

Hello. My name is Gina Austin and I am a project engineer with the City of Bellingham's Parks and Recreation Department. We welcome you to view this presentation to learn about the next phase of development at Waypoint Park along Bellingham's waterfront.

Meeting Agenda

1. Project Schedule
2. Review 2018 Sub Area Plans
3. Review 2015 Basis of Design Report
4. What We've Accomplished!
5. Review Project Context
6. Waypoint Park Phase 2 Conceptual Site Plan



Included in our presentation is information about the project schedule as well as background information about the City's Sub Area Plan and the 2015 Basis of Design Report that is our guiding design document for this waterfront development. We'll also talk about what we have accomplished to date, we will review the project context and information about the project site and design parameters, and then we will also show you the conceptual site plan for consideration for the future development.

Project Schedule

April 2021: Public Open House Posted

April 2021 - February 2022: Advance Design Documents

March 2022 - June 2022: Permitting

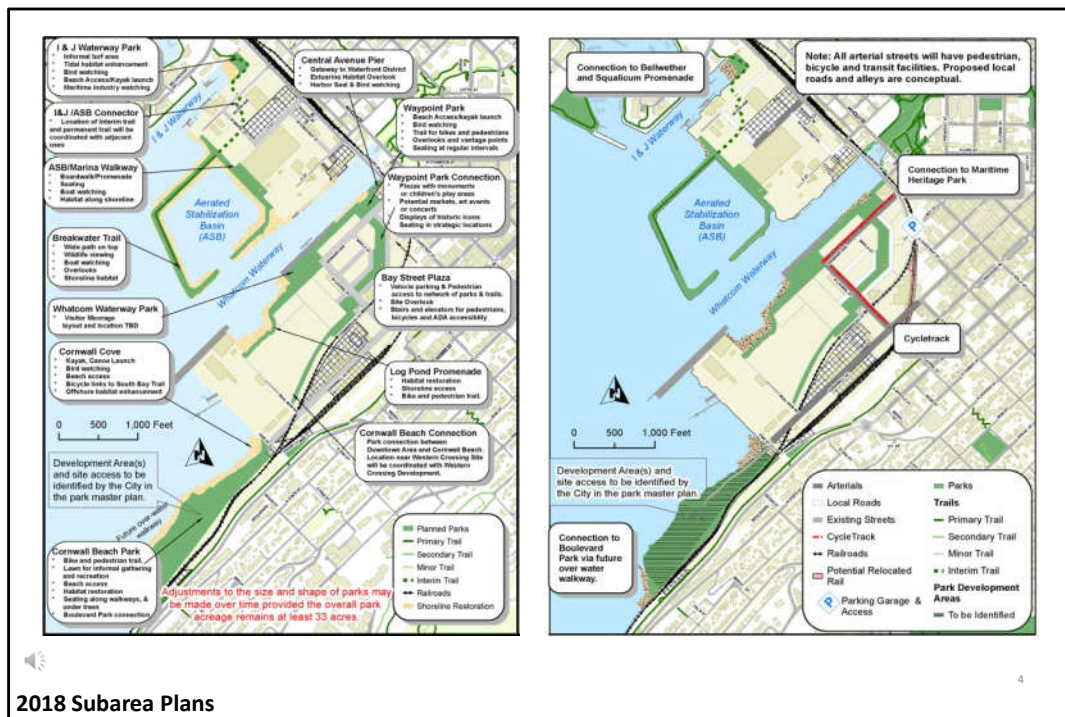
July 2022 - August 2023: Bidding and Construction

***Schedule dependent on coordination with private development**



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We anticipate advancing our design documents for this next phase of development and completing in the year 2022. We also anticipate that construction could start towards the end of year 2022 or beginning of year 2023 in coordination with other development that is occurring at the waterfront.



Development at the waterfront is guided by the approved sub-area plans. These plans show where parks will be developed, the size of the parks, and when the parks will be developed in coordination with other development occurring at the site.



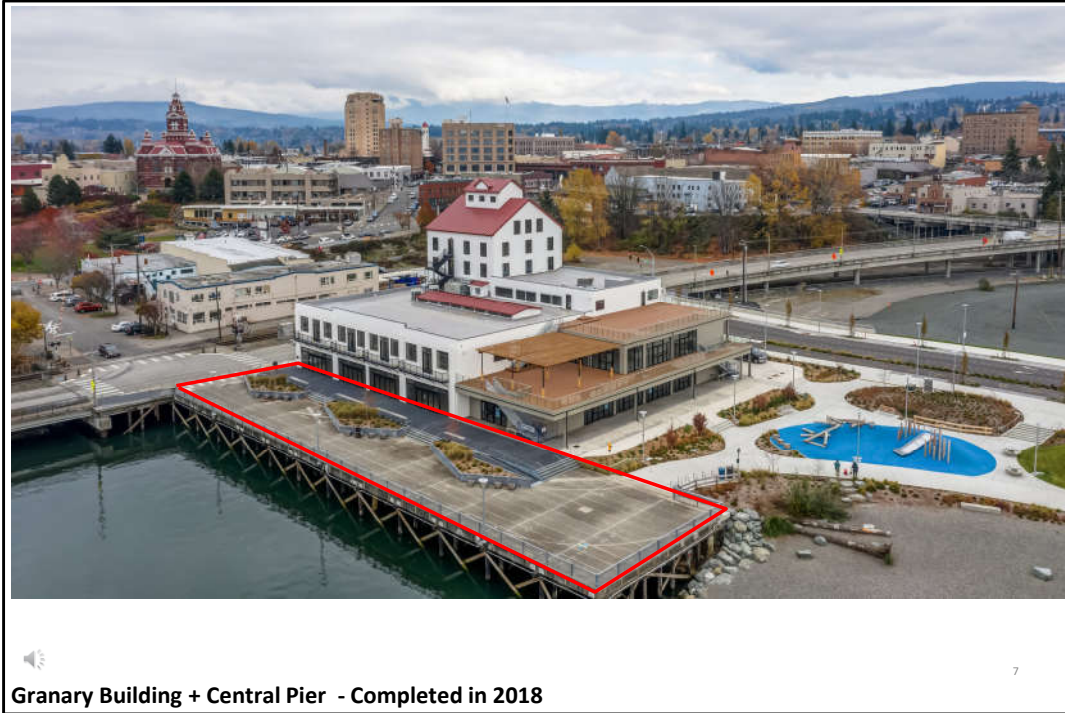
2015 Basis of Design Report

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In 2015 we completed a Basis of Design Report for this waterfront park. This report includes information on the look and feel and programming of the park. It is based on the sub area plan, which has since been updated. However, the general proximity, size and location of the park remains the same and the guiding principles also remain the same.

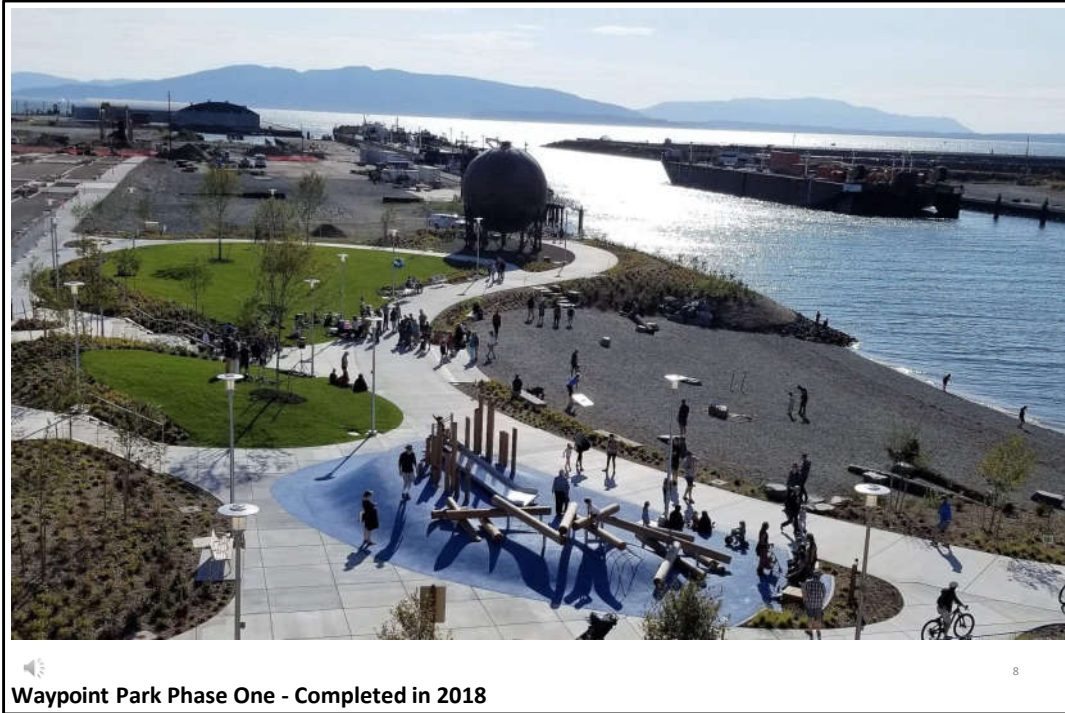


Now let's take a look at what we have accomplished to date.



Granary Building + Central Pier - Completed in 2018

In 2018, the City completed work on renovated Central Avenue Pier and converting it into a public park space.



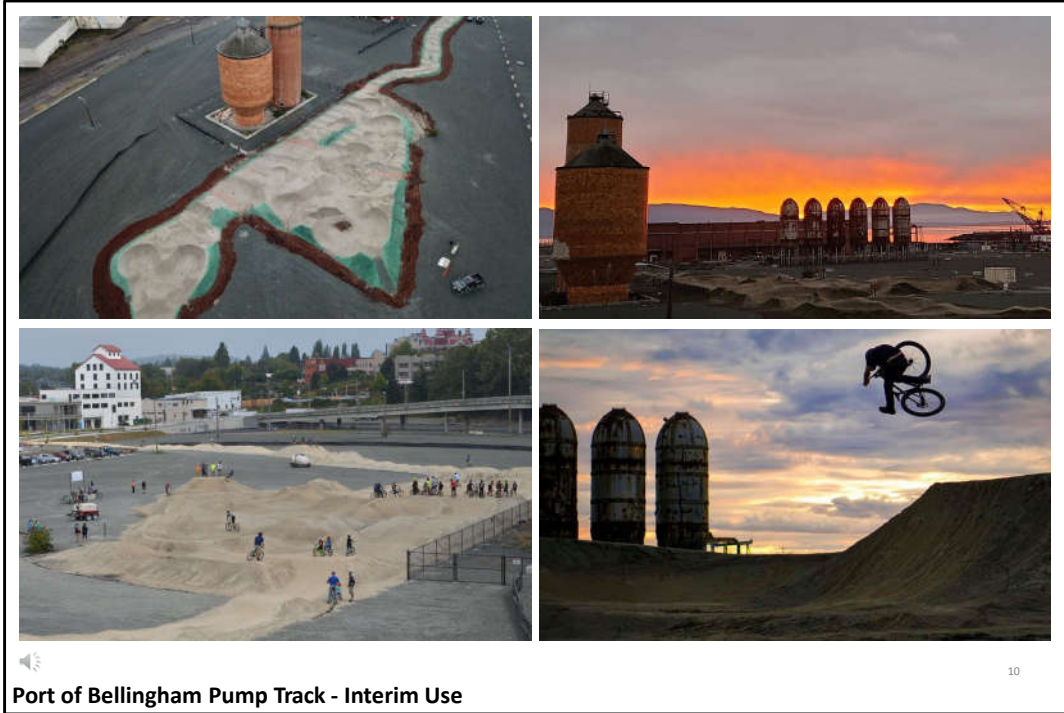
Waypoint Park Phase One - Completed in 2018

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Also completed later in 2018 is the development of phase one of Waypoint Park.



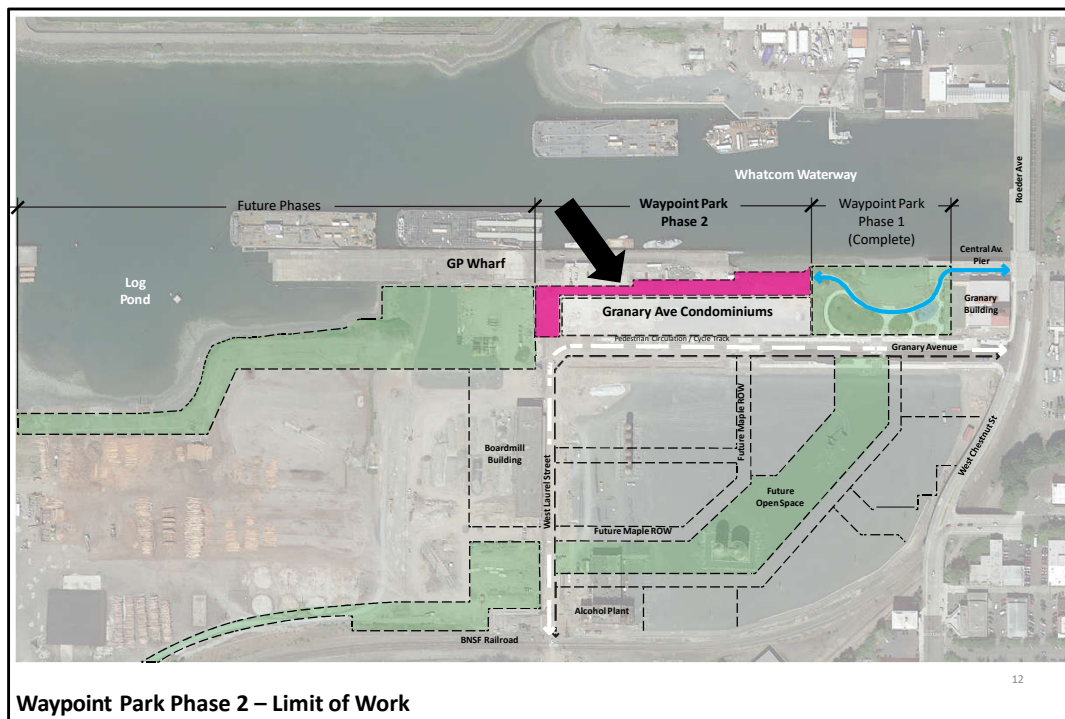
Phase one development of the park included creating a playground, beach area, habitat plants, as well as converting the iconic acid ball into a work of art known as "Waypoint," the Park's namesake.



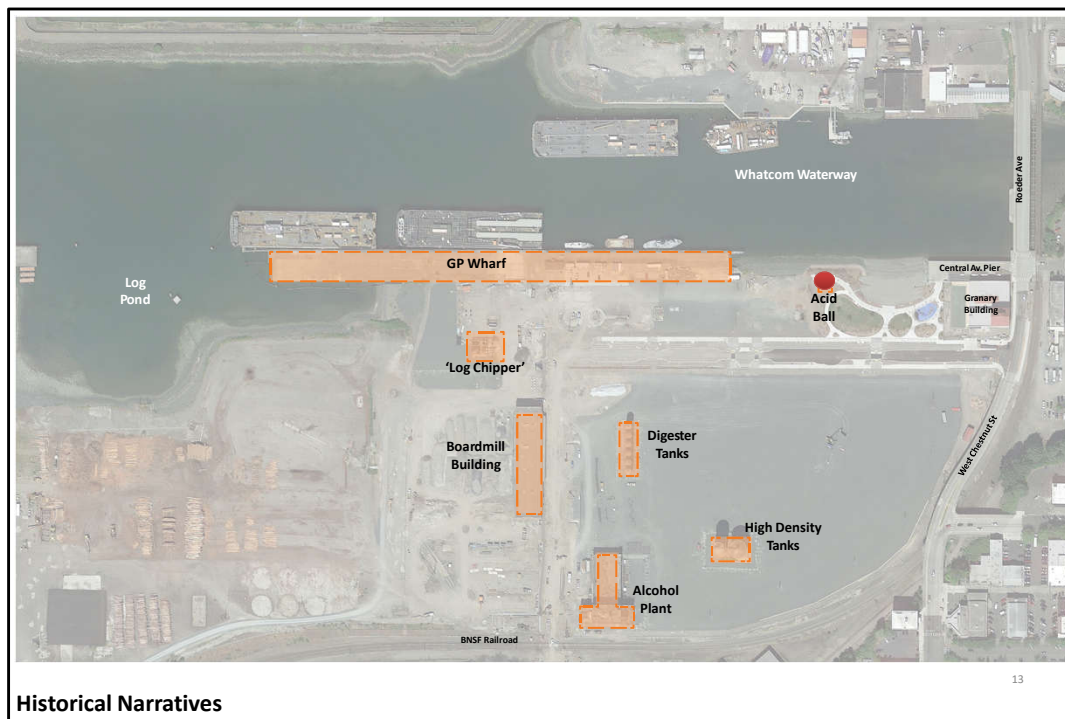
Other recreational development at the site includes the Port of Bellingham pump track, which has been set up as an interim use until other development occurs.



Thank you Gina and hello City of Bellingham. My Name is Chris Jones and I am a principal and landscape architect with Groundswell Studio. We are the design team working with the City and the Port on the implementation of Waypoint Park phase two. Your feedback is much appreciated and frankly it's crucial in making this park unique and reflective of the Bellingham community. As such, we have organized this open house into three sections. We want to first orient you to the project and describe ongoing planning efforts in the district. We will then orient you to the scope of this specific phase of work and lastly we'll conclude by sharing our conceptual site plan for Waypoint Park phase two.

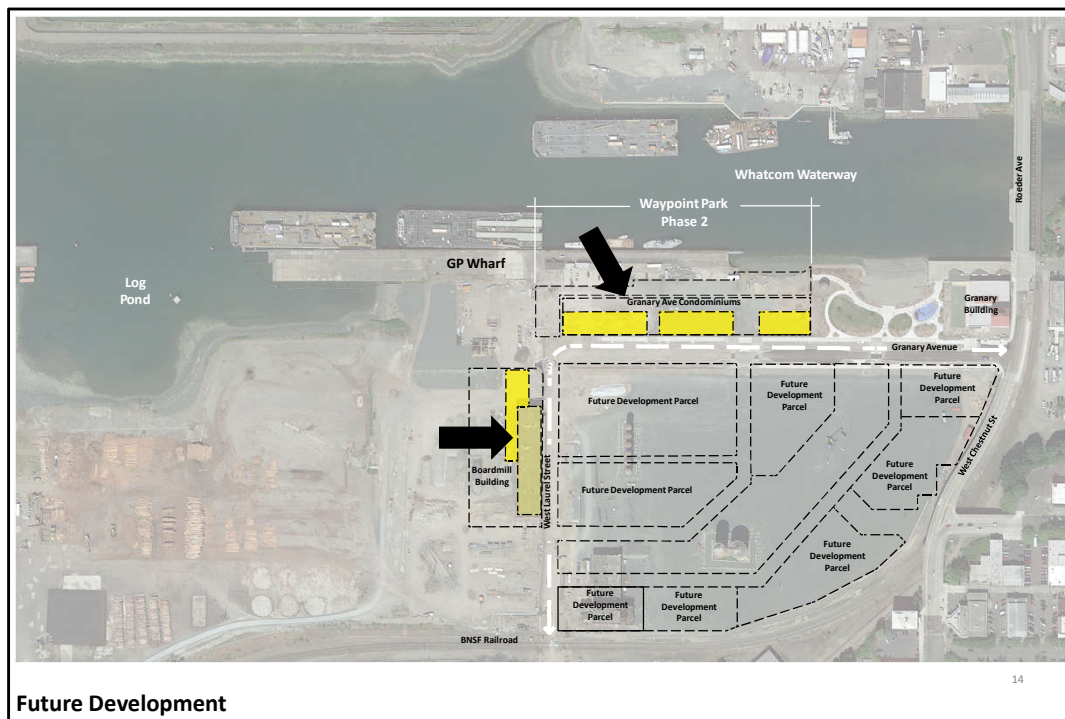


We want to bring our open house by orienting you to the waterfront district, the specific site and make you aware of several parallel planning efforts that will inform this project. This diagram illustrates the extent of Waypoint Park phase two, indicated in magenta. This site is directly south of Waypoint Park phase one and is a continuation of this waterfront trail. The site is also directly east of the GP wharf and west of the Granary Avenue Condominiums project. To give you a sense of the scale of the site, its approximately 745 feet long, 92 feet at its widest, and 30 feet at its narrowest, point.

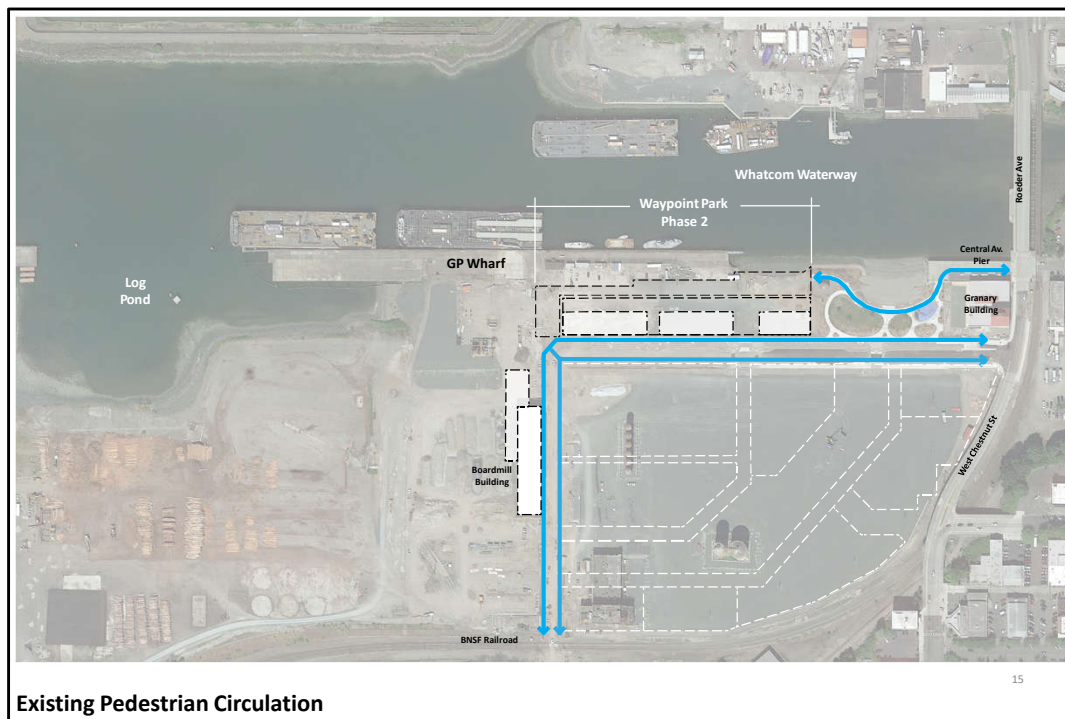


Historical Narratives

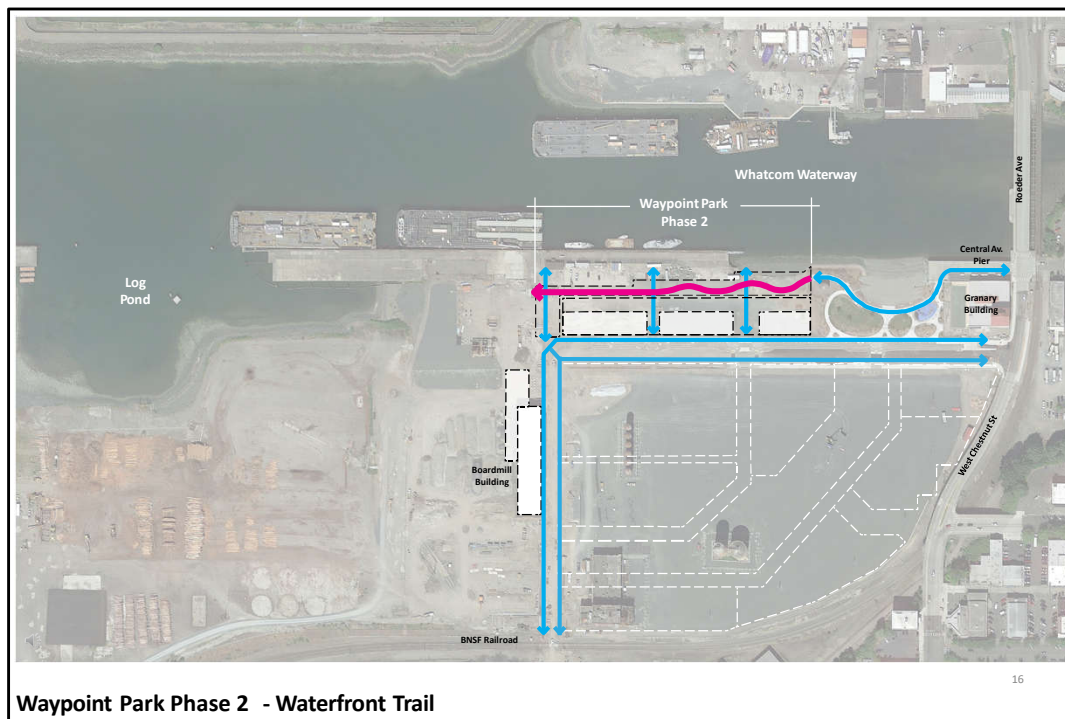
One of the most fascinating aspects of the waterfront district is its postindustrial history. These industrial artifacts are emblematic of the site's rich history and a great means for interpretation. A great example of how these artifacts can successfully be incorporated in a public open space can be seen at Waypoint Park phase one with the incorporation of the iconic acid ball. As we advance our planning efforts for this phase and future phases, we continually consider how we can incorporate and interpret these unique site artifacts.



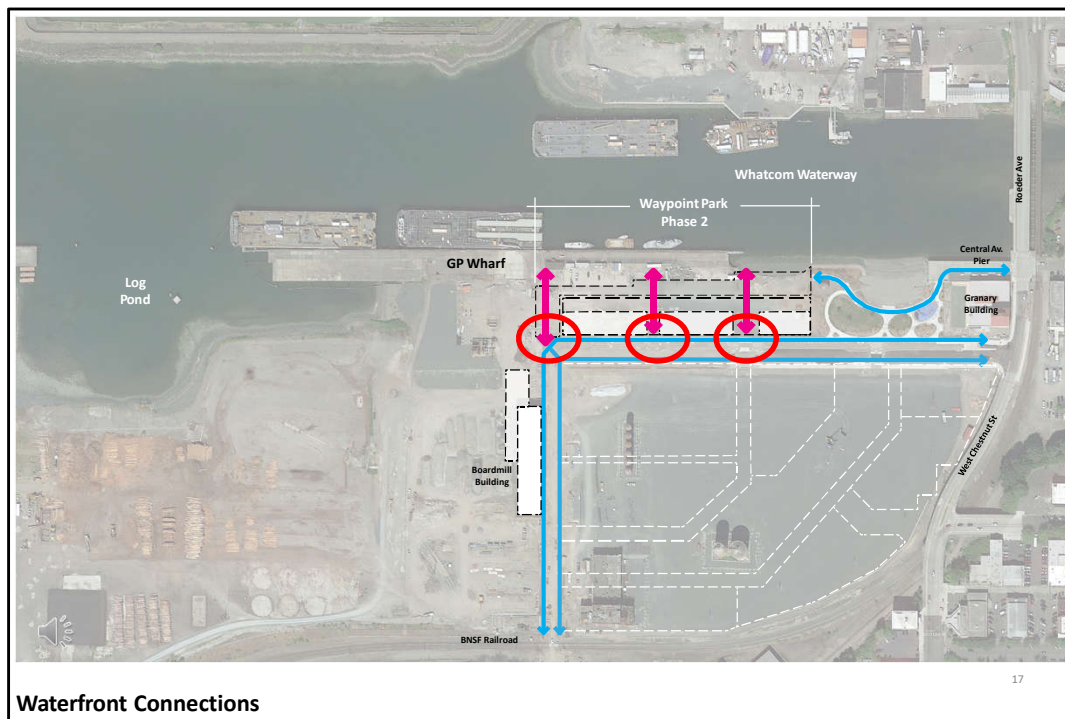
This site is also unique because of its onsite redevelopment efforts and the interplay between public and semi-public spaces. As such, our planning efforts consider how planning efforts can activate, inform, and support the vitality of the district. This diagram begins to illustrate current and future development within the waterfront district, most notable being the Granary Avenue new condominium project and the potential future redevelopment of the Boardmill building.



Similarly, the recent addition of sidewalks, cycle track, and a waterfront walkway has established an extremely walkable and connected neighborhood that will help inform our next phase of work.

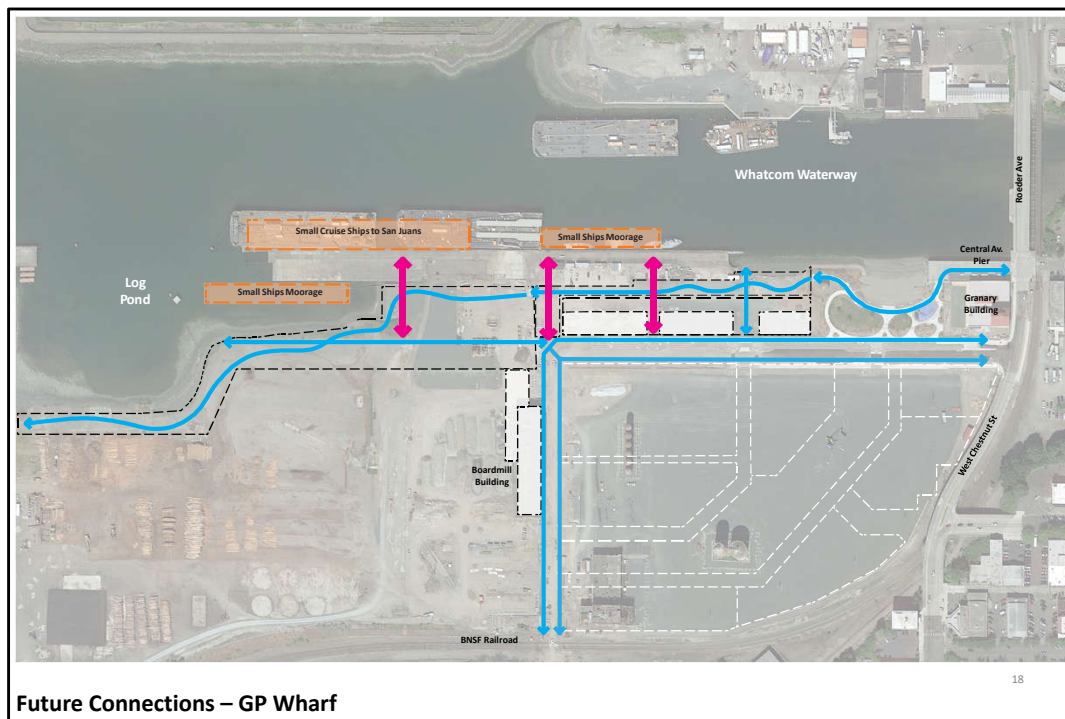


We want to build on this framework of pedestrian connectivity and walkability. As such, our next project will continue the fourteen foot wide waterfront trail illustrated in magenta.

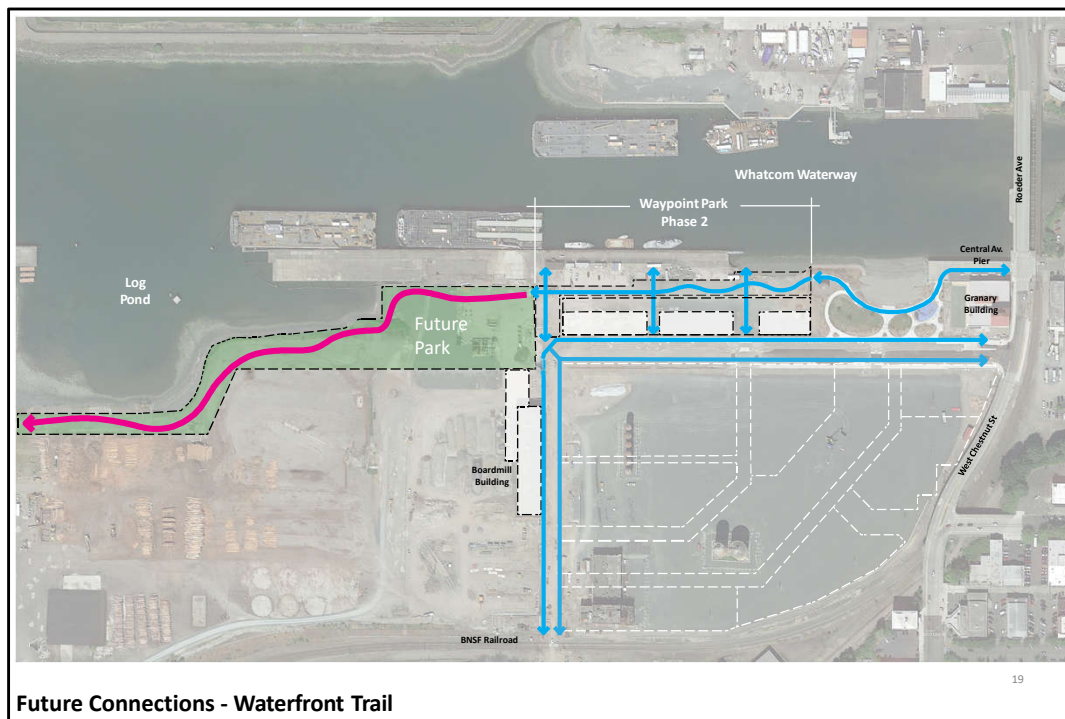


Waterfront Connections

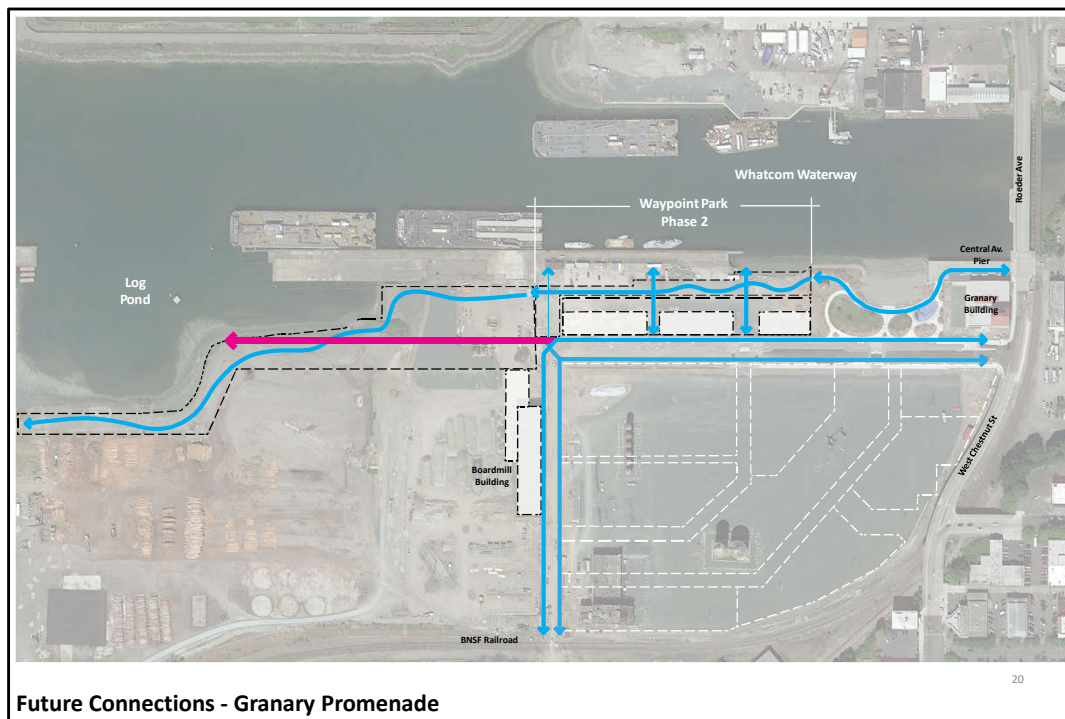
The phase of work will also include thru-block pedestrian connections. If you have walked Granary Avenue recently, you will noticed that the City has installed three unique seating areas. These are the locations where future connections will be made to the waterfront.



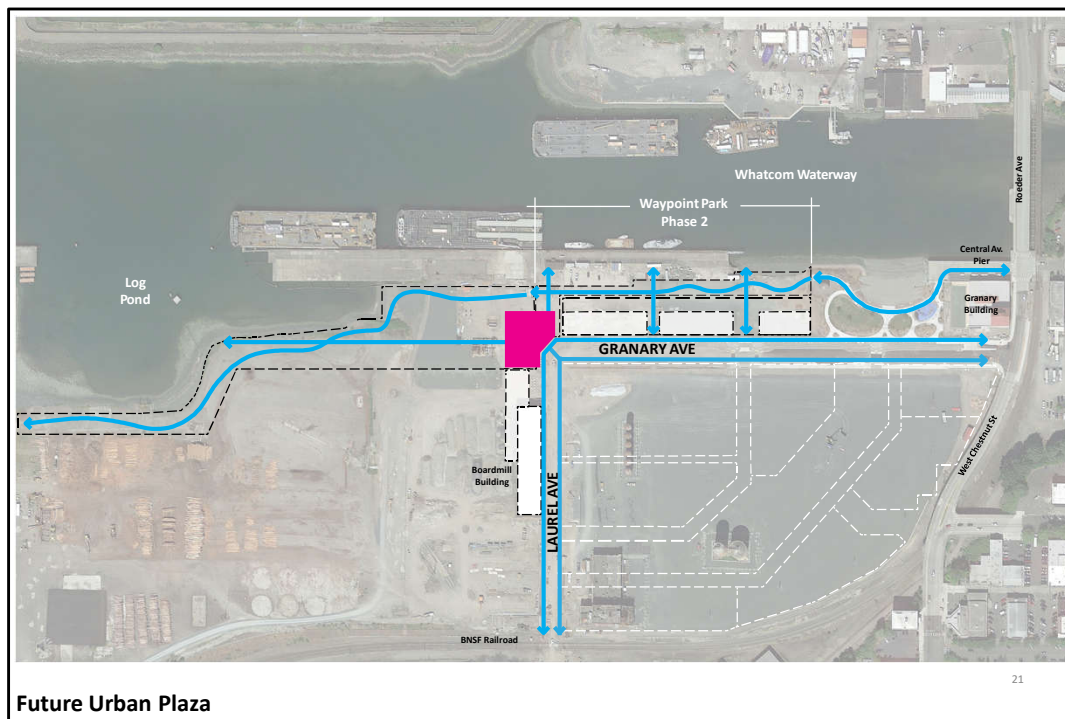
The design team is also continuing to work with the Port of Bellingham to consider future connections to the GP wharf.



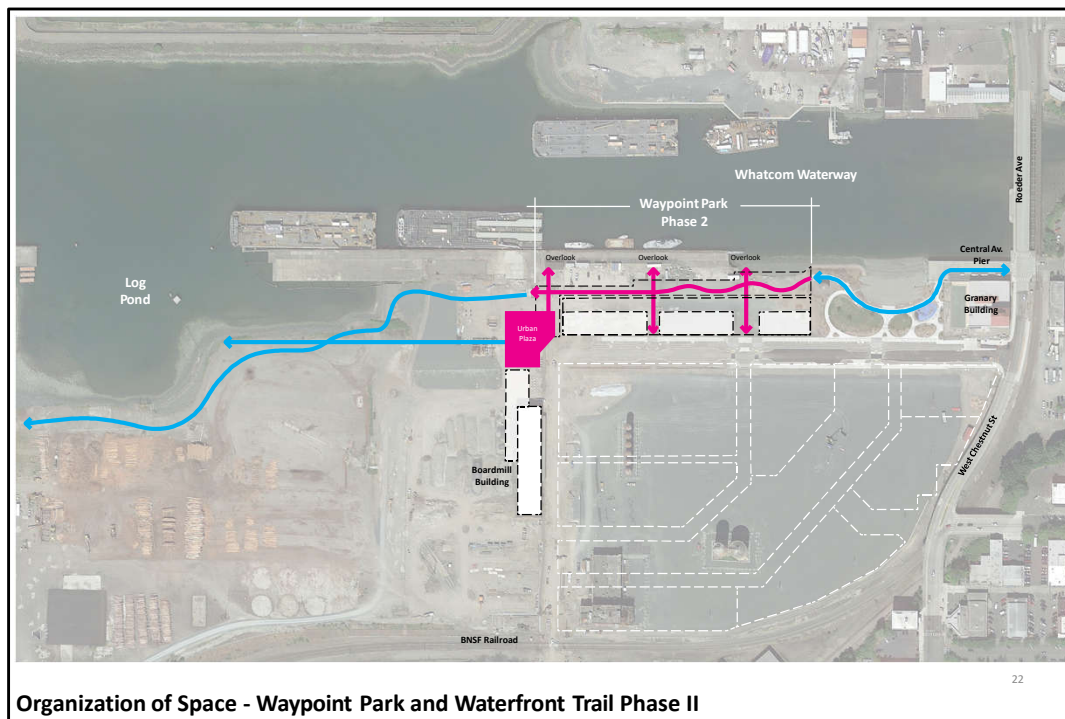
Integral to this planning effort is also considering future trail connections. Specifically, we are studying how this phase of the project will connect to future open spaces so that we could assure a contiguous waterfront trail.



Another design concept we are considering for future phases is extending the Granary Avenue sidewalk as a pedestrian promenade. It is envisioned that this pedestrian connection will engage users with the log chipper, the Boardmill building, and provide an additional pedestrian connection to the log pond.



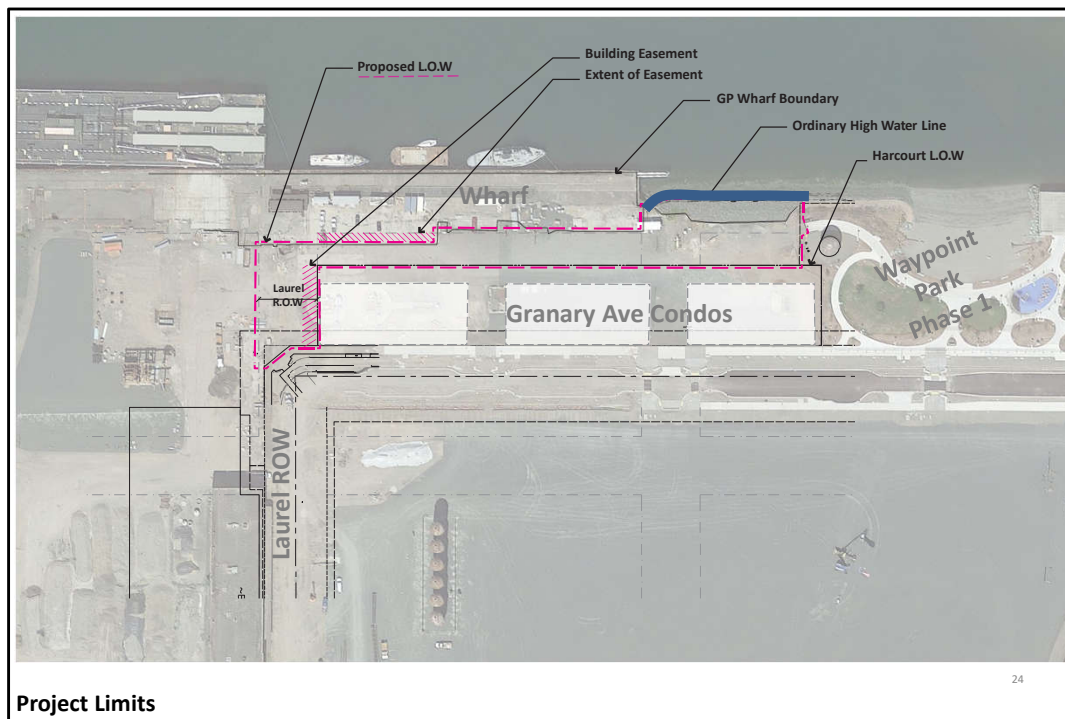
Another advancement of the district's open space plan is consideration for the outdoor spaces at the intersection of Granary and Laurel Avenue. Given its inherent location, great visibility, and adjacency to active buildings, we believe this space could be a very vibrant urban plaza that engages both the Boardmill building and the Granary Avenue condominium project.



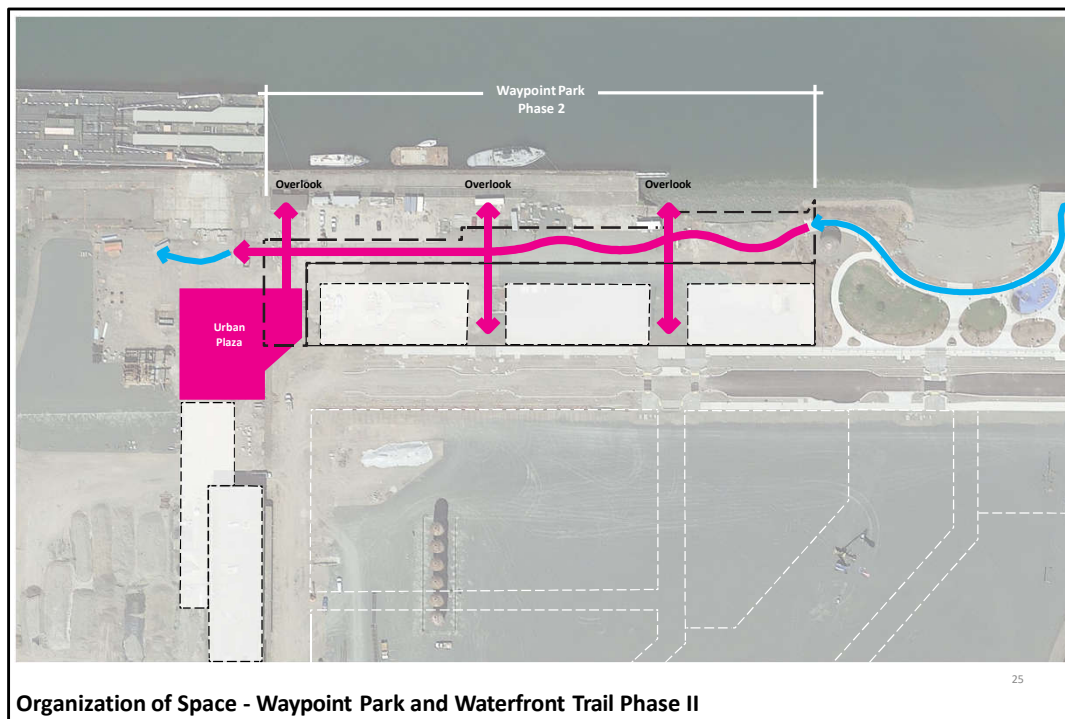
The culmination of all these ideas is intended to support a walkable and interconnected waterfront district that is vibrant, safe and reflective of the Bellingham community.



We hope that was a useful description of how the waterfront district is evolving and how those efforts will inevitably inform the next phase of Waypoint park. The next section of our presentation we are going to zoom in a little bit and look at the next phase of Waypoint park in more detail.



The limits of Waypoint Park phase two is indicated with the dashed magenta line. You could see here in more detail how the north extent of the project will connect with Waypoint Park phase one, just south of the acid ball. The western edge of the project is defined by the ordinary high-water mark and the GP wharf. While the southern boundary is defined by the Laurel Street right-of-way. The eastern edge of our project will be defined by the Granary Avenue new condominium project.



In the prior sections of this presentation, we outlined the general organization of space of phase two and the anticipated pedestrian connections included in this phase.



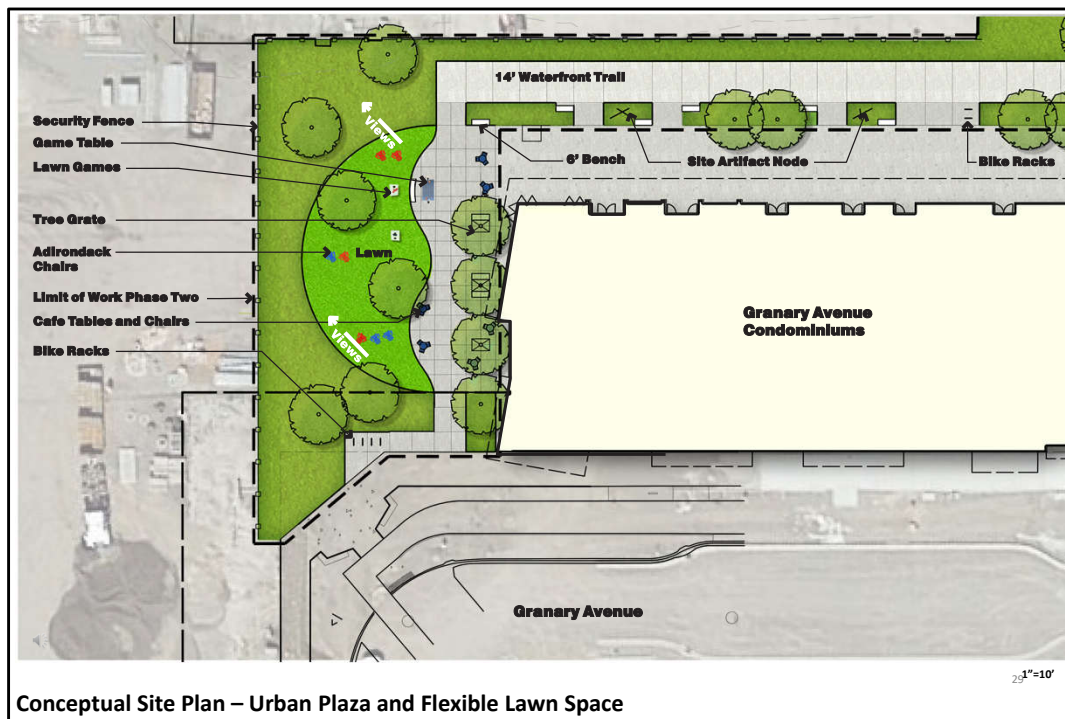
This next slide elaborates on those initial ideas and begins to illustrate our projects adjacency to the outdoor commercial spaces of the adjoining development. The adjacent development is comprised of three buildings situated on top of a parking garage. The outdoor commercial spaces will be at the same elevation as the park. These ground floor spaces will have a mix of commercial, retail, and restaurant. This initial concept diagram begins to suggest that these overlooks could act as a terminus of the pedestrian connections coming from Granary Avenue.



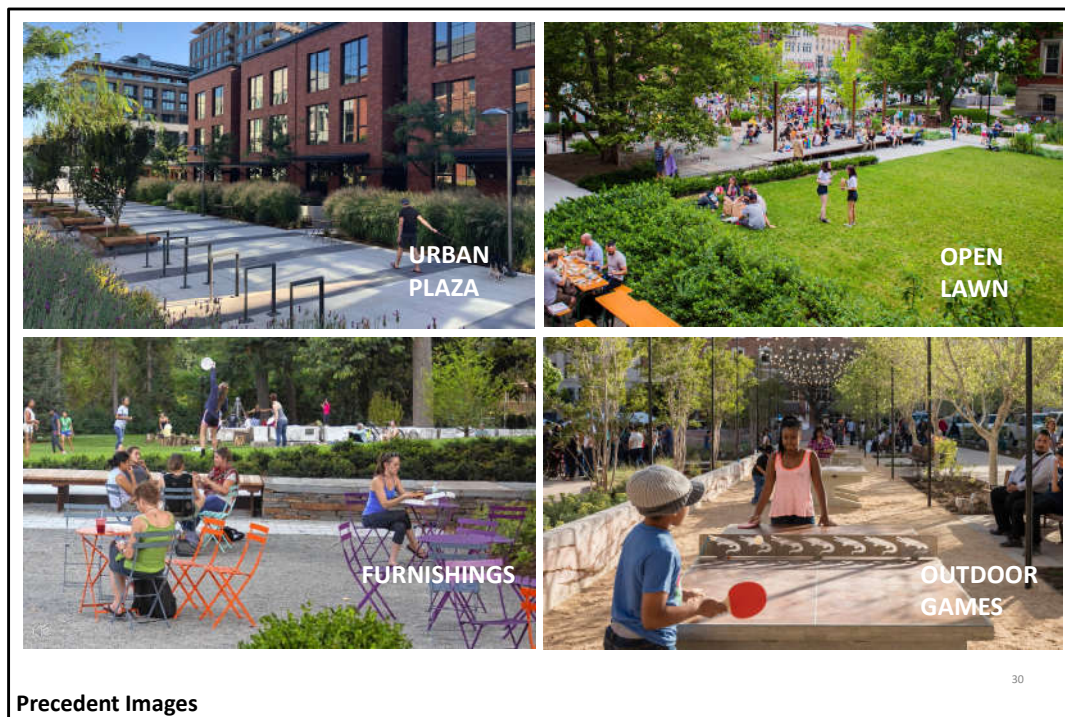
The culmination of the information that we just presented, and the concepts outline in the basis of design report Gina mentioned provide us with a framework for the conceptual site plan for Waypoint Park phase two. These concepts we are presenting today will continue to evolve as we receive your feedback and input from the City and the Port.



Our conceptual site plan illustrates a continuation of the sinuous fourteen feet wide waterfront trail that connects to Waypoint Park phase one. The adjacent landscape areas along the trail will be planted with native and climate adaptive plants similar to those you see in phase one. As the trail moves south, you'll notice that it transitions from a sinuous trail to a more orthogonal alignment as the limit of work becomes a little more constrained. You'll notice that we have incorporated pedestrian access points through the adjacent development to two overlooks over Whatcom waterway. The outdoor space to the very left of this slide illustrates an urban plaza and flexible lawn space for a variety of recreational opportunities.



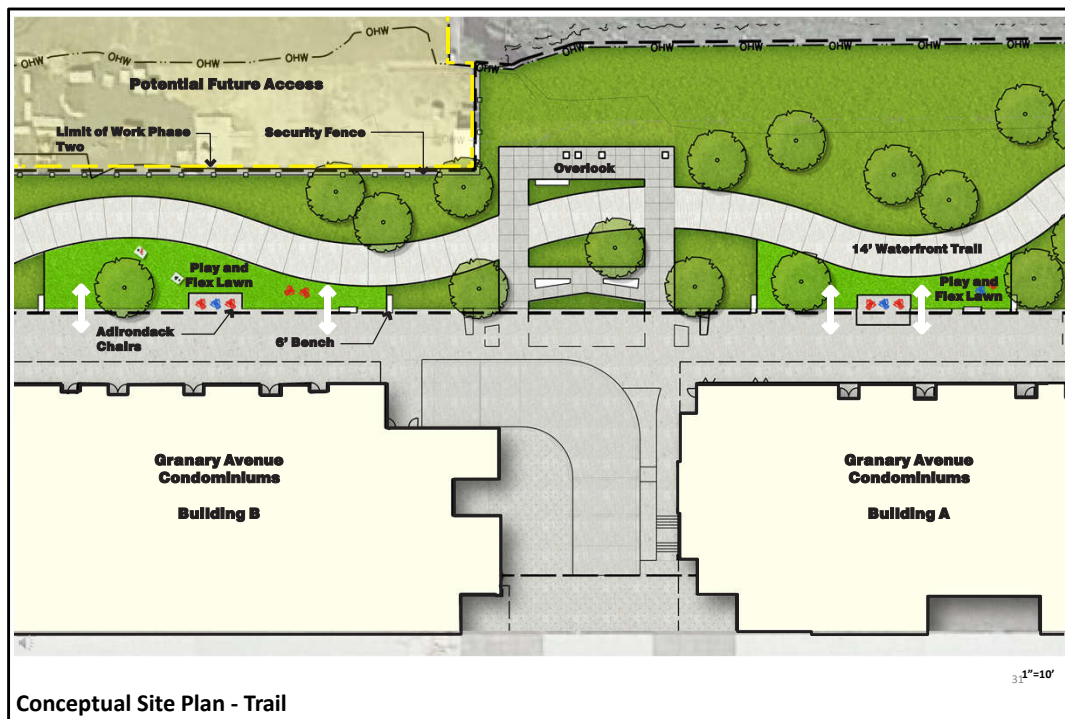
As we zoom into the plaza space, you will notice that we are including a variety of outdoor seating and movable tables and chairs. We are also including the inclusion of outdoor games like ping pong, chess, or corn hole.



Precedent Images

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The precedent images begin illustrating the type of activity and scale of spaces we are envisioning for this space. The photo on the upper left suggests an elegant plaza flanked by building edges, bike parking and rich plantings. The photo in the upper right suggests how an open lawn space can accommodate a variety of activities like picnicking, socializing, or outdoor games. The image in the lower left suggest how movable tables and chairs can activate the space and make it safe and flexible. And lastly, the image in the lower right how durable outdoor game tables like ping pong could create playful spaces for children, families and people of ages.



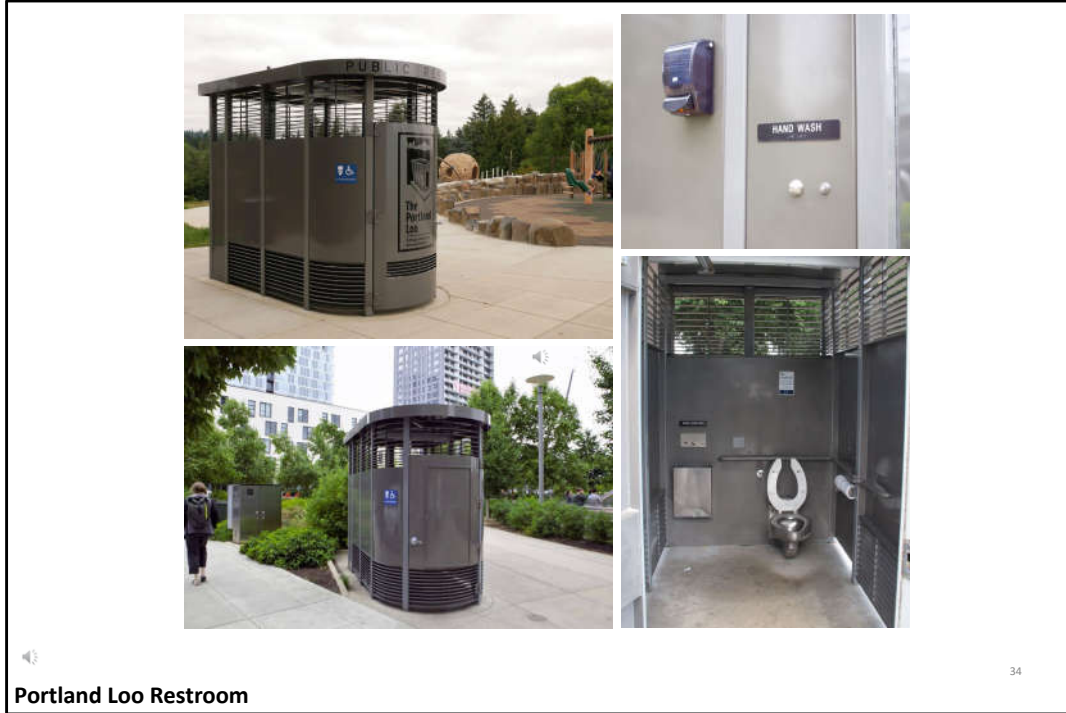
This next slide is an enlarged version of the waterfront trail. This plan illustrates flexible lawn areas along the trail that can accommodate recreation or respite while also allowing for movement for movement between the trail and adjacent development.



These precedent images are intended to help illustrate a similarly scaled waterfront walkway with rich textures, finishes, and furnishings. These photos also illustrate how overlooks could help provide views to Bellingham Bay and the adjacent Whatcom Waterway.



This next enlargement shows the northern most edge of phase two where it will connect with Waypoint Park phase one immediately south of the Acid Ball. This phase of work is also planning for the addition of a public restroom within the existing Waypoint Park.

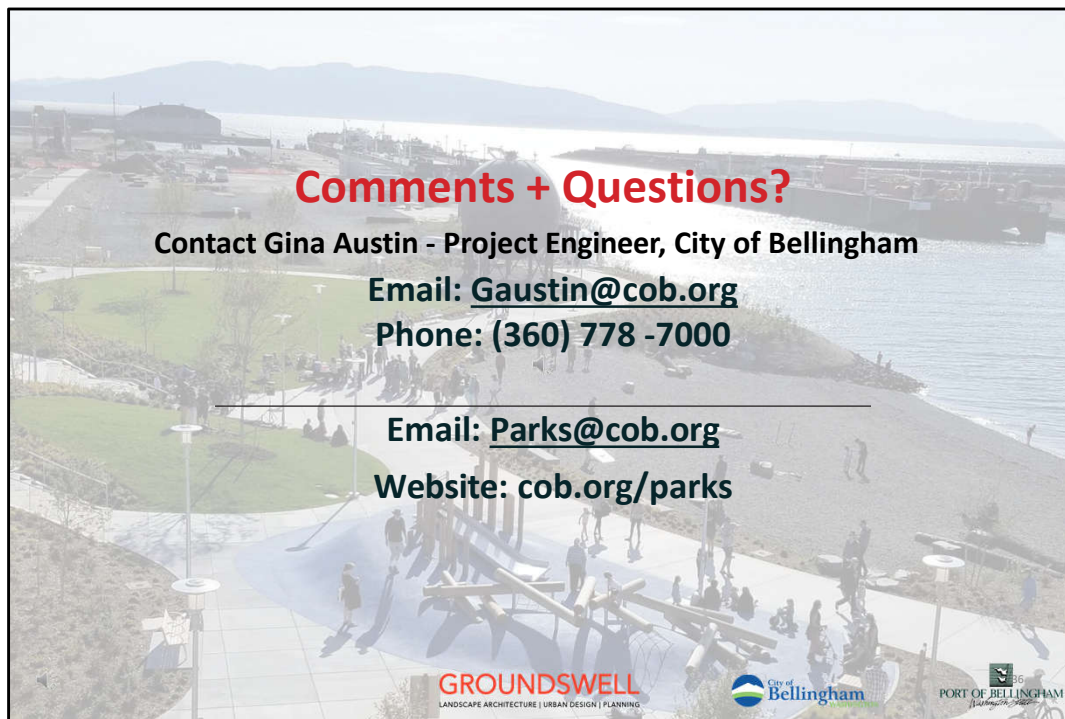


Portland Loo Restroom

The proposed restroom will be similar to the images shown here. It will be extremely durable, safe and sited for maximum visibility.



On behalf of the City and Port of Bellingham, I want to thank everyone for your participation in today's open house our next steps include incorporated your feedback and advancing our design documents. We are anticipating submitting for permit in mid-2022 and having construction begin in early 2023.



Comments + Questions?

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GROUNDWELL
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING

**City of
Bellingham**
Bellingham, WA

PORT OF BELLINGHAM
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Thank you for watching this presentation. If you have any questions for comments, please email me at gaustin@cob.org or feel free to give us a call at 360-778-7000. You can also email parks@cob.org about this project or others. Again, thank you for watching this presentation and we'll see you out there in the parks!