



Waterfront Place Update: Accomplishments, Progress & Future Plans March 3, 2022

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PROJECT MANAGER



Presentation Outline

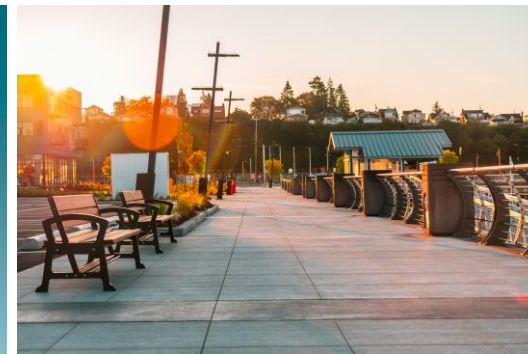
- ✓ *Waterfront Place Central Overview*
 - *Accomplishments*
 - *Current Progress*
 - *Construction & Design*
 - *Commercial Projects*
- ✓ *Phase 2 Millwright District*
 - *Project Forecasting*
- ✓ *Wine Walk & Restaurant Row Development*
- ✓ *Future Opportunities*
- ✓ *Questions or Comments?*



Waterfront Place Accomplishments

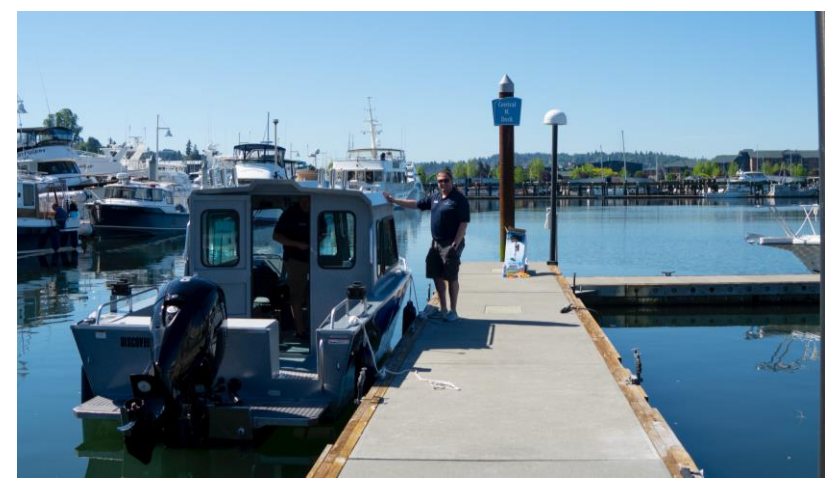
✓ The Port has facilitated more than \$150 million in public/private investment in Waterfront Place to date (approx. \$50 million of Port investment).

- Fisherman's Harbor Roadways/Utilities
- Weyerhaeuser Building Move
- Seiner Wharf
- Guest Dock 5/Dock Walk
- Pacific Rim Plaza and Splash Fountain
- Esplanade
- Bulkhead Replacement
- Kite Shelters
- Commodore Plaza

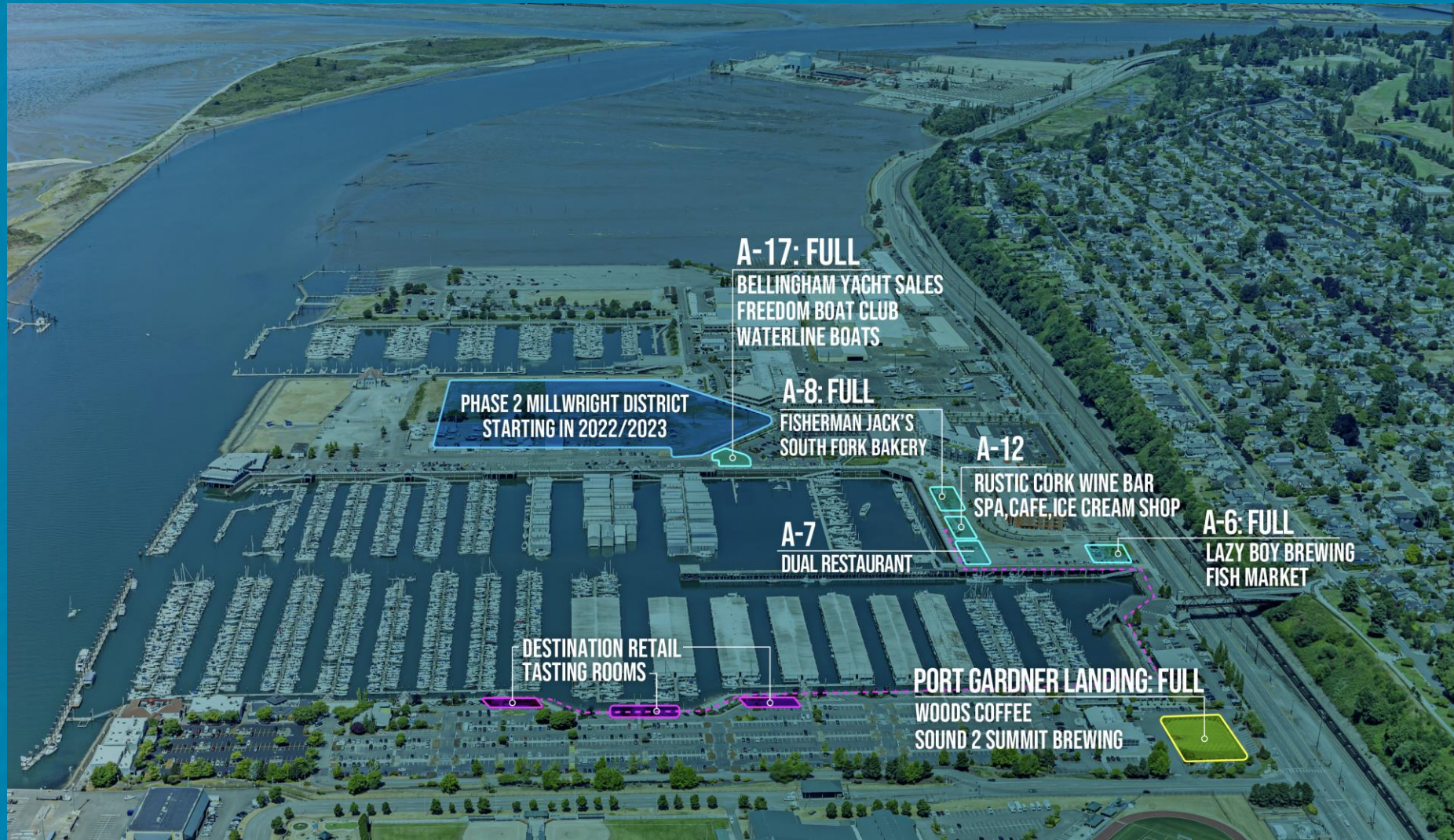


Waterfront Place Accomplishments: Private Development & Partnerships

- ✓ Opening of Hotel Indigo in 2019
- ✓ Opening of Waterfront Place Apartments - first housing in the history of the waterfront
- ✓ Established development partnerships with The Schuster Group and LPC West
- ✓ Signed a variety of new tenants with others in the hopper



On the Horizon



Current Progress – Projects 2022



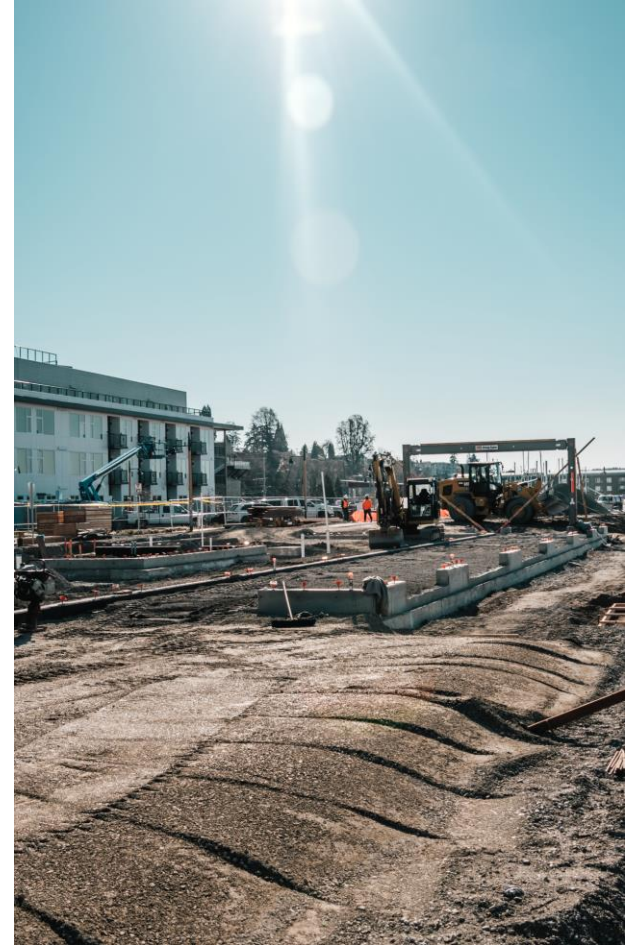
Construction: Parcel A8

✓ **A8 Commercial**

- 6,000 square foot building for Fisherman Jack's and South Fork Bakery
- Indoor/outdoor dining
- Landscaping and esplanade wall

✓ **Construction Status**

- Vertical construction commenced
- Building footings and stem walls poured
- Completion anticipated in summer 2022



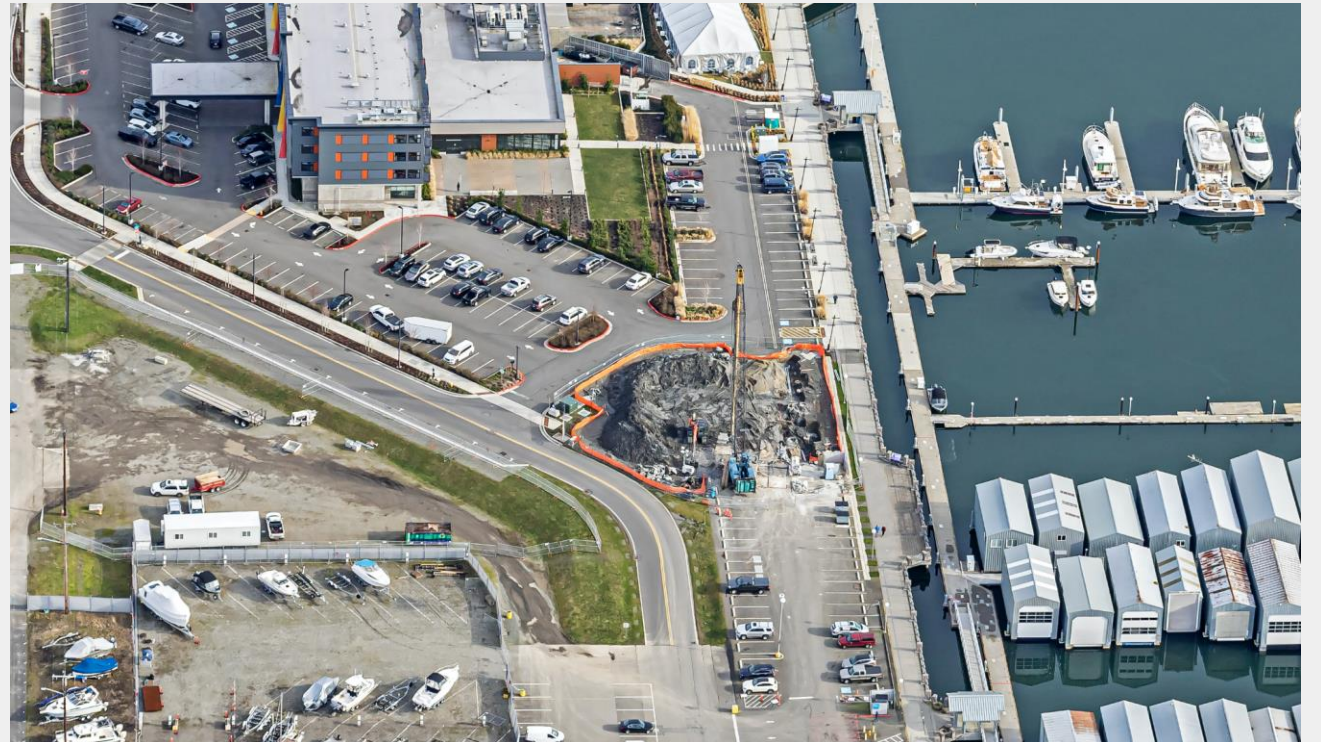
Construction: Parcel A17

✓ **Two-way building designed for:**

- Boating tenant office space
 - Freedom Boat Club
 - Waterline Boats
 - Bellingham Yachts
- Public restroom and open space for slip holders and pedestrians
- Interior improvements performed by tenants

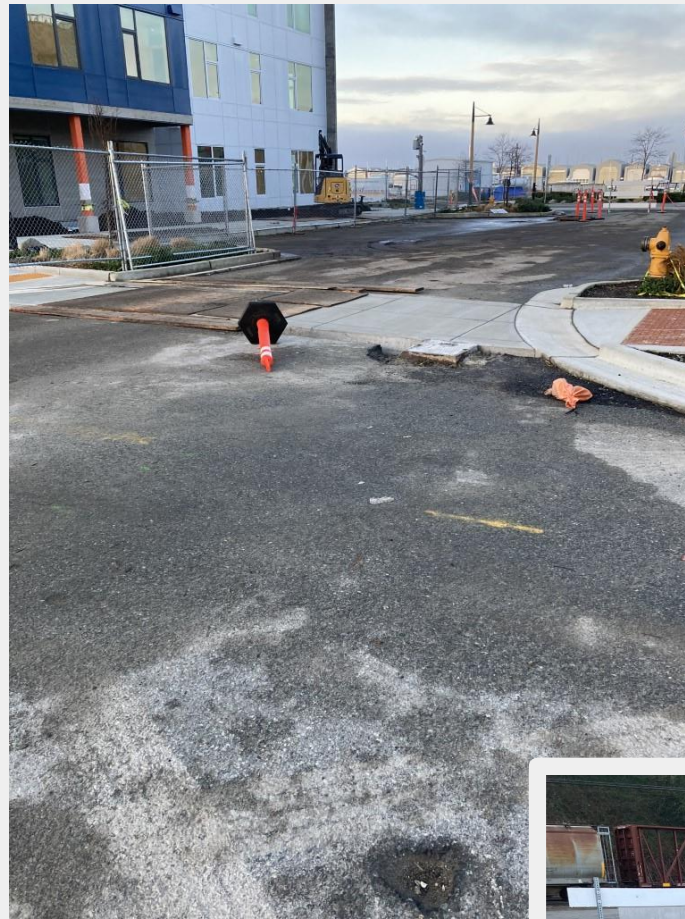
✓ **Construction status**

- Rigid inclusions complete
- Backfill to future grade
- Completion anticipated for summer 2022



Construction: 14th St. Improvements

- ✓ *Right-of-Way improvements*
- ✓ *Sidewalk and crosswalk concrete*
- ✓ *Finish asphalt lift on 14th Street*
- ✓ *Anticipated completion spring 2022*



Construction: Fire Repairs

- ✓ *Replacement of light poles and wiring*
- ✓ *Replacement of hardscapes – sidewalk, curb*
- ✓ *Replacement of landscaping, irrigations*
- ✓ *Replace sections of Seiner Drive, crosswalks*
- ✓ *Anticipate completion by fall 2022*



Current Progress – Design

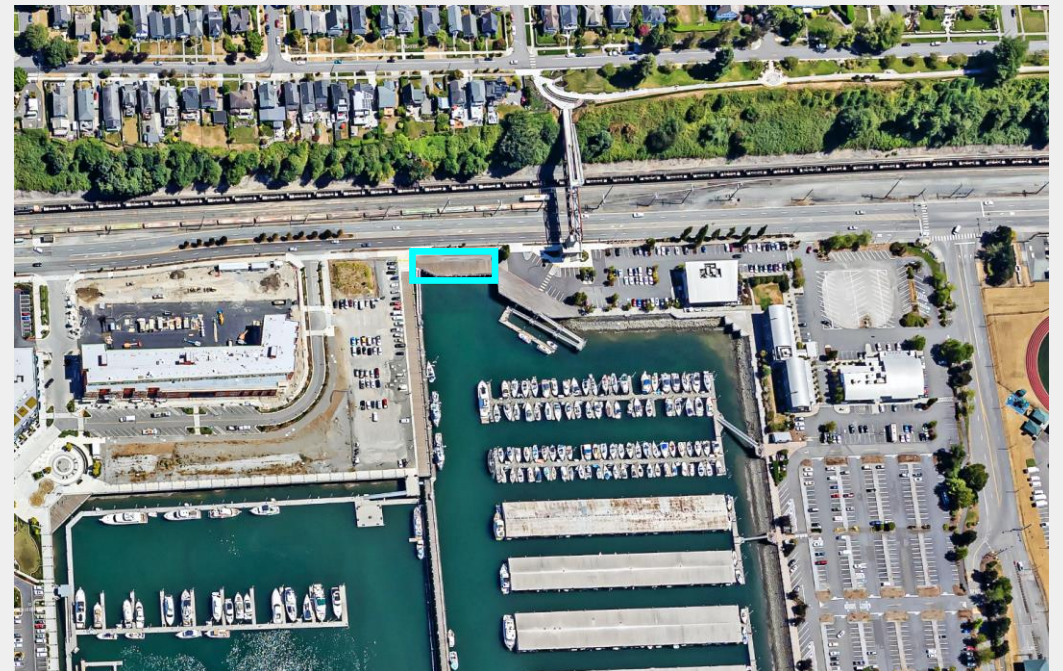
✓ **Port Gardner Landing Building (PGL)**

- 5,000 total square feet
- Sound 2 Summit Brewery; 3,000 SF
- Woods Coffee; 2,000 SF
- Outdoor courtyard and patio space
- Construction anticipated to commence in mid-2022



Design: Bulkhead Segment E

- ✓ Awarded \$1.5M grant for new bulkhead wall
- ✓ Construction set for 2023-2024; work to be conducted in the off season
- ✓ Completes Central Marina bulkhead infrastructure improvements



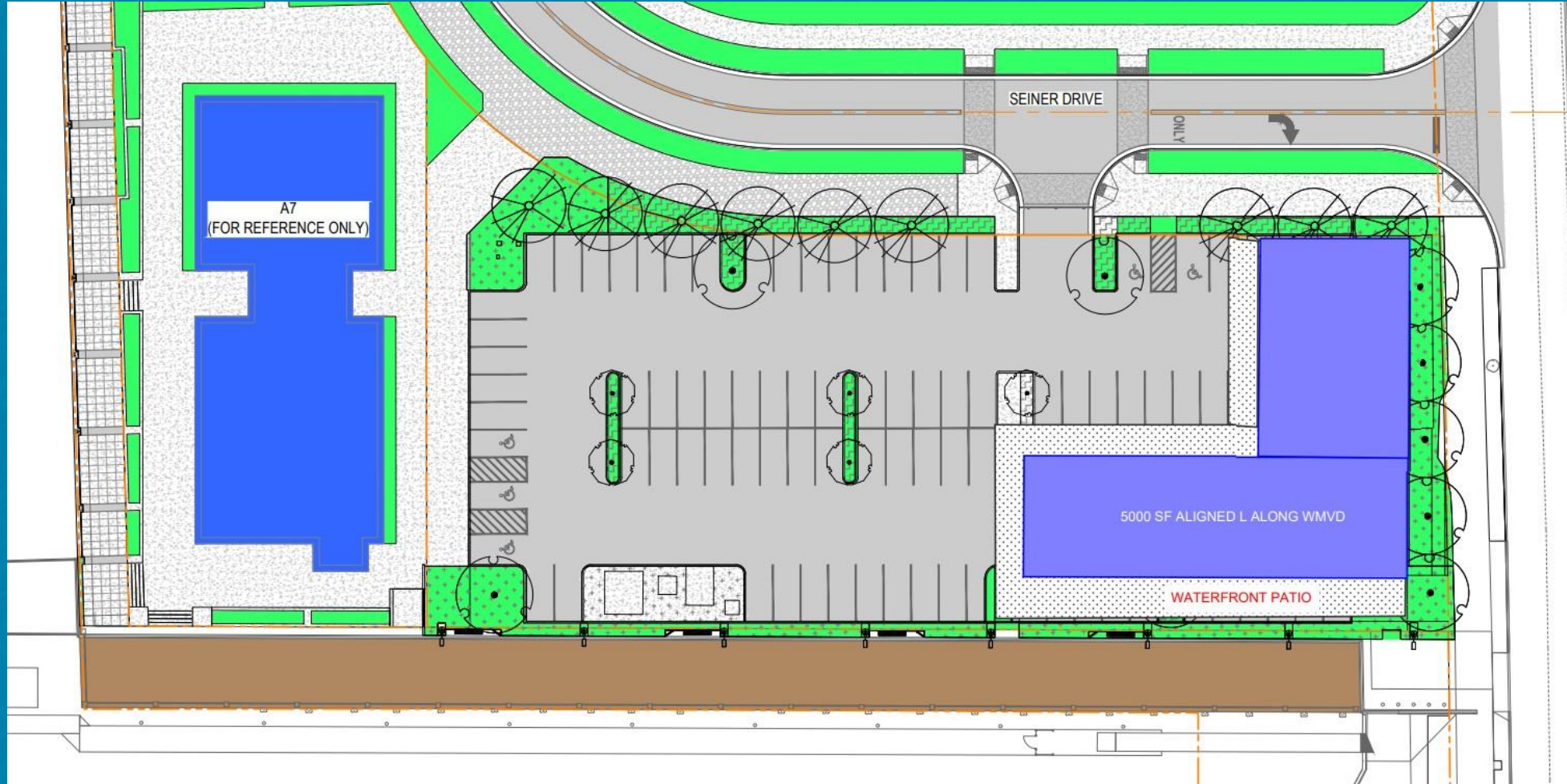
Design: Marina Fuel Tanks & Dock Improvements

- ✓ *New 30,000-gallon diesel and gas tanks to support upgraded Marina Fuel Dock*
- ✓ *Phase 1 construction to begin summer 2022; five to eight months of preload, followed by tank install*
- ✓ *Request for Bid in March 2022*
- ✓ *Dock improvements in phase 2*



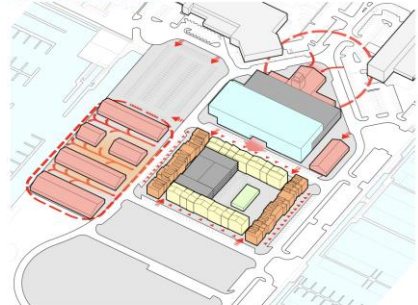
Parcel A6 Parking Lot

- ✓ Parking lot to support A6 and Fisherman Harbor commercial tenants



Phase 2 Millwright District: Developer — LPC West

CIRCULATION



LEGEND

- Vehicular Entry
- Residential Entry
- Pedestrian Circulation
- Village Hub

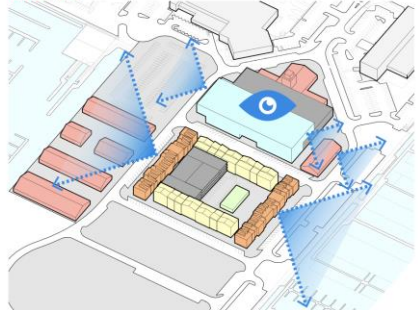
LANDSCAPE



LEGEND

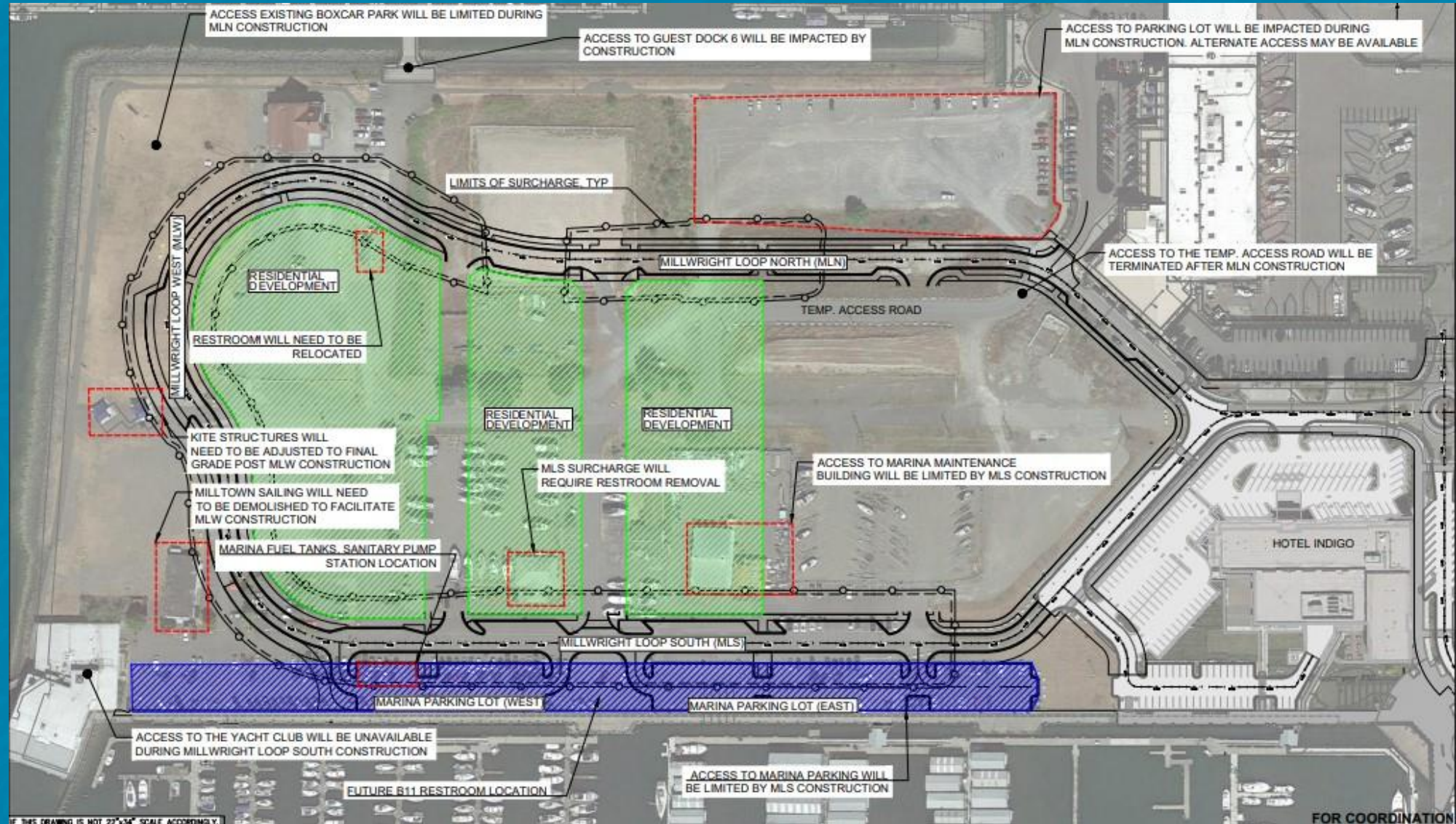
- Plaza
- Promenade
- Event Space
- Amenity Space
- Parkway
- Esplanade

VIEWS



Millwright Loop Road

Expect to phase construction



Millwright Loop Road Continued

- ✓ Projects that must be completed with, or prior to Millwright Loop Roads work:

- B11 Restroom

- Relocate Marina Fuel Tanks

- Relocate Marina Maintenance Shop

- Central Marina Parking Lots

- WPC: Esplanade South

- ✓ Accounts for up to \$7.9M of additional work to occur

- ✓ These projects also pave the way for the second phase of housing, similar to the Fisherman's Harbor Infrastructure project, from 2016-2018



Weyerhaeuser Building

- ✓ *New commercial tenant to open in buildings centennial year – 2023*
- ✓ *Interim landscaping package to be installed*
- ✓ *Overall site to be raised as development moves west*
- ✓ *Lease with Muse LLC considered by Commission for Whiskey Bar & Coffee Shop, as well as boating club use*
- ✓ *Vision honors unique exterior design and interior finishes creating an upscale location to enjoy a conversation, a beverage and the views*
- ✓ *To support future performance venue design*

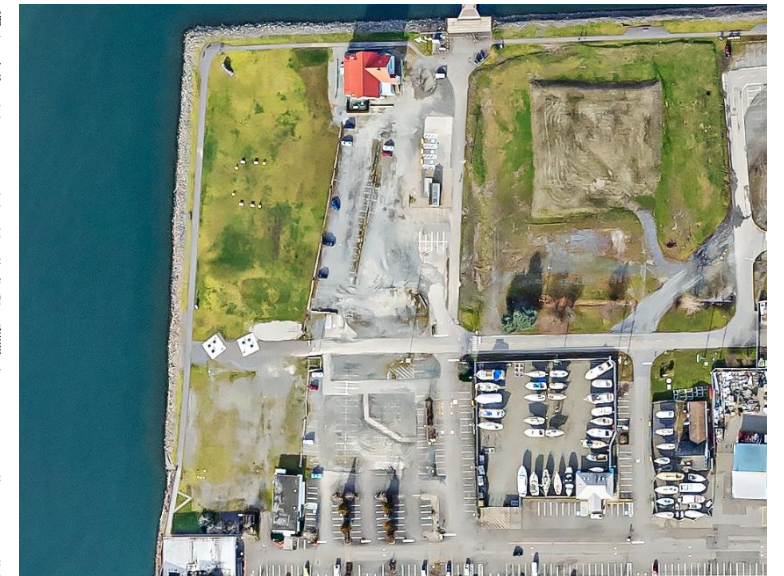
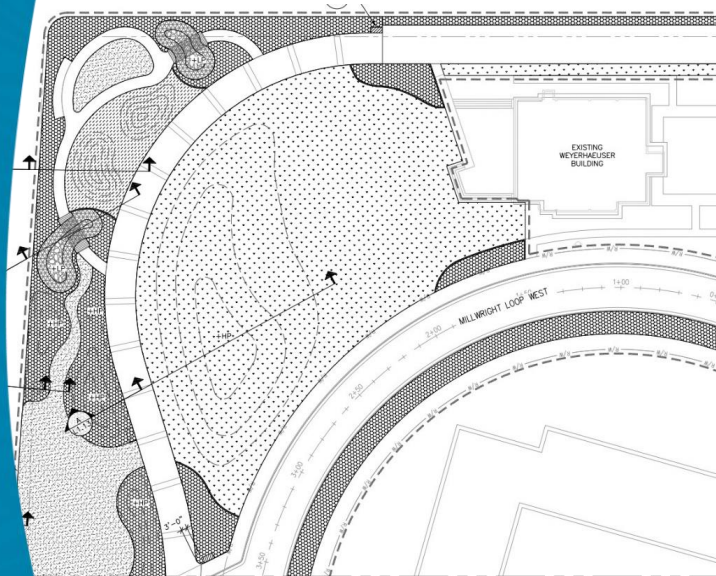


Future Opportunities: Second Phase Housing & Boxcar Park

- ✓ *Housing dependent on Port capital projects being initiated and private development*
- ✓ *Boxcar Park funding negotiations ongoing*
- ✓ *Provides necessary infrastructure for private investment*
 - *Roadways*
 - *Utility connections*



RMC Architects | Stephanie Bower, Architectural Illustration



Wine Walk & Restaurant Row

- ✓ The Schuster Group is a nationally recognized and award-winning Puget Sound developer
- ✓ Deal includes development of the two Port Gardner Landing buildings at 1710 West Marine View Drive to begin in 2022
- ✓ Seven additional sites identified in the agreement for future development including four parcels in and around Fisherman's Harbor (A1, A6, A7, A12), and three sites in South Marina
- ✓ These parcels create the Port's new restaurant row at Fisherman's Harbor and new destination wine walk



Future Development: Wine Walk Site Plan

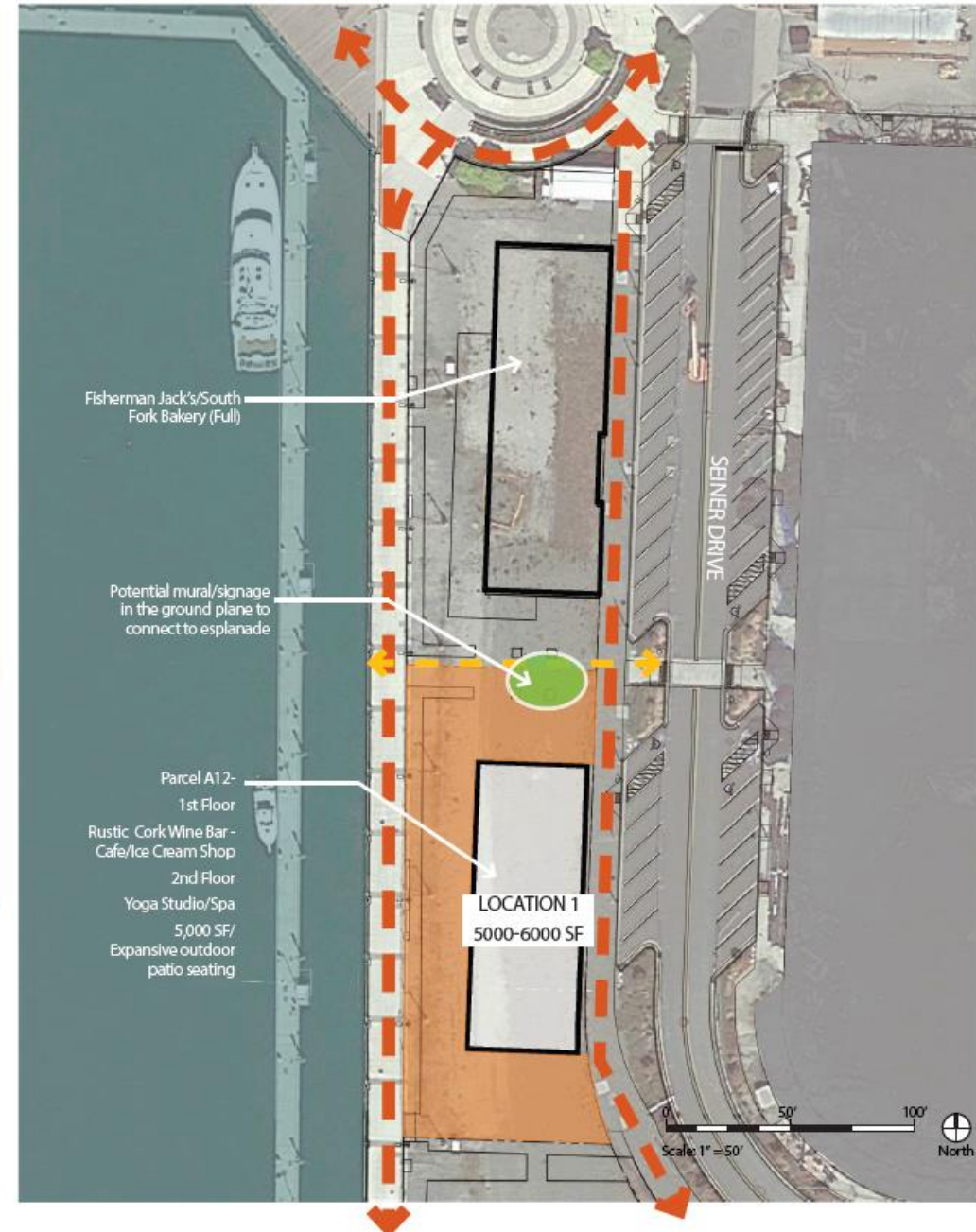


Fisherman's Harbor (A8/A12): Placemaking, Experiencing the Waterfront Place Wine Walk



LEGEND

- Activated Outdoor Space
- Esplanade/Wine Walk Circulation Route
- Preserved Marina Access/Circulation
- Exterior Spaces - Intermediate/'In Between' Moments/Opportunities for Historical Elements Educational Elements, Play Opportunities, 'Pause Points', etc.

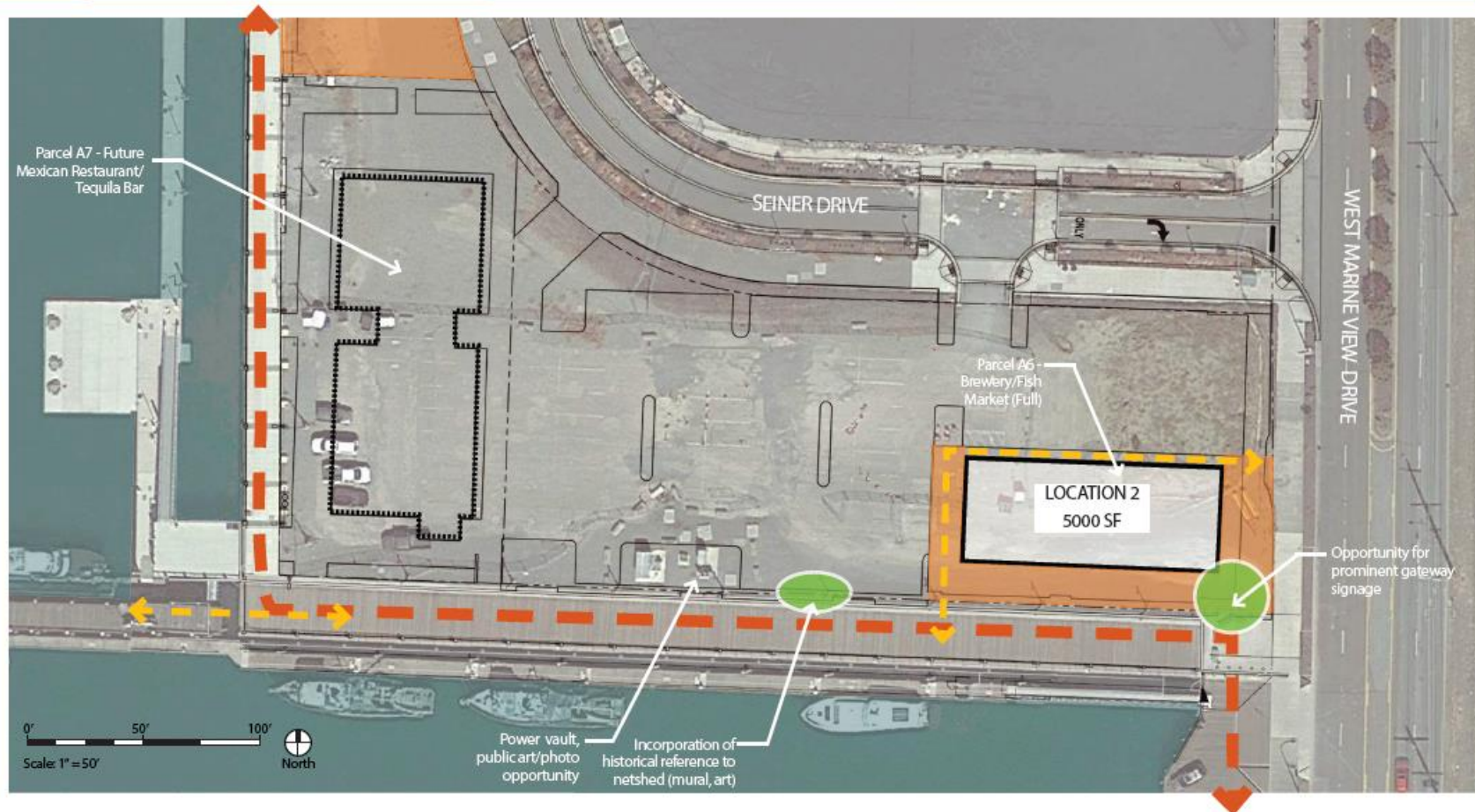


Fisherman's Harbor (A7/A6): Placemaking, Experiencing the Waterfront Place Wine Walk

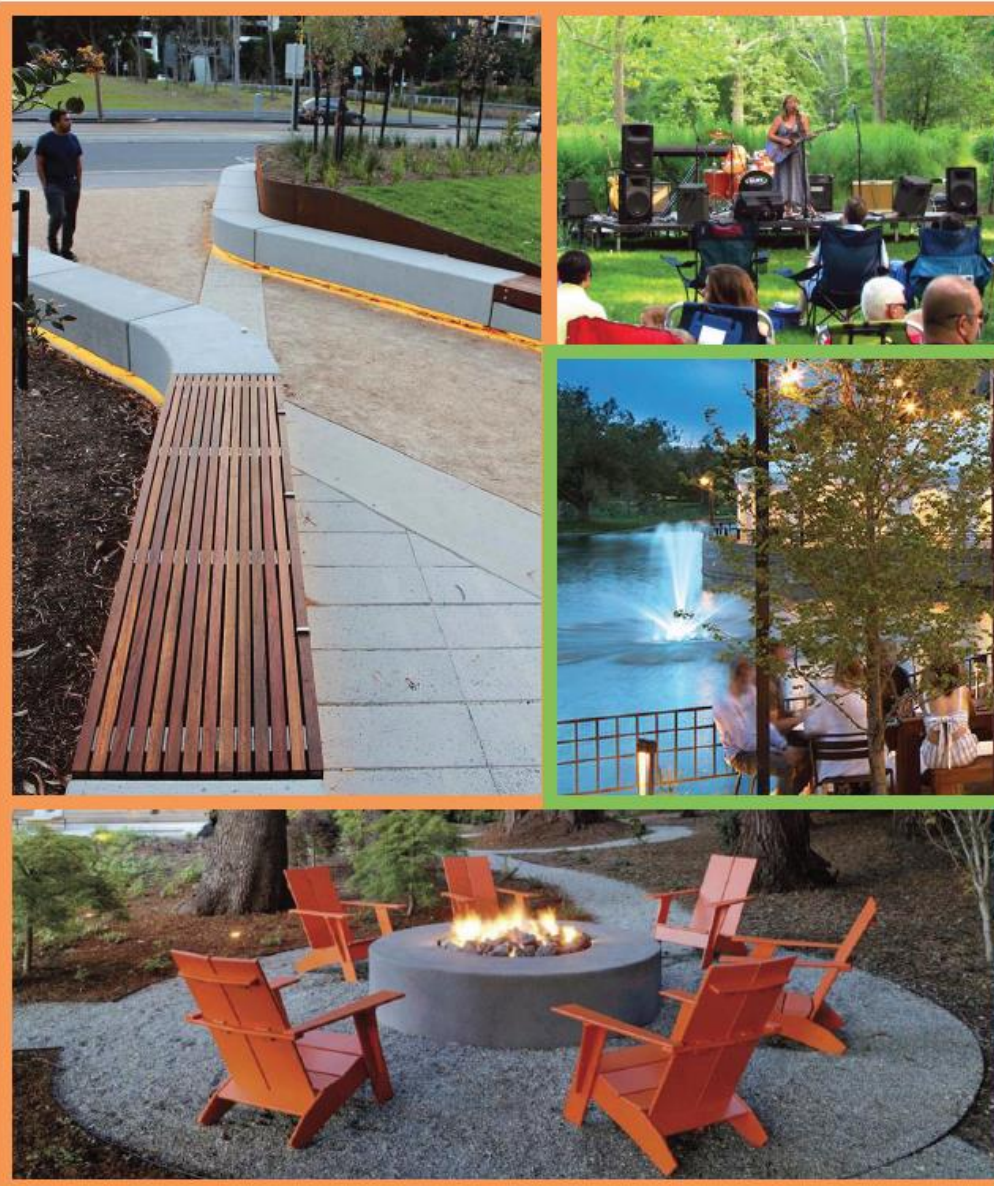


LEGEND

- Activated Outdoor Space
- Esplanade/Wine Walk
- Circulation Route
- Preserved Marina Access/
Circulation
- Exterior Spaces -
Intermediate/In Between/
Moments/Opportunities for
Historical Elements Educational
Elements, Play Opportunities,
'Pause Points', etc.



P.O.E. Property at Lombardi's & Inn at Port Gardner: Placemaking, Experiencing the Waterfront Place Wine Walk



LEGEND

- Activated Outdoor Space
- Esplanade/Wine Walk Circulation Route
- Preserved Marina Access/Circulation
- Exterior Spaces - Intermediate/'In Between' Moments/Opportunities for Historical Elements, Educational Elements, Play Opportunities, 'Pause Points', etc.



South Marina East: Placemaking, Experiential Nodes Along Esplanade



LEGEND

- Exterior Spaces - Intermediate/'In Between' Moments/Opportunities for Historical Elements Educational Elements, Play
- Opportunites, 'Pause Points', etc.
- Potential Parking/Curb Revisions
- Esplanade/Wine Walk Circulation Route Preserved Marina Access/ Circulation

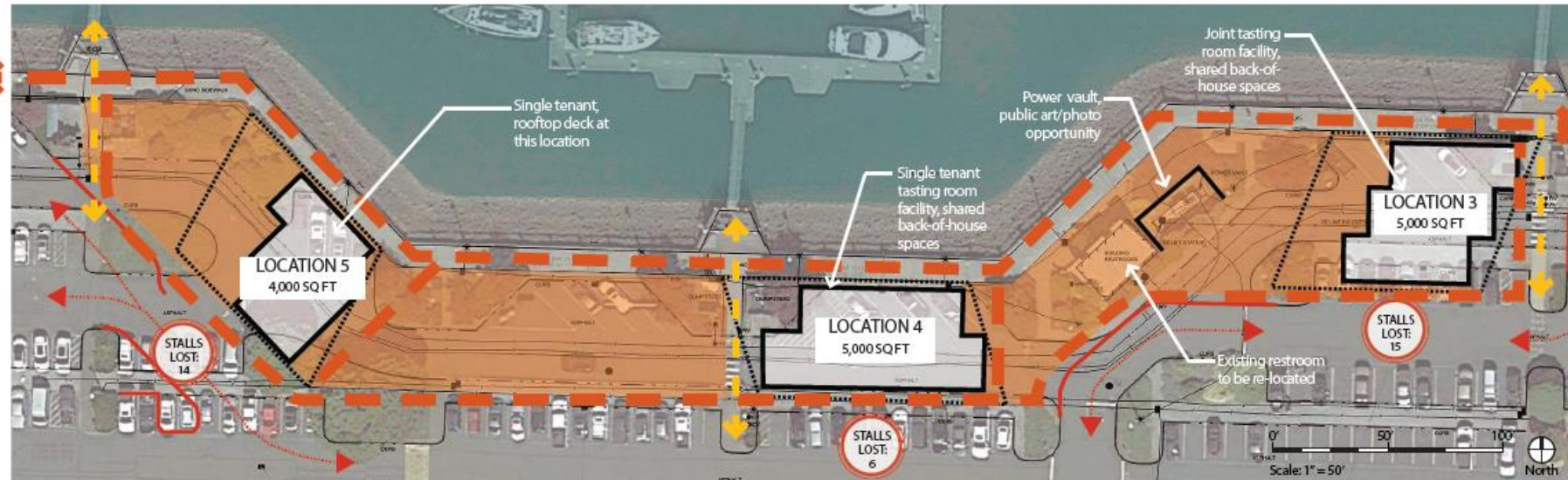


South Marina Central: Placemaking, Experiencing the Waterfront Place Wine Walk



LEGEND

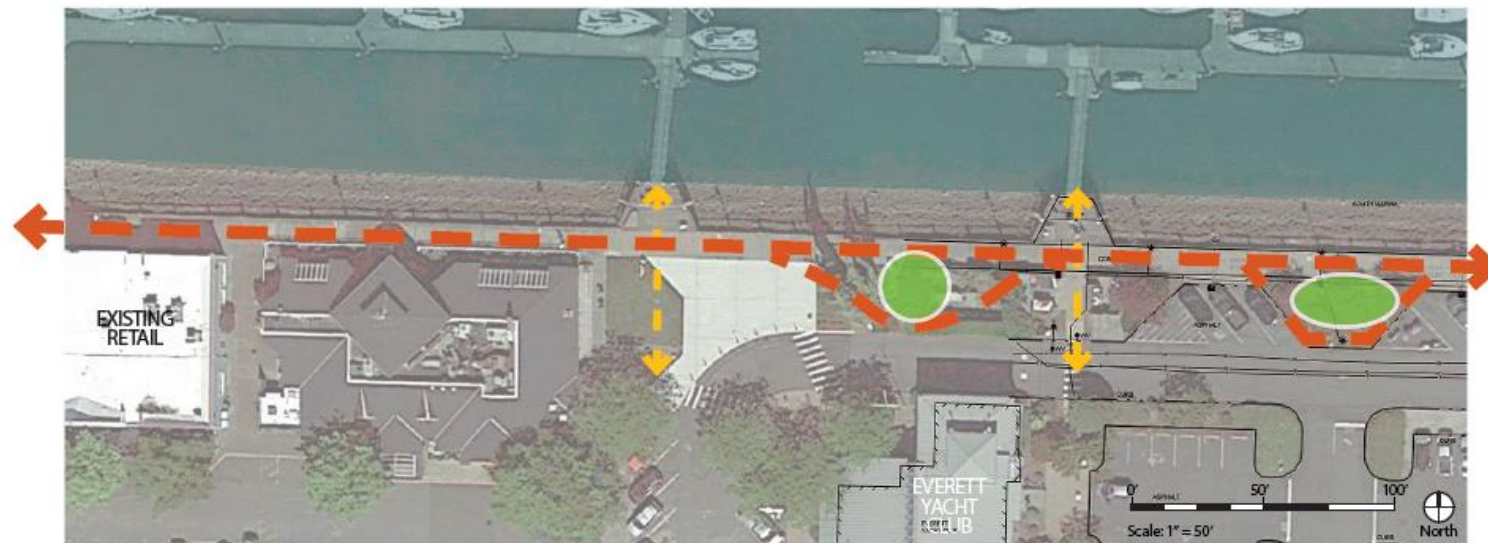
- Activated Outdoor Space
- Potential Parking/Curb Revisions
- Esplanade/Wine Walk Circulation Route
- Preserved Marina Access Circulation



South Marina Central: Experiencing the Waterfront Place Wine Walk



South Marina West: Placemaking, Experiential Nodes Along Esplanade

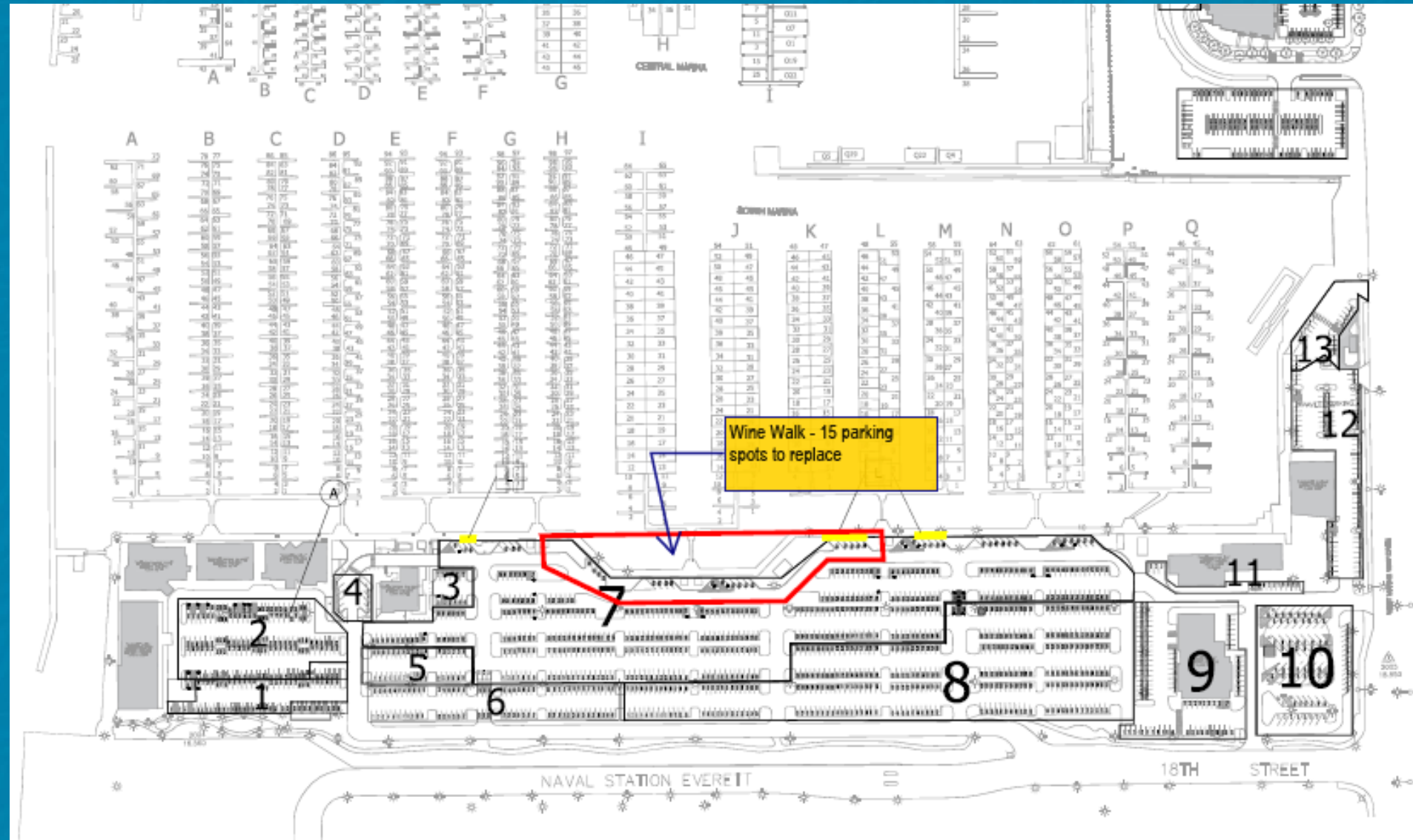


LEGEND

- Exterior Spaces - Intermediate/'In Between' Moments/Opportunities for Historical Elements Educational Elements, Play Opportunities, Pause Points, etc.
- Esplanade/Wine Walk Circulation Route
- Preserved Marina Access/Circulation

South Marina Parking

- ✓ Destination retail needs 90 spaces
- ✓ Wine walk footprint requires replacement of 15 stalls
- ✓ Total of 105 stalls to reconfigure in South Marina parking



Anticipated Construction Schedule

WPC District	2022	2023	2024	2025
FISHERMAN'S HARBOR				
A8	X			
A17	X			
A6	X	X		
A12	X	X		
A7		X	X	
MILLWRIGHT DISTRICT				
Loop Roads/ Chamfer Woonerf	X	X	X	X
LPC West Development		X	X	X
Marina Maintenance Shop Relocation	X	X		
ESPLANADE				
Fuel Tank Relocation	X	X		
B11 Restroom			X	
Weyerhaeuser Improvements	X	X		
WHARF'S EDGE				
BOXCAR PARK			X	X
ADDITIONAL				
Port Gardner Landing Buildings	X	X		
S. Marina Wine Walk		X	X	



Thank You!

Questions?

