population increase of 1,256, based on a ratio of 1.91 persons per household as used in the 2006 Bellingham Comprehensive

Plan. **Table 3.9-15** illustrates the breakdown of housing units and population by building type by 2016.

Table 3.9-15
ALTERNATIVE 3 – 2016 RESIDENTIAL HOUSING UNITS AND POPULATION

	Housing Units	Population
Low-Rise Units	595	1,136
Mid-Rise Units	63	120
High-Rise Units	0	0
Total	658	1,256

Source: CollinsWoerman, 2007

The total number of housing units constructed on the site by 2016 would represent approximately five percent of the total housing units projected to be needed in the City of Bellingham between 2005 and 2022. The assumed housing units on the New Whatcom site would represent approximately 26 percent of the projected new housing units for the Central Business District by 2022. However, redevelopment of the site would continue to occur through full buildout of the site in 2026.

The population provided on the site under Alternative 3 would represent approximately four percent of the City's projected population growth between 2002 and 2022. The assumed population for the New Whatcom site would represent approximately 28 percent of the projected new population for the Central Business District by 2022.

Employment

Existing Employment

Similar to Alternative 1, it is assumed that some or all of the existing businesses located on the New Whatcom site could be displaced or could remain onsite. GP is in the process of implementing plans to close their existing operations on the site and it is assumed that all jobs associated with GP operations would be eliminated prior to redevelopment. Light/marine industrial uses in Area 1 could remain as part of the assumed industrial uses; these uses could also be displaced to offsite locations within the City or County. Existing employment associated with the PSE Encogen power plant in Area 6 and the BST in Area 9 would remain by 2016.

Employment Capacity

Similar to Alternative 1, redevelopment under Alternative 3 would increase employment capacity on the site over time by providing jobs related to office, institutional, light and marine industrial, retail and restaurant uses. **Table 3.9-16** shows potential onsite employment by 2016 and identifies the number of jobs that could be created based on ratios of square foot of building space per employee, consistent with the land use assumptions made for this alternative.

Redevelopment under Alternative 3 would result in approximately 1,982 new jobs on the New Whatcom site by 2016. These additional new jobs on the site would represent approximately six percent of the projected employment growth in the greater Bellingham area between 2001 and 2022 from the 2006 Comprehensive Plan.

Table 3.9-16
ALTERNATIVE 3 – PROJECTED 2016 EMPLOYMENT

Land Use	Total Square Feet	Square Feet/Employee	Total Employees
Office	263,000	400	658
Institutional	285,000	400	713
Light/Marine Industrial	310,000	650	477
Retail	62,400	600	104
Restaurant	17,850	600	30
Total	938,250		1,982

Source: CollinsWoerman, 2007

Employment Base

As described under Alternative 1, development assumed under Alternative 3 by 2016 would provide a broader mix of uses than currently exists onsite, and would introduce additional economic and employment diversity to the New Whatcom site. Light and marine industrial uses would continue to be provided onsite along with new opportunities for employment associated with office, institutional, retail and restaurant uses.

On a temporary basis, construction-related jobs would be created as redevelopment on the site occurs over time. These would be considered temporary jobs as they would be displaced from the site once construction projects are completed.

As under Alternative 1, it is possible that a mix of relocated businesses from within the City and region and new businesses could locate at the New Whatcom site. It is not possible to identify the specific origin of these businesses at this time; therefore, it cannot be determined how many of the created jobs would be net new jobs for the City of Bellingham.

As with Alternative 1, a range of job types and wage scales would be provided under Alternative 3. The wage scale range described under Alternative 1 would apply under this Alternative as well.

2026

Population and Housing

Population Capacity

Under Alternative 3, a total of 1,325 multifamily residential units would be constructed on the New Whatcom site by 2026. It is assumed that approximately 1,067 of the new units would be located in low-rise structures and 258 units would be located in mid-rise structures. The development of these new residential units would result in an associated increase in population onsite of approximately 2,531 total new residents. **Table 3.9-17** shows the amount of housing units and population on the New Whatcom site by building type at buildout by 2026.

Table 3.9-17
ALTERNATIVE 3 – 2026 RESIDENTIAL HOUSING UNITS AND POPULATION

	Housing Units	Population
Low-Rise Units	1,067	2,038
Mid-Rise Units	258	493
High-Rise Units	0	0
Total	1,325	2,531

Source: CollinsWoerman, 2007

The total number of housing units constructed on the site by buildout in 2026 would represent approximately ten percent of the total residential units that are projected to be needed in the City of Bellingham between 2005 and 2022. The assumed housing units on the New Whatcom site would represent approximately 52 percent of the projected new housing units for the Central Business District by 2022.

The associated population growth for the New Whatcom site by 2026 would represent approximately eight percent of the projected population growth for the City of Bellingham between 2002 and 2022. The assumed population for the New Whatcom site would also represent approximately 56 percent of the projected new population for the Central Business District by 2022.

Population In-Migration and Onsite Housing Opportunities

Similar to Alternative 1, development associated with this alternative would not be expected to generate significant construction-related in-migration based on the potential ability of the local and regional labor force to provide needed construction skills. Redevelopment would be constructed over time and would not likely induce any significant relocation to the City of Bellingham.

As discussed under Alternative 1, additional employment capacity would likely generate some increases in population in the City of Bellingham over the 20-year buildout period, beyond the population capacity increases associated with the new housing on the New Whatcom site. New workers who become residents in the area would likely choose to live in a range of neighborhoods within the City of Bellingham, including the CBD and surrounding neighborhoods as well as elsewhere in the region, and would be distributed over time. Alternative 3 would feature the fewest onsite housing units available for “live-work” opportunities for relocating or in-migrant employees among the Redevelopment Alternatives.

Affordable Housing

Similar to Alternatives 1 and 2, it is assumed that affordable housing opportunities would be provided as part of New Whatcom redevelopment. Providing affordable housing opportunities in a dense mixed use environment would help to meet the housing, social service and transportation needs of affordable housing residents.

Indirect Housing Impacts

As described under Alternative 1, it is possible that a limited number of low income housing units could be indirectly displaced over the 20-year buildout cycle. Such displacement could occur gradually over time and could reasonably be expected to occur independent of New Whatcom redevelopment as land prices increase and buildings reach the end of the life cycles. Under Alternative 3, it is assumed that affordable housing opportunities would be provided. This would offset any potential indirect displacement of offsite low income housing that could occur.

Employment

Existing Employment

By 2026, it is assumed that all jobs associated with GP operations would be eliminated. Other existing businesses located on the site could be displaced or could remain onsite. Light/marine industrial uses in Area 1 could remain as part of the assumed industrial uses for that area; these uses could also be displaced to new offsite locations. Employment associated with the PSE Encogen power plant in Area 6 would be eliminated by 2026; however, employment from the BST in Area 9 would remain.

Employment Capacity

By 2026, redevelopment under Alternative 3 would result in approximately 5,376 new jobs on the New Whatcom site. These new jobs would represent approximately 17 percent of the projected job growth for the greater Bellingham area between 2001 and 2022 from the 2006 Comprehensive Plan. **Table 3.9-18** provides a breakdown of employment on the New Whatcom site by job type in 2026.

Table 3.9-18
ALTERNATIVE 3 – PROJECTED 2026 EMPLOYMENT

Land Use	Total Square Feet	Square Feet/Employee	Total Employees
Office	1,130,000	400	2,825
Institutional	570,000	400	1,425
Light/Marine Industrial	450,000	650	692
Retail	214,500	600	358
Restaurant	45,500	600	76
Total	2,410,000		5,376

Source: CollinsWoerman, 2007

Employment Base

The mix of employment in 2026 under Alternative 3 would follow a similar pattern to the conditions described above for 2016. A majority of the employment on the site, approximately 2,825 jobs, would be generated by office uses. Institutional uses would provide 1,425 jobs, light/marine industrial uses would provide 692 jobs, retail uses would provide 358 jobs and restaurant uses would provide 76 jobs. Compared to 2016, a similar mix of job types and wage scales would be provided in 2026.

Similar to under Alternative 1, construction jobs would continue to be provided on a temporary basis as the site develops over time; however these jobs would be considered temporary as they would be discontinued once full buildout of the site is completed in 2026.

Indirect Employment Impacts

As described above, the City of Bellingham conducted a LIFT Report which assessed the inventory and potential risks for small businesses and low income housing. This report determined that the vast majority of small businesses would experience very little negative impact and could benefit from increased activity and population growth in the area. No small businesses would be directly displaced by New Whatcom redevelopment, and any indirect displacement of small businesses could be reasonably expected to occur independent of New Whatcom redevelopment as land prices increase and buildings reach the end of their life cycle.

No Action Alternative

The No Action Alternative assumes that some level of redevelopment would occur on the site over the 20-year buildout horizon, including new industrial development and a new marina, consistent with existing zoning and the Port's condemnation action. The No Action Alternative would include approximately one million square feet of new light/marine industrial and warehouse uses at buildout in 2026 and retention of approximately 1.1 million square feet of existing industrial space that could be reused by a combination of existing and new tenants.

Population and Housing

Under this alternative, no residential units would be constructed and there would continue to be no onsite residential population. Therefore, the New Whatcom site would not accommodate a portion of the future population and housing needs of the City, particularly in the Central Business District. This alternative also would not provide affordable housing that would help meet the needs identified in the 2006 Comprehensive Plan, nor would it provide live-work opportunities.

Employment Capacity

By 2026, redevelopment under the No Action Alternative would result in approximately 1,600 new jobs as part of new industrial redevelopment on the New Whatcom site, a substantially lower employment level than under Alternatives 1 through 3. These new jobs would represent approximately five percent of the projected job growth for the greater Bellingham area between 2001 and 2022 in the 2006 Comprehensive Plan. **Table 3.9-19** provides a breakdown of employment on the New Whatcom site by job type by 2026.

Employment Base

The mix of employment under the No Action Alternative would follow a similar pattern to the employment currently found on site. New employment on the site would be industrial in nature and would be broken down among the following uses: 654 light industrial jobs, 654 marine industrial jobs and 292 warehouse jobs. As described above, light/marine industrial use jobs

Table 3.9-19
NO ACTION ALTERNATIVE – PROJECTED 2026 EMPLOYMENT

Land Use	Total Square Feet	Square Feet/Employee	Total Employees
Light Industrial	425,000	650	654
Marine Industrial	425,000	650	654
Warehouse	190,000	650	292
Total New Uses	1,040,000		1,600
Existing Retained Industrial Uses	1,125,000		415*

Source: CollinsWoerman, 2007

Note: The No Action Alternative assumes the retention and reuse of existing onsite industrial space.

*415- existing employment assumed to remain. There would be additional new employment associated with the reuse of existing vacant industrial space.

would likely represent middle to high income jobs. Existing retained industrial space would account for an additional 415 jobs onsite (it is likely that additional jobs would be created in the reused vacant space). Redevelopment under the No Action Alternative would not provide as broad a mix of uses with associated economic and employment diversity as under the Redevelopment Alternatives.

Similar to under Alternatives 1 through 3, construction jobs would be provided as the site develops over time; however, there would be fewer construction jobs than under the Redevelopment Alternatives because there would be less overall redevelopment. These jobs would be considered temporary, as they would be discontinued once full industrial buildout of the site is completed (assumed to be by 2026).

As under Alternatives 1 through 3, it is possible that a mix of relocated industrial businesses from within the City and region as well as new businesses could locate at the New Whatcom site. It is not possible to identify the specific origin of these businesses at this time; therefore, it cannot be determined how many of the created jobs would be net new jobs for the City of Bellingham.

Cumulative Impacts

Redevelopment of the New Whatcom site under any of the Redevelopment Alternatives, along with planned development in the site area (i.e. Bellwether on the Bay Phase II, 1010 Morse Square and Bay View Towers; see **Chapter 2** for more information on these planned projects) would add to the cumulative population, employment and housing growth in the City of Bellingham, and the Central Business District in particular. The above-mentioned planned projects are all mixed use projects that would include both employment-generating and residential uses.

In addition, improvements to the Bellingham Shipping Terminal, including potential use by the National Oceanic and Atmospheric Association (NOAA), could result in additional new office and research jobs at the site. New Whatcom redevelopment, together with these new developments, would contribute to meeting the City's long-term growth targets/projections for both employment and population.

3.9.3 Mitigation Measures

Adoption of a Master Development Plan and Development Agreement would create capacity for a range of uses at the New Whatcom site and would increase population, employment and housing potential in the area. Implementation of the Master Development Plan through redevelopment under Alternatives 1, 2, 2A and 3 would provide a substantial amount and mix of employment opportunities along with a range of housing opportunities that would assist the City in achieving its projected targets for employment, housing and population over the long-term. Such growth would occur in an area that is targeted to accommodate significant additional residential and employment growth as one of the City's designated urban village areas, per the 2006 Comprehensive Plan. For further discussion of the relationship of the EIS Alternatives to the City's Comprehensive Plan refer to Section 3.8, **Relationship to Plans and Policies**.

- Under Alternatives 1 through 3, onsite housing would also be generated that could provide "live-work" housing opportunities for employees at the New Whatcom site. The extent that such opportunities would be realized would depend upon a number of factors, such as: specific wage levels of employees, housing costs, and a range of social, demographic and market issues.
- A broad mix of construction and permanent employment opportunities would be provided onsite as part of the Redevelopment Alternatives, adding economic diversity to the site and site area.
- Specific provisions for affordable housing as part of redevelopment would be contained in the Development Regulations for the New Whatcom site. The Port would work with the City of Bellingham, the Bellingham/Whatcom Housing Authority and other public and private organizations to provide affordable housing opportunities at the New Whatcom site.

Increases in employment, population and housing would occur gradually within the site over the 20-year buildout period. No significant adverse impacts to population, employment and housing would result from any of the redevelopment alternatives and as a result, no other mitigation measures are identified.

3.9.4 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts to population, employment and housing would occur as a result of the EIS Alternatives analyzed above.