



Waterfront Place Update: Accomplishments, Progress & Future Plans

March 8, 2023



Creating a Quality Destination at Waterfront Place

- ✓ *Official switch from industrial waterfront to destination waterfront*
- ✓ *Developing a place you can do five things year-round: eat, drink, sleep, work & recreate*
- ✓ *A \$1B+ public/private project with \$300M+ invested to date*
- ✓ *At full build out to add 2,000+ jobs & generate \$8.6M in state/local taxes back into the community*



Waterfront Place Accomplishments

✓ The Port has facilitated more than \$300M+ in public/private investment in Waterfront Place to date (approx. \$200M of Port investment).

- Jetty Landing Restroom
- All 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 for Fisherman's Harbor/Destination Retail*
- ✓ *Authorized an option agreement and ground lease with LPC West for the Millwright District*



What's Coming

JETTY PLAYSET

PHASE 2
MILLWRIGHT DISTRICT

WEYERHAEUSER MUSE
WHISKEY BAR & COFFEE SHOP

A-12
ANISOPTERA SPA
RUSTIC CORK WINE BAR
MENCHIES @ THE MARINA

A-17
BELLINGHAM YACHT SALES
FREEDOM BOAT CLUB
WATERLINE BOATS

A-8
FISHERMAN JACK'S
SOUTH FORK BAKERY

A-6
FISH MARKET
LAZY BOY BREWING

DESTINATION RETAIL
TASTING ROOMS

A-7
FUTURE RESTAURANT(S)

NEW EVERETT
YACHT CLUB BUILDING

COVINGTON CELLARS
TWO VINTNERS

PORT GARDNER LANDING
WOODS COFFEE
SOUND2SUMMIT BREWING

Now Under Construction



JETTY PLAYSET



MILLWRIGHT LOOP ROAD



WEYERHAEUSER MUSE

WHISKEY BAR & COFFEE SHOP



FUEL TANK
REPLACEMENT



A-17

BELLINGHAM YACHT SALES
FREEDOM BOAT CLUB
WATERLINE BOATS



A-8

FISHERMAN JACK'S
SOUTH FORK BAKERY



NEW EVERETT
YACHT CLUB BUILDING



PORT GARDNER LANDING

WOODS COFFEE
SOUND2SUMMIT BREWING

Openings in 2023



JETTY PLAYSET



WEYERHAEUSER MUSE
WHISKEY BAR & COFFEE SHOP



A-17

BELLINGHAM YACHT SALES
FREEDOM BOAT CLUB
WATERLINE BOATS



A-8

FISHERMAN JACK'S
SOUTH FORK BAKERY

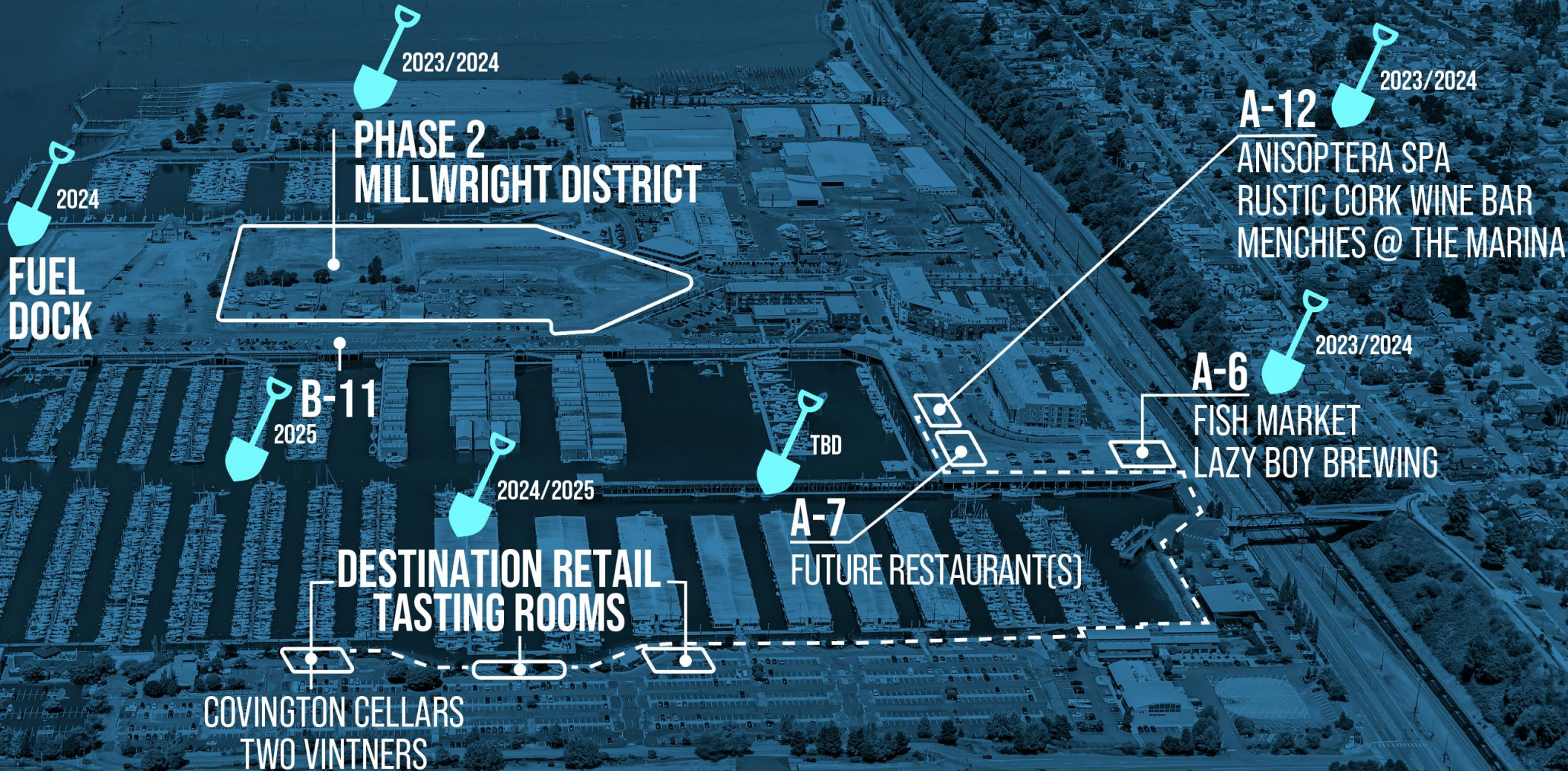


NEW EVERETT
YACHT CLUB BUILDING



PORT GARDNER LANDING
WOODS COFFEE
SOUND2SUMMIT BREWING

Breaking Ground in Near Future



Construction: Fire Repairs

- ✓ *Replacement of light poles and wiring*
- ✓ *Replacement of hardscapes – sidewalk, curb*
- ✓ *Replacement of landscaping, irrigation*
- ✓ *Replace sections of Seiner Drive, crosswalks*
- ✓ *Commission awarded JOC contract to repave Seiner Drive on February 7; Contract for remaining work awarded February 14*
- ✓ *Work to be completed before summer 2023*



Construction A8

Substantially Complete

✓ **A8 Commercial**

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

✓ **Construction Status**

- Substantially complete in February 2023
- Tenant Improvements underway for Fisherman Jack's and South Fork Bakery
- Opening slated for June 2023



Construction A17

Substantially Complete

✓ **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 visitors
- Interior improvements performed by tenants – getting underway

✓ **Construction status**

- Building substantially complete February 2023
- Bathrooms to open in April 2023
- Office space improvements underway; targeting spring 2023 openings



Port Gardner Landing Substantially Complete

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

- Two buildings; 5,000 total square feet
- Sound 2 Summit Brewery; 3,000 SF
- Woods Coffee; 2,000 SF
- Outdoor courtyard and patio space

✓ **Construction status**

- Substantially complete March 3, 2023
- Kirtley-Cole completing punch list items
- Tenant improvements underway



Weyerhaeuser Muse

- ✓ *New commercial tenant to open in centennial year – late-spring 2023*
- ✓ *Subleases secured with Milltown Sailing and Mukilteo Yacht Club for the second floor use*
- ✓ *Construction continues with interior and exterior improvements*
 - *Completed to date: interior framing and demolition, new interior stair and new shaft for chair lift, mechanical, electrical, plumbing and fire rough-in*
 - *Up next: Cover inspection this week and beginning drywall install next week; transition deck framing over next 2 weeks*
- ✓ *Awaiting relisting from National Register*
- ✓ *Working with tenant to develop museum elements for the space as well as virtually*



THE MUSE
WHISKEY & COFFEE



A12 & A6: Breaking Ground Late 2023/ Early 2024

✓ **Commission authorized BCRA design contract on February 14, 2023**

✓ **A12 Commercial**

- 12,000 square foot building, two story building
- Anisoptera Spa, Rustic Cork Wine Bar, Menchies, and one 2,800 square foot remaining space

✓ **A6 Commercial**

- 5,000 square foot building with district parking lot
- Lazy Boy Brewing
- Fish Market



South Marina Destination Retail

- ✓ 8-10 spaces available for tasting rooms
- ✓ Secured Covington Cellars and Two Vintners
- ✓ 4 additional lease negotiations underway
- ✓ 3-4 spaces available
- ✓ Infrastructure and South Marina parking improvements under design @ 30%
- ✓ Construction on utility relocation/parking lot reconfiguration expected in late 2023
- ✓ Building construction expected late 2024 with first tasting in 2025

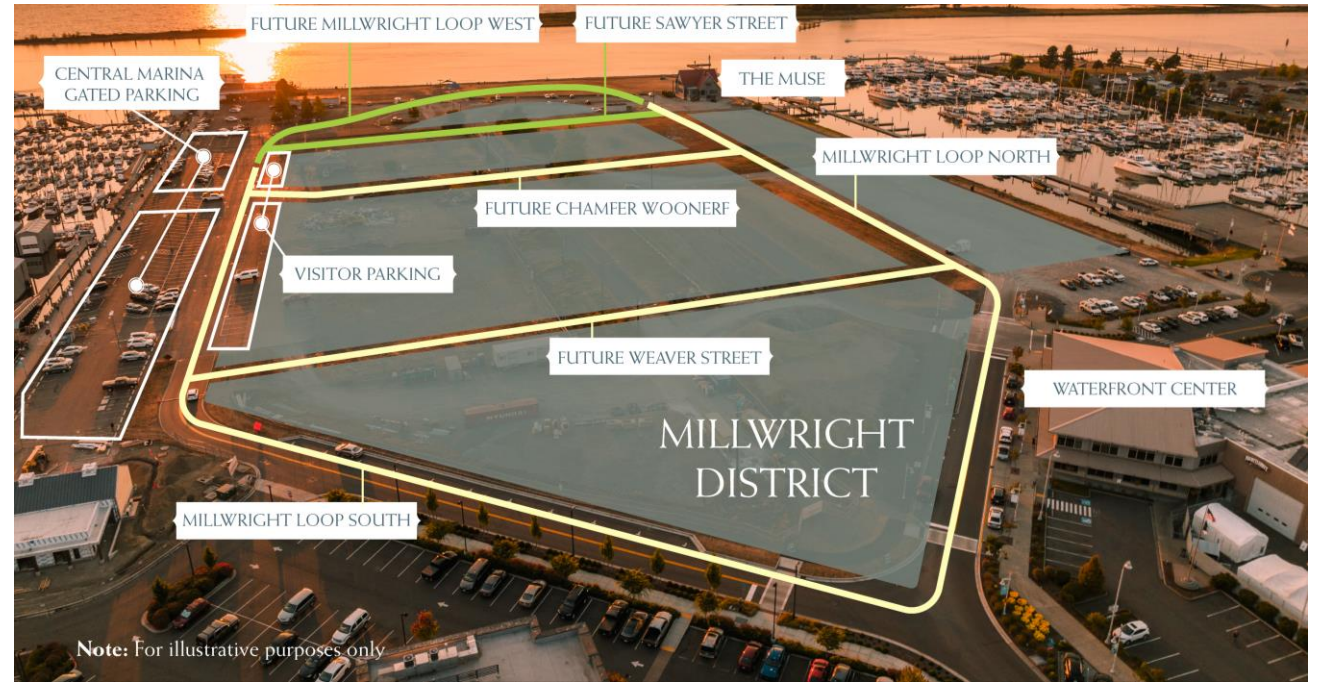


Phase 2 Millwright District: Developer — LPC West



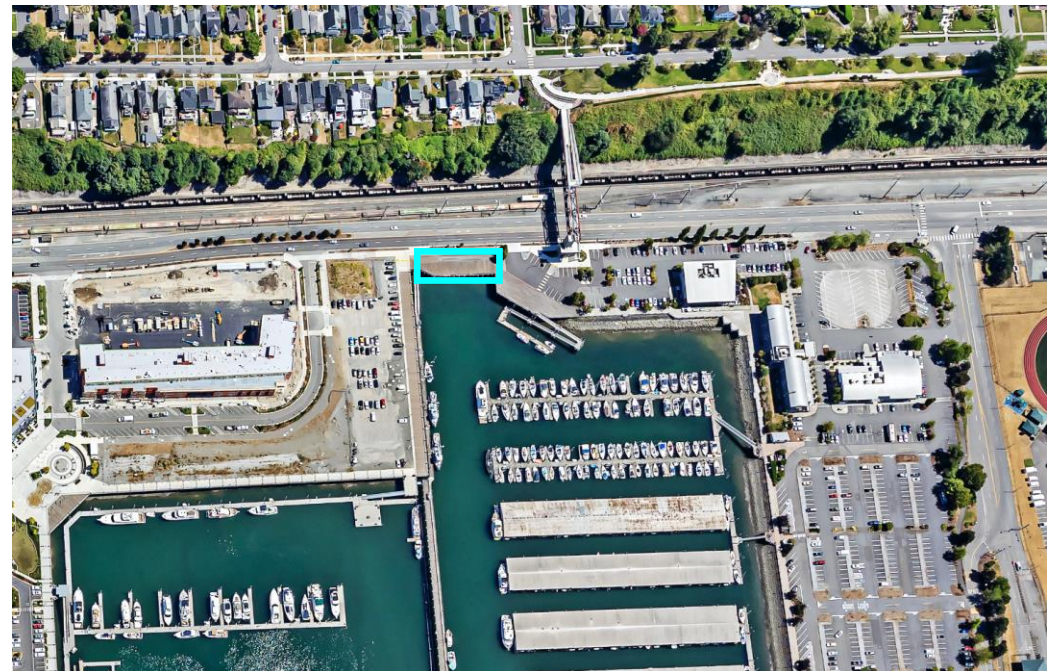
Millwright Loop Road Status

- ✓ Preload complete
- ✓ Marina Maintenance Shop relocated (permanent location construction 2023/2024)
- ✓ Marina Fuel Tanks preload underway; relocation complete summer 2023
- ✓ Central Parking Lots and south esplanade to be included with project
- ✓ Expect to bid in June 2023; work complete late 2024
- ✓ Construction budget estimated at \$15 million
- ✓ Phase 2 design underway, submitting for city permits in March 2023
- ✓ Larger of the two new boater parking lots expected to open before the 2024 boating season; adding gates to design



Design: Bulkhead Segment E

- ✓ Awarded \$1.5M grant for new bulkhead wall
- ✓ Construction set for 2024-2025; work to be conducted in the off season
- ✓ Permitting challenges
- ✓ 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 underway; five to eight months of preload, followed by tank install. Work to be complete late summer 2023*
- ✓ *Request for Bid in-water fuel dock portion in March 2023*
- ✓ *12-month lead time for floats*
- ✓ *Construction to start August 2024; complete by spring 2025*





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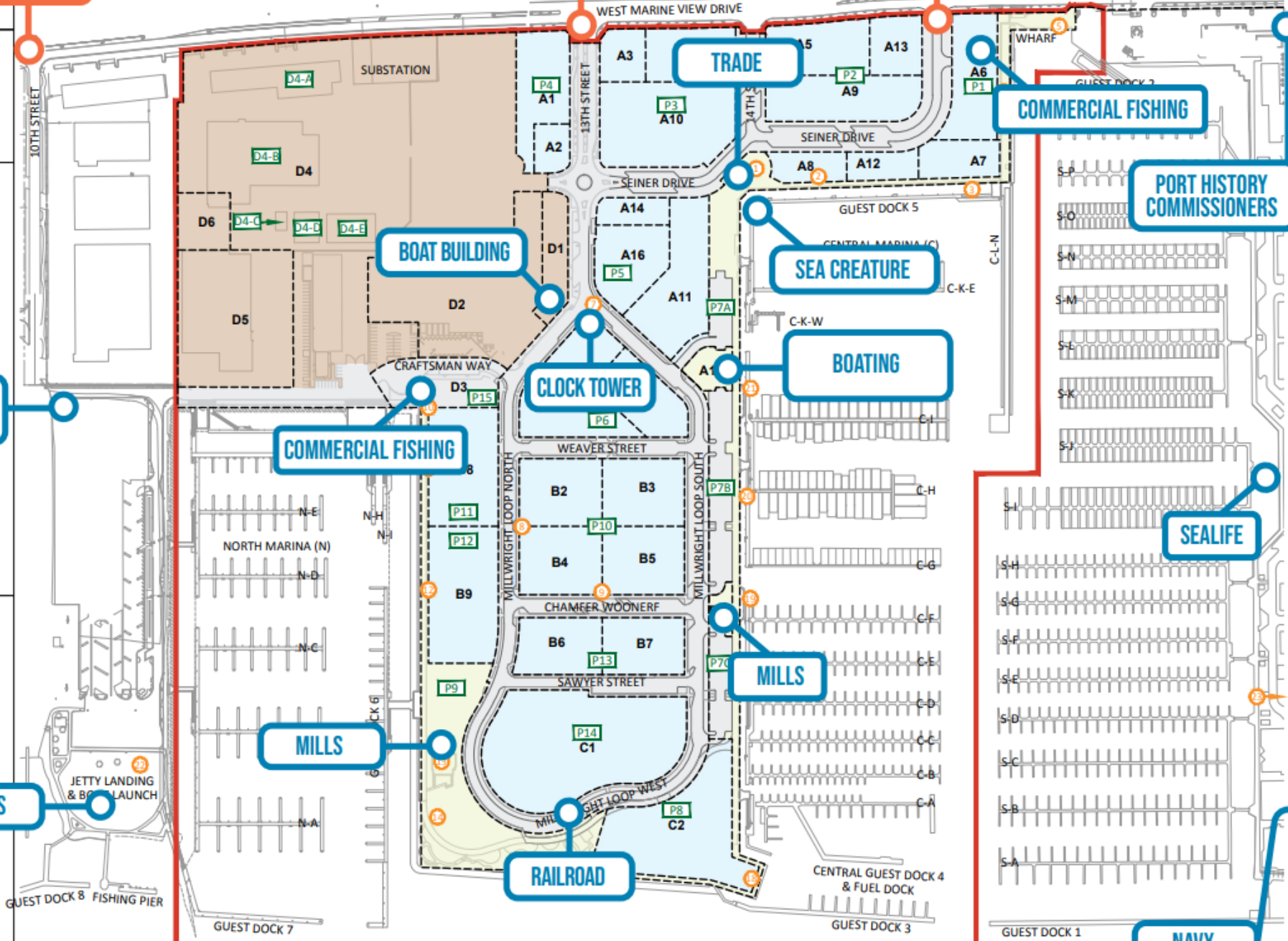
MONUMENT

DRAWING LEGEND

- DEVELOPMENT PARCEL
- PUBLIC ACCESS
- ROW / PUBLIC ACCESS
- CRAFTSMAN DISTRICT
- PDO BOUNDARY (APPROXIMATE)
- PARCEL LINES

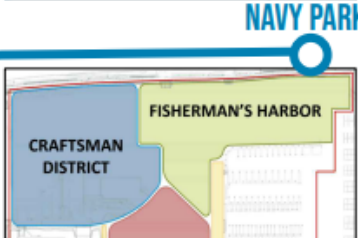
- 1 PACIFIC RIM PLAZA & SPLASH FOUNTAIN
- 2 ESPLANADE AT FISHERMAN'S HARBOR
- 3 DOCK WALK
- 4 SEINER WHARF
- 5 SEINER PIER
- 6 CLOCKTOWER COURTYARD
- 7 WORKMAN'S CLOCKTOWER
- 8 TIMBERMAN TRAIL
- 9 CHAMFER WOONERF
- 10 FISHERMAN'S TRIBUTE
- 11 NORTHEAST VISTA
- 12 NORTH ESPLANADE
- 13 WEYERHAEUSER
- 14 BOXCAR PLAZA
- 15 BOXCAR PLAZA
- 16 WEST ESPLANADE
- 17 WEST VISTA
- 18 PROMENADE
- 19 SOUTHWEST VISTA
- 20 SOUTH ESPLANADE
- 21 SOUTHEAST VISTA
- 22 JETTY LANDING PICNIC SHELTERS
- 23 COMMODORE PLAZA

- P1 SURFACE
- P2 SURFACE / RES. DEDICATED
- P3 SURFACE / RES. DEDICATED
- P4 SURFACE
- P5 SURFACE
- P6 STRUCTURE
- P7A MARINA PARKING LOT (A)
- P7B MARINA PARKING LOT (B)
- P7C MARINA PARKING LOT (C)
- P8 SURFACE
- P9 COURT
- P10 STRUCTURE
- P11 SURFACE
- P12 SURFACE
- P13 STRUCTURE / RES. DEDICATED
- P14 STRUCTURE / RES. DEDICATED
- P15 SURFACE
- D4-A PARCEL D4 - BUILDING A
- D4-B PARCEL D4 - BUILDING B



SITE AREA SUMMARY

PARCEL	USE TYPE	SITE AREA (ACRES)
A1	COMMERCIAL	1.00
A2	COMMERCIAL	0.19
A3	RESIDENTIAL	0.38
A4	RESIDENTIAL	0.78
A5	RESIDENTIAL	0.87
A6	COMMERCIAL	0.95
A7	COMMERCIAL	0.49
A8	COMMERCIAL	0.37
A9	RESIDENTIAL	1.14
A10	RESIDENTIAL	1.79
A11	HOSPITALITY	1.34
A12	MARKET	0.33
A13	COMMERCIAL	0.48
A14	COMMERCIAL	0.32
A15	- REMOVED -	0.00
A16	COMMERCIAL	0.85
A17	MARINA RESTROOM	0.27
SUBTOTAL		11.55
B1	EMPLOYMENT	1.42
B2	EMPLOYMENT	0.91
B3	EMPLOYMENT	0.90
B4	RESIDENTIAL	0.92
B5	RESIDENTIAL	0.91
B6	RESIDENTIAL	0.78
B7	RESIDENTIAL	0.76
B8	EMPLOYMENT	1.36
B9	EMPLOYMENT	1.52
B10	EMPLOYMENT	0.78
B11	MARINA RESTROOM	0.15
SUBTOTAL		10.41
C1	RESIDENTIAL	3.15
C2	COMMERCIAL	2.03
SUBTOTAL		5.18
D1	MARINE/RETAIL	0.72
D2	COMMERCIAL/MARINE	2.79
D3	PARKING AREA	0.52
D4	BOATYARD	13.84
D5	LIGHT INDUSTRIAL	2.55
D6	LIGHT INDUSTRIAL	0.48
SUBTOTAL		20.90
TOTAL SITE AREA		48.04



Anticipated Construction Schedule

WPC District	2022	2023	2024	2025+
FISHERMAN'S HARBOR				
A8				
A17				
A6				
A12				
A7				
MILLWRIGHT DISTRICT				
Loop Roads/esplanade/marina parking lots	Early Work	Phase 1	Phase 2	Phase 2
LPC West Development				
Marina Maintenance Shop Relocation				
ESPLANADE				
Fuel Tank Relocation/Fuel Dock Replacement				
B11 Restroom				
Weyerhaeuser Improvements				
ADDITIONAL				
Port Gardner Landing Buildings				
S. Marina Destination Retails				



Thank You!

Questions?

