

Marina & Public Access Update

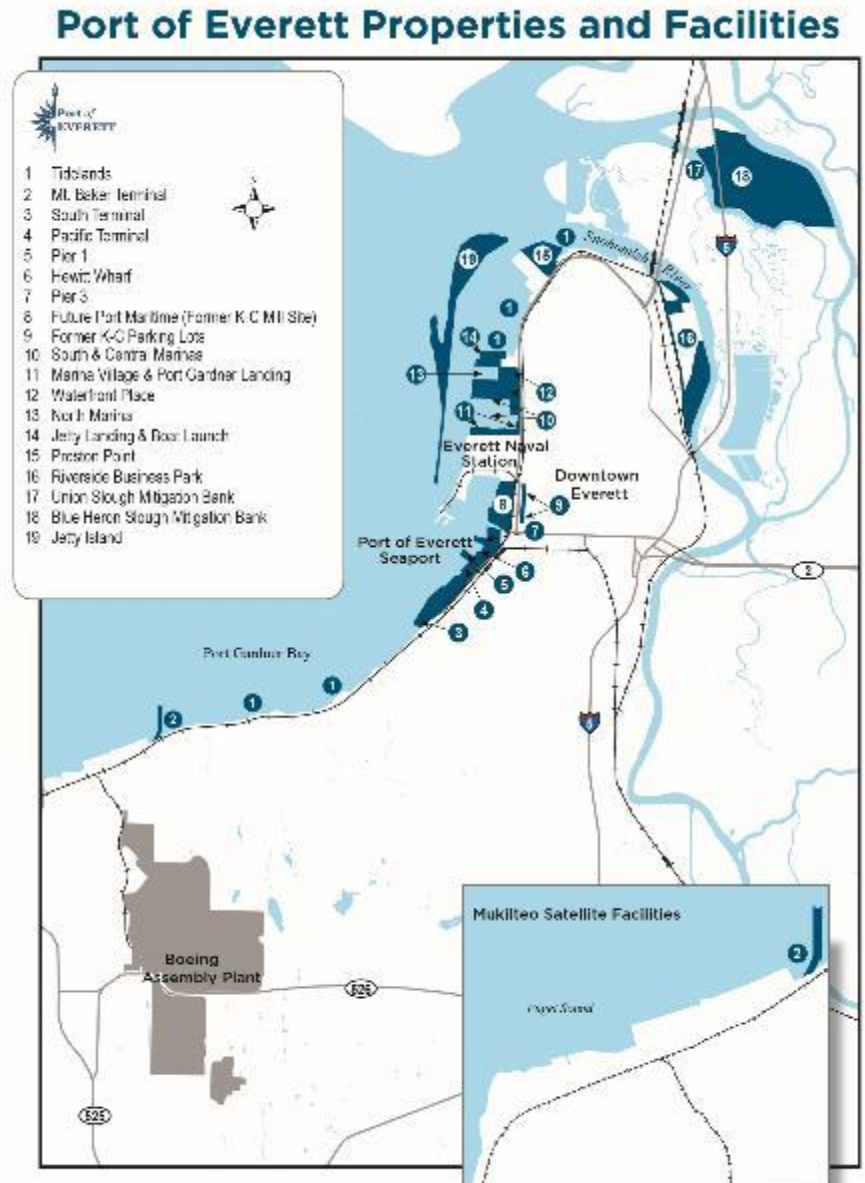
Jeff Lindhout
Chief of Marina Operations

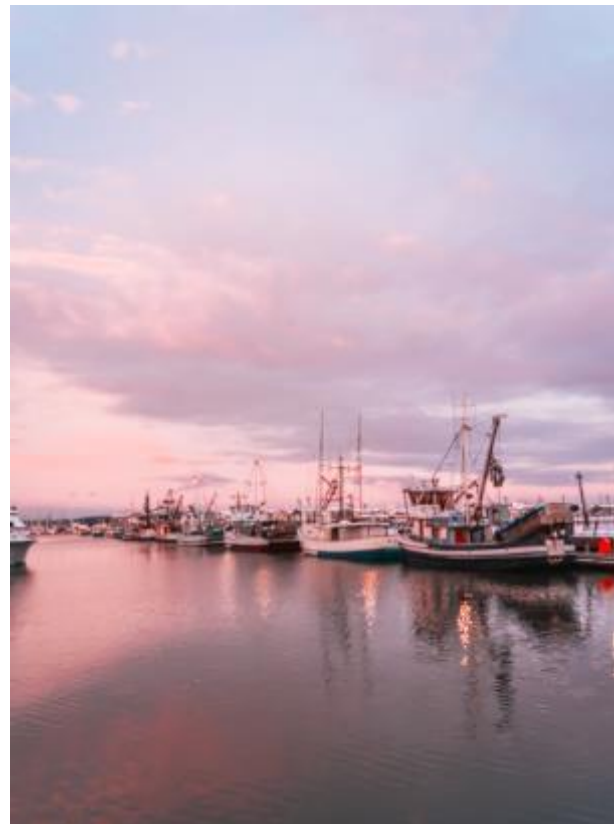
March 25, 2020



Port Geography

- The Port of Everett encompasses approximately 3,300 acres
- Nearly 1,800 of those acres are dedicated to either public access or environmental purposes





PUBLIC ACCESS & RECREATION



Investing and maintaining more than 1,500 acres (more than 50% of landholdings) of appropriate public access



Balance public access and recreation with habitat and environment (i.e. Jetty Island, Union Slough)



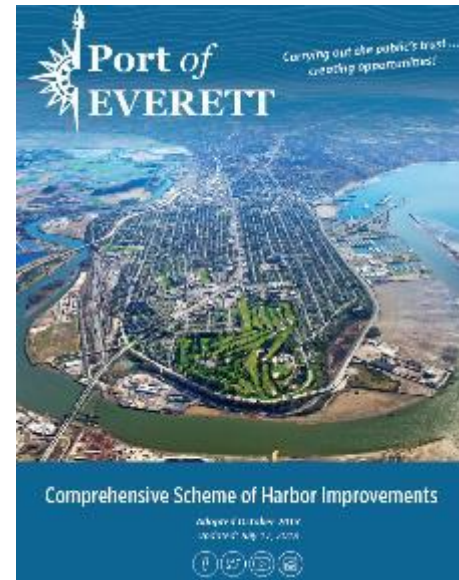
Working waterfront supports City-wide public access through Port's 2% for public access policy



Have invested more than \$26 million in new waterfront public access projects since 2006

Port's Public Access Policy Framework

- Key component of the Port's Strategic Plan and how the Port operates
- “The Port is a major driver in making the waterfront accessible to the community and its visitors as part of a viable and bustling balanced waterfront.”
- Port Commission's 2% for Public Access Policy – Resolution No. 751; foundation to implement Strategic Plan element
- Comprehensive Scheme of Harbor Improvements



DESTINATION WATERFRONT, BOATING & RECREATION

*From Strategic Plan
December 2019*



STRATEGIC ASSESSMENT

The Port of Everett's Waterfront Place area situated between 10th and 18th Streets along West Marine View Drive is an emerging waterfront destination. As a vital component of a vibrant balanced waterfront, the intent is to provide access to the water, living wage jobs, boating facilities, and recreational amenities on the waterfront. This strategy is to unify the marina and surrounding property as one economic unit to create a sustainable and unique commercial, recreation and residential community. The new community is pedestrian-oriented and takes full advantage of its attractive and livable waterfront and recreational boating setting. It also supports the final phases of the Port's goals to become a state-of-the-art regional yacht sales and services center. The Port has a significant history of providing waterfront public access improvements, including through the long-standing and creative use of the Port Commission's two percent for Public Access Policy. Appropriate public access opportunities must be integrated within the overall context of community plans, public safety, and Port needs.

STRATEGIC ACTION ITEMS

- ✓ Partner with the private and public sector to complete the buildout of the Waterfront Place Central project as envisioned and approved in the Final Planned Development Overlay that provides a return on investments
- ✓ Develop and implement a customer service, technology, amenities and facilities plan to support visiting boaters
- ✓ Develop a brand strategy to support slipholders and visitors
- ✓ Identify funding or partnership opportunities to renovate the interior of the Weyerhaeuser Building and return it to productive public use
- ✓ Develop and start to implement a Master Plan to revitalize Waterfront Place South, connecting Port Gardner Landing to Marina Village with additional development opportunities
- ✓ Working with the private sector, expand tourism amenities at the waterfront, including, but not limited to, boat rentals, harbor tours, whale watching, fishing charters, boat shares, and other non-motorized land and water rentals
- ✓ Update the Jetty Island Management Plan to allow for limited commercial uses on the island during Jetty Island Days
- ✓ Continue to allow for, and promote, public events and activities at the waterfront in a financially sustainable manner that is appropriately balanced with available space
- ✓ Continue to identify aging infrastructure in the Marina facilities and recapitalize in a financially viable way and timeframe; each project should contain a market analysis, business plan and return on investment before it is funded
- ✓ Utilize Port capital to stimulate leases and buildouts

Related Plans

- Port of Everett Boating Access & Public Facilities Plan (2018 update)
- City of Mukilteo Downtown Waterfront Master Plan (2016)
- City of Mukilteo Japanese Gulch Master Plan (2016)
- City of Everett 2035 Comprehensive Plan (2015 update)
- Waterfront Place Central Planned Development Overlay Conceptual Site Plan (2015)
- City of Everett Central Waterfront Redevelopment Plan (2012)
- City of Mukilteo Bicycle, Pedestrian & Trails Plan (2009)
- Jetty Island Management Plan (2006)
- City of Everett Shoreline Public Access Plan (2003)

How Do We Provide Public Access?

- 2% for Public Access Policy for Capital Improvement Projects
- Maintenance & Repair Projects
- Partnerships & Outreach
 - Jetty Island Days
 - School program
 - Port bus & harbor tours
 - Volunteer stewardship events (i.e. EarthCorps)
 - Public events (75+ annual; i.e. waterfront concerts and movies, car and art shows, etc.)



Other Types of Public Access

- Local sponsor for Corps of Engineers Maintenance Dredging of the Snohomish River Channel
- Jetty Island Beach nourishment and expansion through beneficial use of clean dredge material
- Freight Mobility Project Support (transportation improvements)



History of Public Access Expenditures

- Since the 2% Policy was enacted in 1988, the Port has invested approximately \$5 million on qualifying 2% for public access improvements
 - This does not include commercial projects that are public access in nature or maintenance and repair projects that improve public access features.
- Since 1988 total public access improvements, including 2%, maintenance and capital projects, total in excess of \$34 million.
- Bulk of this investments at destination waterfront in past decade; approximately \$26 million.



Snapshot of Port Public Access



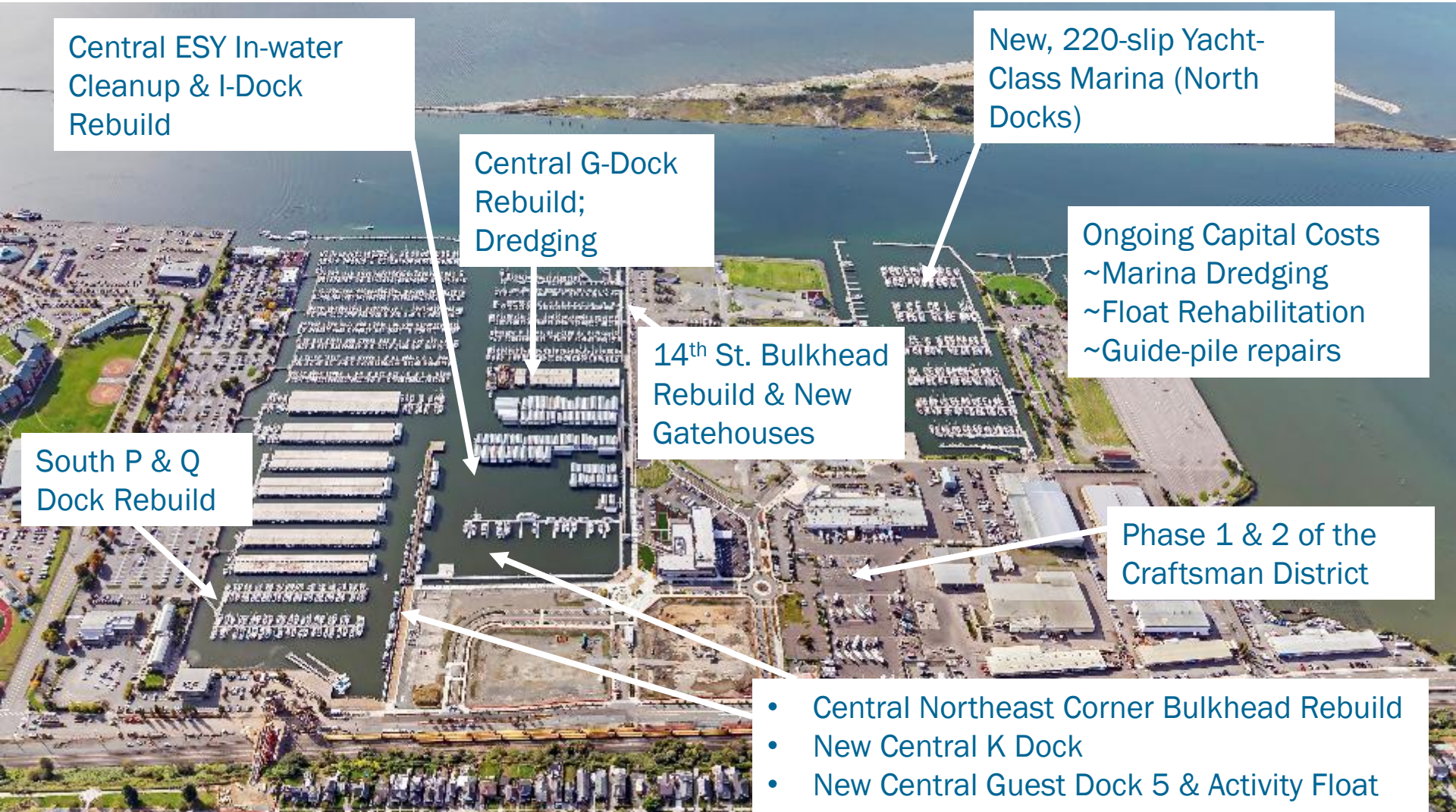
Port of Everett Marina



- 2,300 slips
- 10 visitor docks
- 13-lane boat launch
- Fuel Dock
- Full Service Boatyard
- Pump-out Facilities
- Recycle stations
- Laundry/Shower facilities
- Jetty Island & great walking trails
- Five great restaurants
- Future development
- Fishing Docks

Marina Improvements

\$165M Invested at Destination Waterfront Since Early 2000's



Central ESY In-water
Cleanup & I-Dock
Rebuild

New, 220-slip Yacht-
Class Marina (North
Docks)

Central G-Dock
Rebuild;
Dredging

Ongoing Capital Costs
~Marina Dredging
~Float Rehabilitation
~Guide-pile repairs

14th St. Bulkhead
Rebuild & New
Gatehouses

South P & Q
Dock Rebuild

Phase 1 & 2 of the
Craftsman District

- Central Northeast Corner Bulkhead Rebuild
- New Central K Dock
- New Central Guest Dock 5 & Activity Float

Public Access & Recreation

- Beaches (i.e. Jetty Island)
- Bird & Wildlife Watching
- Boating & Fishing
- Concerts
- Kiteboarding
- Movies
- Parks
- Trails (land & sea trails)
- Stand Up Paddle Boarding
- Whale Watching
- Yogamosa

Have the
BEST WEEKEND EVERETT
at Port of Everett Marina

Our full-service marina offers more than 5,000 feet of guest moorage and docks, just steps away from world-class amenities, restaurants and outdoor activities.

SAMPLE WEEKEND ITINERARY
(JULY - AUGUST 2017)

THURSDAY:	FRIDAY:	SATURDAY:	SUNDAY:	
 Dock your boat & check in	 Walk or bike the waterfront	 Happy hour at Lombardi's	 Enjoy a concert at the pier	 Visit the Tulalip Resort & Casino
 Watch for birds and wildlife	 BBQ on the Activity Barge	 Hit the course for a golf round	 Enjoy a Sail-in Cinema movie at Boxcar Park	 Try beer flights at Scuttlebutt
 Try yogamosa at Bluewater	 Rent stand up paddleboards	 Soak in the sun or kiteboard at Jetty Island	 Enjoy seafood at Anthony's	 Catch a concert at the pier
 Wake up at Seas the Day Café	 Head out for some fishing	 Grab fish & chips and picnic at Commodore Plaza	 Shop farm fresh at the Market	 Check out, but return soon!

For information, call 425.258.6001 or visit www.portofeverett.com/marina

Waterfront Amenities

- Mix of restaurants
 - Year round & seasonal options
 - Destination distillery/brewery
 - Seasonal Food Trucks
 - Seasonal service windows
- Marine businesses
- On-site & nearby hotels
- Proximity to other area recreation:
 - Tulalip Casino/Seattle Premium Outlets
 - Angel of the Winds Arena
 - Golfing, hiking, etc.



2019 Public Access Highlights



75+ Waterfront Special Events

Sail-In Cinema



Music at the Marina



Wheels on the Waterfront



Everett Coho Derby



Fresh Paint



Food Truck Friday



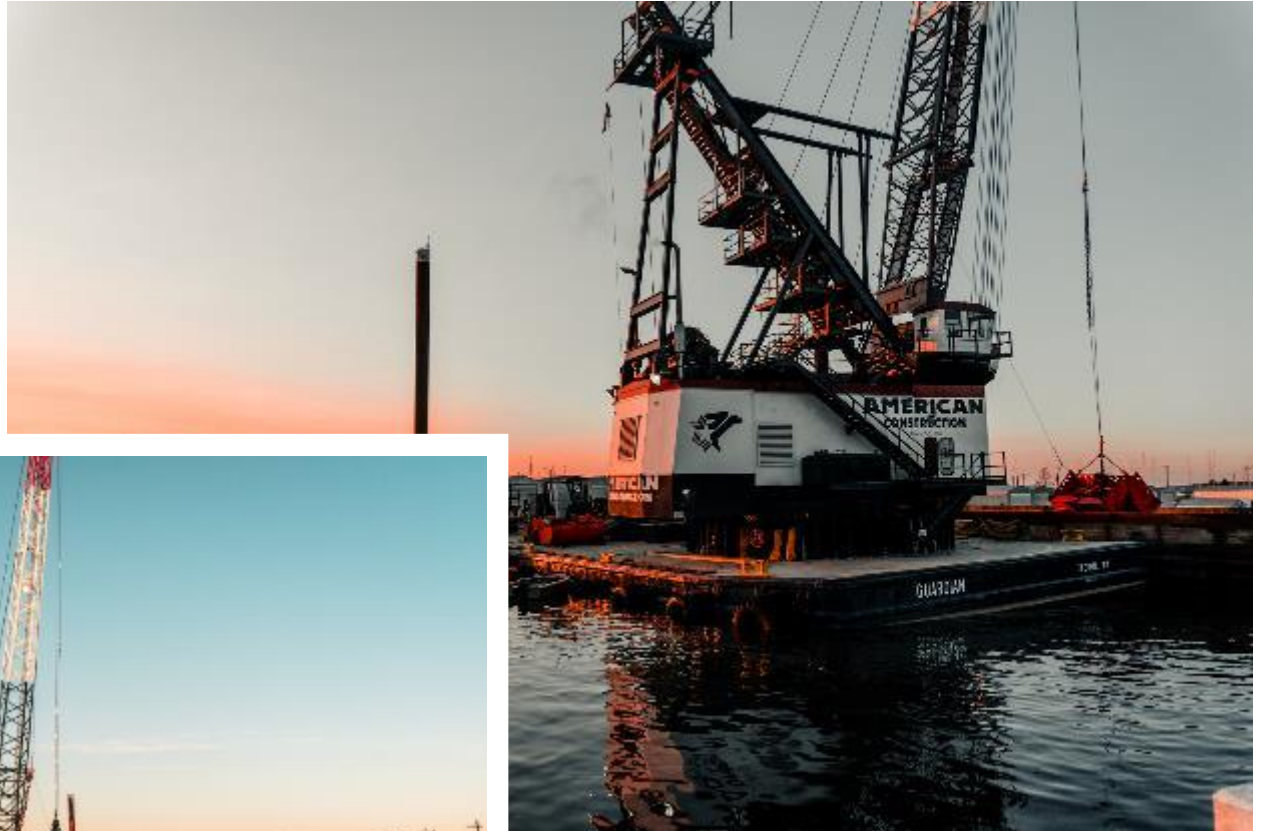
Pacific Rim Plaza + Splash Fountain



Guest Dock 5 + Dock Walk



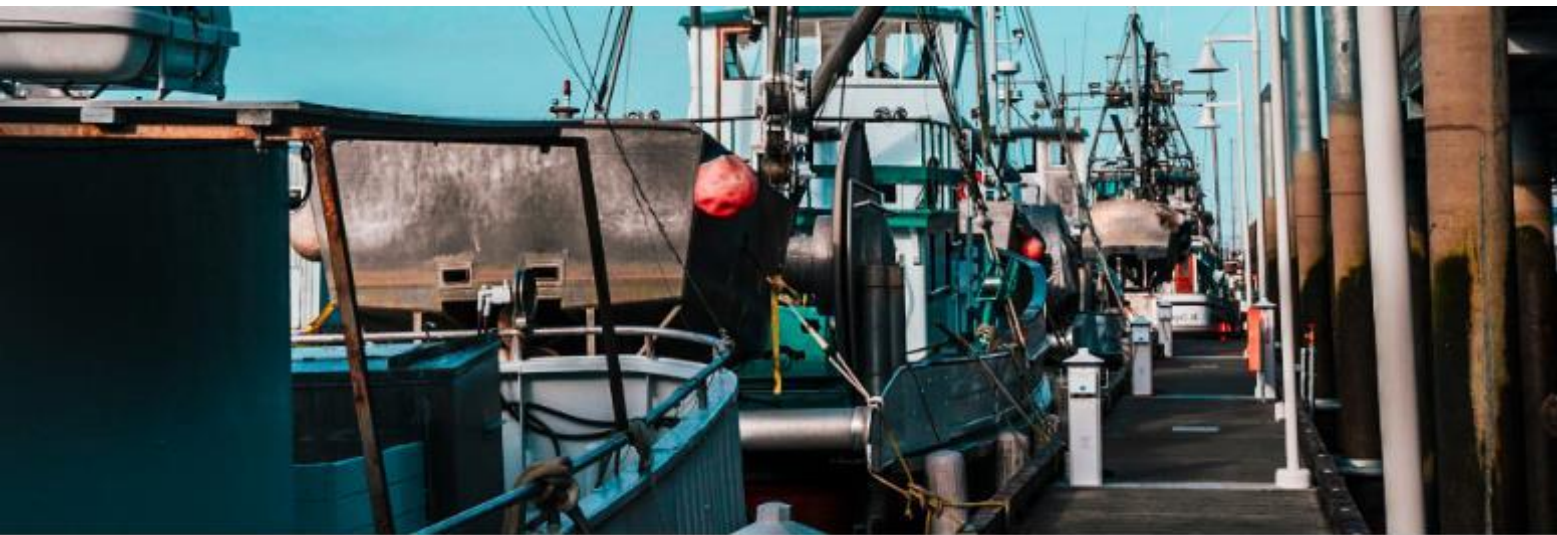
Marina Dredging



Central K-Dock



Central L-Dock



Fisherman's Harbor Esplanade



SE Millwright Loop



Kite Shelters



Commodore Plaza



Riverside Business Park Trails & Viewpoints



Public Access 2020 Outlook



City's Grand Avenue Park Bridge



- City of Everett project; utility overpass and pedestrian bridge
- Connecting downtown Everett to the waterfront
- Started construction summer 2017; to finish summer 2020
- Placed bridge across WMVD & BNSF track in September 2019

**NOW
2021**

Jetty Landing Restroom Rebuild



- Nearest public restroom 1/3 miles; small floating restroom available on Jetty Island (seasonally)
- 2016 facilities assessment found current building does not meet ADA standards, not meeting peak demands and building at end of useful life
- Site listed in the Port's Comprehensive Scheme, Public Access Plan and City of Everett's Shoreline Plan
- RCO Grant \$595,000
- Construction late 2020, after boating season
- New restroom is 40' x 26', 1,040 sf. current restroom is 30' x 24', 720 sf



SAIL CINEMA

@ WATERFRONT PLACE



FRIDAY NIGHTS

@ BOXCAR PARK

JUL 17 9:10 MIDWAY (PG-13)

JUL 24 9:05 HITCH (PG-13)

JUL 31 8:55 A LEAGUE OF THEIR OWN (PG)

AUG 7 8:45 THE AVENGERS: END GAME (PG-13)

AUG 14 8:30 COCO (PG)

AUG 21 8:20 GREASE (PG-13)

THANK YOU TO OUR GOLD & SILVER SPONSORS



LEARN MORE & REGISTER @ [PORTOFEVERETT.COM/SAILIN](https://portofeverett.com/sailin)

PLEASE NOTE: In response to COVID-19 and current public health guidance, the Port has modified its Sail-in Cinema to accommodate drive-in theater viewing only in summer 2020. Park viewing will not be available, and boat viewing will likely be unavailable from the North Docks (radio frequency will remain available to boaters). Registration is free, but is required to participate. Reservations are first come, first served and space is limited. In the event of extreme weather or rain, a movie night may be canceled.



@portofeverett | #portofeverett

MODIFIED Sail-in Cinema Turns Drive-in for 2020 Season

South Terminal Wharf Strengthening

- Shoreline permit in 2017
- 2% public access contribution
- Approximately \$586,000 in public access contribution
- In discussions with City for investment location



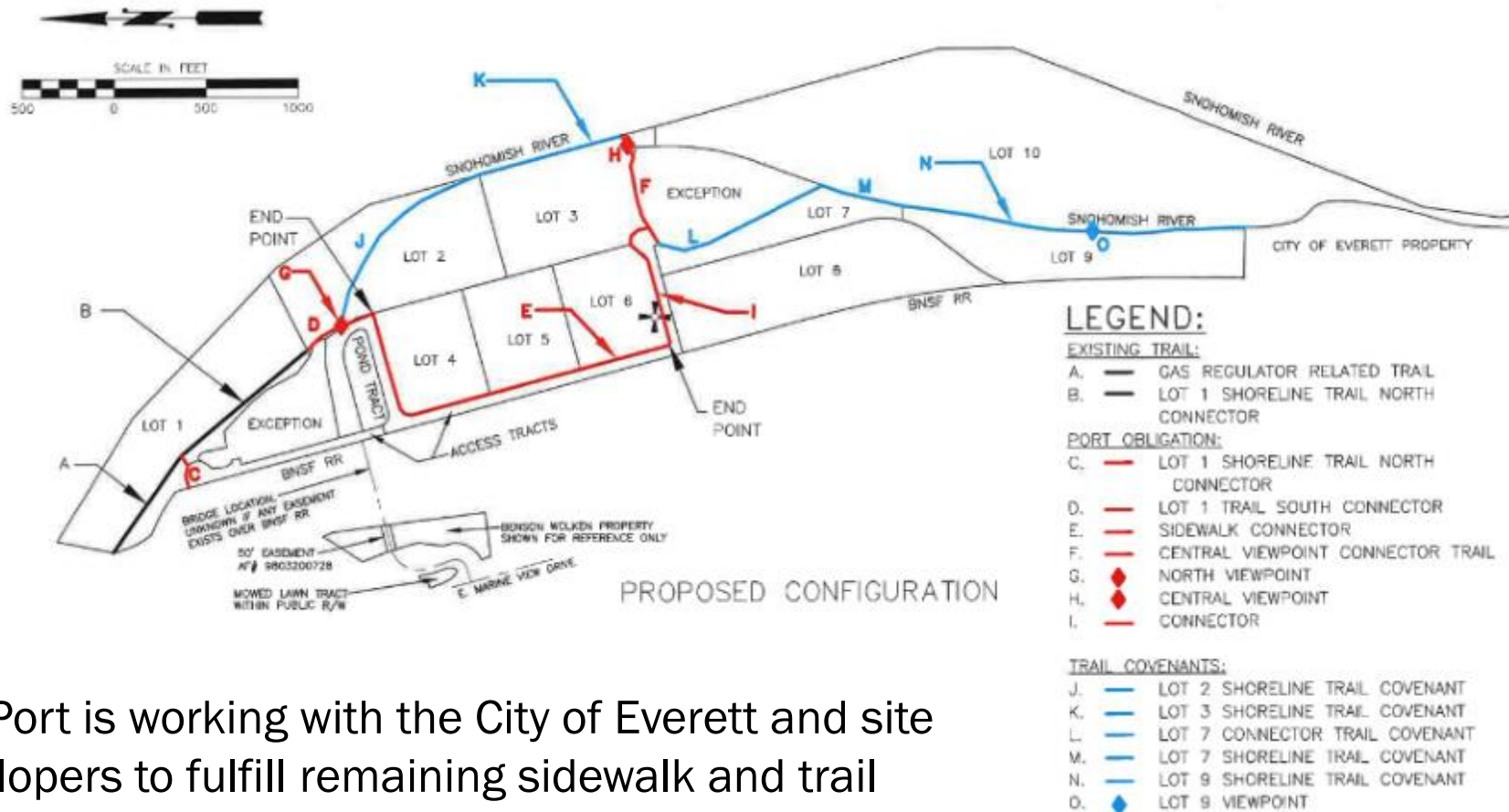
Mukilteo Fishing Pier Rebuild & Relocation



Public Access Features

- New fishing pier
- Relocation as part of multi-modal facility at Mukilteo waterfront
- Now under construction

Riverside Business Park Trails



- The Port is working with the City of Everett and site developers to fulfill remaining sidewalk and trail obligations on the project
- Construction of specific trail segments will occur over next 2 - 3 years

Bay Wood



- Partnership with the Department of Ecology
- 1,160 lineal foot shoreline restoration with support of future site development
- First public access at site; continuous shoreline nature trail

Imagine Children's Museum

Import. Export. Our Port.



- Maritime exhibit
- \$100,000 investment over 5 years
- 230,000 annual visitors

- Tug boat experience
- Images and info from Port of Everett
- Balancing and weight distribution exhibit





**MILLS to
MARITIME**
RESTORING JOBS. STRENGTHENING ECONOMY.

Thank You!



@portofeverett | #portofeverett