


The Port of Bellingham

Revitalizing Bellingham's Waterfront

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June 8, 2015

“The Bellingham Bay Demonstration Pilot”

100 Years of Industrial Use

WEDNESDAY, SEPTEMBER 24, 2003 THE BELLINGHAM HE
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LOCAL & STATE
HOMETOWN
Inside

G-P Closes Pulp Mill

March 30, 2001

Georgia-Pacific Corp. today announced it will permanently close its already-idled pulp mill and associated chemical plant at Bellingham, Wash., following a review of their long-term viability. Those operations have been temporarily closed since December due to high electric power costs.

The adjoining tissue paper and converting facilities at Bellingham will continue operating with temporary electric generators while Georgia-Pacific searches for other sources of affordable electric power. The tissue operations will be included in the continuing integration analysis of Georgia-Pacific and former Fort James operations as the company seeks to maximize synergies across its consumer products manufacturing system. The tissue paper and converting operations have been powered by temporary generators since January.

Georgia-Pacific is set to permanently close its Bellingham pulp mill

Community Uncertainty

- Lost Jobs
- Mercury Contamination
- Cost of Cleanup
- Absentee Owner
- Vacant Industrial Property

“Brownfields Syndrome”

Bellingham's Brownfield Syndrome

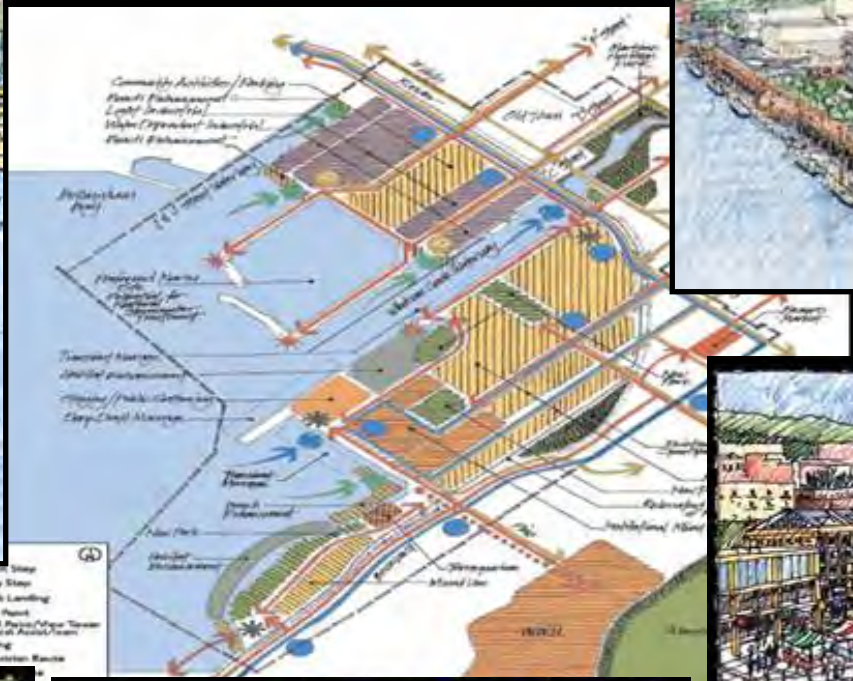
- Six MTCA Sites: Pulp & Tissue Mill, Landfills, Waterways,

  Wood Treatment, Bulk Fueling
- Inactive Property: Abandoned Infrastructure
- Industrial Fill: Seismic Threat

Waterfront Futures Group 2003-2004

Marine Trades

VIBRANT MIXED USE WATERFRONT



WWU

Shops, Offices & Light Industry

Parks & Trails

Living

Visitor Moorage

Community Design Objectives

- Environmental Remediation
- Seismic Conditions
- Engineering Feasibility
- Climate Change/Sea Level Rise
- Shoreline Restoration
- Historic & Cultural Resources
- Community Connections
- Complete Streets
- View Corridors
- LEED Neighborhood Concepts

"Best Fit Strategy"

Community Vision

"Reconnecting to the Waterfront"

Public Partnerships

- Port of Bellingham
  - Cleanup and Property Redevelopment
- City of Bellingham
  - Infrastructure and Public Parks
- Department of Ecology
  - MTCA Cleanup and State Grants
- Department of Natural Resources
  - State-Owned Aquatic Land
- Western Washington University
  - Anchor Community Tenant

Impact on Local Economy

Main GP Campus Only

	1994	2004	2025
Assessed Value	$60 M	$24 M	~ $1 Billion
Property Taxes	$744,000	$288,000	~ $10 Million
Jobs	1,200	350	2,400-4,800

*Based on 2004 City of Bellingham Tax Levy Rate

Brownfields Strategy

1. Integrated Cleanup and Redevelopment
2. Land-use Drives Cleanup Approach
3. Rebuild Local Waterfront Economy

- or -

"Clean up the Property

To Sell the Property

To Pay for the Cleanup"

Harnessing the Market

Economic Downturn

Economic Recovery

Reality Check

- Refocus on Jobs, Jobs, Jobs
- Retain traditional Marine Trades character
- Adjust to long-term build-out schedule

- and –

- Build to a Safe, Sustainable Future

“Best Fit: Balanced, Practical, Affordable”

Public Investment

- Infrastructure = $105M
- Public Parks = 30M
- Site Prep = 10M
- Marina = 30M
- Cleanup = 150M

TOTAL = $325M

"Public Investment in the Future"

Private Investment

- Initial RFP - 10.8 Acres
- Four Responses
- Due Diligence
- Selection of Harcourt
- Final MDA – 19 Acres
- $20/square foot
- Phased Development

"Coordination of Public and Private Partners"

$150M Cleanup Cost

- *Six MTCA Sites – Upland and In-Water*
- *State MTCA Grants (50%)*
- *Port Insurance Coverage*
- *City Sources*
- *Leases and Property Sales*
- *Other PLP Contributions*

"State cleanup grants are critical to local agency success"

Exposure Pathways

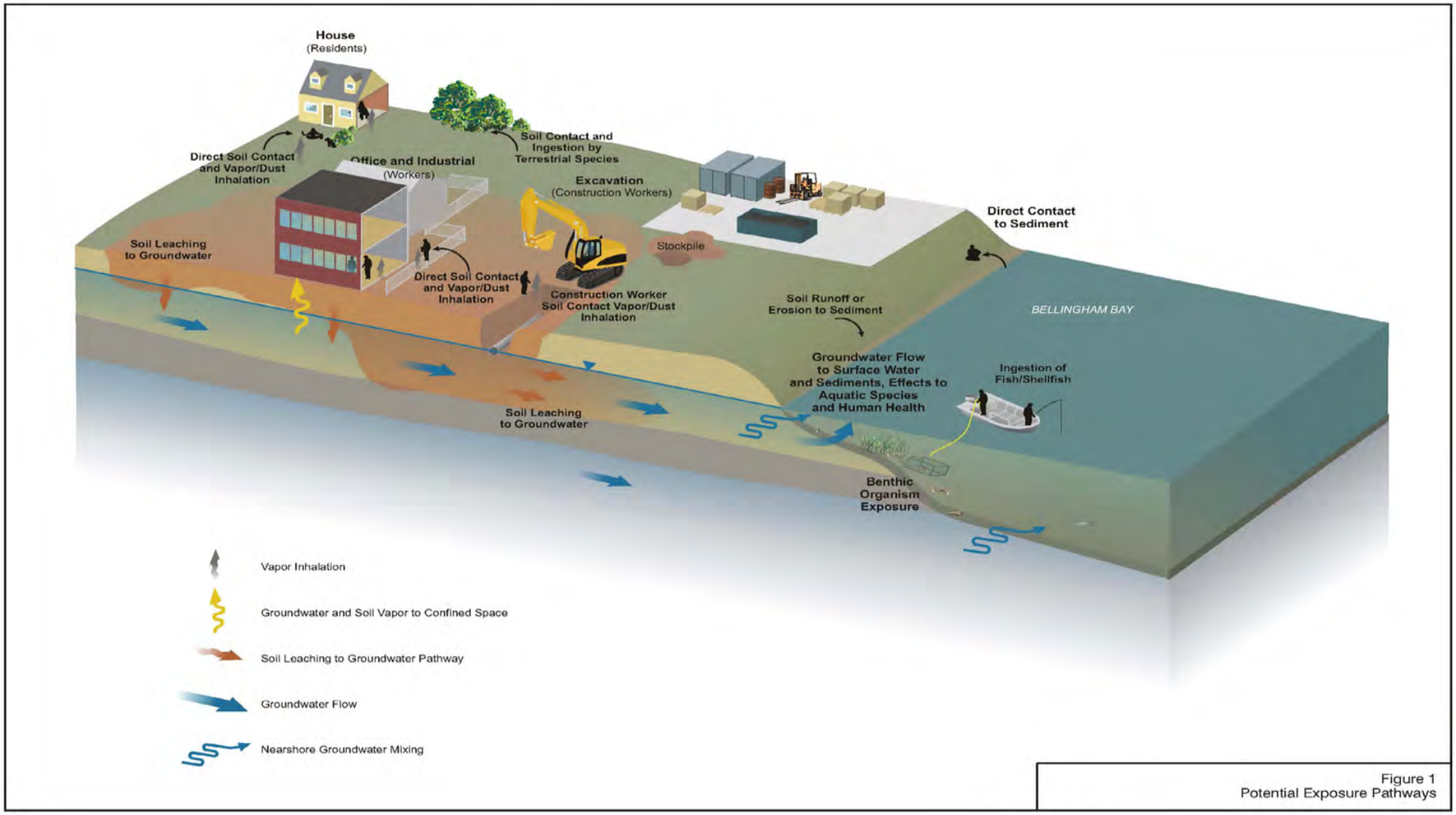
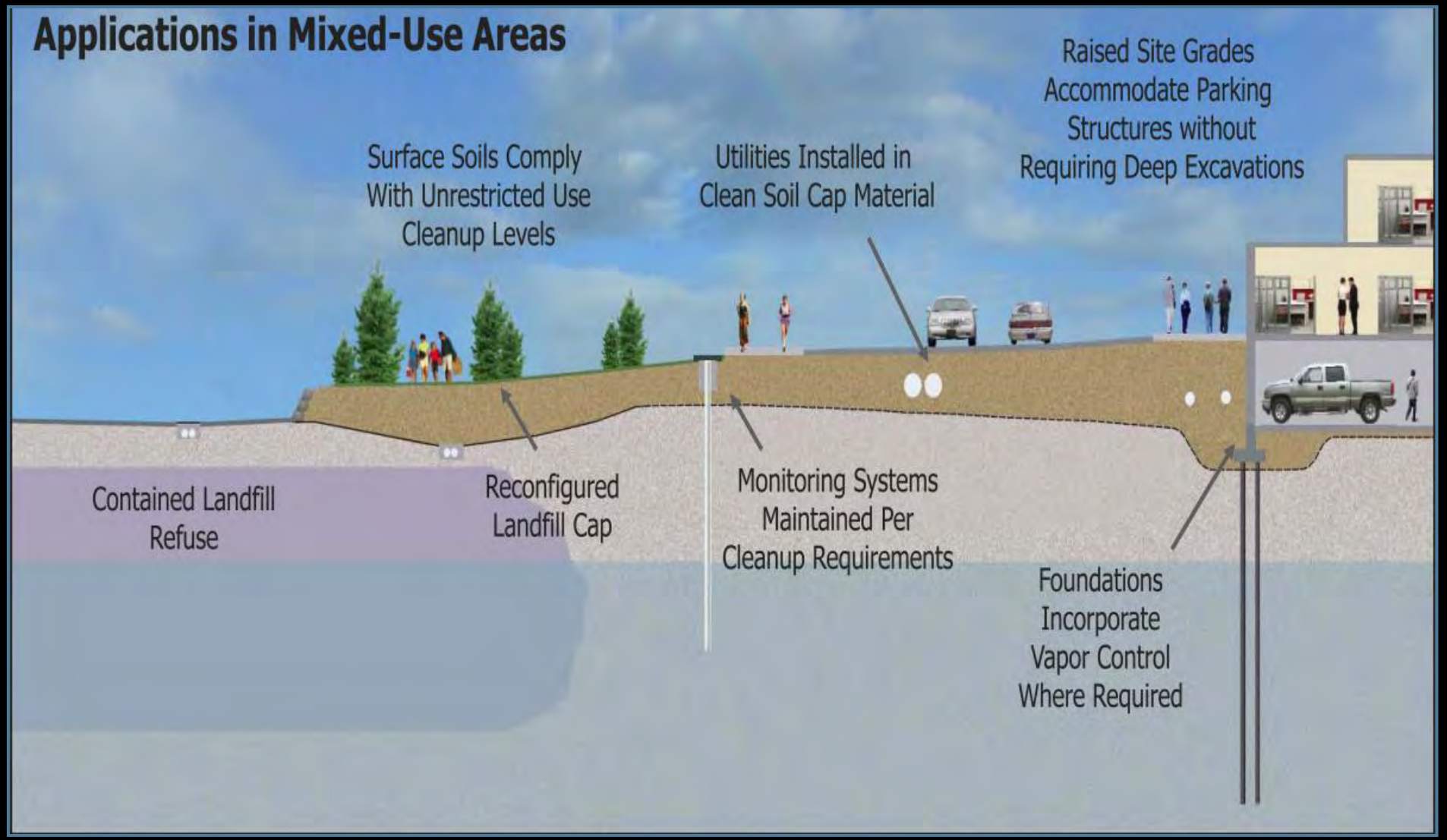


Figure 1
Potential Exposure Pathways

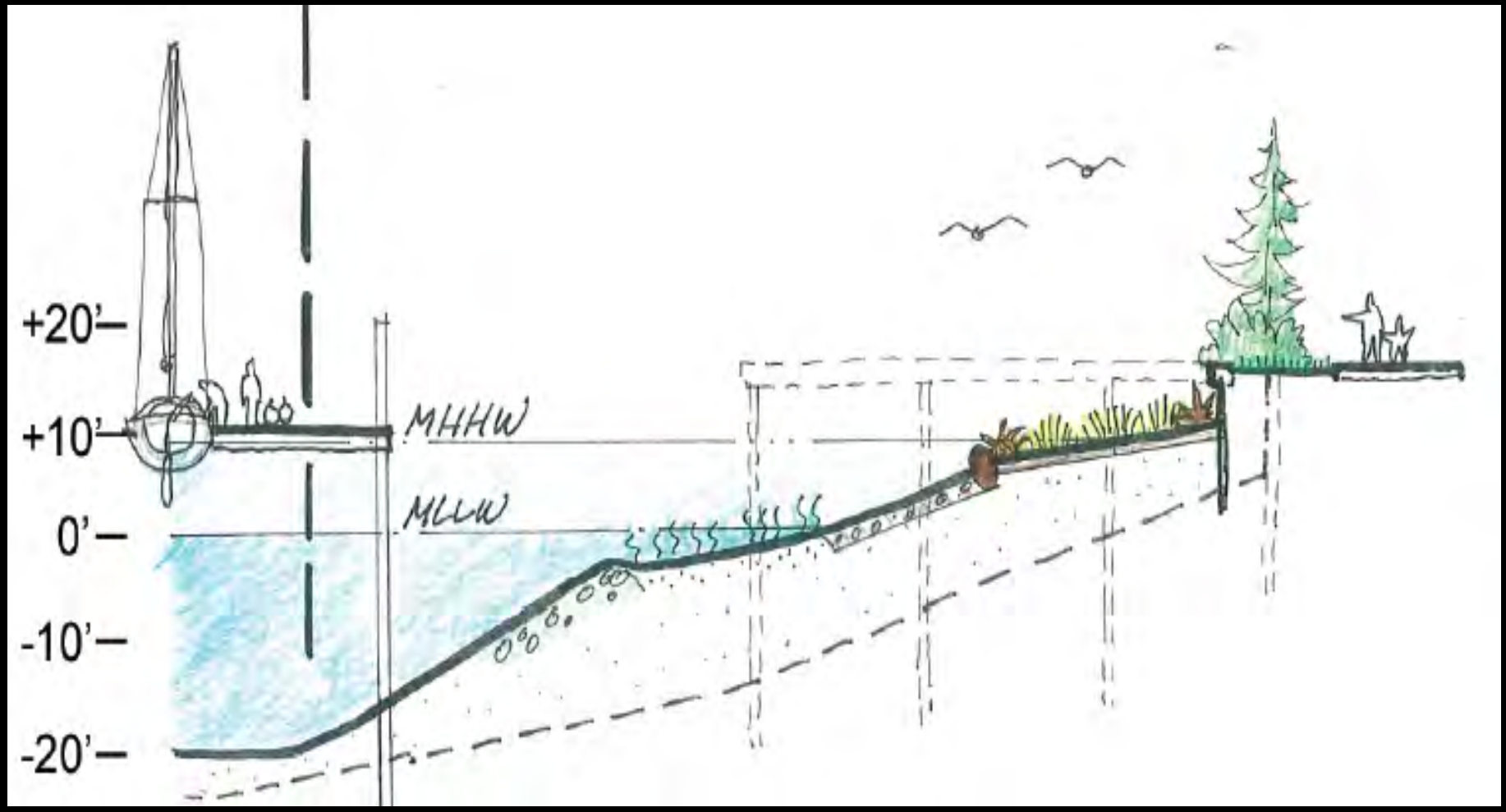
Upland Cleanup & Redevelopment



Elemental Mercury Cleanup

- Dewater upper 15 feet
- Depressurize lower aquifer
- Extract soil/mercury matrix
- Stabilize for transport
- Air monitoring at perimeter

In-water Cleanup and Redevelopment



"Restore Ecosystem Functions"

Shoreline Restoration

Marine Park – Fairhaven

“Foot friendly and Fish friendly”

MTCA Cleanup: Whatcom Waterway

Existing Conditions

Old Vertical Pile Bulkheads

Construction Debris

Aging Over-Water Structures

Whatcom Waterway Phase 1

- Remove 160,000cy contaminated sediment
- Place 125,000cy clean cap
- Remove 265 tons of creosote timbers
- Remove 47,000sf shoreline debris
- Net reduction of 4,300sf overwater coverage
- Restore new sloping shorelines
- Replace failing bulkheads, pilings, floats

“$35M - Cleanup, Habitat and Landuse”

Bellingham Bay - A Work in Progress