



**SEA THE
FUTURE
WITH US**

Waterfront Place Central

Terrie Battuello |
Chief of Business and Economic Development

June 9, 2020



@portofeverett | #portofeverett



Objectives

Port Ad Hoc Community Committee

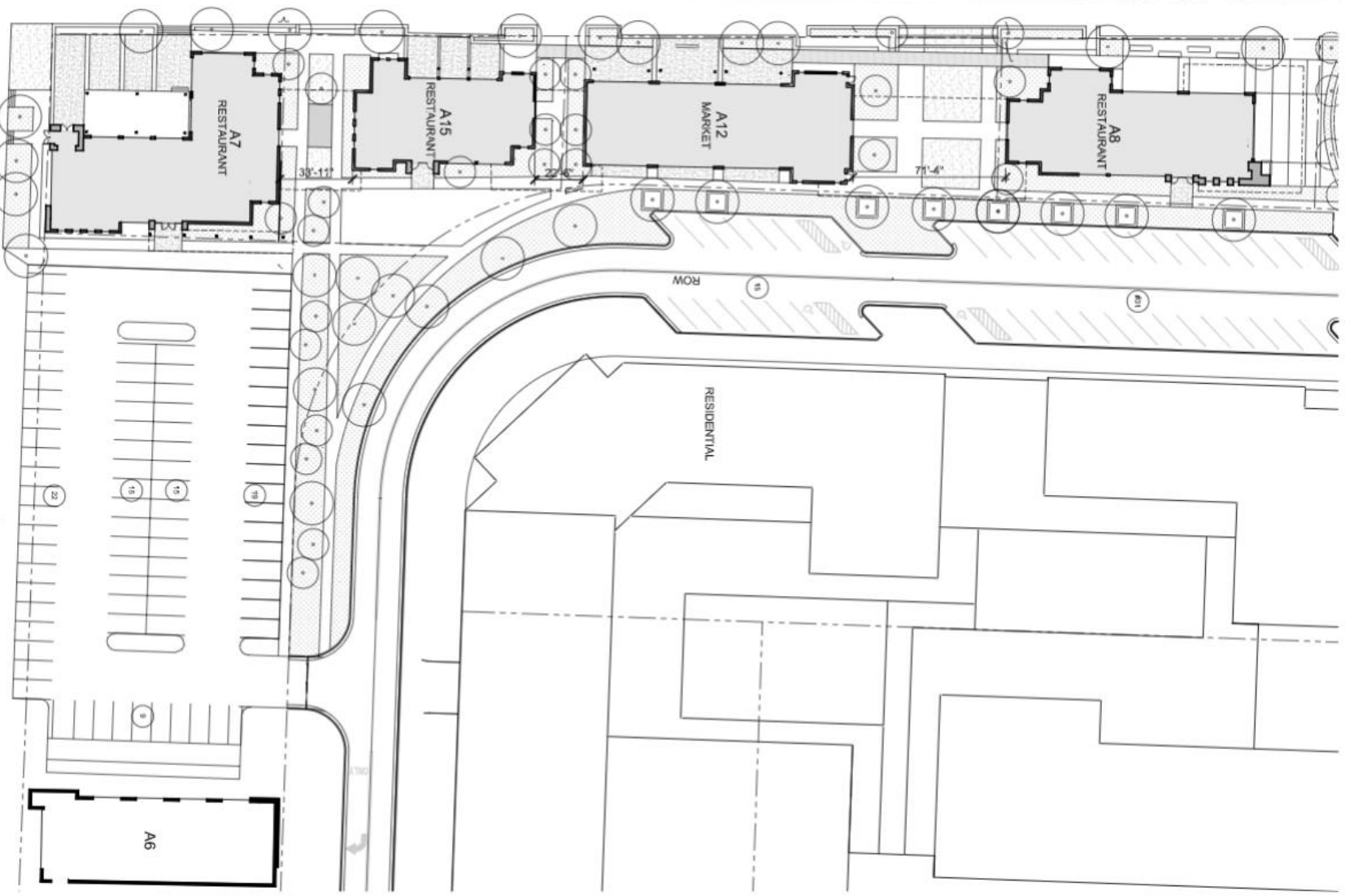
- Leverage prior work to create desirable mixed-use destination (1.5 million sf)
- Support Marina success and synergy via compatible uses
- Provide stable and reliable revenue source based on financial guidelines
- Create stable family-wage job growth
- Tax base expansion
- Improve waterfront access amenities



@portofeverett | #portofeverett



GOAL	STATUS
Private Development:	<ul style="list-style-type: none"> <input type="checkbox"/> Sealevel –re-start May; 49-day pandemic delay; 13th driveway proposed for Port review <input type="checkbox"/> Hotel Indigo – reopen w/ Feb-Jul 2020 rent abatement, staycation promotions, dine 11 am-10 pm (11 weekends) <input type="checkbox"/> AMERON –vacant, re-purposing -<i>Maritime Innovation Center</i> with 4 possible tenants announced in the future <input type="checkbox"/> Restaurants – two tenants in negotiation; pursuing a third for A8 <input type="checkbox"/> Small Retail – two marine-related tenants, pursuing a third A17 <input type="checkbox"/> Existing space leasing activities – active <input type="checkbox"/> Comcast License – negotiation <input type="checkbox"/> Everett Yacht Club signed LOI for south marina site <input type="checkbox"/> Kayak vending – Opens June 13 Jetty Landing
Capital Infrastructure/ Planning:	<ul style="list-style-type: none"> <input type="checkbox"/> Granite closeout – settlement on deficits complete; minor sewer access paving repairs last week. <input type="checkbox"/> Dock G –relocations complete (E&P to close out soon) <input type="checkbox"/> Grand Ave Bridge – approaching completion <input type="checkbox"/> PUD substation – is complete; has been activated <input type="checkbox"/> PND (prime consultant) contract update completed Feb. <input type="checkbox"/> 13th Street sewer accident – work complete <input type="checkbox"/> Soil transfer – first quantity received, new batch this month (June) <input type="checkbox"/> Architectural team working A8 and A17; Jetty Landing Restroom <input type="checkbox"/> Parking Master Program draft being finalized; LAZ started June 1; signage plan underway <input type="checkbox"/> Hazmat Assessment – A1, C2, Jetty Landing Restroom in prep for demo <input type="checkbox"/> Determine what work necessary on new fisherman’s building; leasing details <input type="checkbox"/> Construction logistic and future temp parking planning
Outreach:	<ul style="list-style-type: none"> <input type="checkbox"/> Web site updates and plan to review collateral and develop office concept brochure (phase II) <input type="checkbox"/> RFP solicitation for housing developers <input type="checkbox"/> Annual open house (spring) – cancelled due to pandemic conditions <input type="checkbox"/> Holiday – Festival of Pacific Lights first purchase (main tree installation) <input type="checkbox"/> Introductions of LAZ contractor to key stakeholder groups; minimal enforcement through end of June



EVERETT WATERFRONT PLACE - SITE PLAN

2018.01.12

1'-40"

NORTH

CUSHING
TERRELL
ARCHITECTS ENGINEERS

PULLING FROM THE PAST

Fisherman's Harbor emphasizes "the presence of and access to the inner workings of the fishing community and industrial waterfront by using **traditional forms and materials...**"

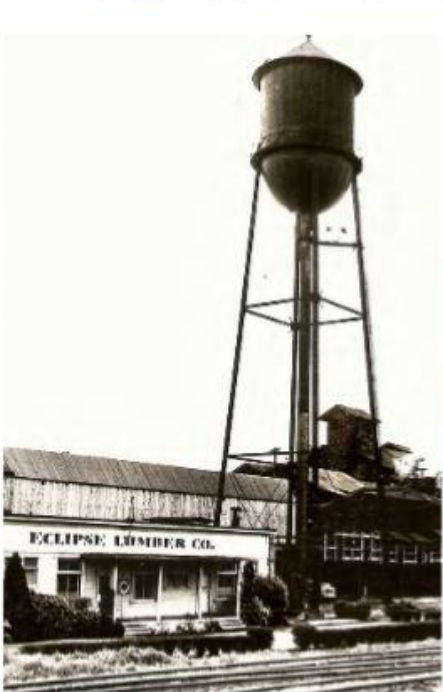
Staged at **water's edge** for handling the catch.

Simple and unadorned gabled structures constructed of wood

Timber framing and exposed trusses characterize the free spanning industrial spaces

Leverage materials used or produced on site such as **Wood shakes, lap siding, and red color accents**

Influence found in fish handling and the type of materials, features, or artifacts that would support the process... **Loading, unloading, cleaning, drying and chilling**





TYING THE PRESENT TO THE FUTURE

Large scale massing mixing
rectangular volumes and
gabled roof lines

A palette dominated by **coastal
grays** and accented with limited
pops of color

An **industrial, hard,** and
cold aesthetic in materials and
detailing

Structural expression
at forefront whether functional or
appurtenance



STRUCTURE



DOUGLAS FIR

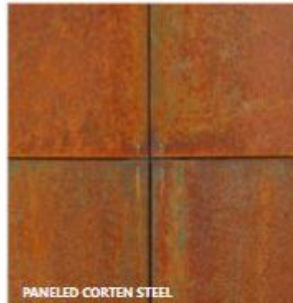


SIDING



WESTERN RED CEDAR

ACCENTS



PANELED CORTEN STEEL



CONCRETE

ROOFING



CLEAN TRADITIONAL

"...using traditional forms and material in contemporary ways"

As a counterpoint to surrounding building, a **warm palette** selection creates a **welcoming environment**

Traditional **materials** that **age** and **patina** provide visual interest while requiring low maintenance

Mixing vernacular materials with **clean patterning** and **detailing** makes the old new again

Nod to the past with form, construction and fenestration

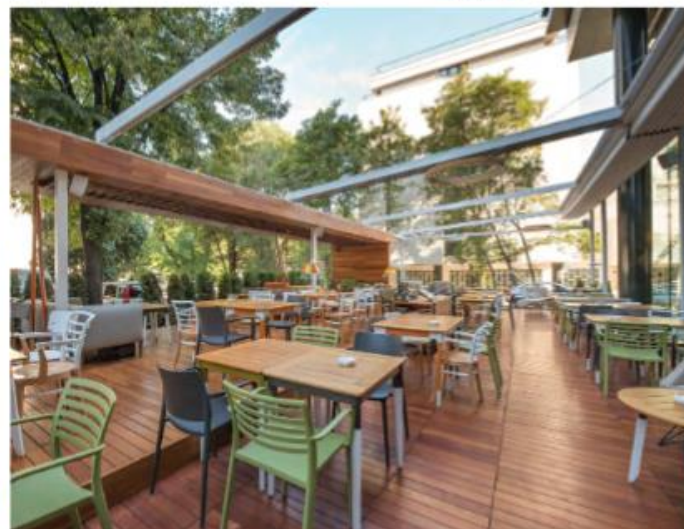
Tie to the present context with accent materials, color and features



Flexibility and layering
to allow for adaptation to season
or weather

Connections and openings to
the outdoors should support
and **reinforce the idea**
of an industrial or
fishing building

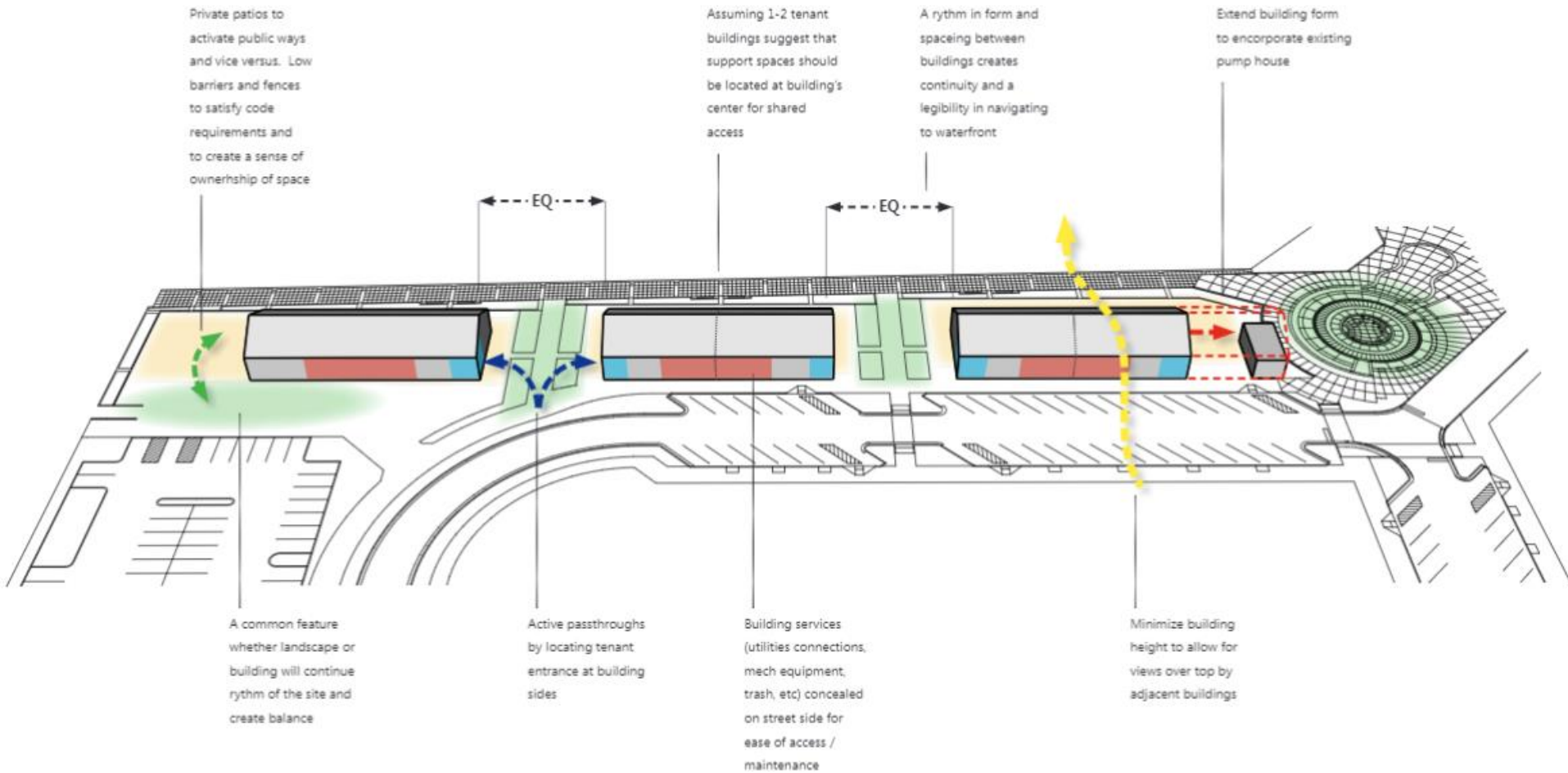
Protection without
complication in providing
functionality and in maintaining
of aesthetic



Daylight and views to
be enhanced by indoor outdoor
connections



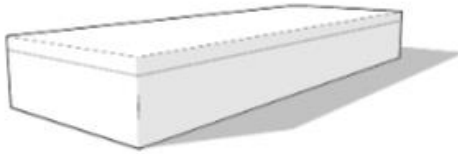
SITE BUILDING BLOCKS



A FORM LANGUAGE PLAYBOOK

The starting point

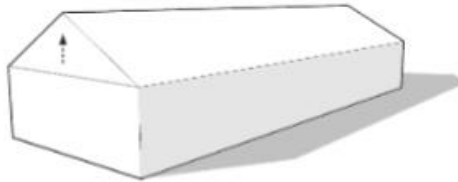
- A building area of approximately 5,000 sf
- 42"W X 120"L
- 12-13' clear to bottom of structure
- 3' structural depth



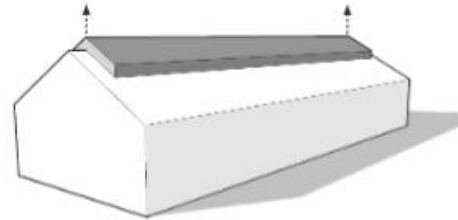
0 | THE STARTING POINT



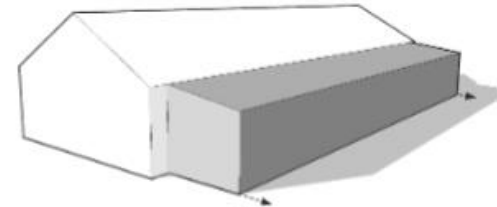
A base form is used to provide **continuity between buildings** while additions and/or subtractions **create individuality**



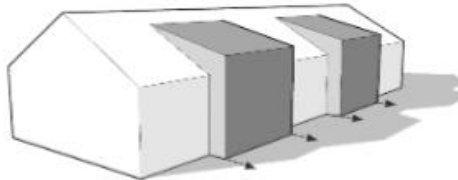
1 | VERNACULAR BASE FORM



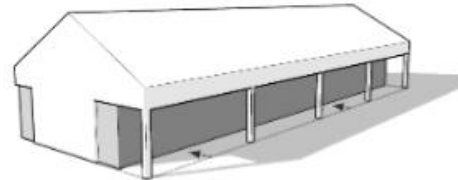
2 | CLERESTORY OR OTHER ROOF EXTRUSIONS



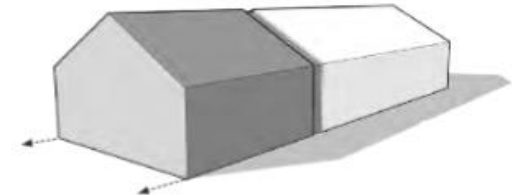
3 | ADDITION THAT BUILDS OFF VERNACULAR



4 | ADDITIONS THROUGH PROJECTION



5 | ADDITION THROUGH SUBTRACTION

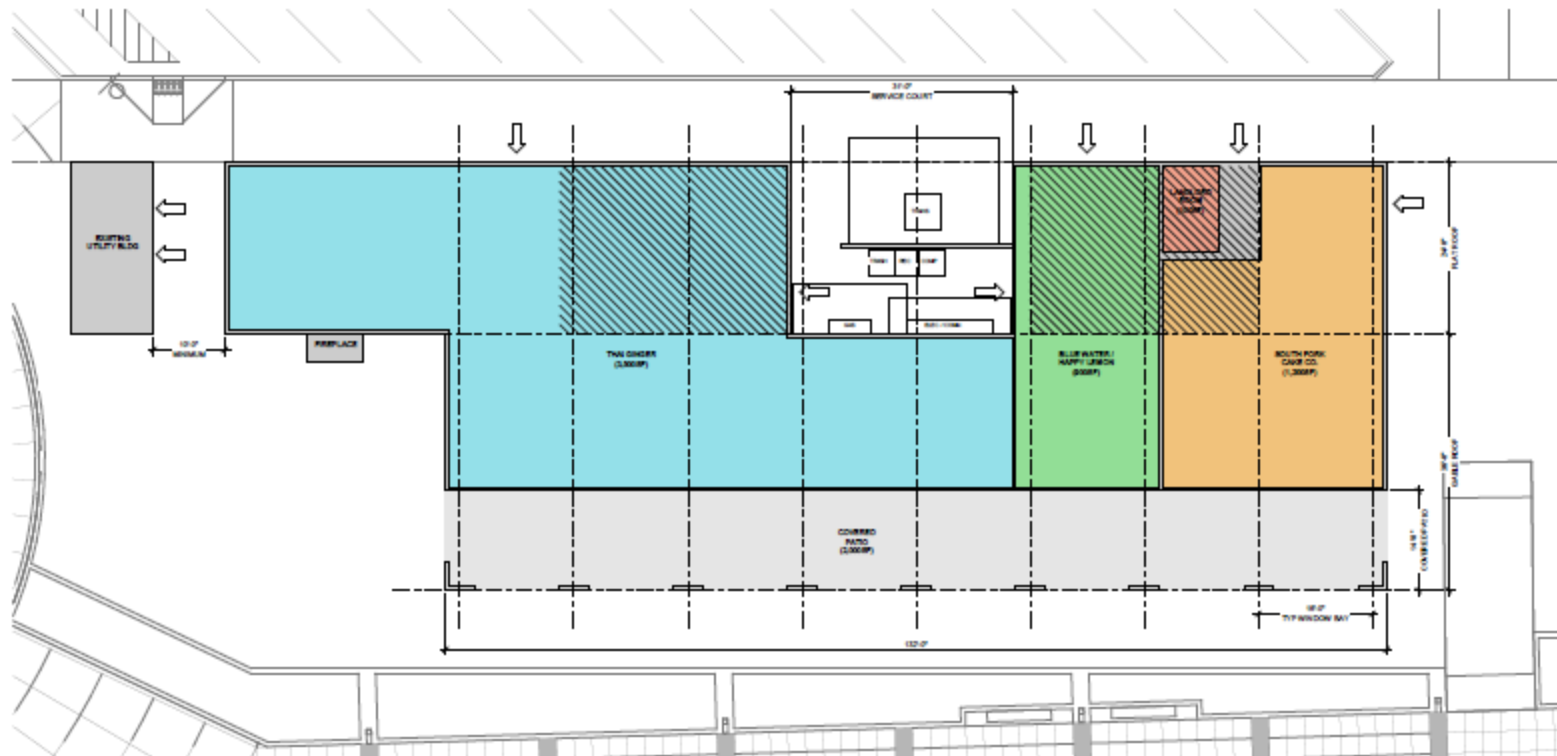


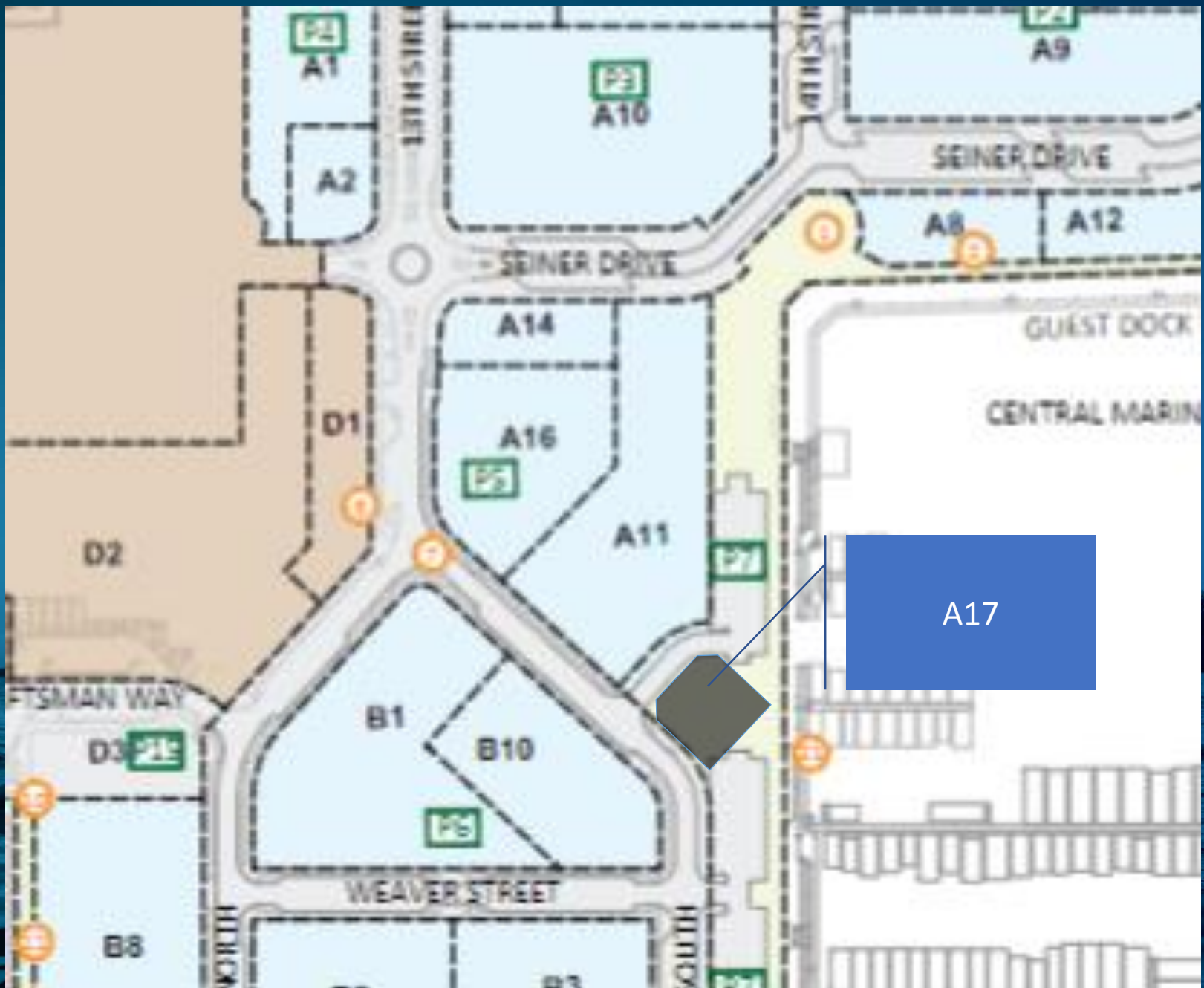
6 | ADDITION THROUGH EXTRUSION

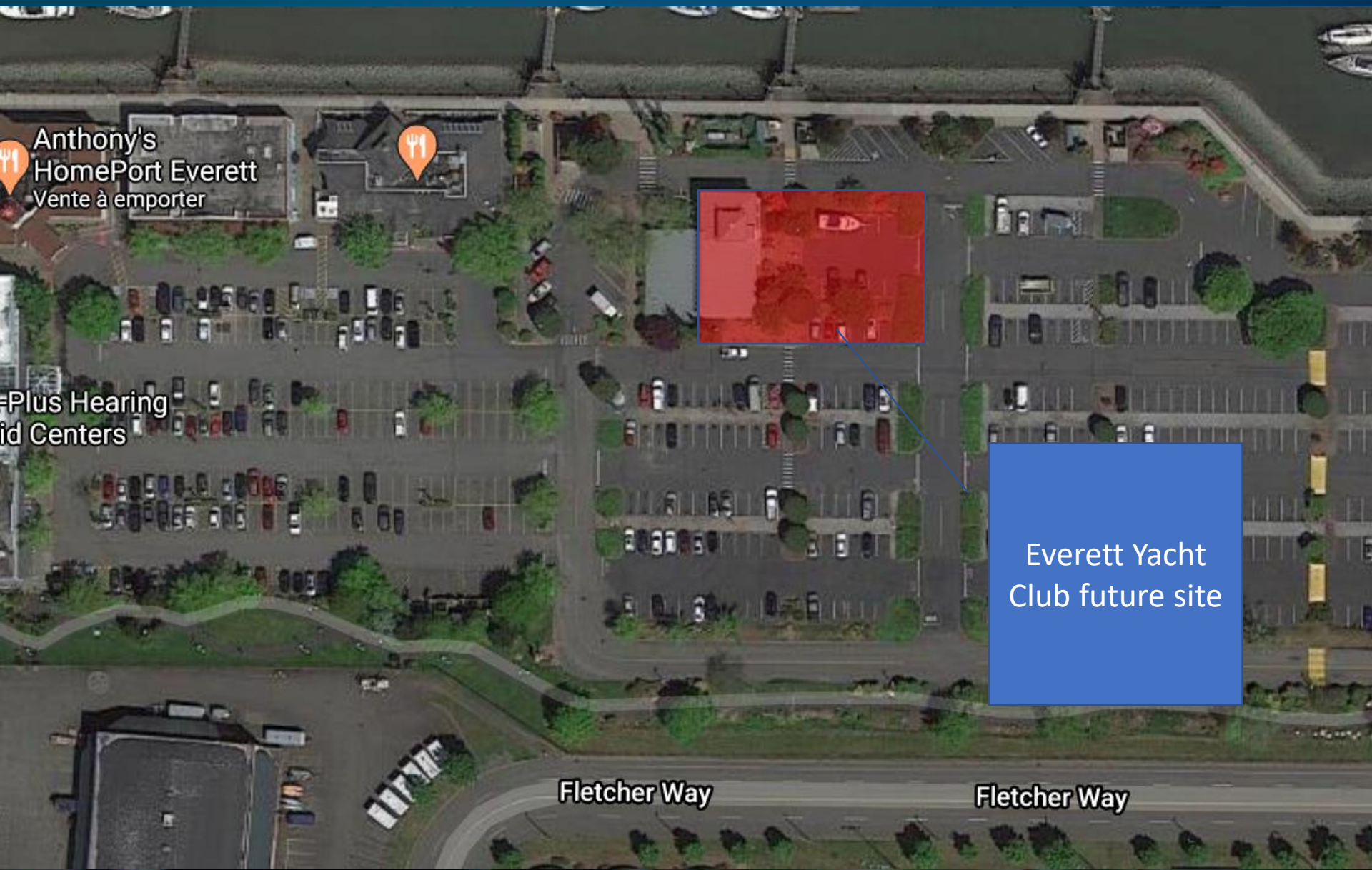
The base form is **rooted in the past** while adding to or carving away from this form **provides opportunity for modern forms and materials**



THREE TENANT . SCENARIO 2
GROSS AREA: 6,000SF







Anthony's
HomePort Everett
Vente à emporter

Plus Hearing
id Centers

Everett Yacht
Club future site

Fletcher Way

Fletcher Way





NEXT 100

WE PROVIDE VALUE: WE CREATE ECONOMIC OPPORTUNITIES

THANK YOU!



@portofeverett | #portofeverett