

Public Realm: Community Gathering Spaces

The descriptions below are intended to provide a conceptual overview of the design features within the public realm.



FISHERMAN'S HARBOR

Fisherman's Harbor, the gateway to Waterfront Place Central extends along the inner harbor's eastern most project edge. The district is a year-round hub of activity that includes commercial fishing, recreational boating, retail shopping, and dining that attracts residents and regional visitors. The design intent of the inner harbor pedestrian areas that are adjacent to the commercial fishing fleet is focused on emphasizing the presence of and access to the inner workings of the fishing community and industrial waterfront. Key features of this district include: the International Pathway, Pacific Rim Plaza at 14th Street, Seiner's Wharf, the Dock Walk and a small boat course.

International Gateway at 13th Street

13th Street is the main gateway to the entire Waterfront Place project and Fisherman's Harbor. Flags welcome visitors along 13th Street identifying the Port of Everett's international trading partners: Korea, Russia, Japan, Canada and China. The flags symbolize the importance and the long history of international commerce. When special events or an international trade partner visits the Port, all the flags are switched to the flag of that nation. Additionally, as visitors enter at 13th Street they will pass by an electronic community message board that offers information



about upcoming events or activities (such as, Farmers Market today from 9am-2pm) happening throughout Waterfront Place. The reader board is large enough to read at slow speed from a car, but small enough as not to be a visual nuisance. This low light electronic message board is two feet tall and is built into the larger Waterfront Place entry feature that is 15' long by 26' tall.

Pacific Rim Plaza at 14th Street

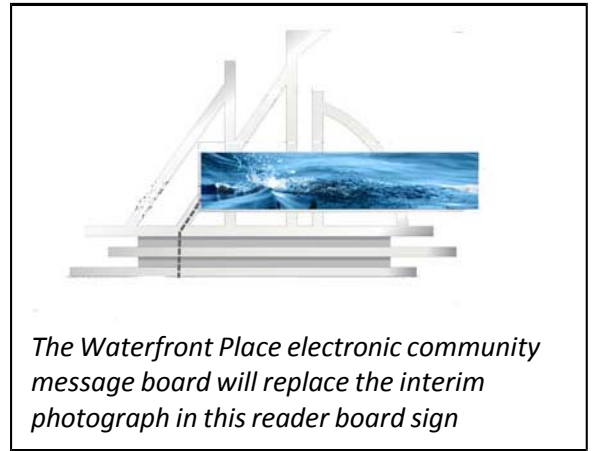
At the northern most end of Fisherman's Harbor is Pacific Rim Plaza—the heart of the Distric—with expansive open space and views of the Millwright's Workman Clock Tower and the water. The Plaza features an Archimedes Screw water sculpture. Water is brought up from the harbor below mechanically through wind power captured by a sail cloth and sending water to cascade around the lighted globe sculpture.

Seiner's Wharf

Docks below the former asphalt parking lot on the south edge of the district supports moorage for a portion of the Seiner Fleet. The wharf is restored to wood surfacing to resurrect the feeling old times. At the southern edge of the wharf, there are brightly colored open-air shops and a fish market. Ship locations are identified by plaques with the names of the ship, its skipper, and the number of years in the Port of Everett homeport. Fishermen are able to load their ships via the u-shaped driveway off West Marine View Drive, stretch their nets along the long wharf, and a gill net barge provides space for net repair on the water.

The Esplanade at Fisherman's Harbor

Along the western facing edge of the district, the Esplanade, walking and biking trail wraps the harbor and provides views and access to the water. Upland (to the east) restaurants and retail stores directly front the harbor on the west and connects through to Seiner Drive (the project's main street) on the east. Each building is set back from the edge of the water by 50 feet to provide an elevated outdoor dining space along the east edge of the Esplanade. The west side of the Esplanade is public and set lower than the upper restaurant edge. This change in elevation allows restaurateurs to look over people below to the water, while the people on the lower terrace can feel closer to the water's edge. Radiant heaters are used to extend the outdoor dining experience in the shoulder seasons (fall and spring) and the Port's outdoor furniture policies guide the quality of the furnishings in the private establishments. On the trail, there are places for people to sit and watch fisherman come into port and unload their hauls. Site furniture, such as light poles and benches are a hybrid design of traditional and contemporary styles



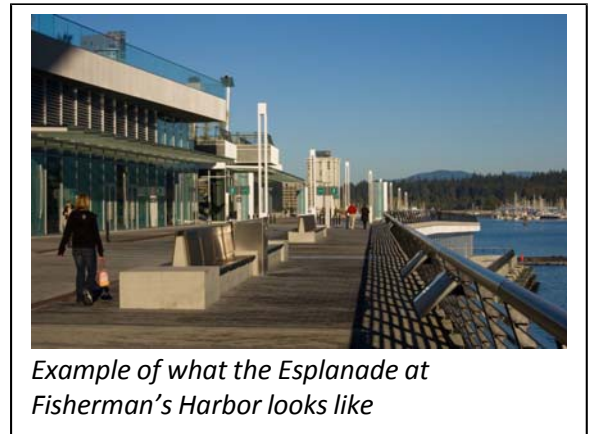
The Waterfront Place electronic community message board will replace the interim photograph in this reader board sign



The Seiner Fleet



Radio operated sailboat regatta



Example of what the Esplanade at Fisherman's Harbor looks like

reflecting a historic yet contemporary waterfront. For example, light fixtures may be located on angled poles at varying heights that reference the mast arm on a Seiner. Wood crates and crab pots are used as inspiration for custom designed outdoor benches, and a vertical feature, such as a crow's nest mark the area for easy navigation of the site.

Dock Walk

From The Esplanade at Fisherman's Harbor or the Millwright District, non-boating visitors are welcome during daylight hours to traverse down wide gangways and walk among guest and commercial boats at the dock level. Children enjoy up close encounters with sun bathing seals frequently found along the water's edge. Directly below Pacific Rim Plaza within the eastern most dock row of the marina is a small boating course surrounded by the Dock Walk and marked with buoys for weekend dinghy races or radio operated sailboat regattas sponsored by marina boating enthusiast groups. When no event is scheduled, a dock side vendor makes dinghies available for rent so that everyone has the chance to test their sea legs. This is also a moorage area for dinghies to come ashore that are coming from other areas of the marina. Floating barges in this area provide a flexible open space with an outdoor grill, picnic tables, and sun shades.



Kids learning to row a dinghy



Places to sit along the Esplanade



MILLWRIGHT DISTRICT

The Millwright District is the primary commercial and office area within Waterfront Place. It is home to small businesses, craft industry shops, and upper story offices and apartments that are connected through a series of pedestrian trails, interpretive vistas, and courtyards. Each of the buildings have unique orientations to maximize views, offer varying amounts retail and shop space and provide ground-level structured parking. Some storefronts sport roll-up garage doors to allow the colorful activities inside to pour out into the street during warmer seasons. Ground floor retail shops also have large windows that provide transparency and enliven streets in the winter. The buildings are laced together with a series of formal landscaping and pedestrian paths. Semi-public courtyards between buildings provide sheltered outdoor recreational and social gathering spaces for residents. Within the District local connector streets stitch waterfront destinations together. The key public realm features within the District are the Workman's Clock Tower, the Timberman Trails, and three vista platforms.

Workman's Clock Tower

Anchoring the east end of the Millwright District is the Workman's Clock Tower providing a vertical beacon into the district. The tower is inspired by the original work of the Day Time Register and symbolizes the long history of Everett mills along the waterfront. The clock is located slightly off-center where the street "Y's" to emphasize its informality while also providing a vertical marker and an attractive focal point when viewed from above. Rows of pyramidal shaped trees along 13th Avenue reinforce the clock tower as a single focal point at the entry into the district. The Workman's Clock is depicted in illustrations for the purposes of planning, but the final version will come as a result of an artists' competition.



An original Workman's Clock that the Workman's Clock Tower will be replicated after



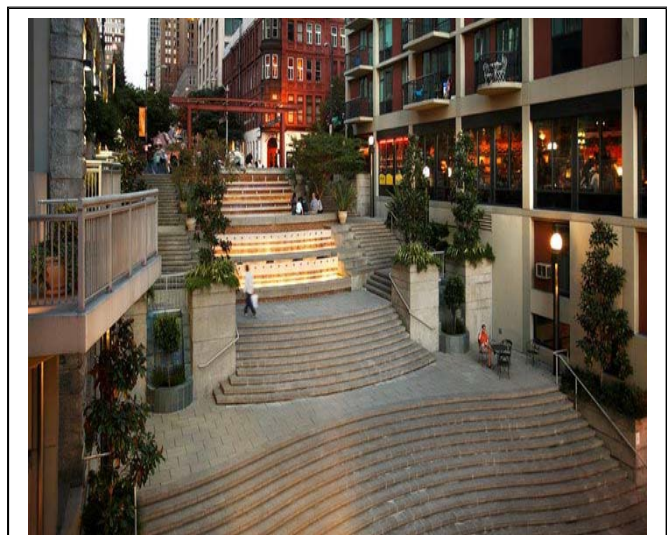
RMC Architects | Stephanie Bower, Architectural Illustration

Timberman Trails

Timberman Trails are comprised of four connecting courtyards between the Timberman buildings (four structures surrounding a two-story parking structure in the center of the district). From these elevated perches looking out over the marina and people on the streets, visitors enjoy a quiet refuge from traffic while crossing through the site. Pedestrian stairs and external building elevators climb 13-14 feet to connect pathways with semi-private courtyards. Each of the courtyards is uniquely programmed with different elements such as pocket parks, open lawns, playgrounds, hardscape patios, and water features.

Vistas

At the end of each cross street, a small vista off the Esplanade offers a refuge from the bustle of the streets. The vistas provide a place for people to look out at the water and read interpretive information about the Waterfront Place's colorful past. Stories about the railroad, the Port clean-up, and the history of native populations will be told through environmental graphics and signage. These interpretive areas are complimented by the commercial boat building, port and other cultural installations around the site (e.g., Fisherman's Tribute, Port History at Waterfront Center, Mill History at the Clock Tower, and others vistas may also include benches, telescopes, and other site furniture that reinforces the marine environment.



Harbor Steps in Seattle is an example of what Timberman Trails could look like



WHARF'S EDGE

Located at the western end of Waterfront Place, the Wharf's Edge is home to a variety of housing types. Sawyer Street provides pedestrian access to the Esplanade and to overlooks of the marinas. Similar to the Millwright District, townhomes, lofts, condos, apartments and live work units are wrapped by open spaces and gardens. Here residents enjoy spectacular unobstructed views west of the Puget Sound and Olympic Mountains. The pedestrian-focused Champfer Woonerf connects the Millwright District (on the east side of the street) with Wharf's Edge on the west side, and is closeable to traffic for street festivals, food trucks and other special events.



Example of a Wharf's Edge Hotel

Champfer Woonerf

Champfer is designed as woonerf which means it prioritizes the movements of people walking and biking over vehicles. Cars still have access to drive along the street albeit at slower speeds. As a curbless street it encourages people and cars to mingle together and gives people the confidence to walk and cross the street where they like. To slow vehicle speeds down to 5-10 MPH, diagonal parking is located on the east side of the street along the north segment and on the west side of the street along the south segment. By alternating parking it creates a gentle curve in the road which makes people drive slower. The woonerf is paved with cobbles and lined with deciduous trees to create a historic look and feel. Cobbles are also an effective traffic calming tool for slowing vehicle speeds. These streets are also closeable to traffic for hosting pedestrian only events such as the popular and ever expanding Everett Farmers Market. The woonerf is located at the edge of both the Wharf's Edge and the Millwright Districts, and in effect stitches together the housing and retail on each side of the street into one cohesive place.



Example of a Woonerf



Example of people enjoying the Farmers Market along the Woonerf



Example of how to use bollards and trees to separate cars and people



The Esplanade

The Esplanade, with its genesis starting in Fisherman's Harbor, winds around the entire central dock which is also part of the Port's larger four mile W-Trail network that connects each of the Waterfront Place Districts. Along the Esplanade there are three zones, the Esplanade at Fisherman's Harbor (east), the Esplanade at Millwright (central), the and Esplanade at Wharf's Edge (west and north). Along the entire length of the Esplanade there is seating, gardens and intimate people places The west end of the pier features several public open spaces that punctuate the unique quality of Everett and Waterfront Place.

Boxcar Park

At the western most edge of The Esplanade is a new signature two-acre park. Its name, Boxcar Park honors the long and storied history of the railroad along the waterfront. Boxcar Park is large open space and a counterbalance to the more formal Pacific Rim Plaza where it offers visitors a place to take in the spectacular views of Puget Sound and Olympic Mountains. The park also acts as an extension of Jetty Island. South of the park, a cozy boutique hotel and spa, and high-quality Pacific Northwest restaurant provide year round enjoyment of the Park. The Esplanade continues around the west end to connect visitors to the park through a wide meandering recreational trail that traverses through the park and continues east to the Craftsman District and up the North Marina.. The trail is designed to accommodate



Bike and walking trail along the waterfront



Example of what the Esplanade at Fisherman's Harbor could look like

multiple uses (e.g., pedestrians and bicycles) by separating uses on each side of the trail, essentially creating a fast and slow lane. The trail connects the featured elements near the Park including the Weyerhaeuser Muse, the hotel, children's play area and biological interpretive area on the Rocky Islands, and Sunset Steps. Visitors may enjoy a bike-for-rent from a kiosk in the Craftsman District transit hub or hire a pedi-cab if they prefer to ride rather than walk.

Weyerhaeuser Muse

The Weyerhaeuser Muse located at the west end of the pier serves as an indoor marina clubhouse and outdoor performance venue. The Weyerhaeuser Office building, listed on the National Register of Historic Places, is covered in decorative lumber treatments crafted by one-time local mill workers. Outdoors, a patio and formal garden is located directly adjacent to the building that is sized to accommodate small



Weyerhaeuser

community events and activities. The surrounding landscape is designed to complement the Gothic architecture with formal arrangements of native and ornamental plants to contain the space and offer seasonal interest and color. Retractable overhead sails provide respite from the sun on the patio during the summer months. The shades are made from canvas and are imprinted with the text "Everett, WA." As discussed in the historical overview, this references the canvas covers that were used to cover shingle cargo in boxcars leaving Everett in the late 1890s. To the west, the patio or deck serves as a stage and spills out onto an open lawn that is sized for larger performances, concerts, community events. Posts on the water ward side provide harnesses for large sail cloth movie screens to serve as a marina drive-in theater. These free summer night movies are broadcasted by the Port via FM radio and viewable from boats.

Rocky Islands

Creating a marina with experiences that appeal to children and is family-friendly is a priority for the Port of Everett. At the northwest corner of Boxcar Park, there are a series of peninsulas carved out of the land. These “islands” are inspired by and bring the experience of Jetty Island to all visitors. This feature encourages people to explore the water’s edge and natural tidal pools. Tidal pools show off marine habitat and are treasure troves for kids to search for sea creatures, get dirty, and discover nature. The island’s uplands are connected via a series of small bridges. Within the uplands are adventure playgrounds for kids and adults with driftwood for building forts. Educational programs about marine rescue and the health of the marine environment are presented by students from ORCA, an Everett Community College oceanic research program hosted at the Port of Everett.

Sunset Steps

Mounds and terraces form the western facing Sunset Steps immediately south of the islands. Grassy hills provide a place to fly kites and for beginner kite boarders to practice maneuvering their kite before graduating to the waters off of Jetty Island. It’s also a place of respite for enjoying a sunset picnics on long summer nights.



Exploring in a tidal pool



Example of a Driftwood Fort



Example of what Kite Hill will look like