

PORT OF BELLINGHAM
DEVELOPMENT STRATEGIES
FOR CONSIDERATION BY THE WATERFRONT FUTURES GROUP

Lead Entity

1. Identify and institutionalize a **public development entity** to pursue the long term rational development of select shoreline areas consistent with adopted plans.
2. **Acquire key properties** for commercial use, natural systems, and public access in the ownership of the publicly held development entity.

Jobs and the Economy

3. There should be “**no net loss**” of acreage devoted to **water-dependent and water-related land use designations**. That is, although the land use designations may be relocated elsewhere on the waterfront the designation should remain in tact in total acreage and coastal accessibility.
4. The community’s historical link to the waterfront for **shallow draft marine assets** continues to be an important part of its economy and culture. The community should preserve existing shallow draft assets such as its marinas, boat launches, boat repair and haul-out facilities, commercial docks, and dockside fish processing, and **supply an adequate inventory** to meet the needs of future generations.
5. To the extent that long term land use designations diminish or otherwise displace **industrial land use categories**, that lost inventory should be replaced within the Bellingham City limits or its urban fringe to maintain this sector of the economy. Again, “no net loss” of industrial acreage.
6. The community’s **deep water assets**, including its three federal channels, are unique assets and should be preserved for deep water uses. Any change in that status should be taken very carefully with considerable deliberation.
7. Develop an authentic architectural theme for new development that reflects and enhances our waterfront history.

Natural Systems

8. **Cleanup** activities and resource enhancement should be **compatible with land use activities**.
9. In the Shoreline Plan update, **designate natural systems reserves** and, like public access, **create an institutionalized banking concept** so that property development can invest in significant and effective natural system protection and enhancement.
10. Create **incentives for early shoreline restoration** as credits for later waterside property development consistent with adopted shoreline plans.
11. Promote a state and federal legislative package that would **allow the beneficial use of non-navigable state-owned aquatic lands** and bedlands for habitat restoration and mitigation at no fee to the local community.

Public Access

12. Develop, adopt, and implement a **Shoreline Plan** that **has significant public access opportunities** for the larger population, while maintaining connectivity to upland properties.
13. Develop a **public access institutionalized banking concept** in which sporadic property development activities could contribute towards the public amenities as identified in the Shoreline Plan.
14. Develop economic modeling that **provides financing for public access** and natural systems investment through a combination of community wide sources and appropriately allocated costs to water-side properties.
15. Identify in the Shoreline Plan **defined public view opportunities** that serve the larger population.
16. The **shorescape design should be compatible with**, and driven by, the **intended upland land use**.