

ATTACHMENT D  
ESTIMATED PUBLIC IMPROVEMENT LIST AND COSTS

The following is a list of City Capital Projects that may be built within the Revenue Development Area using LIFT financing. The project costs are all in 2006 dollars and are based on preliminary estimates that may be revised as the projects move through the public process, approval, and final design. This is a list of projects that are under consideration at the time of application to the Community Economic Revitalization Board (CERB). The amount of projects that are approved and constructed will depend upon such things as: public input, final design, actual construction costs, additional funding sources, and the amount and pace of private investment within the Revenue Development Area. All of the projects are listed by their planning area names, which may be changed later, for identification purposes only.

Parks:

The list of parks that may be built have been identified as follows: Log Pond Park, Cornwall Park, Shoreline Buffer Park, Marine Trades Buffer Park, WWU Waterfront Park, Marina Park, I & J Waterway Park, Beach Park, and the Historic area pocket park. The estimated cost of these parks is \$27,340,000.

Trails:

The list of trails that may be built have been identified as follows: Pedestrian Bridge, Over water trail to Boulevard, Broadway overlook connector, Breakwater trails, Warehouse trail, Shoreline trail to Bellwether, Beach park to Log park connector, Oak Street trail, Cornwall park to Beach park, and Whatcom waterway trail. The estimated cost of these trails is \$28,250,000.

Bridges & Related Railroad Relocation:

The list of bridges that may be built have been identified as follows: Oak Street Bridge, Elevated connector to Oak Street, Bay-Chestnut Bridge, Bay-Chestnut Connector, Cornwall Street Bridge, Commercial Bridge, and Laurel Street Bridge. The estimated cost of these bridges is \$68,300,000.

Roads:

The list of roads that may be built have been identified as follows: Cornwall Park access, Loop Road, Log Pond Loop, Cornwall, Co-gen Loop, Hilton, "C", Laurel to shoreline, "F", Laurel between "C", "F", and Hilton, Access road from Cornwall, Park Loop, Cornwall to Oak Street round-a-bout, EIS required offsite improvements, road tie-ins with railroad, Holly, Astor, Bay, Roeder, Central, Chestnut, Maple, Forest, Indian, DuPont, Prospect, and Commercial. The estimated cost of these road projects is \$50,815,000.

Utilities:

The estimated cost to bring the water, sewer, and storm water infrastructure up to current standards for the entire site is estimated to be \$21,920,000.

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Financing:

The following chart estimates the total project costs and the amount that may be funded with State and local LIFT contributions. The actual amount of LIFT funds that are available will depend upon the amount and timing of construction within the RDA. Other funding sources that are available to the city include: Federal Grants, Water & Sewer funds, storm water funds, Real estate excise tax, leasehold tax, payment-in-lieu of property tax payments, and developer contributions.

Total Project Costs	\$ 196,625,000
LIFT State Funding	(25,000,000)
City, County & Port LIFT Contributions	(50,400,000)
Greenways III	(4,000,000)
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	\$ 117,225,000

**Other Potential Sources of Funding**

Federal Grants  
Water, Sewer & storm water funds  
Real Estate Excise Tax  
Future Tax Levy (i.e. Greenways)  
Leasehold Tax  
Payment-in-lieu of property tax  
Developer Contributions

## List of infrastructure projects within Revenue Development Area

Description	Name	ID	Total
Parks	Log Pond Park	I	7,553,304
	Cornwall park	L	6,786,648
	Shoreline Buffer Park	F	3,687,789
	Shoreline Buffer Park Marine Trades	A	1,693,613
	WWU waterfront park	H	2,896,740
	Marina park	N	1,568,160
	I & J waterway park	B	1,489,752
	Beach park Marine Facility	J	836,352
	Pocket park Historic	G	827,640
<b>Park Total</b>			<b>27,339,998</b>
Trails	Pedestrian Bridge	R	13,000,000
	Over water Trail to Boulevard	T	10,000,000
	Broadway Overlook connector	S	4,500,000
	Marina breakwater trails	O	456,816
	Warehouse trail	D	81,675
	Shoreline buffer to Bellwether	C	46,827
	Beach park to log pond park	K	42,471
	Oak Street Trail	Q	40,293
	Cornwall park to beach park	M	39,204
	Whatcom Waterway Trail	Q	41,382
<b>Trail Total</b>			<b>28,248,668</b>
Bridges	Oak Street Bridge		30,000,000
	Bay-Chestnut Bridge		10,100,000
	Cornwall Street Bridge	17	5,600,000
	Bay-Chestnut Connector		4,000,000
	Commercial Bridge		4,000,000
	Elevated Connection to Oak		4,800,000
	Laurel Street Bridge	16	4,800,000
Railroad Relocation		5,000,000	
<b>Bridge Total</b>			<b>68,300,000</b>
Roads	Permanent park access	26	5,118,300
	Loop Road	6	3,136,320
	Log Pond Loop	14	2,549,349
	Cornwall to Wharf St	19	2,062,385
	Cornwall from Maple to 921 bldg	17	1,723,887
	Co-gen Loop	15	1,531,315
	Hilton	1	1,168,860
	C Street	3	1,132,560
	Half of Laurel from Existing RR to shoreline	13	1,030,194
	Half of Laurel from ext RR to shoreline	9	1,030,194
	F Street	5	970,299
	Laurel between C and F	4	689,700
	Access road from Cornwall	24	646,140
	Laurel between Hilton and F	2	522,720
	Park loop road	10	348,480
	Access road to Log Pond Park	25	341,220
	Laurel from Cornwall to ext. RR	16	335,412
	Oak Street from Cornwall to roundabout (elevated portions)	20	232,320
	Cornwall To Lower	26	83,853
<b>Road Total</b>			<b>24,653,508</b>
Other Roads	EIS Offsite Street Improvement #1		5,000,000
	EIS Offsite Street Improvement #2		5,000,000
	Railroad		2,280,000
	Holly & Astor, Bay to F St		2,250,000
	Roeder, Central to F St		1,650,000
	Cornwall		1,430,000
	Chestnut, RR to Bay		1,210,000
	Holly, Railroad to Bay		1,210,000
	Maple, Forest to Indian		1,210,000
	State		1,100,000
	F/DuPont/Prospect streetscaping		1,080,000
	Commercial		550,000
	Bay, Chestnut to Holly		495,000
	Bay/Holly/Prospect		200,000
Roundabout	21	1,500,000	
<b>Other Road Total</b>			<b>26,165,000</b>
Utilities	Water		4,018,106
	Sewer		5,543,164
	Storm Water		12,359,176
<b>Grand Total</b>			<b>196,627,619</b>