

## Waterfront Place Central Redevelopment

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*April 13, 2017*

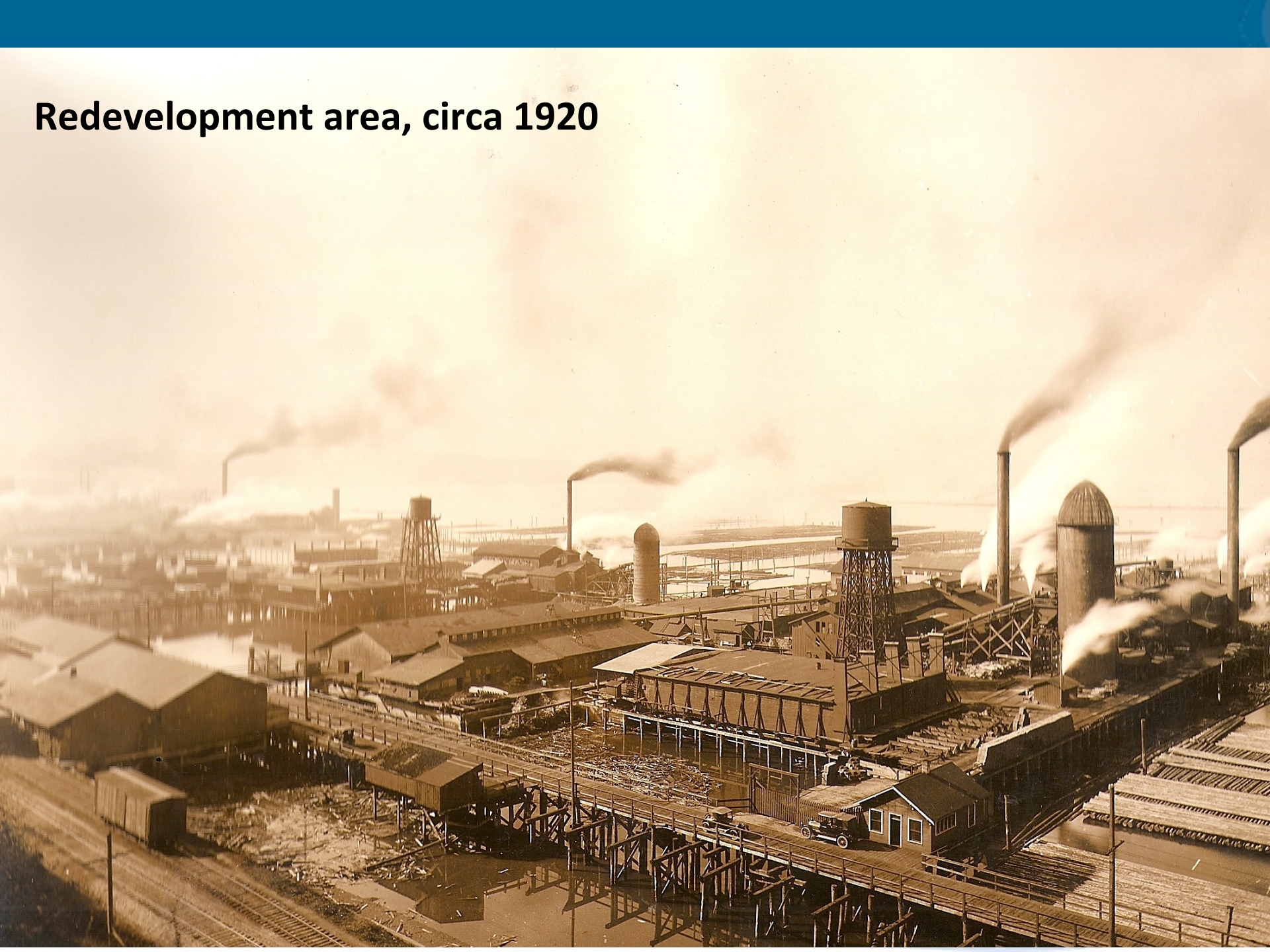


# Site History

- Early 1900's shingle mills, timber operations
- Starting in the 1930s, the Port obtained the WPC property in bits and pieces over time
- 1930/40's commercial fishing fleet peaked



# Redevelopment area, circa 1920



# Re-Imagining the Waterfront

Port envisions a new waterfront community as best use of the property (as early as 1960s)

- Balances a working waterfront with a recreational waterfront
- Allows for the ongoing success of the Port's second largest business line – the Marina
- Creates a new waterfront community and destination
- Provides a stable and reliable revenue source
- Creates short-term and long-term job growth
- Improves the environmental and public access amenities of the waterfront
- Generates significant tax base for the City and County



2005

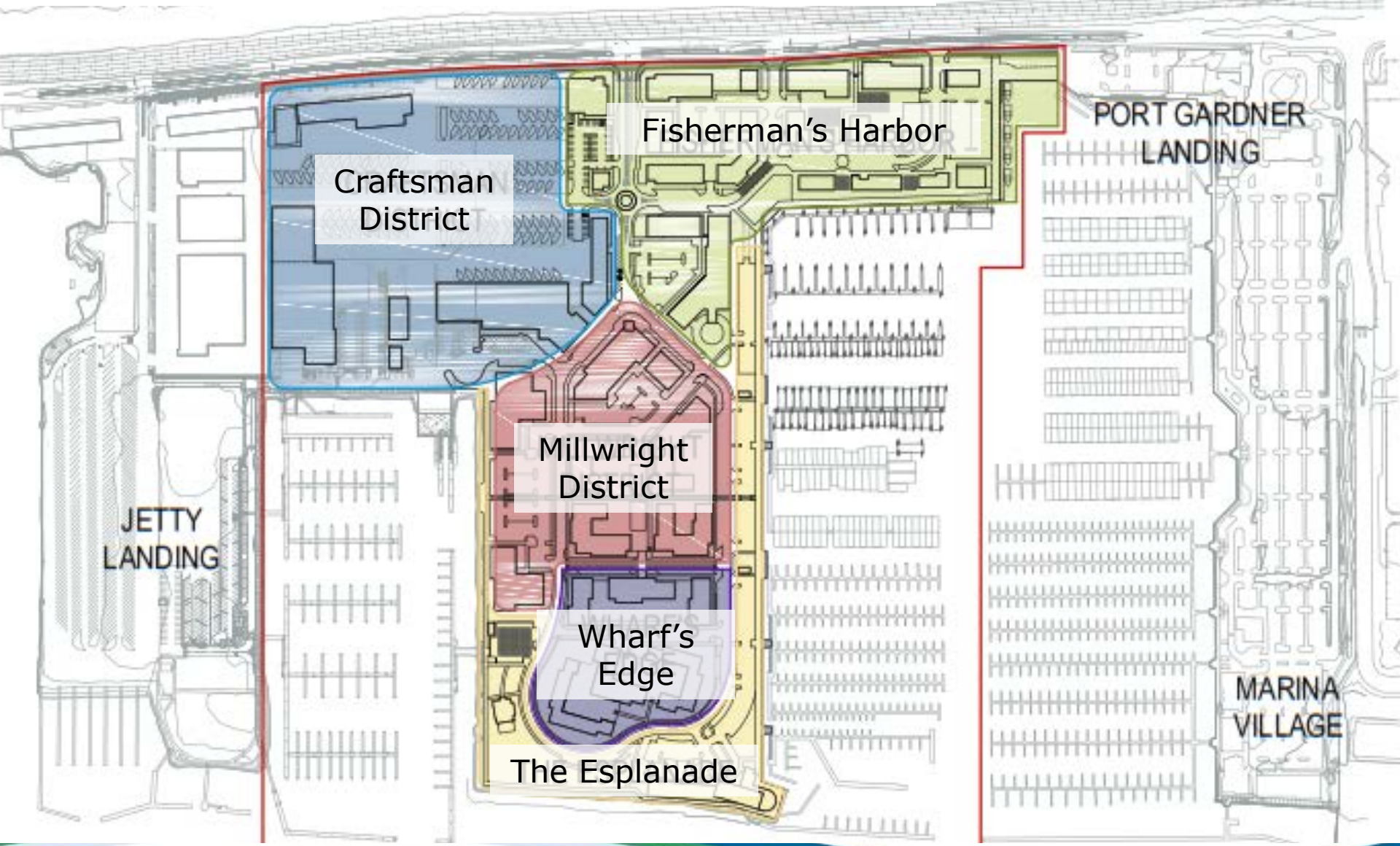








# Waterfront Place Neighborhoods and Districts



# Planning Process

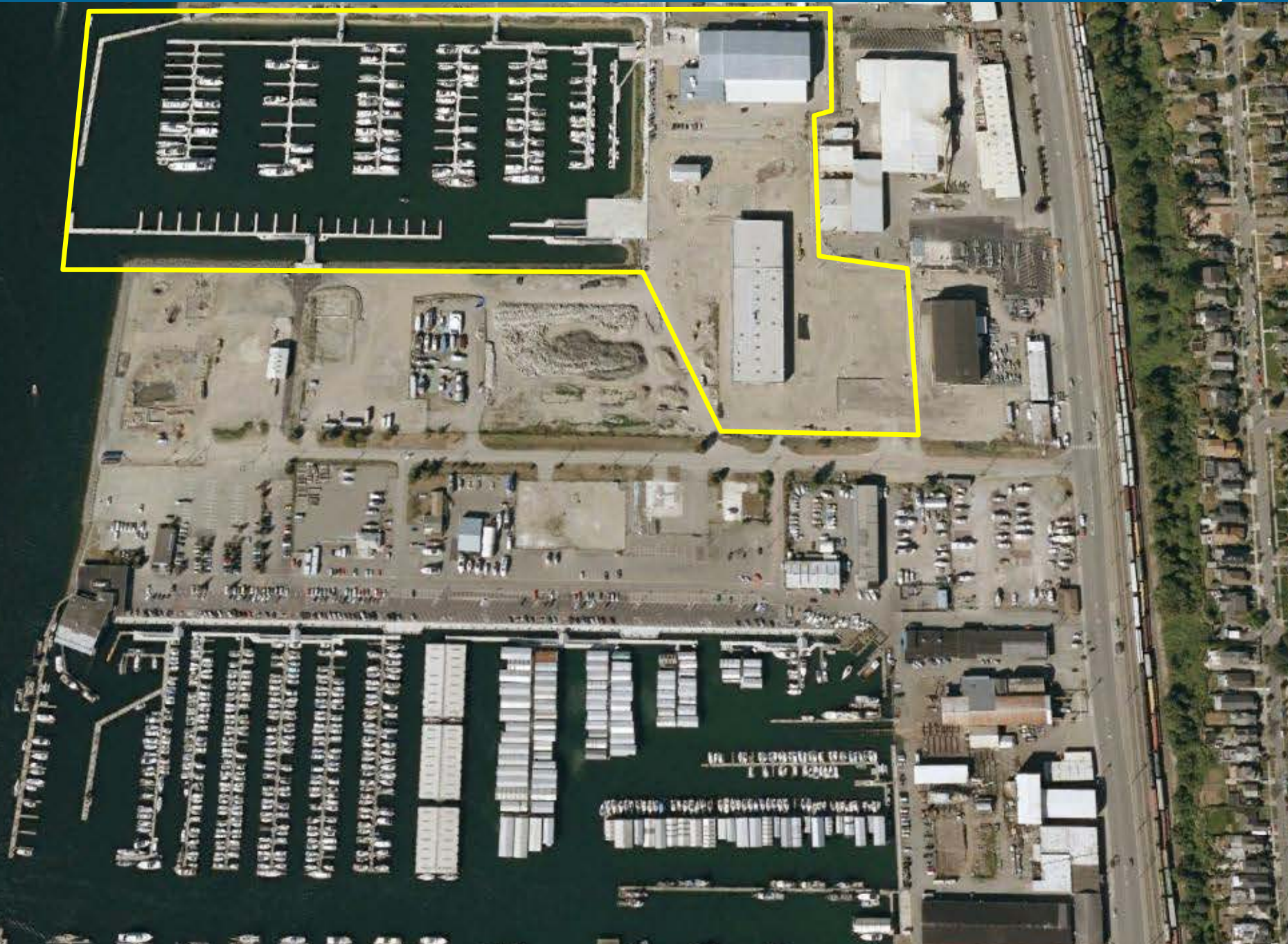
- Mixed-use waterfront development required establishing a Planned Development Overlay (PDO)
  - “Allowed Use Table” was a major effort
- City coordination included changes to:
  - Re-Zoning to PDO
  - Comprehensive Plan map changes; the development was consistent with Plan overall
  - Shoreline Master Program Amendment
    - 2003 to allow for nonwater-oriented commercial uses within the 200-foot shoreline jurisdiction
- Environmental Impact Statement (EIS) (2004-05)
- Consistent with Port’s Comprehensive Scheme of Harbor Improvements



# Planning Process

- 2005 Development Agreement with the City was signed, including guiding docs such as:
  - Design Guidelines
  - Conceptual Site Plan
  - Modification Processes
  - Max/min square footages
  - Phasing plan, height zones, open space plans
  - Conditions, etc.
- Shoreline Permits (2) included conditions such as:
  - Parking Management Plan, public access timing, etc.
- 2006-07 North Marina and first elements of Craftsman District underway
- 2008 recession put development project on hold

# 2007 – North Marina constructed and Craftsman District under way





# Waterfront Place Central

- Cleanup activities continued due to State funding
- 2011/12 – Commence revisioning of project
  - Community ad hoc committee started, and city involvement
- 2015 Revised PDO and signed Amended and Restated Development Agreement with City; included updates to:
  - Design Guidelines
  - Conceptual Site Plan
- Shoreline Master Program Amendment (#2)
  - 2015 to allow residential use within the 200-foot shoreline jurisdiction
- Shoreline Permits (2 more) required for additional work (Seiner Wharf and Everett Shipyard/Central Marina Reconfiguration)

# Fisherman's Harbor Area Cleanup





# Fisherman's Harbor Development



# Work Plan for 2017

- Obtained Master Shoreline Permit #3
- Continue construction on Fisherman's Harbor public infrastructure
- Start construction on residential housing
- Select Hotel developer
- Select Restaurant developer
- Complete public access improvements for new Commodore Plaza, Boxcar Park and Jetty Landing



# Fisherman's Harbor Construction

FISHERMAN'S HARBOR



## ANTICIPATED WORK SCHEDULE

### OCTOBER 2016

- Mobilization and site preparation

### NOVEMBER 2016

- Construction of a new access road at 13<sup>th</sup> Street and Craftsman Way; closure of 14<sup>th</sup> and 15<sup>th</sup> Streets
- Construction of the new bulkhead on the most southern edge of Fisherman's Harbor

### DECEMBER 2016

- Utility work begins (thru March 2017)
- Roadway fill arrives on-site
- Installation of Pacific Rim over-water platform

### JANUARY - FEBRUARY 2017

- Street alignment and layout
- Southern bulkhead and over-water platform for Pacific Rim Plaza complete

### MARCH - NOVEMBER 2017

- Asphalt and concrete work for roads, sidewalks, public trail, and Pacific Rim Plaza
- Splash Fountain installed
- Public access amenities, such as benches, dog friendly features, and interpretive panels installed
- Landscaping features

### AUGUST 2018

- Construction of Guest Dock 5



### FOR PROJECT UPDATES

Call 425.388.0269 (available 24/7)  
[www.portofeverett.com/fishermansharbor](http://www.portofeverett.com/fishermansharbor)

### FOR CONCERNS OR BUSINESS INQUIRIES

Call 425.388.0269 or email  
[publicaffairs@portofeverett.com](mailto:publicaffairs@portofeverett.com)

## PORT INVESTMENT: \$39.7 MILLION

- Fisherman's Harbor Infrastructure: \$10.3 million
- Marina Bulkhead and Dock Projects: \$23.4 million
- Public Access: \$6 million

13<sup>TH</sup> STREET  
ACCESS TO BOXCAR PARK  
AND CENTRAL DOCKS

FUTURE RETAIL  
ACTIVE RECRUITMENT

PACIFIC RIM PLAZA  
UNDER CONSTRUCTION

FUTURE  
APARTMENT  
HOMES

14<sup>TH</sup> STREET  
CLOSED

SEINER DRIVE  
CLOSED

FISHERMAN'S HARBOR DISTRICT

FUTURE HOTEL

YOU  
ARE  
HERE

ESPLANADE @FISHERMAN'S HARBOR  
UNDER CONSTRUCTION,  
OBSERVE DETOUR SIGNS

DOCK WALK  
CONSTRUCTION IN 2018

FUTURE RESTAURANTS

SEINER WHARF  
CONSTRUCTION  
UNDERWAY



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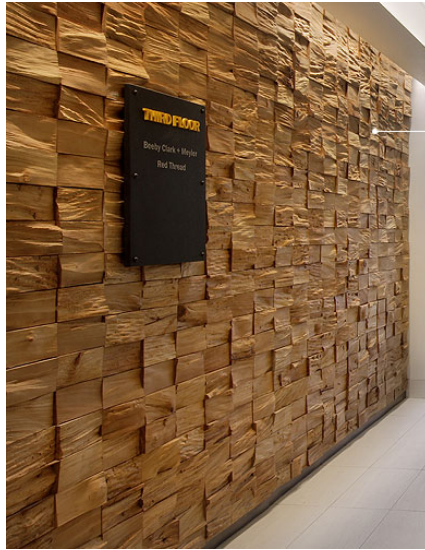
# American Classic Homes Selected



*We Provide Value: We Create Economic Opportunities*



# Project Story





# Amenities



*We Provide Value: We Create Economic Opportunities*



# Hotel



- 140 room business-class hotel
  - Restaurant/bar inside
  - Selection in early 2017

# Public Access & Events





# Pacific Rim Plaza

- 3 components:
  - Platform
  - Park Finishes
  - Esplanade
- Furnishing/Lighting
- Plants corresponding with countries
- Interpretive Signs
- Park elements
  - Flags
  - Globe/set to Pac Rim
  - Splash Fountain
  - Event area
  - Ties to restaurants



# Dock Walk/Guest Dock 5

- 750 lineal feet of dock, catering to boats over 26-feet
- Provides on-water public access
- Public access amenity
- Construction in 2018





# What's New?

- Kite shelters at Boxcar Park
- Waterfront trail mile marker signs
- Projects in 2017:
  - Pacific Rim Plaza
  - Commodore Plaza
  - Boat launch dredging



# Grand Avenue Park Bridge Construction 2017-2019



## Public Access Improvements

- City of Everett project
- The Port of Everett has provided the City of Everett access to begin work on their new pedestrian bridge that will connect Grand Avenue to Waterfront Place
- Out to bid now





# 2017 Lineup

## F R I D A Y N I G H T S

**JUL 21 9:25** FOOTLOOSE (THE ORIGINAL)

**JUL 28 9:15** JURASSIC PARK

**AUG 4 9:05** CAPTAIN AMERICA  
THE FIRST AVENGER

**AUG 11 8:50** FIELD OF DREAMS

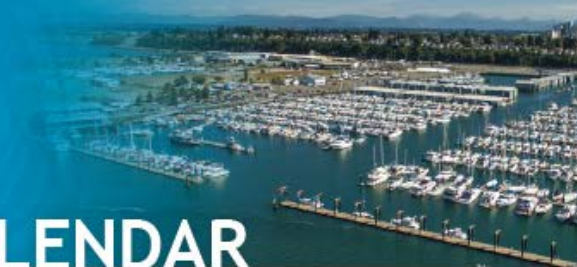
**AUG 18 8:40** ZOOTOPIA

**AUG 25 8:25** TOP GUN

LEARN MORE: [WWW.WATERFRONT-PLACE.COM/SAILIN](http://WWW.WATERFRONT-PLACE.COM/SAILIN)

*Please note: In the event of rain or extreme weather, the movie and park activities will be canceled.*





# 2017 EVENTS CALENDAR

**PORT OF EVERETT**

**JOIN US ON A PORT BUS TOUR!**

**2017 BUS TOUR SCHEDULE:**

**MAY 18th, 2017**

- \* 3:30 - 5 p.m.
- \* 5:30 - 7 p.m.

RSVP required. To register, visit [www.portofeverett.com/bustours](http://www.portofeverett.com/bustours)

# 2017 Lineup

## FREE VESSEL SAFETY CHECKS

Feb. - Aug. (second Saturday) - Port of Everett Marina  
Visit <http://www.usps.org/everett/>

## SOUND ROWERS JETTY ISLAND RACE

April 1 - Port of Everett Jetty Landing  
Visit <http://soundrowers.org/wp/race-schedule/jetty-island/>

## EVERETT HALF MARATHON

April 9 - Port of Everett Jetty Landing & Waterfront Trails  
Register at [www.everetthalf.com](http://www.everetthalf.com)

## MILLTOWN SAILING SPRING SWAP MEET

April 22 - Port of Everett Central Marina  
Visit [www.milltownsailing.org](http://www.milltownsailing.org)

## OPENING DAY OF BOATING

May 6 - Port of Everett South Guest Dock #1  
Visit [www.mukilteoyachtclub.com](http://www.mukilteoyachtclub.com)

## SUNDAY WATERFRONT FARMER'S MARKET

Port of Everett Central Marina & Boxcar Park  
On Sundays May 14 thru Oct. 15, 11 a.m. - 4 p.m.  
Visit [www.everettfarmersmarket.net](http://www.everettfarmersmarket.net)

## PORT OF EVERETT COMMUNITY BUS TOURS

May 18 - Port of Everett Waterfront  
RSVP required; visit [www.portofeverett.com/bustours](http://www.portofeverett.com/bustours)

## MARINA CLEANUP DAY

June 10 - Port of Everett's Fisherman's Tribute Plaza  
Visit [www.portofeverett.com/events](http://www.portofeverett.com/events)

## MUSIC AT THE MARINA WATERFRONT CONCERTS

Port Gardner Landing | 1700 W. Marine View Drive  
June - August; Thursdays & Saturdays, 6:30 - 8:30 p.m.  
Concert schedule TBA at <https://www.everettwa.gov/>

## JULY 4<sup>TH</sup> EVERETT COLORS OF FREEDOM FESTIVAL

July 4 - Visit <https://everettwa.gov/>

11 a.m.	Downtown Parade
1 - 11 p.m.	Festival at Legion Park
10:20 p.m.	THUNDER ON THE BAY Firework Show

## JETTY ISLAND DAYS (JULY 5 - SEPT. 4)

Ferry departs from Jetty Landing (10<sup>th</sup> Street)  
Jetty Hours: M-Th 10 a.m. - 6 p.m.  
Fri-Sat 10 a.m. - 9 p.m.  
Sun 10 a.m. - 7 p.m.

## SAIL-IN CINEMA OUTDOOR MOVIES

Fridays; July 21 - August 25 - Port of Everett's Boxcar Park  
Movie schedule at [www.portofeverett.com/events](http://www.portofeverett.com/events)

## WORKING WATERFRONT HARBOR TOURS

July 27, Aug. 10, 17, 24 | Reservations open April 1  
Call 425.257.8304; Visit [www.portofeverett.com/events](http://www.portofeverett.com/events)

## FISHING DERBIES @ JETTY LANDING & BOAT LAUNCH

March 18: Everett Blackmouth Derby  
July 8: Puget Sound Speed Crabbing Derby  
Aug. 26: Salmon for Soldiers Fishing Derby  
Sept. 9: Edmonds Coho Salmon Derby (weigh-in)  
Sept. 23-24: Everett Coho Salmon Derby  
Nov. 4-5: Bayside Marine Salmon Derby

## SCUTTLEBUTT "ROCK THE BOAT" MUSIC FESTIVAL

Aug. 12 - Port of Everett Boxcar Park  
Visit <http://www.schack.org/events/fresh-paint/>

## FRESH PAINT ARTS FESTIVAL

Aug. 19-20 - Port of Everett South Marina Walkway  
Visit <http://www.schack.org/events/fresh-paint/>

## MUKILTEO LIGHTHOUSE FESTIVAL

Sept. 8-10 - Mukilteo Lighthouse Park  
Visit [www.mukilteolighthousefestival.com](http://www.mukilteolighthousefestival.com)

## WHEELS ON THE WATERFRONT CAR SHOW

Sept. 9 - Port of Everett North Marina & Waterfront Center; Visit [www.wheelsonthewaterfront.com](http://www.wheelsonthewaterfront.com)

## WALK TO END ALZHEIMER'S

Sept. 30 - Port of Everett's Boxcar Park & Waterfront Trails  
Visit [www.alz.org](http://www.alz.org), select Walk to End Alzheimer's

## HOLIDAY ON THE BAY

Dec. 2 - Port of Everett North Marina & Waterfront Center  
Visit [www.portofeverett.com](http://www.portofeverett.com)







WATERFRONT PLACE

@ PORT OF EVERETT

# You're Invited!

## WATERFRONT PLACE COMMUNITY OPEN HOUSE



**APRIL 20, 2017 | 4 - 7 P.M.**

**PORT OF EVERETT BLUE HERON ROOM**

**1205 CRAFTSMAN WAY, EVERETT, WA 98201**

Join us at the Waterfront Place Open House to explore the latest happenings with the Port of Everett's mixed-use development. Chat with the housing developer for Fisherman's Harbor, explore elements of Pacific Rim Plaza, learn about marina programs, events and more!



**Thank you!**