

# **June 24, 2004 Plan Update** **Framework Plan** **Waterfront Guiding Principles & Recommendations**

## ***Connecting Bellingham with the Bay***

The Waterfront Futures Group (WFG) presented their draft "Waterfront Framework Plan" to the public at a June 8, 2004 open house. The plan was also published in its entirety in the "Bellingham Herald" on June 5, 2004 following the WFG's final working session. Interested Bellingham community members are already providing their thoughts and insights about the plan and this document provides an update based on the WFG's "Waterfront Framework Plan" changes that were approved at their June 18<sup>th</sup> meeting.

The Waterfront Futures Group encourages the continued review, discussion and advice of the community about the plan over the summer months. In mid-September 2004, the WFG will host a final public meeting to hear from the community before finalizing the plan and presenting it to the Bellingham City Council and Port Commission.

The revisions to the June 8th draft of the Framework Plan are outlined below.

### **Page 1 - Introduction**

Add: note underlined report title

The Project created an extensive research process and record including ongoing and intensive public input, expert regional and national speakers, architectural and urban design assistance through a communications and design consulting team, and an interagency workshop on environmental and access issues. (See Final Environmental Workshop Report entitled "Opportunities and Ideas for Habitat Restoration and Water Access on Urban Bellingham Bay".)

### **Page 2 - Introduction**

Bullet #6 is revised, bullets #9 through #12 are additions (entire list is shown for clarity)

#### **FOUNDATIONS FOR DECISIONS**

- Successful waterfronts are welcoming to all
- Bellingham Bay and its physical landscape are part of larger natural systems
- Jobs of the future will help shape waterfront redevelopment
- Sustainability is a cornerstone for all future waterfront work
- Education, training and apprenticeships increase our human capital and workforce capacity
- Fishing and food from the sea, deep water access, and shallow draft marine access will continue to be a significant part of our area's heritage, economy, and culture

- Waterfront redevelopment consistent with community goals will require significant public investment and in some cases public ownership as a catalyst for private reinvestment
- The “best” of our waterfront must be reserved for the benefit of our entire community
- Our waterfront assets are many and diverse allowing us balanced development over time with a wide variety of purposes.
- Successful waterfronts create continuous public access along the entire shoreline
- As part of Bellingham’s evolving economy, we will need to make provisions for industries moving off the waterfront
- Innovative approaches to cleanup of upland and in-water contamination will be needed to restore the health of our waterfront.

**Page 5 - Guiding Principles**

The additions to the guiding principles will also be added to each of the six segments of the waterfront.

“Restore Health of Land and Water”

Revise: “3” by adding and in-water contamination

Add:

11. Explore mitigation banking and incentives (such as environmental credits) for environmental resource protection and enhancement prior to redevelopment

“Improve Waterfront Access”

Add:

9. Provide wayfinding regarding Coast Millennium Trail as a route that follows existing and proposed trails
10. Explore the concept of public access “banking” and other financing incentives for improving public access.
11. Protect and enhance shoreline environmental resources when designing for shoreline access and upland development

“Promote a Healthy and Dynamic Waterfront Economy”

Add:

7. Explore economic spinoff related to Bellingham Bay Pilot cleanup strategies
8. Provide incentives and credits for “green” buildings

**Page 11 – Little Squalicum**

“Restore the Health of Land & Water”

Add:

Require sustainable practices in all development For example: Favor plans which exploit adaptive reuse of existing Cement Plant structures. Remediate existing contamination while establishing erosion control. Address creosoted pier piling.

Add: bullet to 10.

- Tie the Squalicum natural system to the Nooksack River riparian corridors and upland conservancy areas.

## Page 12 – Little Squalicum

“History & Culture”

Revise: bullet (this revision is included through all six segments)

- Collaborate with Native American neighbors

“Restoration & Natural Habitat”

Add: bullet

- Monitor Little Squalicum Creek and uplands and remediate as appropriate.

## Page 15 - Squalicum

“Restore the Health of Land and Water”

Add: bullet under #8

- For example: Establish and enforce a Groundwater and Contamination Collection and Treatment Plan to prevent contaminants from entering the Bay. Use building materials, which do not produce toxics, i.e. avoid copper roofs. Reduce “Heat Island” effect by selecting light colored paving materials and/or use open grid surface systems.

## Page 17 - Squalicum

“Connections & Trails”

Add:

- Retain and enhance the existing shore side path system throughout Squalicum Marina area

“Restoration & Natural Habitat”

Add:

- Remove old in-water structures and restore shoreline and creek delta

Delete:

Retain and enhance the existing shore side path system throughout Squalicum Marina area



## Page 19 – City Center

Revise drawing to reflect reconstructed beach at Pine & Cornwall and saved beach at end of Cornwall Avenue Landfill

## Pages 20 & 21 - City Center

Revise drawings to remove buildings on south side of Pine Street and replace with softened beach edge



## Page 23 - City Center

Paragraph 3

Deep water moorage will be maintained in at the Shipping Terminal in the Whatcom Waterway and marine-related commerce will continue on both the I & J and Whatcom Waterways. The waterways will retain sufficient depth to support existing and planned shoreside uses.

“Restore the Health of Land and Water”

Add: bullet to #8

- For example: Avoid “Heat Island” effect by utilizing high reflective roofing materials and vegetated roof systems. Make use of on-site renewable energy such as solar and daylighting, to satisfy the building’s

energy needs. Incorporate Leadership in Energy & Environmental Design (LEED) intentions and requirements in design and construction of new structures.

## **Page 24 – City Center**

“Future Uses”

Add: Bullet

- Relocate rail road tracks from the G-P site to the base of the bluff

“Future Development”

Add: bullets

- Provide a site for Western Washington University expansion at the foot of Pine Street and the water’s edge
- Provide for a range of education and research facilities
- Provide a location for a potential terraquarium as well as other potential cultural facilities Retain sufficient water depth in the I & J and Whatcom Waterways to support existing and future water-related uses
- Along Whatcom Waterway water-related commercial/industrial development may incorporate some residential...

## **Page 25 – City Center**

“Natural Systems & Environmental cleanup”

Add: bullets

- Remove all contaminated sediment from the ASB and reconnect with Bellingham Bay
- Remove creosote piles from intertidal and subtidal areas near RG Haley site
- Protect habitat enhancements at the Log Pond site and extend habitat and beach enhancement into upland areas
- Investigate opportunities for stormwater treatment and creation of marsh habitat at stormwater outfalls and adjacent to open space areas

Delete: bullets

- Examine dredging the Whatcom Waterway and adding it to the Cornwall Landfill

“History & Culture”

Add: bullet

- Preserve the train depot building off Holly Street

“Water Connections”

Add: bullet

- Remove the sewer pipe under Roeder Ave. Bridge which blocks non-motorized vessel access to Whatcom Creek estuary

“Vehicular connections”

Add: bullets

- Extend Commercial Street over the railroad to an intersection with an extended Laurel Street
- Extend Laurel Street over the bluff and the relocated railroad to an intersection with an extended Commercial Street
- Design the Commercial Street extension to retain a view of Mount Baker Theatre from the Laurel/Commercial Street intersection

“Pedestrian Connections”

Move: first bullet to “Future Development”

### "Parks & Public Space"

Add: bullets

- Create a system of connected public open spaces between the Whatcom Waterway and the south end of the Cornwall Ave. landfill
- Develop public open spaces along the waterfront
- Provide an enhanced beach south of the shipping terminal at the base of Pine Street and Cornwall

Delete: bullets

- Create two new parks on the G-P site as centers of recreation, leisure, public gathering and pedestrian activity with the capacity to support major urban redevelopment on the waterfront
- Develop a formula to determine appropriate ratio of parks and open space to density
- Develop a linear park along the waterfront with a trail component

### **Page 29 – South Hill & Boulevard**

"Restore the Health of Land and Water"

Add: examples to #8

For example: Continue using non-polluting structural materials in over-water path construction. Utilize native plants and water efficient landscaping. Promote non-vehicle transportation.

### **Page 30 - South Hill & Boulevard**

"Connections"

Add & revise: bullets

- Create parking improvements along 10<sup>th</sup> Street
- Increase pedestrian corridors up the hill particularly between South Hill/Western neighborhoods and the waterfront

Delete: bullet

- Create small parking areas at the upland side of the Taylor Street Dock

"Future Uses"

Add: bullet

- Implement plans for the new park on city property south of the Taylor Street Dock

Delete: bullet

- Create a new city park on the hillside south of the Taylor Street Dock

### **Page 33 - Fairhaven**

"Restore Health of Land & Water"

Add: examples under #8

For example: Place a premium on indoor air quality and control of noise, light, and other pollutants in building construction and use; Divert as much waste as possible from landfills through reuse and remanufacturing; Employ developed techniques for water use reduction

### **Page 34 - Fairhaven**

"Future Development"

Add: bullets

- Allow for transitions in building scale and character as you travel between the center of Fairhaven and the waterfront
- Encourage mixed-use development in the existing Port light industrial area east of Padden Lagoon and the undeveloped property along the south side of Harris Avenue west of the center of Fairhaven

Delete: bullets

- Support mixed-use development adjacent to the heart of the Fairhaven business district
- Build upon the character of Fairhaven and expand the Fairhaven Design District
- Encourage buildings of a scale compatible with the character of Fairhaven

“Future Uses”

Add: bullet

- Provide for small, decentralized parking facilities, encourage shared parking and tailor parking solutions to central and remote locations

Delete: bullet

- Provide for small, decentralized parking facilities
- Encourage shared parking

### **Page 35 - Fairhaven**

“Environmental Cleanup & Enhancement”

Add: bullet

- Protect natural areas by enhancing or reintroducing native vegetation

Move to “Action Plan”: bullets

- Protect the heron rookery and add substantially to the acreage of the wetland/marsh system below the wooded slope of the rookery
- Move designated off-leash dog area to the SE side of the Post Point Treatment Plant and consider putting a pond there for the dogs

“Connections & Access”

Delete: bullet

- Extend the pedestrian environment of Fairhaven along Harris Avenue towards the water and the transportation terminals

Move to “Action Plan”

- Develop a trail along Padden Creek near the 8<sup>th</sup> Street right-of-way
- Remove the fill at McKenzie and replace it with a footbridge
- Provide hand carry boat landing at Marine Park

### **Page 39 – Chuckanut & Edgemoor**

“Restore the Health of Land and Water”

Add: example under #8

- Use local and rapidly renewable materials for construction.

“Recommendations”

“Connections”

Add: bullets

- Connect Arroyo Park/Interurban Trail to Chuckanut Bay/Inspiration Point
- Develop a connection/strong link to Chuckanut Mountain and Larrabee State Park
- Develop parking with trailhead amenities at North Chuckanut Mountain near California Street.

“Natural systems Protection & Open Space”

Add & revise: bullet

- Complete acquisition of the Woodstock Farm as a new city park
- Address septic tank contamination in Chuckanut Bay