

Coastal Smart Growth Approaches for Working Waterfront Preservation, Implementing Locally-Based Strategies and Solutions

National Working Waterfronts Symposium
March 26, 2013

Presented by:
Lydia Bennett
Port of Bellingham



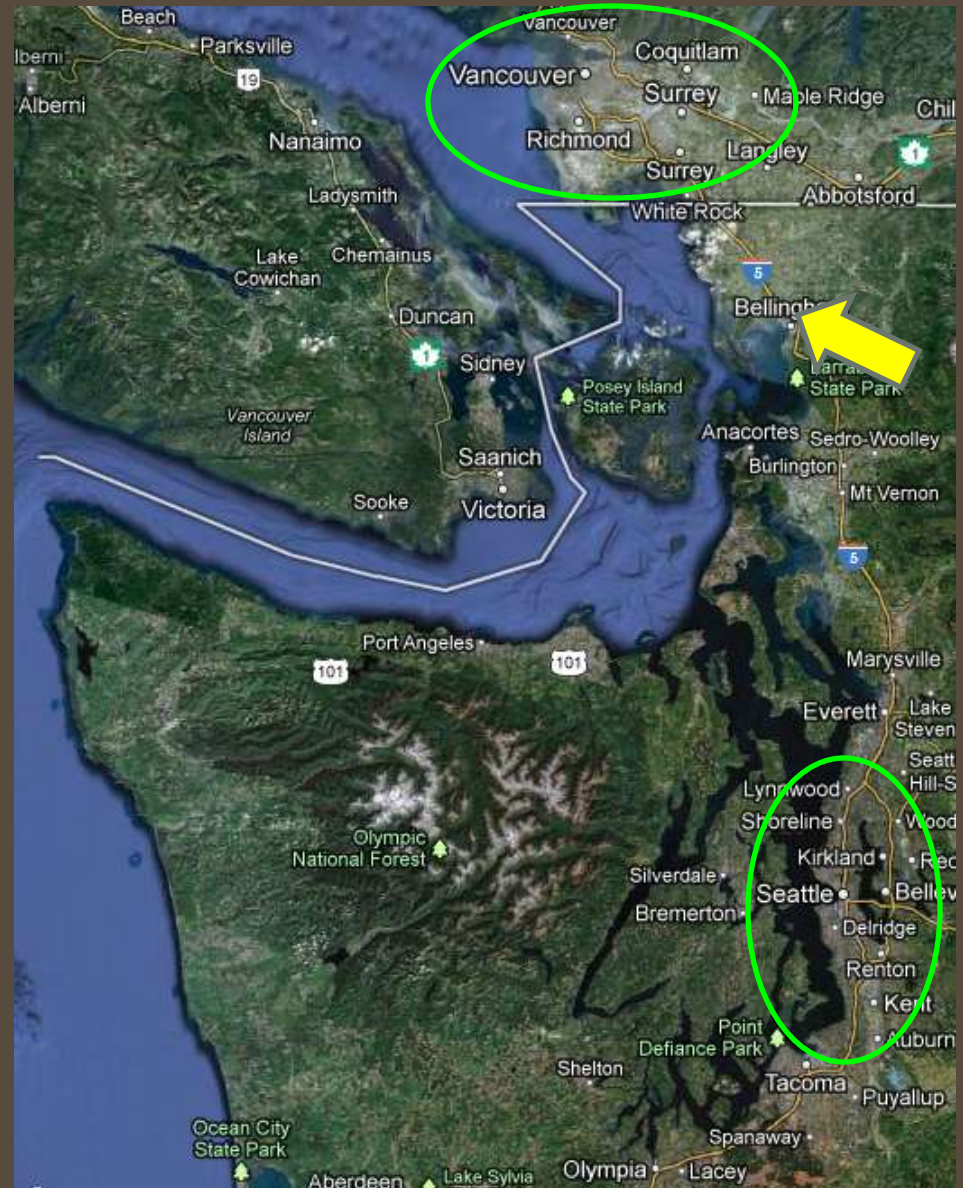
T H E waterfront DISTRICT

BELLINGHAM  WASHINGTON

- 2005 purchase of 130-acre former Georgia Pacific Pulp, Paper, and Tissue mill
- Brownfields site: legacy of historical environmental contamination
- Waterfront District: 237 acres
- Opportunity to redefine the waterfront using Smart Growth, LEED ND, EcoDistrict, and other sustainable working waterfront principles²

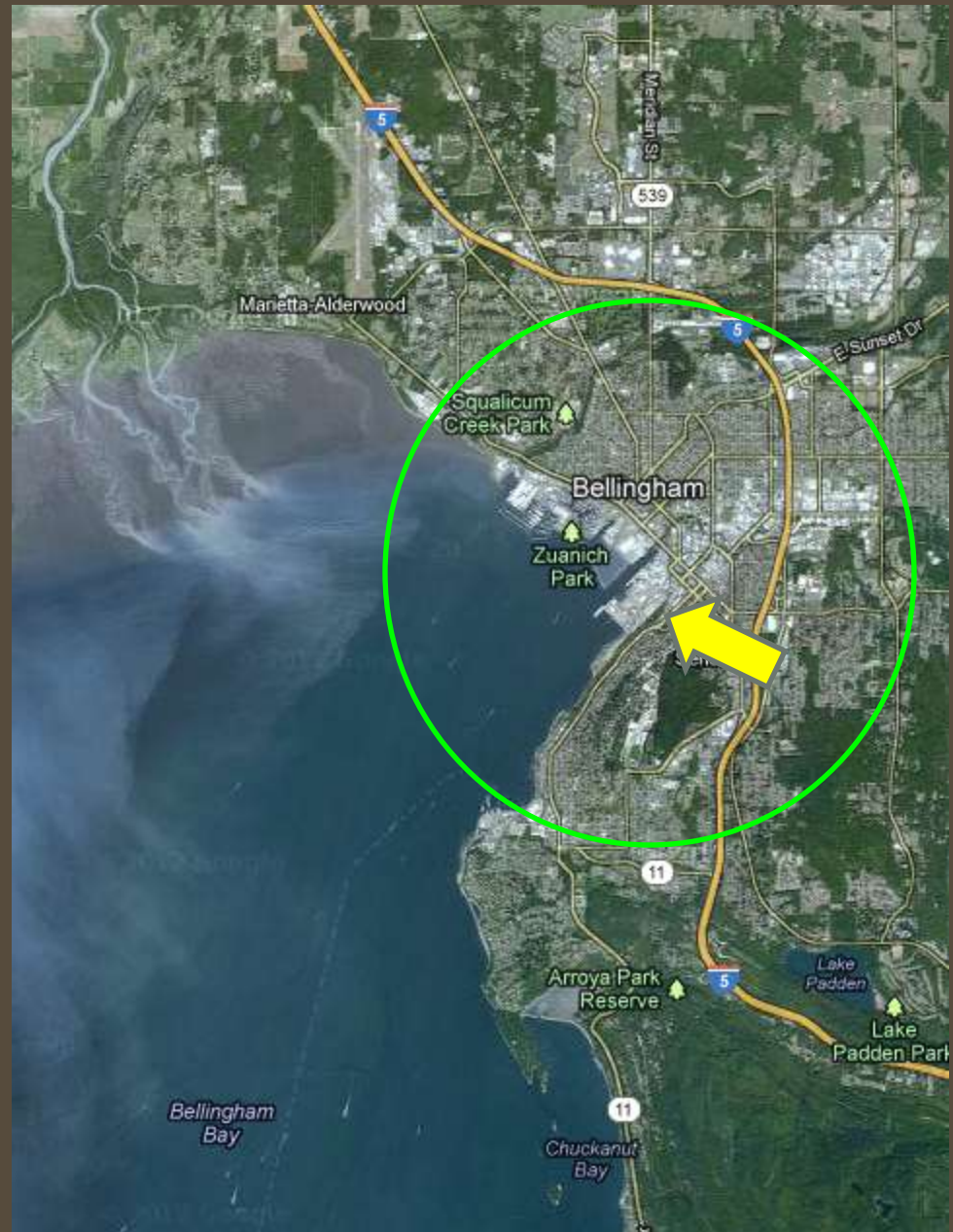
Bellingham, Washington

- 60 miles south of Vancouver, BC
- 80 miles north of Seattle, WA



Bellingham, Washington

- Whatcom County population 205,000+
- City population 82,000+
- Waterfront District is in the heart of the City



Historical Resource Extraction

- Coal
- Fisheries
- Logging and Timber
 - Pulp Paper Tissue Mill built 1928
 - As many as 1500 jobs
 - Waterfront location
 - Environmental contamination



Private Sector Redevelopment Not Feasible

Redevelopment Challenges



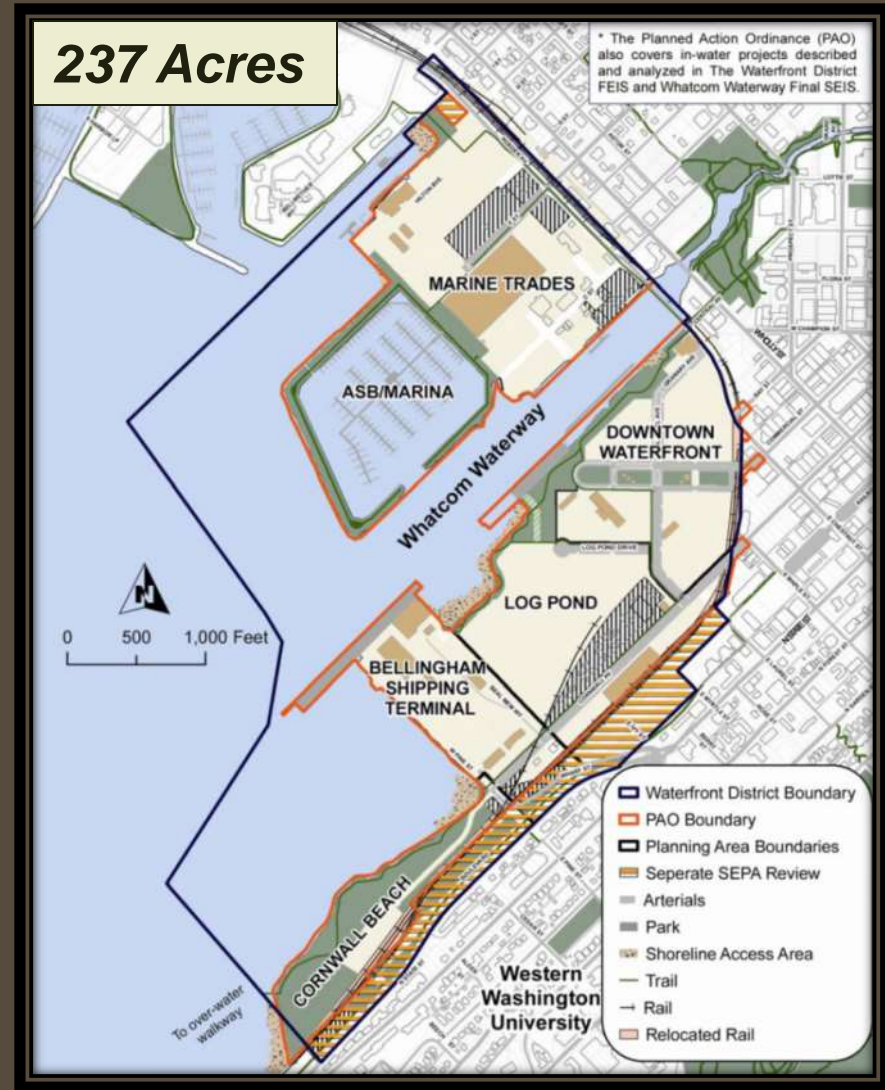
- Brownfield Site
- Industrial Fill
 - Lack of Infrastructure
- Grade Change
 - *30 ft. Bluff*

- Railroad
- Public and Private Investment Considerations



Waterfront District

- Legacy Opportunity
- Major Challenges
- Balanced, Practical & Adaptable Plan
- Wide Range of Benefits
- Partnerships Necessary for Success



SMARTGROWTH

- Mix land uses
- Take advantage of design
- Provide services
- Create
- Focus
- Preserve environmental areas
- Direct communities
- Provide options
- Make development decisions predictable & fair
- Encourage community & stakeholder collaboration

How do these principles support a defined community vision of a working waterfront?

Port/City Waterfront Partnership

- Port: *Environmental Cleanup*
- City: *Arterial Streets & Parks*



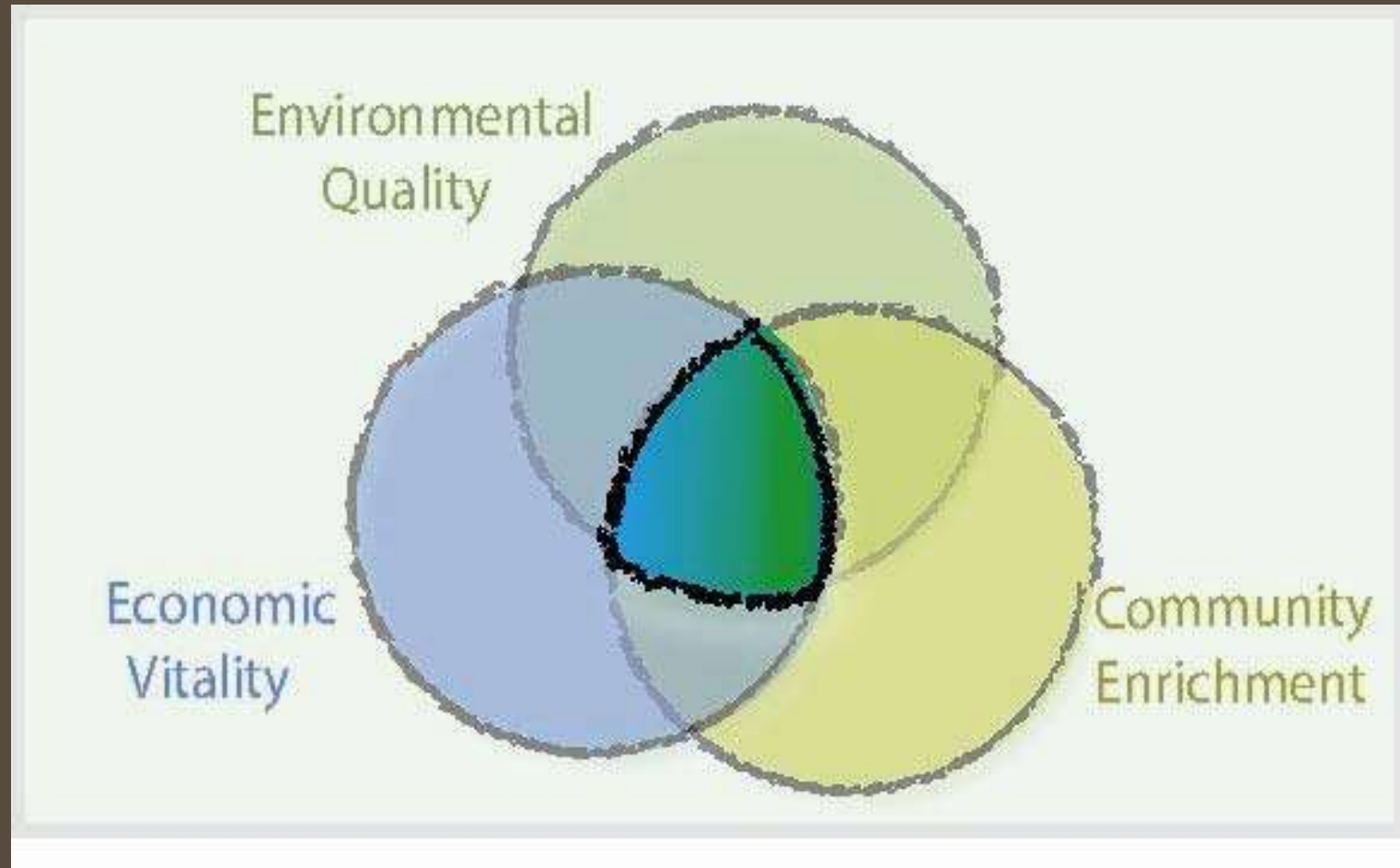
Phased Public Investment to Attract Private Investment

Community Goals

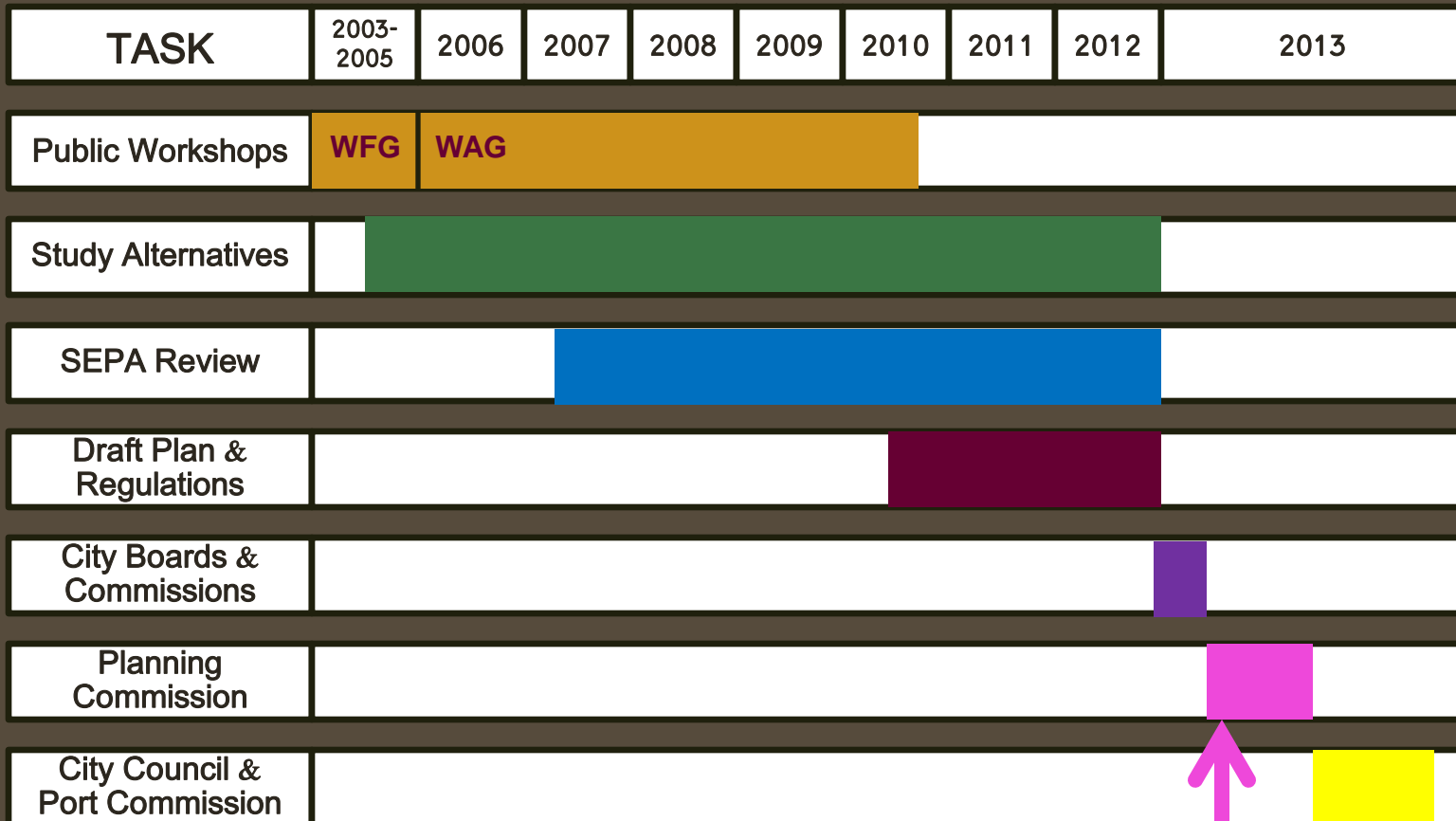
- Rebuild the Waterfront Economy
- Restore the Health of the Land and Water
- Improve Public Access to the Water
- Reinforce the Inherent Qualities of the Waterfront

Community Meetings started in 2005

Waterfront Planning Process



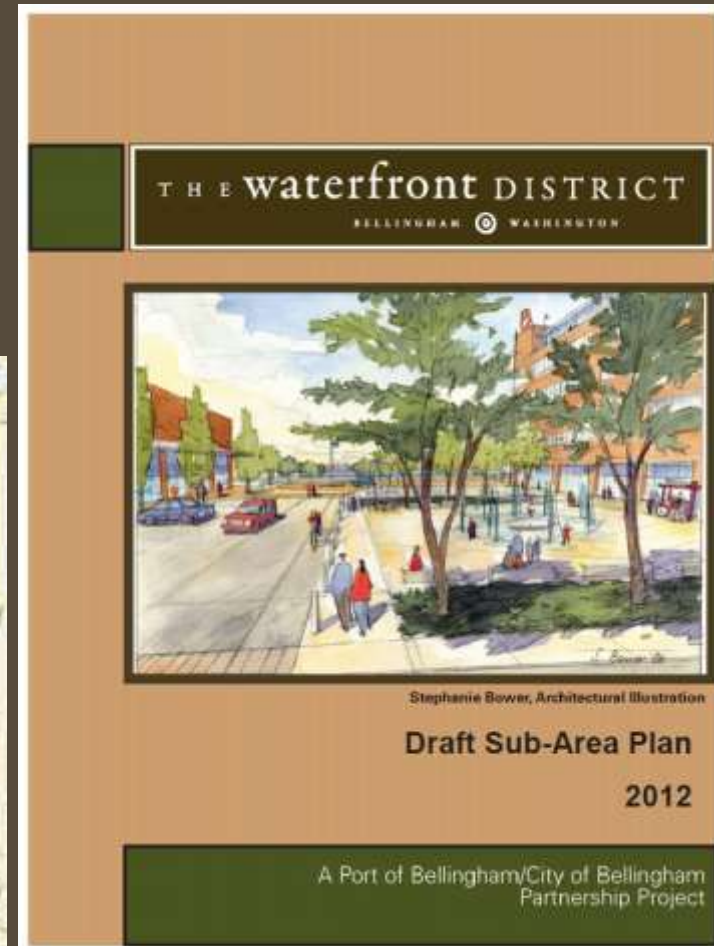
The Waterfront District Project Timeline



We Are Here

Draft Master Plan

- Port & City process to adopt planning documents (2013)
- RFP for developers (Spring 2013)
- Design decisions (ongoing)
- Phased in-fill (20-50 years)



Planning Concepts Used: LEED for Neighborhood Development

Project No. 10099161
The Waterfront District
Bellingham, WA
Stage 1
2/7/2011



Final Review
LEED for Neighborhood Development
Pilot Version

How to Interpret this Report

Purpose The Leadership in Energy and Environmental Design (LEED) for Neighborhood Development Rating System was designed by the U.S. Green Building Council, Congress for the New Urbanism, and Natural Resources Defense Council, to encourage and facilitate the construction of sustainable development. The Final Review of the Sonoma Mountain Village project has been completed. This step is conducted to confirm that the project is certified.

Rating System Sections The report is organized into four categories defined by LEED for Neighborhood Development system, including: Smart Location & Linkage, Neighborhood Pattern & Design, and Green Construction & Technology. The category of Innovation and Design Process is also included.

LEED Prerequisites All prerequisites have been achieved.

LEED Credits The environmental categories are subdivided into credits which are based on desired performance goals within each category. An assessment of whether the credit is earned or denied is made and a narrative describes the assessment.

Achieved 55 The applicant has provided documentation that supports the achievement of credits worth a total of 55 points.

Denied 1 1 of the attempted credits have been denied.

Rating The final rating is Silver.

LEED-ND Certification Levels: Certified: 40-49 Silver: 50-59 Gold: 60-79 Platinum: 80-106

Planning Concepts Used: EcoDistrict Performance Areas

- “High Performance Neighborhoods”
- PoSI EcoDistrict Workshop – May 2012
- Incorporate principles whenever possible
- Involves establishing a priority for projects
- Feasibility of projects.



EQUITABLE DEVELOPMENT

Promote equity and opportunity and ensure fair distribution of benefits and burdens of investment and development



HEALTH + WELL BEING

Promote human health and community well being



COMMUNITY IDENTITY

Create cohesive neighborhood identity through the built environment and a culture of community



ACCESS + MOBILITY

Provide access to clean and affordable transportation options.



ENERGY

Achieve net zero energy usage annually



WATER

Meet both human and natural needs through reliable and affordable water management



HABITAT + ECOSYSTEM FUNCTION

Achieve healthy urban ecosystems that protect and regenerate habitat and ecosystem function..

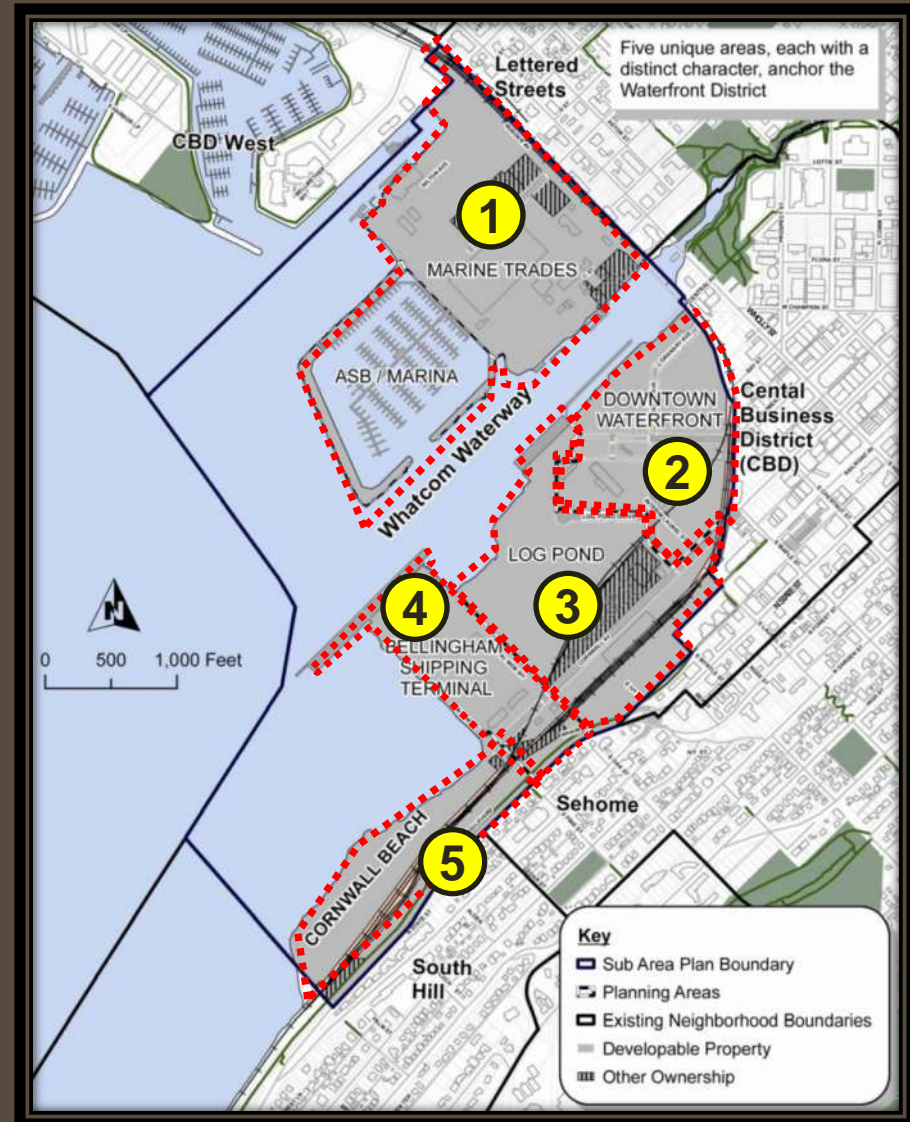


MATERIALS MANAGEMENT

Zero waste and optimized materials management.

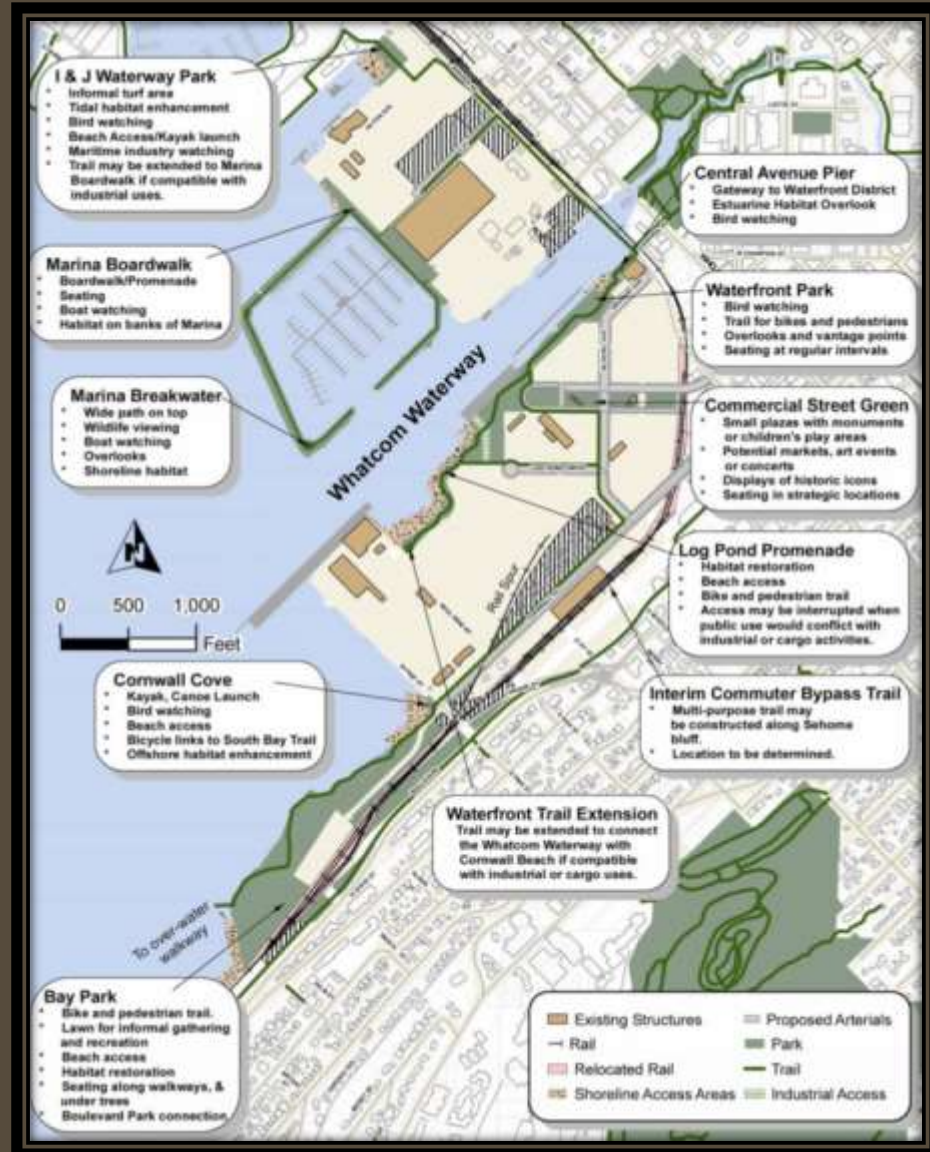
Development Areas

- Five unique character areas
- Different land uses & zoning
- Market based development – 20+ years
- Density up to 5m sf
- Varying FAR
- Distinct investment and redevelopment strategies.



Parks, Trails & Open Space

- Six New Parks
- 33 Acres of Parks
- Six Acres of Public Beach
- Interconnected Trails.



Jobs & Economic Development

- 6,500 new jobs at full build-out
- Commercial, tech, business development
- Large parcels reserved for “Working Waterfront”.



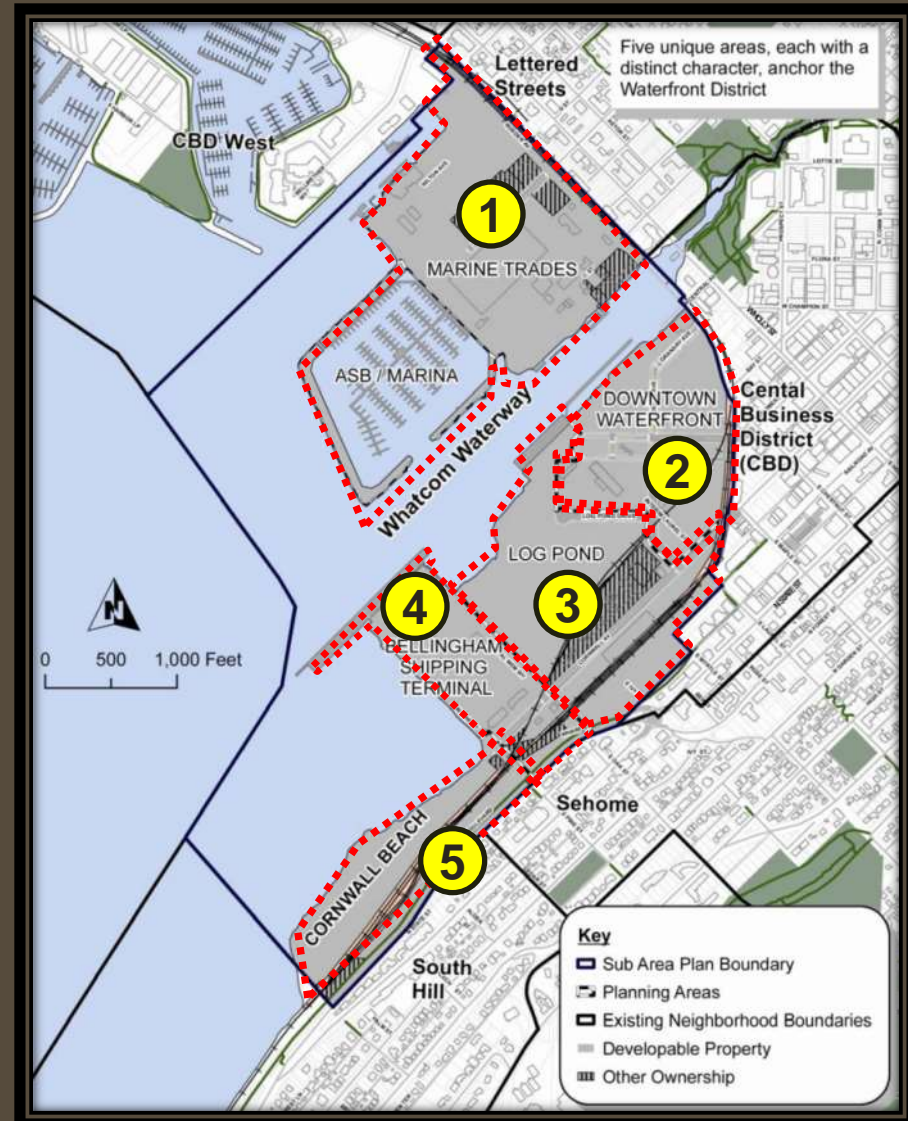
Working Waterfront: Job Creating Potential

- Support area for Bellingham Shipping Terminal
- Water Dependent, Marine Related & other Light Industrial Uses.



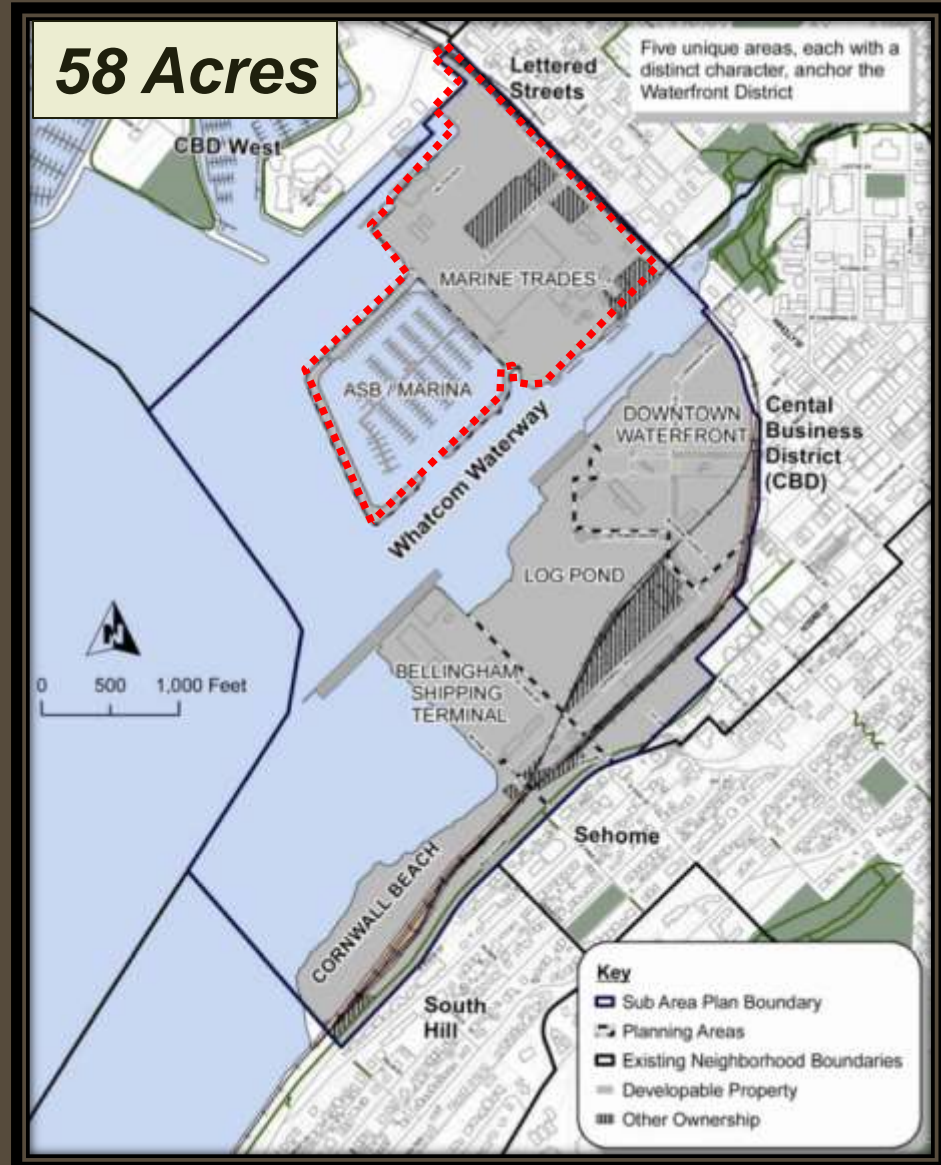
Working Waterfront Areas

1. Marine Trades Area
2. Downtown Waterfront
3. Log Pond
4. Shipping Terminal
5. Cornwall Beach



1: Marine Trades Area

- Industrial mixed-use zoning
- Focus on marine trades jobs – over 200 currently
- Adaptive reuse of wastewater lagoon into new marina
- Environmental clean up



Marine Trades Area



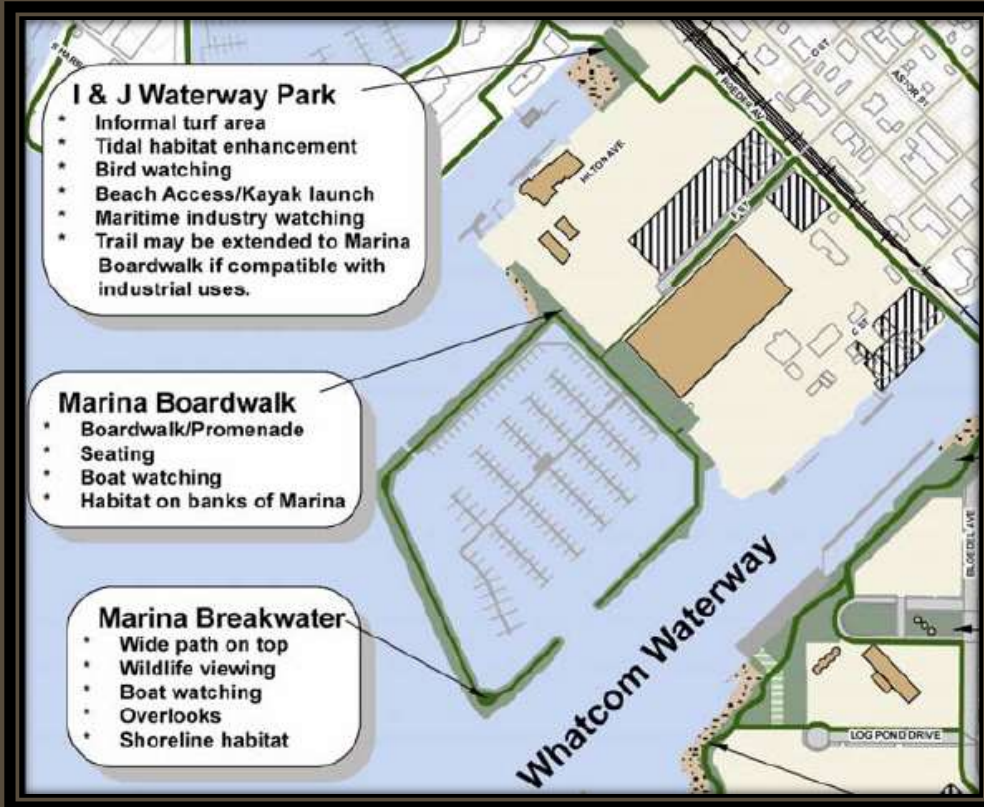
Marina Development



New Downtown Marina



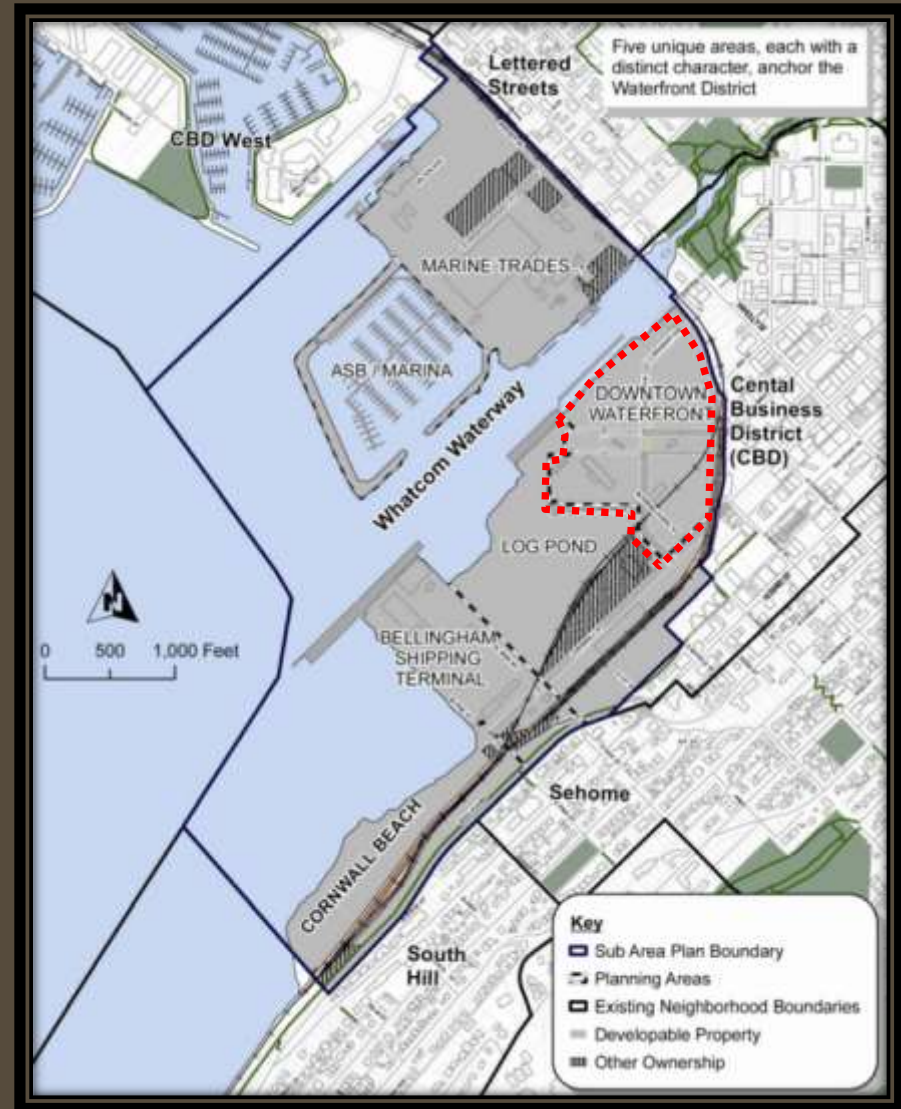
Marine Trades Area



- 9 Acres of new parks & public access
- Interim public access around wastewater treatment lagoon.

2. Downtown Waterfront

- 37 Acres
- “Urban Village” character & density
- Residential multi-family
- Commercial & Institutional Mixed Use zoning.



Development Character

- Vibrant with a variety of uses
- Accessible with multiple travel modes
- Pedestrian oriented; quality design
- Extension of downtown
- Connected to the water.



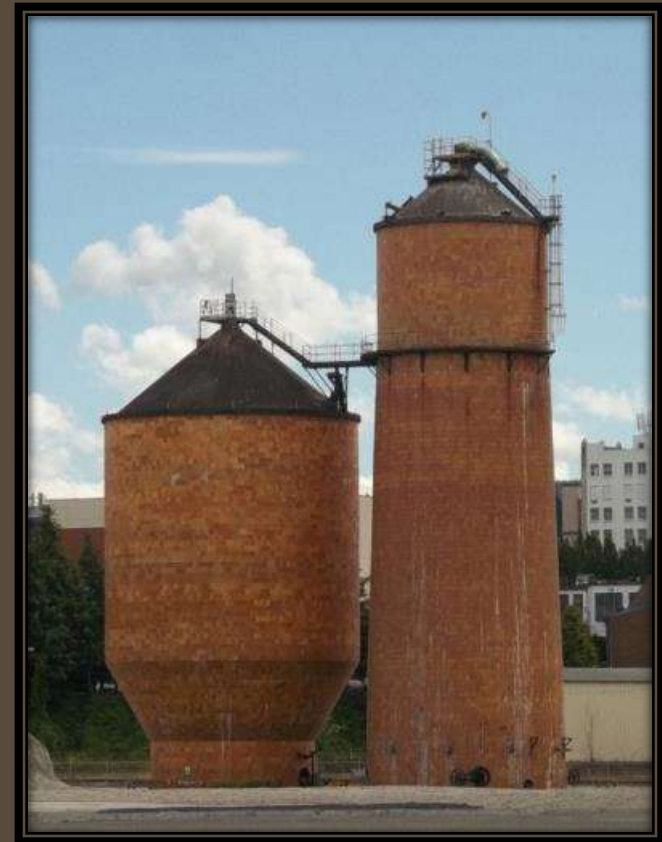
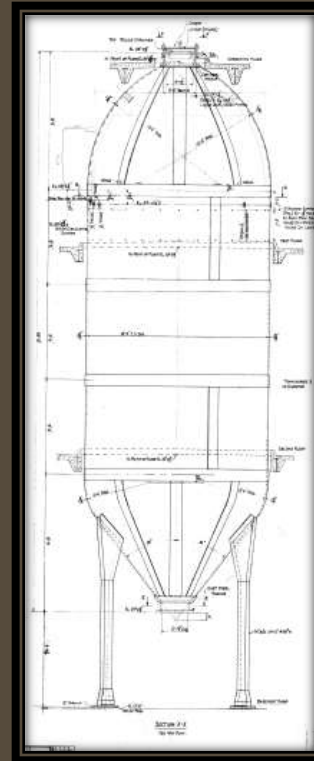
Historic Resources

- Potential Adaptive Reuse
 - *Granary Building*
 - *Alcohol Plant (East Portion)*
 - *Board Mill*



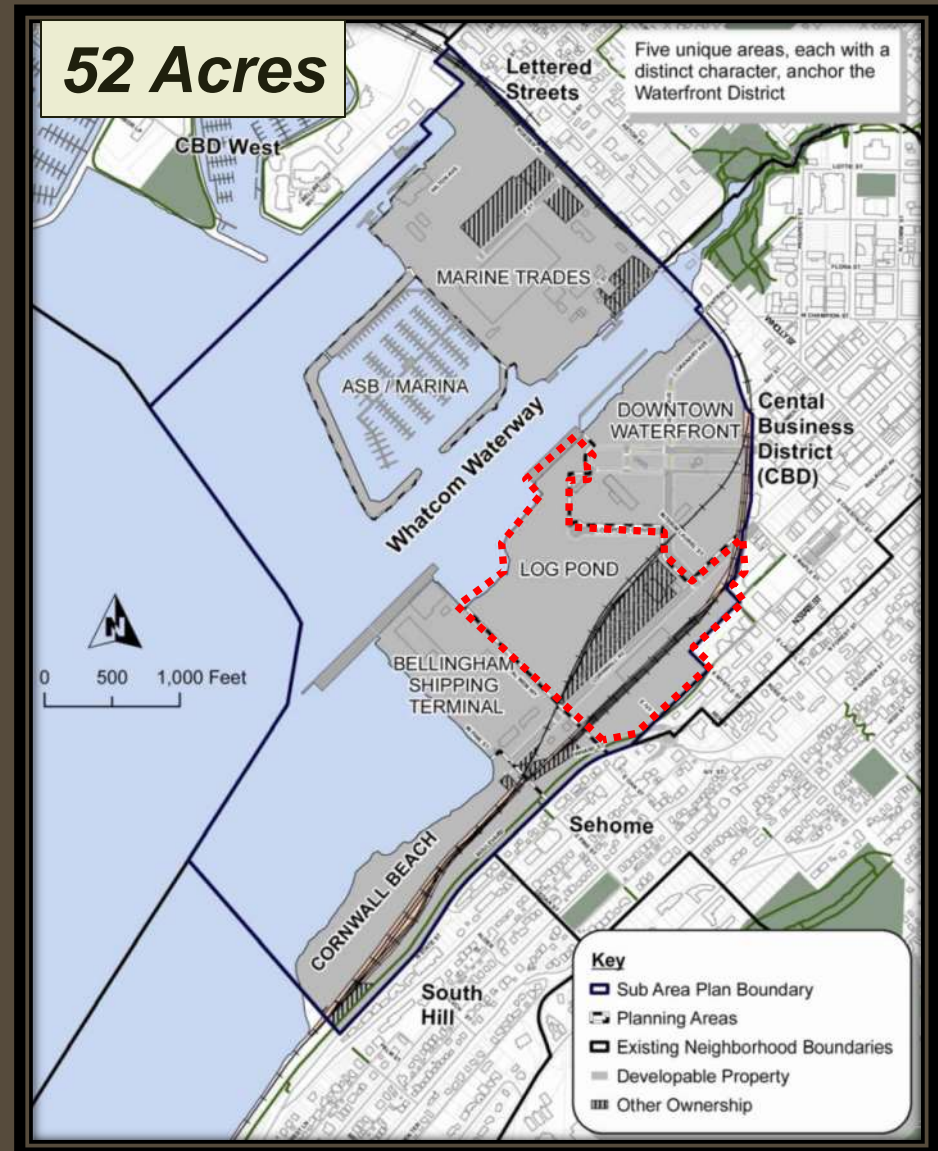
Industrial Icons

- Evaluation of Reuse/Retention
 - *Chip Bins*
 - *Digester Tanks*
 - *High Density Tanks*



3. Log Pond

- Industrial Mixed Use zoning
- Focus on jobs
- Public access along shoreline.



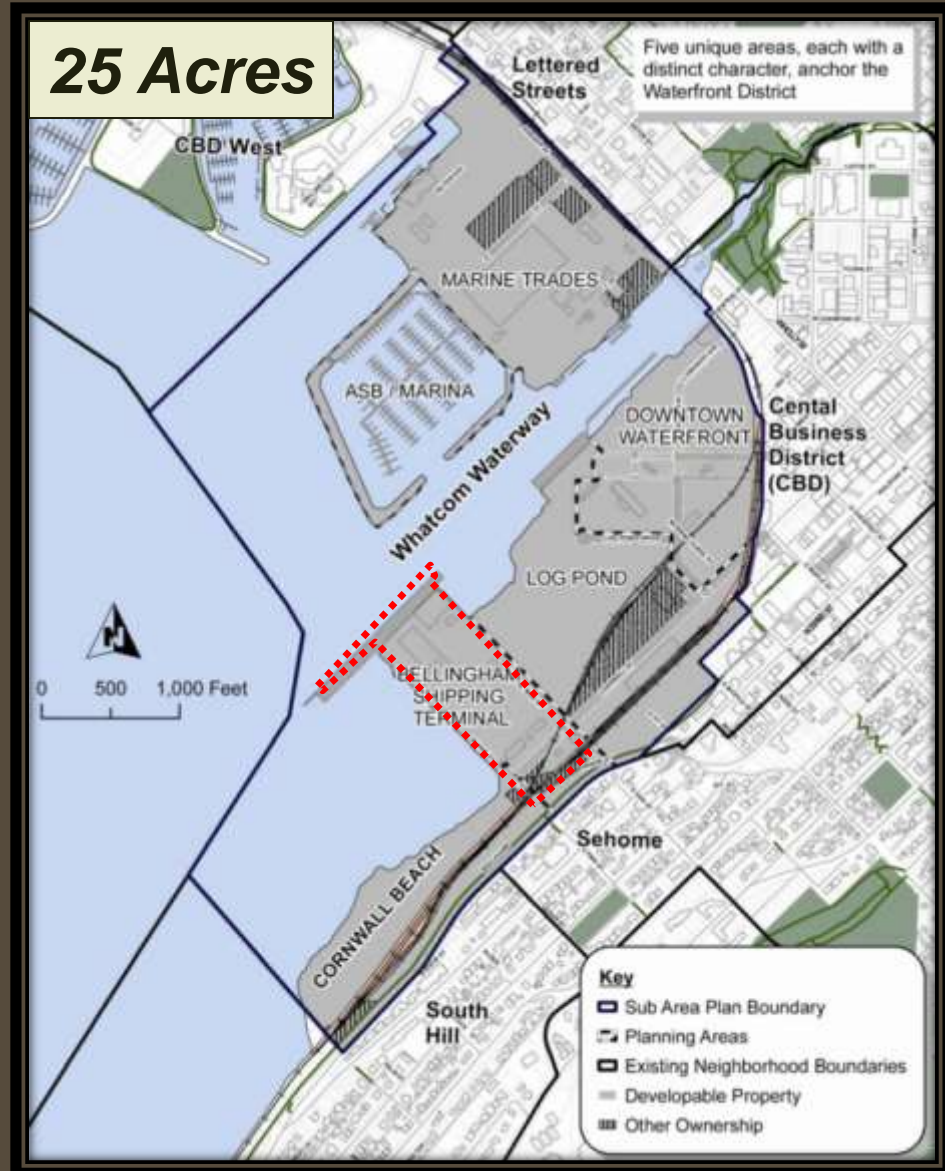
Log Pond

- Public access to a restored shoreline
- Trails, parks
- Industrial nexus.



4. Shipping Terminal

- Industrial mixed use zoning
- Deep water port for shipping, and industrial opportunities
- 2012 over 350 jobs.

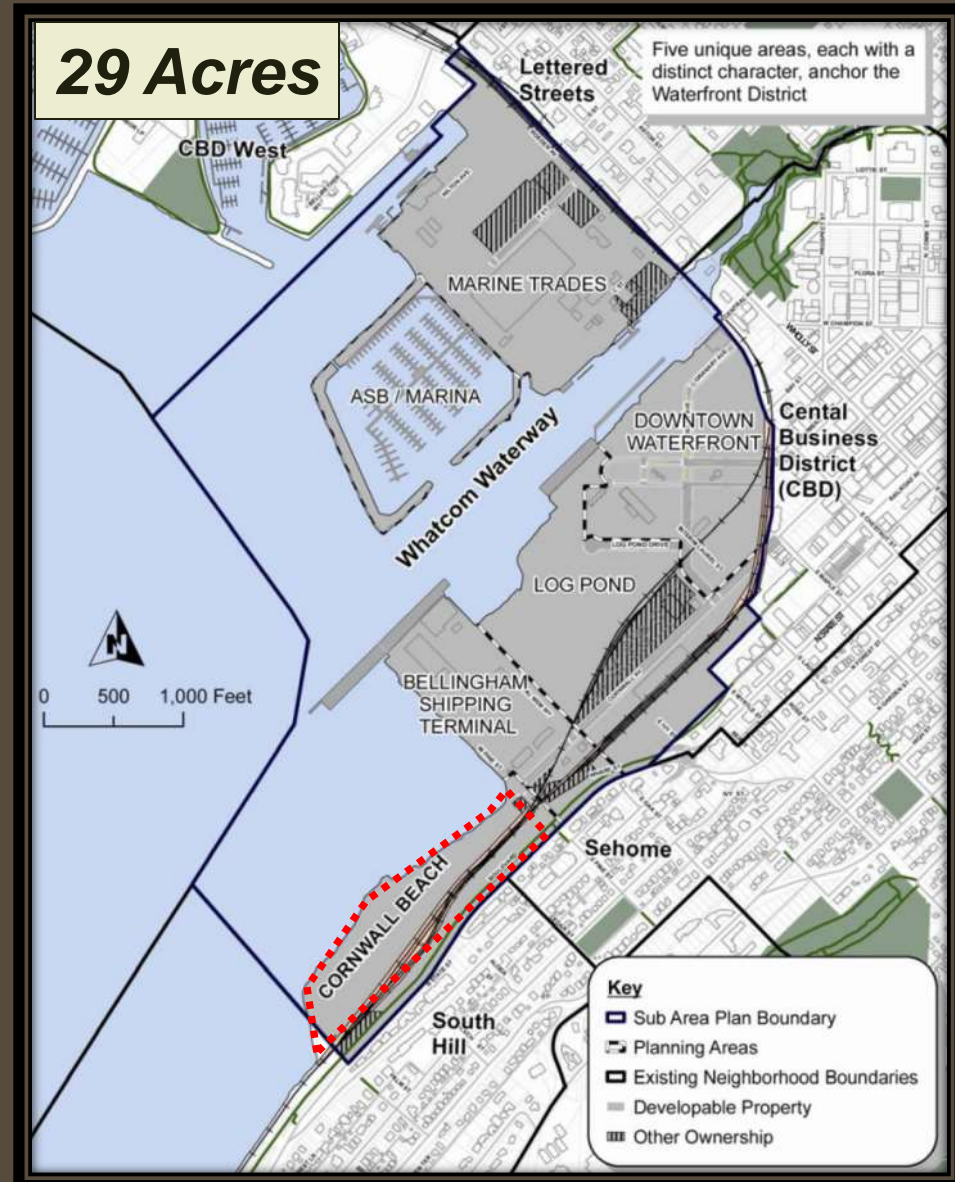


Shipping Terminal

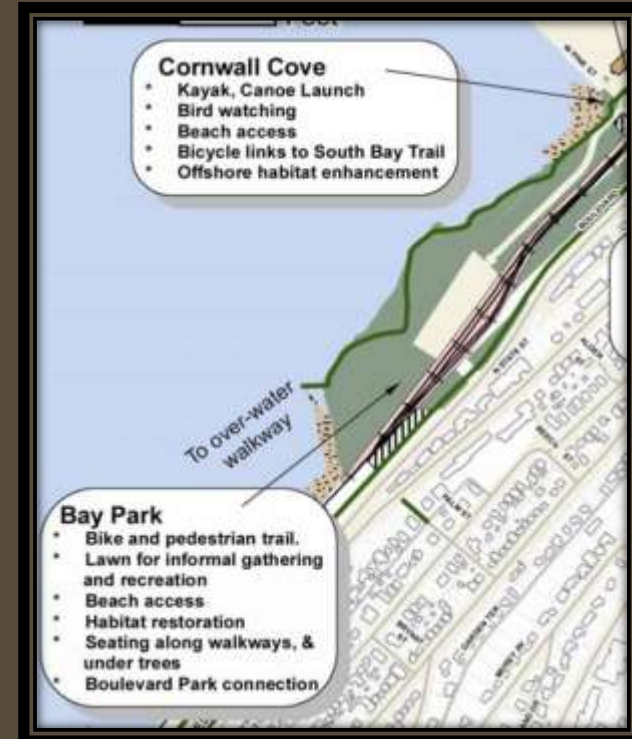


5. Cornwall Beach Area

- Commercial mixed use zoning
- Large waterfront park
- Development site retained.



Cornwall Beach Area



Phasing Plans

- Phasing defined by success of redevelopment – not by year.
- Investments are not unnecessarily stranded awaiting demand.
- Site Cleanup before or in conjunction with streets and parks.

SMARTGROWTH

- Mix land uses
- Take advantage of compact design
- Provide a wide range of housing choices
- Create walkable communities
- Foster distinctive, attractive communities
- Preserve open space & critical environmental areas
- Direct development toward existing communities
- Provide a variety of transportation options
- Make development decisions predictable & fair
- Encourage community & stakeholder collaboration.



Lydia Bennett, CCIM, CPM

Business Development Director

lydiab@portofbellingham.com

360-676-2500

www.portofbellingham.com (sign up for automatic notices)

Blog (on website); Facebook; Twitter (portbellingham)

