

Chapter 11: Waterfront District Biennial Monitoring Program - 2023

In 2010, Public Works created Concurrency Service Area (CSA) #6 for the Waterfront District in preparation for the adoption of the Waterfront District EIS and Master Plan. In 2023, CSA #6 has **4,649 PTA** with no credits given yet for transit service, but **1,652** credits provided for sidewalks, bikeways, and multiuse trails.

- Cornwall Avenue has continuous sidewalks on both sides between Pine Street and West Laurel Street and from Maple to Chestnut, but lack of sidewalk on the north side of the Cornwall Avenue Bridge requires people to cross to the south side of Cornwall to walk from downtown into the Waterfront.
- Wharf Street is a steep and narrow street without sidewalks or bicycle lanes and construction of either would require major excavation of steep slopes on the hillside, construction of major retaining walls, and environmental impact mitigation, all of which would have significant cost.
- WTA transit service does not exist within the Waterfront District boundary. WTA does not currently have plans to serve the Waterfront, and it is likely to be a long time before fixed route transit service becomes a viable option to serve the Waterfront District.

Concurrency – Person Trip Supply: Additional person trip credits are awarded with completion of new arterials, sidewalks, and bikeways to serve new Waterfront development.

- The City constructed the Granary-Laurel arterials in 2019 in the “Downtown” portion of the Waterfront with sidewalks on both sides and a two-way cycle track on one side.
- In 2023, on-street parking will be removed along both sides of Cornwall Avenue between Laurel Street and Pine Street, in favor of installing bikeway facilities to connect the Granary-Laurel off-street cycle track to the new Cornwall Beach Park being constructed south of Pine Street in 2023-2024.

Concurrency – Person Trip Demand: New Development is occurring throughout the Waterfront District. In addition to the PTA for CSA 6, the Port of Bellingham has a credit line with a 2023 balance of 969 previous use vehicle trips (Not Person Trips) from the former Georgia Pacific Industrial Site per the Waterfront EIS.

- The historic Granary Building began redevelopment in 2016 as the first major project in the redevelopment of the 200-acre Waterfront District and is approximately 50% occupied with businesses.
- All-American Marine Boats has relocated its manufacturing site from the Fairhaven Shipyards industrial area to the I-J Waterway in the Waterfront District.
- Itek, a major solar panel manufacturer, has relocated its manufacturing site from the Irongate Industrial Area to 800 Cornwall Avenue in the Waterfront District.
- Three condominium buildings with underground parking and ground-floor commercial spaces are under construction along the north side of Granary Avenue with completion anticipated for 2025.
- Mercy Housing is currently constructing a low-income and senior residential housing complex at the northeast corner of Laurel and Cornwall that will also include day care facilities and a food campus.
- Several commercial and residential development proposals have been made along the south side of Granary Avenue and along both sides of Laurel Street, including a proposal surrounding the digesters and a proposal to redevelop the Boardmill building.

The Waterfront District meets BMC 13.70 concurrency requirements and the Port is required to update the Biennial Monitoring Report again in late 2023 with results included in the 2024 TRAM.

