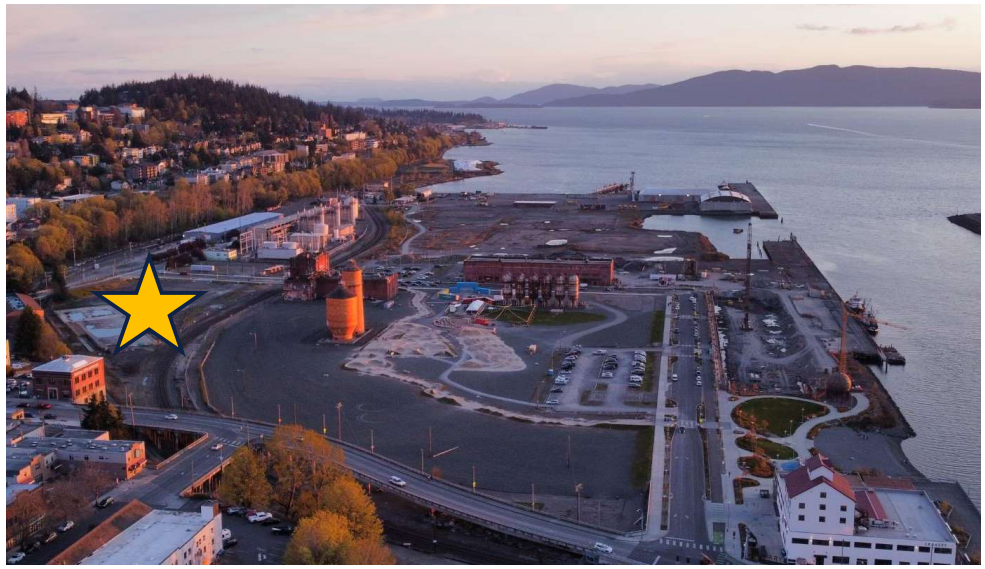
LIGNIN OU AFFORDABLE HOUSING PROJECT

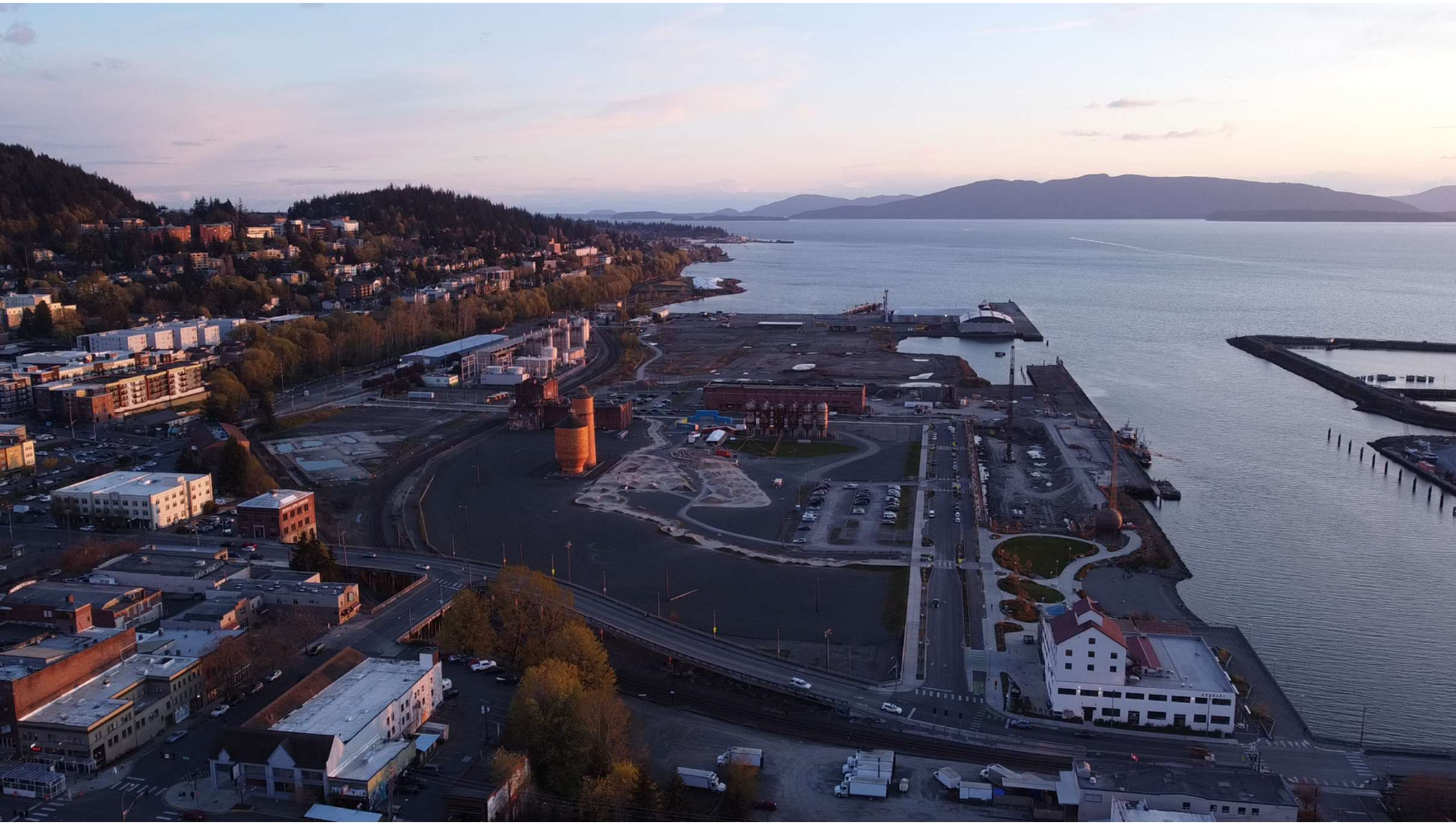
- Bellingham Waterfront District
- GP West Cleanup Site
- Integrated Planning Grant
- Lignin OU Cleanup Process
- Design and Construction
- Affordable Housing Redevelopment



Port of Bellingham: Ben Howard
Aspect Consulting: Adam Griffin

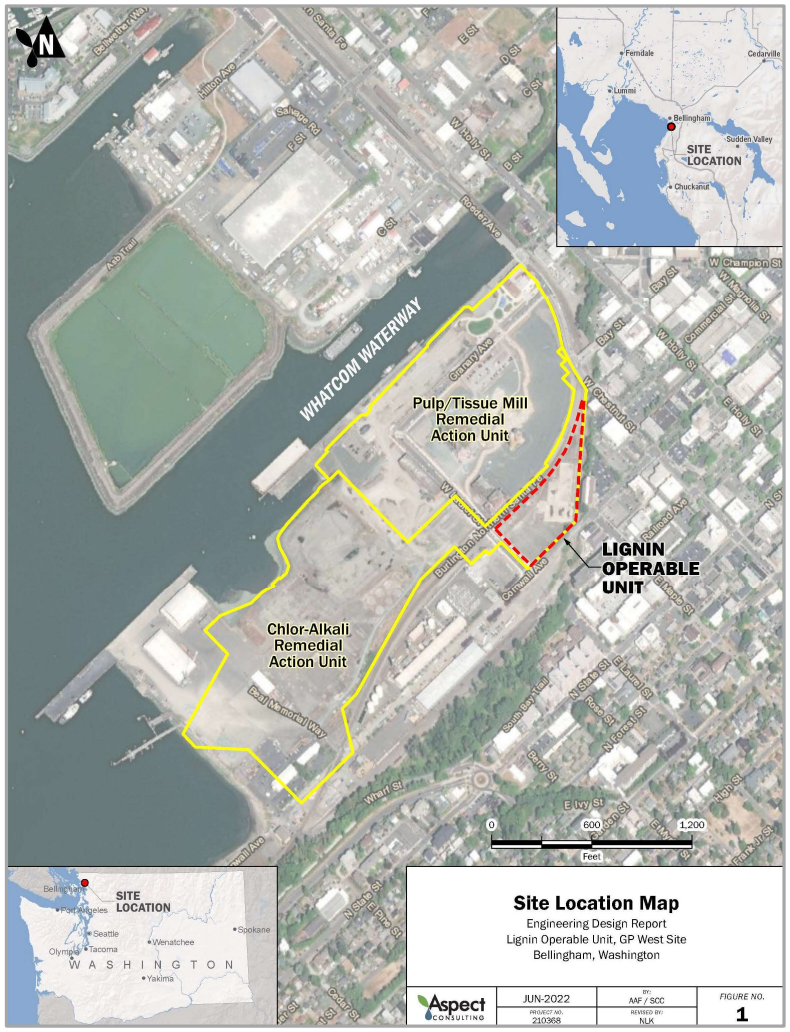
Georgia Pacific West Bellingham (Circa 1988)

Pulp & Tissue Mill and Chlor-Alkali Mercury Cell Chemical Plant



GP WEST CLEANUP SITE

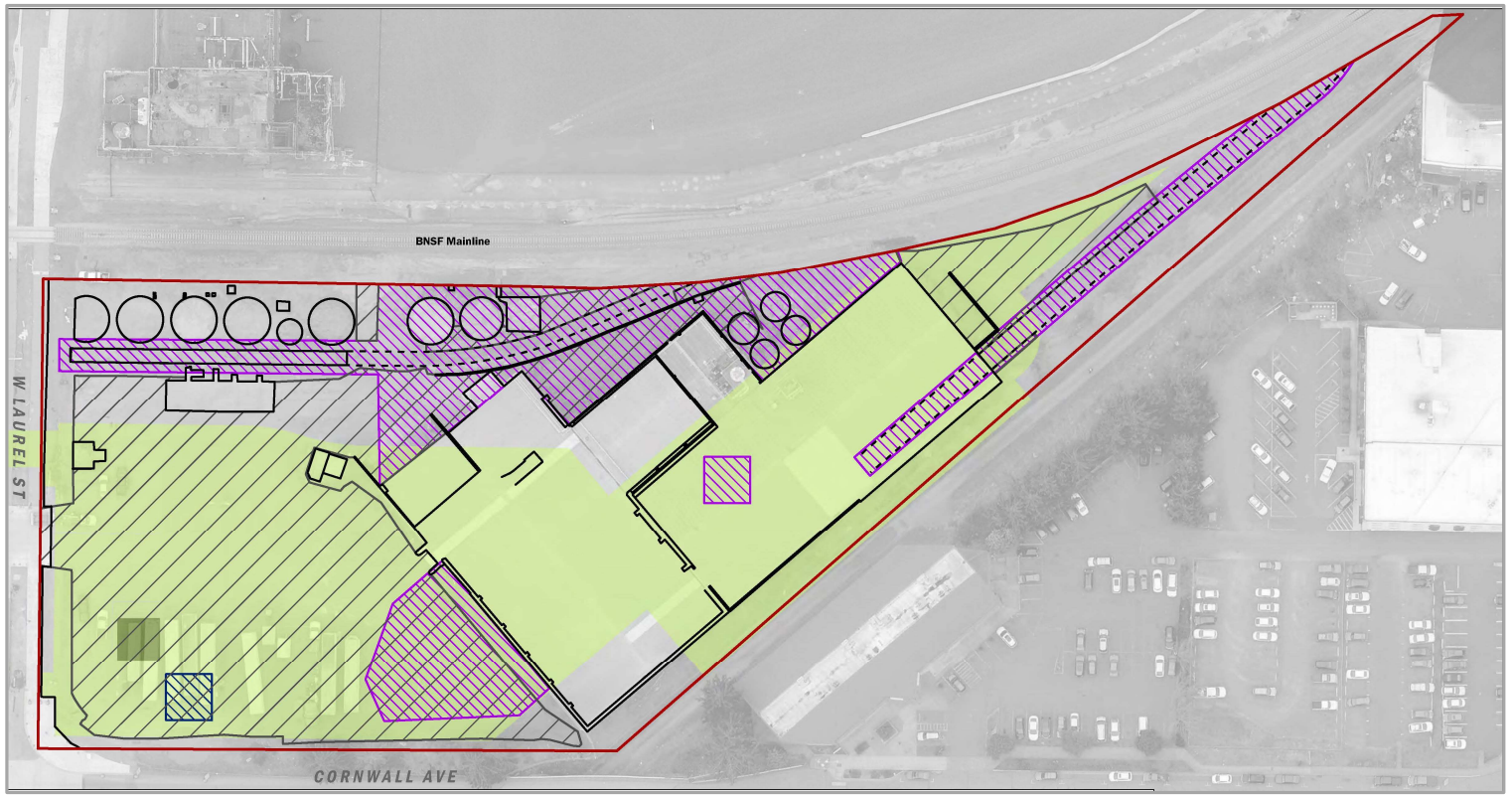
- Established Remedial Action Units (RAU's)
  1) Pulp & Tissue Mill and
  2) Chlor-Alkali
- Pulp & Tissue Mill Cleanup Completed in 2016
- RAU-Wide Environmental Cap to Initiate Redevelopment
- Land Use Planning and Sub-Area Plan
- Implement Phased Redevelopment



INTEGRATED PLANNING GRANT (IPG)

- Established Project Partnerships
- Evaluate Feasibility for Affordable Housing
- Environmental and Geotechnical Assessment
- Opportunities and Constraints
- Program and Master Plan
- Community Engagement

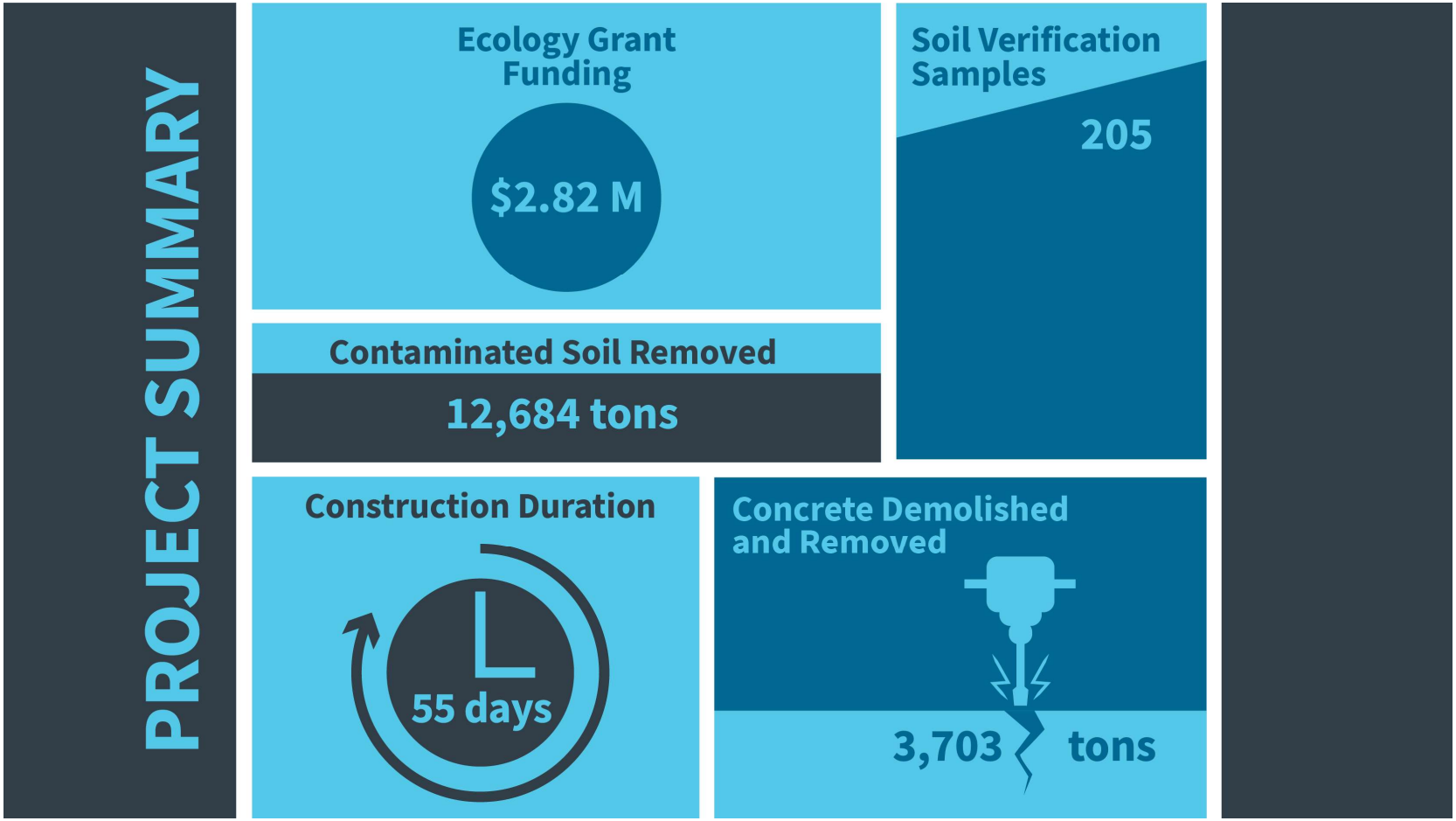
LIGNIN OU CLEANUP PROCESS



- Developed Lignin Operable Unit (OU)
- Cleanup Action Plan as Exhibit to GP West CD Amendment

DESIGN AND CONSTRUCTION

DESIGN AND CONSTRUCTION

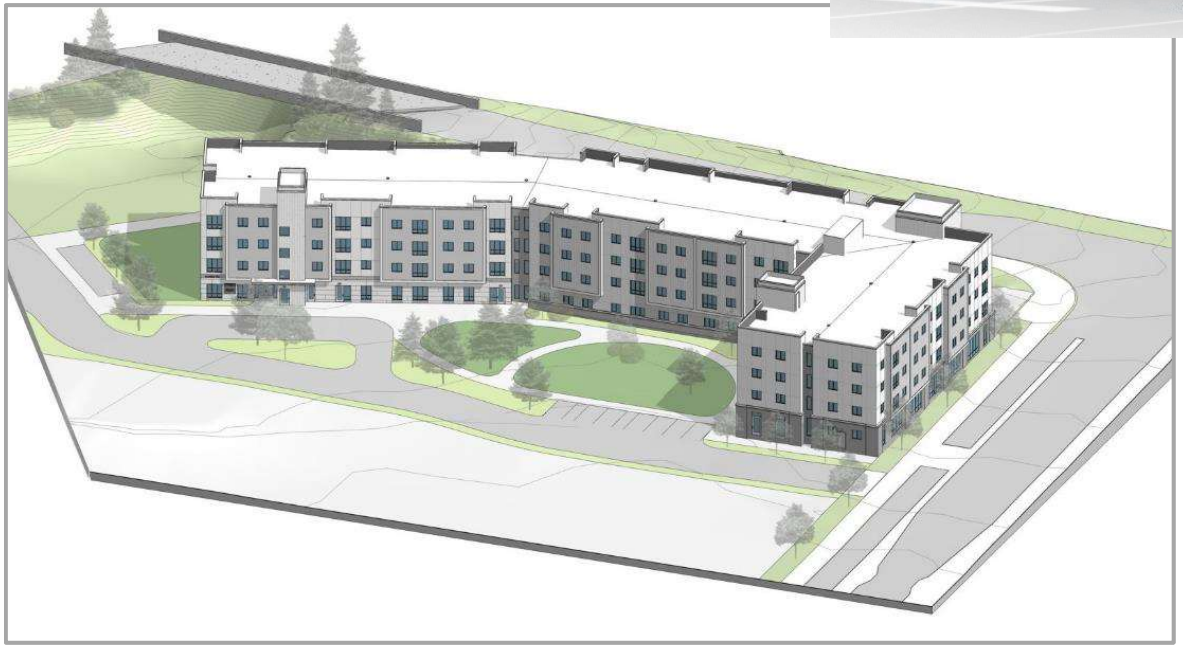


DESIGN AND CONSTRUCTION KEY TAKEAWAYS

- Development Plans Change
- Affordable Housing Lending is Complex
- Real Estate Closing Date was Schedule Driver
- Close Ecology and Partnership Coordination

MERCY AFFORDABLE HOUSING

- 83 Units of Affordable Housing
- 30%-60% of Average Income
- Six Classroom YMCA Early Learning Center
- Move in April 2024



Grants:

Financing:

Team:

MERCY AFFORDABLE HOUSING

MILLWORKS PHASE 2