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CITY OF
MUKILTEO

Mukilteo Waterfront Project Overview

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Mukilteo Waterfront – A Rich History



Tank Farm Progress

Timeline: 1989 - 2000

- ✓ **1989:** Air Force operations conclude and clean-up begins
- ✓ **1995:** Mukilteo SEPA Programmatic EIS conducted by Washington State Ferries (WSF)
- ✓ **1998:** Mukilteo incorporates multimodal plan into comprehensive plan
- ✓ **1999:** Tank Farm Consortium MOU finalized
- ✓ **2000:** Congress passes legislation directing US Air Force to convey the 22-acre tank farm property to the Port for port and other compatible uses, such as multimodal uses

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Tank Farm Progress Timeline: 2001 - 2006

- ✓ **2001:** Congress amends Federal legislation, directing U.S. Air Force to convey 1.1 acres to NOAA
- ✓ **2003:** Everett Port Commission authorizes conceptual analysis based on market opportunities
- ✓ **2004:** LMN Architects delivers market assessment and bulk concept feasibility report
- ✓ **2004/2006:** Joint Port Commission and Mukilteo City Council public meeting on the status of the tank farm redevelopment

Tank Farm Progress Timeline: 2006 - 2009

- ✓ **2006:** Port Commission determines that no other development action will be taken until WSF has selected an alternative and Sound Transit has determined their needs
- ✓ **2006:** Site receives a “Clean Bill of Health” from Ecology
- ✓ **2006:** Beach access and physical Mount Baker Terminal pier construction substantially complete
- ✓ **2006:** Tribal/Asian Artifact Findings
- ✓ **2008:** Port opens Mount Baker Terminal for aerospace industry and Sound Transit opens light rail station
- ✓ **2009:** Air Force issues an initial Environmental Assessment of transfer

Tank Farm Progress Timeline: 2010 - 2012

- ✓ **2010:** Air Force re-initiates Tribal consultation
- ✓ **2010:** WSF resumes planning efforts for ferry terminal relocation
- ✓ **2011-2012:** WSF and Air Force conduct environmental assessments
- ✓ **2012:** Port Commission adopts goals for project
- ✓ **March 2012:** WSF released the Draft EIS and took public comment
- ✓ **May 2012:** WSF selected preferred alternative, known as Elliot Point 2
 - Preferred alternative facts
 - Total Cost: \$120 million - \$130 million
 - Funding (to date): \$91 million
 - \$29million in federal grants
 - Ferry route is busiest for vehicles and second busiest for ridership
 - More than 4 million passengers
- ✓ **November 2012:** Air Force completed Environmental Assessment of transfer



Tank Farm Progress Timeline: 2013 – 2022

- ✓ **2013:** Air Force transfers property to Port of Everett & NOAA
- ✓ **2016:** Port transfers land to project partners to support redevelopment vision (some by trade, some by fee) – if ferries didn't move forward, land would revert back to Port
- ✓ **2016:** Second Sounder platform opens
- ✓ **2020:** New Mukilteo Ferry Terminal Opens and Port's new fishing pier opens
- ✓ **2021:** NOAA cancels plans for new facility in Mukilteo; Port to regain ownership in site; former ferry landing returns to Port ownership
- ✓ **2022:** Port, City kick-off outreach for a revitalized Mukilteo Waterfront



Port Objectives with Mukilteo Tank Farm Acquisition

- ✓ *Support the relocation and construction of a new Mukilteo Ferry Terminal and Sound Transit Station*
- ✓ *Revitalize and open access to the Mukilteo Waterfront*
- ✓ *Ensure proper access and function of Mount Baker Terminal*
- ✓ *Ensure public access to Edgewater Beach*
- ✓ *Remediate historic contamination and liabilities (i.e. government pier removal)*



Moving Mukilteo Forward

- ✓ *Since the Port transferred the land for redevelopment in 2016, more than 70% of the land has remained undeveloped and inaccessible to the public*
- ✓ *This was not the intent when the Port transferred the property; the Port's hope is that no additional time goes by without progress toward enhancing access to the waterfront as promised*
- ✓ *With more than 11 property owners over 26 acres, the waterfront needs a comprehensive development strategy to ensure a quality and highly accessible mixed-use waterfront*



Mukilteo Waterfront – What Now?

Revisioning

- ✓ *The Port of Everett is leading an effort, in partnership with the City of Mukilteo to help establish a unified vision for the undeveloped Mukilteo shoreline properties, including the former NOAA site that will soon be transferred back to the Port.*
- ✓ *The first step is to form a diverse stakeholder workgroup that represents the varied interests and attractions at the waterfront; this group is intended to be a small group representing the broad interests of the waterfront.*
- ✓ *The study area stretches from Lighthouse Park to Edgewater Beach.*
- ✓ *The Port has hired NBBJ, a Seattle architecture, planning and design firm, to help with this process and visioning planning through 2022.*
- ✓ *The first deliverable of this work will be to identify guiding principles for the redevelopment that ensure the character and community priorities be maintained with any development through a robust public process.*
- ✓ *Once the guiding principles are approved by the Port Commission and Mukilteo City Council, these principles will be used to guide the planning and design process for the future of the waterfront.*
- ✓ *Planning timeline: January 2022 to Fall 2022.*



Mukilteo Waterfront – Study Area



Mukilteo Waterfront – 11 Owners, 26 Acres

● Port of Everett

● Municipal

● State of Washington

● Private Owners



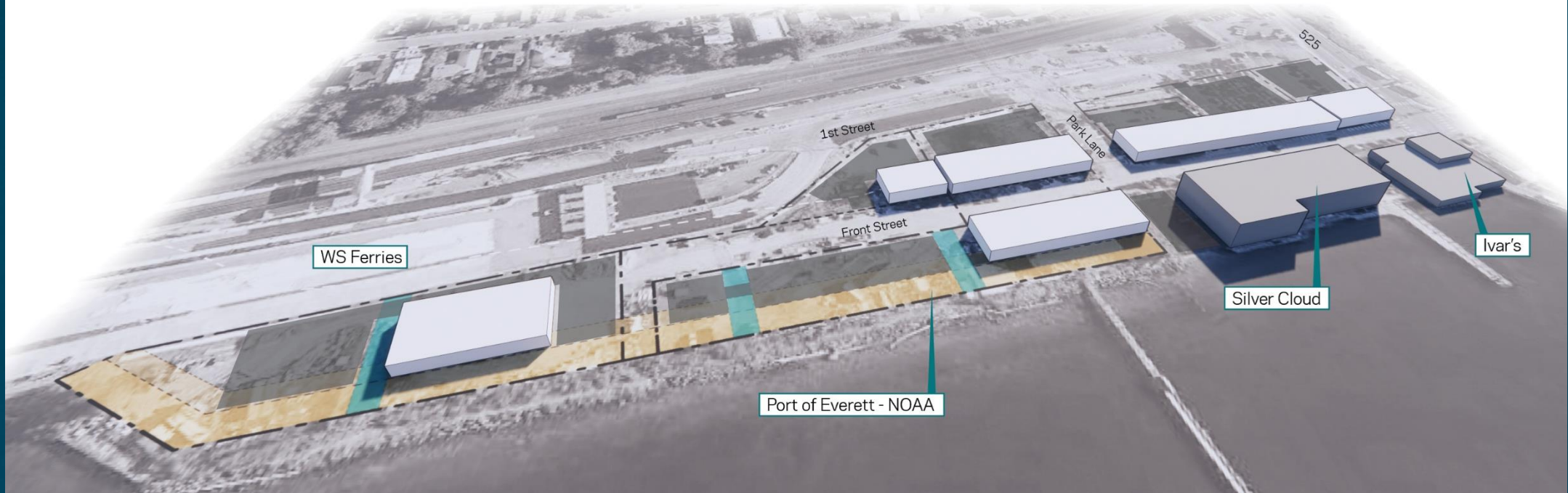
What's Allowed Now?

Zoning Code & Massing Study

If each parcel is required to park its own program, ie, no shared parking or district parking program, expected development would likely be limited due to code required parking minimums.



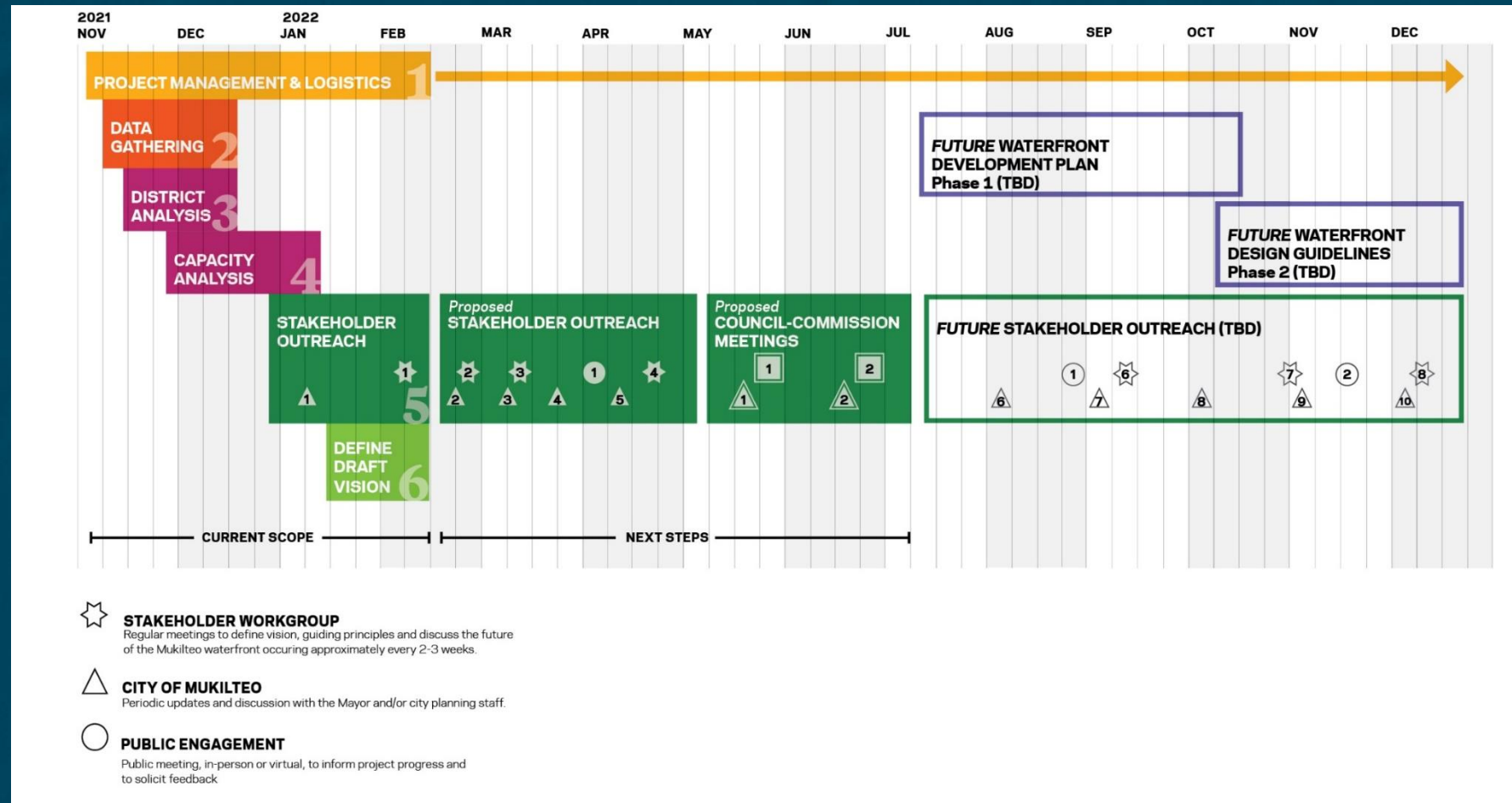
[Mukilteo Waterfront Drone Video](#)



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Mukilteo Waterfront – Proposed Process



Interim Public Access Improvements 2022-2023

- ✓ **Parklet:** Renovating and revitalizing the former ferry landing next to Ivar's to provide visitors an outdoor dining area and enhanced public access at the waterfront.
- ✓ **NOAA site demolition:** As part of the transfer back to the Port, NOAA will be demolishing all of the structures which should provide an opportunity for interim access to the waterfront.
- ✓ **Promenade design and construction:** The Port is in talks with City leadership about taking on the grant funding, design and construction of the promenade between the Port's fishing pier and Edgewater Beach to enhance connectivity.



Next Steps

- ✓ *Public outreach and waterfront guiding principles*
- ✓ *Finalize Parklet design and begin construction*
- ✓ *Continue to work with NOAA on the site demolition and transfer to the Port*
- ✓ *Engage in discussions with the City on an agreement for taking on the promenade development; preserving grant funding*

