TEAM SNAPSHOT

Bellingham, Washington

MARK BUEHRER, P.E.

FOUNDER, DIRECTOR + PRESIDENT, 2020 ENGINEERING (BELLINGHAM)

Neighborhood development experience 15+ years of planning in Bellingham; worked on LEED and Low Impact Development projects
I want to learn about how the legal structure for EcoDistricts is set up to allow property owners and residents within it to share resources, (i.e., transportation, energy, water, food, etc.).
One challenge I'd like to address is how to attract supportive developers who will implement sustainable strategies if the EcoDistrict concept is accepted by the local community and agencies.

LYDIA BENNETT CCIM, CPM *team lead*

BUSINESS DEVELOPMENT DIRECTOR, ECONOMIC DEVELOPMENT LEAD, PORT OF BELLINGHAM

Neighborhood development experience 27 years in commercial real estate; served on community visioning project for the City's waterfront; working on 220-acre Waterfront District redevelopment
I want to learn about how to measure the costs and benefits of an EcoDistrict.
One challenge I'd like to address is how to communicate to the public the cost/benefit realities of an EcoDistrict and how to improve the public process for making these new ideas realistic.

SYLVIA GOODWIN DIRECTOR OF PLANNING, PORT OF BELLINGHAM

Neighborhood development experience Lead planner for the Waterfront District, Fairhaven neighborhood and Blaine waterfront; worked on the downtown revitalization plan for the City of Blaine and on the Birch Bay plan.
I want to learn about opportunities for district wide reuse of stormwater systems, and shared heating and cooling systems.
One challenge I'd like to address how to design a coordinated utility system for an EcoDistrict that can be built incrementally.

SAM SHIPP, P.E. PROJECT ENGINEER, DEVELOPMENT SECTION, CITY OF BELLINGHAM

Neighborhood development experience 12 years with public infrastructure and private development; innovative technology projects: False Creek, Vancouver, B.C. and Dockside Green, Victoria.
I want to learn about EcoDistrict infrastructure optimization; best size of phased development in a city that is Bellingham's size; economic feasibility and critical mass for mass transportation.
One challenge I'd like to address is how to optimize phases and progression of infrastructure improvements to reduce the probability of expensive corrections.

ED SIMPSON

ASST. DIRECTOR, FACILITIES DEVELOPMENT & CAPITAL BUDGET, WESTERN WASHINGTON UNIV.

Neighborhood development experience Development of WWU Neighborhood Plan, WWU Institutional Master Plan and Happy Valley Neighborhood Plan
I want to learn about sustainable strategies for campus development in an urban setting.
One challenge I'd like to address is incorporating a higher education campus into an EcoDistrict with the city and waterfront areas.

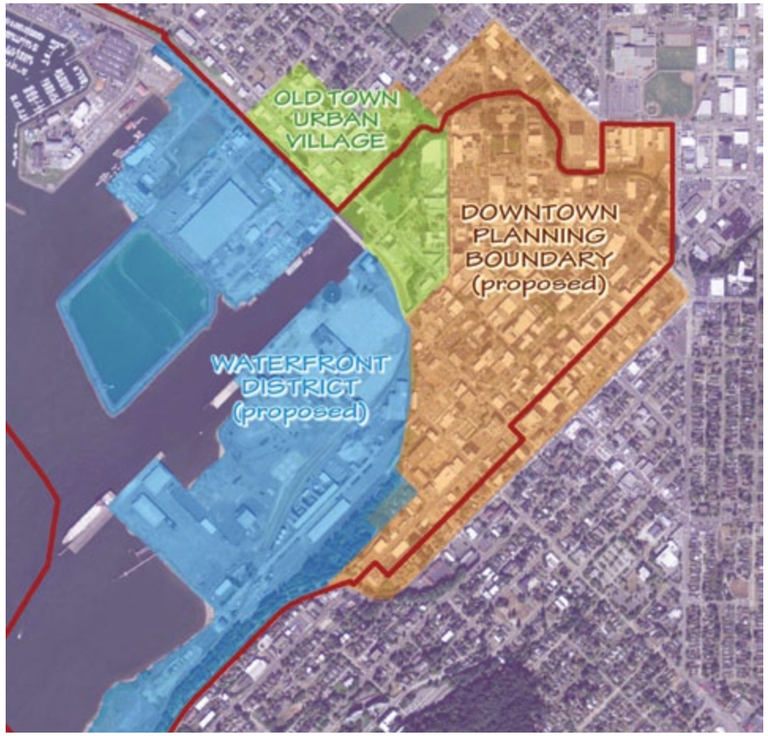
TARA SUNDIN

SPECIAL PROJECTS MANAGER, PLANNING & COMMUNITY DEVELOPMENT, CITY OF BELLINGHAM

Neighborhood development experience 15+ years in planning, coordination and implementation of community and economic development programs, including the Old Town District; led team on both the Waterfront District and Downtown master planning efforts
I want to learn about how to establish EcoDistrict boundaries.
One challenge I'd like to address is communicating the economics of EcoDistricts to the public.

PROJECT SNAPSHOT

Downtown/Old Town/Waterfront District



Bellingham's proposed pilot EcoDistrict is the commercial, retail, governmental and employment center of the city, which has faced a number of significant challenges in recent years. It includes Downtown, Old Town and a portion of the Waterfront District. Most of the major retailers left the central business district in 1988 to relocate to a 750,000-square foot regional mall, beginning a trend of suburban sprawl away from the city onto rural land. Bellingham's downtown waterfront was traditionally dominated by Georgia Pacific's (GP) 137-acre pulp, paper and chemical facility, but most of the waterfront was left vacant and contaminated when GP shut down operations at their chemical plant between 1999 and 2007. The pilot EcoDistrict neighborhood is bounded by a waterfront under transition from a heavy industrial brownfield to a mixed-use extension of downtown. Connections between the waterfront, Old Town and Downtown are critical.

The Port of Bellingham purchased all of GP's property in 2005 and partnered with the City of Bellingham to carry out the community vision of restoring the health of the land and water, improving waterfront access for the community, connecting downtown to the waterfront, promoting a healthy and dynamic waterfront economy and reinforcing the inherent qualities of each place on the waterfront.

The Port and City have committed major public investments in environmental cleanup and new parks, roads and infrastructure to support the transition of this heavy industrial property into a vibrant, mixed-use waterfront while continuing to support water-dependent activities.

Why this neighborhood?

This district supports our community's vision of transforming an abandoned asset into a beacon of local commitment towards a sustainable future centered around economic vitality and innovative design. The core of our City Center Master Plan is that the Old Town, Downtown and Waterfront districts will offer a mixed use of commercial, industrial and residential development. The district will minimize impacts to services, reduce sprawl, encourage economic development and maximize existing assets and infrastructure. The waterfront redevelopment site provides the unique opportunity to develop an extension of the existing city on a blank canvas and benefits from potential economies of scale associated with the concurrent development of new infrastructure.

top 3 Neighborhood PRIORITIES:

1. Understanding and communicating district-wide systems to the public and private sectors
2. Creating public access through our districts
3. Attracting a sustainable developer for the first phase of the waterfront redevelopment

top 3 Neighborhood CHALLENGES:

1. Developing an economic implementation strategy
2. Creating the EcoDistrict boundaries to ensure financial feasibility
3. Communicating the cost/benefit analysis to the public