

## FIRST PHASE OF FISHERMAN'S HARBOR RETAIL & RESTAURANT CONSTRUCTION NOW UNDERWAY

This past fall, the Port of Everett broke ground on two new retail buildings, bringing new restaurants and offices to Fisherman's Harbor — the first phase of the Port's 65-acre Waterfront Place mixed-use development.

The work now taking place at Fisherman's Harbor parcels A8 and A17 (see image to right) will build out about 8,600 square feet (sf) of the expected 26,000 sf of retail and restaurants, plus expansive outdoor patio space, slated for development in this district.

Parcel A8 will house the new Asian-inspired Fisherman Jack's restaurant and South Fork Bakery. The eateries are located adjacent to the Port's Pacific Rim Plaza and Splash Fountain, south of the new 142-room Hotel Indigo, which opened in 2019, and west of the new 266-unit Waterfront Place Apartments which opened its first of two buildings in spring 2021.

Parcel A17 will house a building with three Everett-based office suites for Bellingham Yachts, Freedom Boat Club and Waterline Boats, with new public restrooms and open space for waterfront visitors. This parcel is located west of Hotel Indigo and is nearby the Central Marina Guest Dock 5 gatehouse.

The buildings are being constructed by Redmond-based general contractor Kassel & Associates. Seattle-based architectural firm Cushing Terrell designed the buildings, in coordination with Waterfront Place engineering firm PND Engineers. Timber-themed designs will pay homage to the site's historic mill town roots.

### CONSTRUCTION UPDATE

Following mobilization in early fall 2021, Port contractor Kassel & Associates installed site fencing around both parcels, implemented erosion control prevention measures, completed site utility locates and moved in equipment. Since officially breaking ground, Kassel's crew has been focused on grading both sites and performing subgrade foundation improvements. Next up, the contractor will begin constructing the building's foundation and shortly thereafter, vertical elements. Work will take place on both sites simultaneously.

Most of the project is scheduled for completion in spring 2022. This will allow the new tenants to begin their own improvements to the building interior spaces. Businesses are on target to open in the late 2022/early 2023 timeframe.

See page 2 for an update on other development projects happening at Waterfront Place.



**Above:** Community members, Port staff and project partners gathered on Nov. 8 to hear about the newest developments. Speakers included Port Commissioner Tom Stiger, Port of Everett CEO Lisa Lefebvre, Everett Mayor Cassie Franklin, Jack Ng, President of China City Restaurants & Properties and South Fork Bakery Owner Katherine Hillmann.



### CONSTRUCTION SCHEDULE

The Kassel & Associates crew is on-site 7 a.m. – 4 p.m., Monday – Friday with work starting no earlier than 7 a.m. This follows the existing construction schedule that has been in place at the nearby Waterfront Place Apartments. Night and weekend work is not anticipated at this time. In the event of night and/or weekend work to occur, a notice will be posted to the Port's website.

### NOISE & LIGHTING

The project anticipates general construction level noise, mirroring the work that has been taking place on site for the past five years. Any construction lighting used on site will face the project site, pointing down and away from our bluff, Marina and Waterfront Place Apartments neighbors.

**Please note:** There will be a couple week period when light poles along the esplanade near site A8 will be relocated to their final position. During that time temporary lighting will be mobilized for safety.

### TRAFFIC & ROADWAYS

No major traffic impacts are anticipated with this project. Roadway access along 13<sup>th</sup> Street and Seiner Drive is to remain open during construction, unless a temporary closure is needed for relocating equipment. A notice will be posted to the Port's website if there are any temporary road closures needed.

### PUBLIC ACCESS

The waterfront trail segments located along the esplanade west of parcel A8 and south of parcel A17 are anticipated to remain open for the duration of the project. A brief closure may be required for utility connection work. Any temporary closures will include a trail re-route, and a notice will be posted to the Port's website.





## JETTY LANDING BOAT LAUNCH MAINTENANCE DREDGING, RESTROOM DEMOLITION TO TAKE PLACE THRU MID-FEBRUARY 2022

Port contractor, American Construction Company, will be maintenance dredging at the Jetty Landing Boat Launch through Feb. 15, 2022. The \$1 million project is removing up to 41,000 cubic yards (cy) of river sediment that has settled in the launch basin and is impeding launch access at low tide. The Port of Everett, in coordination with the U.S. Army Corps of Engineers, sought and has been granted emergency authorization to expand its dredging footprint to mitigate a growing sandbar that has formed between the launch and the Snohomish River Federal Navigation Channel. The Port will dredge an additional 9,000 cy to create a connector channel through the sandbar to ensure critical emergency access. As this dredging work is underway, the Corps is also completing their annual maintenance dredging in the upper and lower channels of the Everett Harbor and Snohomish River Federal Navigation Channel.

The Jetty Landing restroom rebuild is also starting. The nearly 50-year-old facility is being demolished and reconstructed to meet modern day demands. Port contractor Burton Construction is to begin demolition in early January, and by mid-February begin site preparation for the new restroom structure. Sani-cans will be available on site until the new restroom is complete. Further construction phases will take place in spring 2022.

## PORT OF EVERETT, SCHUSTER GROUP STRIKE DEAL TO DEVELOP NEW DESTINATION RETAIL, RESTAURANTS

The Port of Everett is entering into a long-term ground lease with The Schuster Group, under a related LLC affiliate, to build and operate up to 44,431 sf of new commercial retail and restaurants at Waterfront Place. The Schuster Group is a nationally recognized and award-winning Puget Sound developer known for its quality work in restaurant, retail, multi-family and mixed-use developments.

The deal for Waterfront Place includes development of the two Port Gardner Landing buildings at 1710 West Marine View Drive to begin in early 2022. The 6,500 sq. ft. project is set to house the future Woods Coffee, with the balance of the site anticipated to house Sound2Summit — a new tap room expansion for the Snohomish-based brewery. Both spaces offer expansive outdoor patio space.

Six additional sites are identified in the agreement for future development, including four parcels in and around Fisherman's Harbor (A1, A6, A7, A12), and two sites in Marina Village. These parcels create the Port's new "restaurant row" at Fisherman's Harbor and new destination "wine walk" (see below).



## PORT OF EVERETT COMMISSION SELECTS LPC WEST TO DEVELOP SECOND PHASE OF WATERFRONT PLACE

On Dec. 6, 2021, the Port of Everett Commission selected LPC West as the private development partner to build out the next phase of Waterfront Place. The Millwright District (see above) represents the second phase of public-private development within the Port's 65-acre, 1.5 million sf mixed-use Waterfront Place project. This phase is the largest, featuring thousands of sq. ft. of retail and commercial, and hundreds of multi-family housing units. The Millwright District is devoted to establishing a waterfront employment hub, supporting office users with surrounding destination retail, residential and public spaces. The West Coast arm of Lincoln Property Company — one of the largest diversified real estate services firms in the United States — LPC West has a Washington office in Seattle. Design and permitting is set to take place in 2022 with construction beginning in 2023.

## CONSTRUCTION ON WATERFRONT PLACE APARTMENTS SECOND BUILDING NEARS COMPLETION

The new Waterfront Place Apartment's second building, *The Carling*, is nearing completion on its construction phase and anticipates welcoming new residents this spring. The building is actively pre-leasing for one-, two- and three-bedroom apartment homes now. The total 266-unit, two building project — featuring *The Sawyer* to the north (opened May 2021) and *The Carling* to the south — allow you to live on Everett's waterfront for the first time in its history. The apartment homes are situated in the heart of Waterfront Place in Fisherman's Harbor — the community's go-to gathering place with an expansive esplanade, restaurants and retail and views of the marina, bay and mountains.

Book a tour today! Visit [waterfrontplaceapartments.com](https://waterfrontplaceapartments.com).

## WE WANT TO HEAR FROM YOU!

The Port of Everett is actively recruiting businesses looking to open wine, beer and spirits tasting rooms and quality destination restaurants at prime locations along the transforming waterfront.

Do you know a business looking to expand its footprint or that you think would be a great addition?

Scan the QR code to send us your suggestion!

