



Top left and front page: Conceptual renderings provided as part of LPC West's proposal to establish the design look, feel and general scope; final designs and development placements to be determined and refined as the Port begins working with LPC West on final concept. **Top right:** Marina overview showing the scope of the Millwright District.

"LPC West is incredibly excited to partner with the Port of Everett on the continued revitalization of its exceptional waterfront location," said J.P. Harlow, Senior Vice President of LPC West. "We again look forward to working with RIOS, a best-in-class architect when it comes to designing a cohesive live/work/play community. The Millwright District will be a vibrant community on the waterfront, and a hub for new residents and businesses."

As the largest development site, the Millwright District is devoted to establishing a waterfront employment hub, supporting small-to-mid size office users with surrounding destination retail, residential and public spaces. #31530

Site elements will be designed in coordination with Waterfront Place engineering firm, PND Engineers. The site's long and cherished history will be infused into the District's design by way of architectural elements, street names and more, paying tribute to an area that long ago supported a booming lumber and shingle mill industry.

A focal point of the District is a "workman's clocktower" designed to resemble a smokestack and inspired by the Dey Time Register that mill workers used to punch in and out each day. Other features include the Timberman Trails, comprised of four connecting courtyards, and Champfer Woonerf, a "living street" to support events like festivals and pop-up markets.

A long-term ground lease is expected to be reached in early 2022, followed by design, permitting and construction beginning in 2023. The Port is currently building out the first phase of the project at Fisherman's Harbor restaurant row and destination retail, with some space still available.

This Everett-based project represents LPC West's first commercial project in Snohomish County. Their experience in waterfront development includes current efforts underway at the Port of Vancouver's 365,000 sf Terminal 1 development, and a 560,000-sf mixed-use development for the City of Vancouver's Washington Waterfront Gateway project.



HARBORSIDE

JANUARY/FEBRUARY 2022

IN THIS ISSUE

- Port Dredging Boat Launch
- Port Commissioner Simpson Re-elected
- Marina Rules & Regulations Update
- Winter Hours & Closures

EVENTS CALENDAR

- Jan. 5: Port Commissioner-elect David Simpson Swearing In
- Jan. 5: EYC General Meeting
- Jan. 5/11: Virtual Port Commission Meetings
- Jan. 12: Virtual Marina Forum
- Jan. 27: MYC General Meeting
- Feb. 1/8: Virtual Port Commission Meeting
- Feb. 2: Virtual EYC General Meeting
- Feb. 4-12: Seattle Boat Show

MARINA OFFICE HOURS

Monday - Friday: 9 a.m. - 4 p.m.

Saturday: 9 a.m. - noon | 12:30 - 4 p.m.

Sunday: available by phone only
9 a.m. - noon | 12:30 - 4 p.m.

BOAT QUOTE

"Believe me, my young friend, there is nothing, absolutely nothing, half so much worth doing as simply messing about in boats."

— Kenneth Grahame, author of "The Wind in the Willows"

LET'S GET SOCIAL!



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Port 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 commercial, retail and residential spaces at Waterfront Place, authorizing an exclusive negotiating agreement to establish a long-term ground lease to bring the nearly 10-acre Millwright District to life.

The announcement follows a nationwide search for a quality and experienced developer to take on the largest mixed-use phase of Waterfront Place, featuring up to 60,000 square feet (sf) of retail, 200,000 sf of commercial, and 200 multi-family housing units.

LPC West is the West Coast arm of Lincoln Property Company — one of the largest diversified real estate services firms in the United States — with headquarters based in Dallas, Texas and local offices throughout the region, including its Seattle location that the Port is working with. The company represents projects throughout Washington, Oregon, California and Idaho, and are responsible for a portfolio of more than 33 million

sf of commercially developed, managed and/or leased properties.

"LPC West comes with the highest of recommendations and has proven experience in delivering quality mixed-use projects that honor the vision and history of the communities they are developing in," Port of Everett CEO Lisa Lefebvre said. "We are so excited to hit the ground running with our new partners to bring jobs and additional vibrancy to the waterfront."

The Millwright District represents the second phase of public-private development within the Port's 65-acre, 1.5 million sf mixed-use Waterfront Place project. It builds on the momentum and more than \$150 million in investment in the project to date with the new developments at Fisherman's Harbor, including the new 266-unit Waterfront Place Apartments, the new 142-room Hotel Indigo, the coming "restaurant row" and destination wine walk, public gathering spaces and more.

Continued on page 4.

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MARINA BRIEFS

PORT COMMISSION ADOPTS \$89M 2022 BUDGET

On Nov. 16, 2021, the Port of Everett Commission adopted an \$89 million 2022 operating and capital budget that continues to implement the vision of a vibrant and balanced working waterfront. Projects that advance the Port's Strategic Plan include construction of the new Norton Terminal at the former Kimberly-Clark mill site, continued mixed-use development at Waterfront Place, restoration of the Blue Heron Slough salmon habitat, maintenance dredging of the boat launch and the addition of a new restroom at Jetty Landing & Boat Launch.

View the 2022 Port's Citizen Budget Guide at portofeverett.com/budget.

PORT COMMISSIONER DAVID SIMPSON RE-ELECTED

On Jan. 5, 2022, Port of Everett Commissioner-elect David Simpson will be sworn into service to continue to represent the citizens in the Port District 1 seat. Simpson was re-elected to complete a six-year term. #29204

Simpson was elected in 2019 to complete the two-year balance of former Port Commissioner Troy McClelland's six-year term. McClelland relocated to Massachusetts for a job.

2022 BOAT LAUNCH PASSES NOW AVAILABLE

Annual boat launch passes are now available for 2022. All pass options offer boat launch access seven days a week, 365 days a year during regular launching hours and are valid for the 12-month period following the date of purchase.

Passes can be purchased and are issued through an online portal at portofeverett.com/portpermit. The digital pass is managed by license plate; no

physical pass will be provided. *Please note: free senior passes were discontinued in 2021, however, we do offer a \$100 senior discount.*

- **Annual Pass:** \$225 (unless you are a senior or disabled veteran, see below)
- **Annual Pass with Senior Discount:** \$125 (must be 60 or older and reside in Snohomish County)
- **Disabled Veterans Pass:** FREE (must have Disabled Veteran's Lifetime Pass, military ID and reside in Snohomish County)

If you have questions on boat launch passes and/or registration, contact the Port's on-site parking operator LAZ Parking via e-mail at portparking@lazparking.com or by phone at 425-322-4623.

SEATTLE BOAT SHOW BACK IN PERSON

The Port of Everett Marina will be exhibiting at the in-person 2022 Seattle Boat Show, Feb. 4-12, 2022, at Lumen Field Event Center. This year's event will have more than 800 boats on display, 250 exhibitors and a new location at Bell Harbor Marina. The 75th annual show will have both in-person and virtual options for the 70+ boating and fishing seminars. In addition, Boat Show U will be virtual this year, with its webinars live-streamed and recorded for later viewing.

This year's show features two tasting events, Uncorked and Sails & Ales, the U.S.S. Open, the Long-Putt Challenge, Classic Boat Display, and more! Don't forget to bring your furry friend to the show on Feb. 10 for Dogs on Deck. Find our booth at East 721 in the Lumen Field Event Center — stop by and say hi!

Learn more about the show and purchase tickets at seattleboatshow.com.

14TH ANNUAL HOLIDAY ON THE BAY IS IN THE BOOKS

The Port of Everett's 14th annual Holiday on the Bay brought thousands of visitors and holiday cheer to its new location at the Port's Pacific Rim Plaza on Dec. 4, 2021 — including an appearance by Santa himself.

We collected two large boxes of toys for the Marine Toys for Tots Foundation, hosted two drive-in movies, ate well at food trucks and waterfront restaurants, shopped for one-of-a-kind gifts with the Everett Makers Market, visited with "Frozen"-inspired Ice Queens from Enchanting Events, skated at the new Pacific Ice community ice rink, made holiday crafts in partnership with Imagine Children's Museum, checked out trucks from the Everett Fire Department and Snohomish County PUD, enjoyed Mukilteo Yacht Club's lighted boat parade and illuminated the new "Frozen Fountain" inspired tree at the tree-lighting ceremony.

Thank you to all who helped make Holiday on the Bay a great day of family fun, and for all of those who attended. We can't wait to celebrate the holiday season with you again next year!



MARINA NEWS

MAINTENANCE BOAT LAUNCH DREDGING TO TAKE PLACE JANUARY THROUGH MID-FEBRUARY 2022

Port of Everett contractor American Construction Company is set to begin maintenance dredging of the Jetty Landing Boat Launch in January 2022.

The \$1 million project will remove up to 41,000 cubic yards (cy) – equivalent to about 4,000 dump trucks loads – of river sediment that has settled in the launch basin and is impeding boaters at low tide. The Tacoma-based contractor is expected to work through mid-February.

The Port, in coordination with the U.S. Army Corps of Engineers, was granted emergency authorization to expand its dredging footprint to mitigate a growing sandbar that has formed in the river. The need has increased exponentially in recent years as extreme weather events and historical shifts in Snohomish River flow have caused major increases in siltation at and around the launch. #1260



The Port is authorized to dredge an additional 9,000 CY to create a connector channel through the sandbar.

While this work is underway, the Corps also is completing its annual maintenance dredging of the upper and lower channels of Everett Harbor and Snohomish River Navigation Channel.

PLEASE NOTE: This project includes nightwork. Lighting and noise to be mitigated as much as possible. Boaters in the area should slow down, pass on the marina side of the dredge to avoid traveling over the partially submerged pipeline, pay attention to rig markings, avoid and/or be cautious around the dredging operations.

BOATING SAFETY

A MESSAGE FROM EVERETT SAIL & POWER SQUADRON



In the wintertime, boaters watch the days on the calendar pass as they wait for the opportunity to get back out on the water. Take advantage of snow days and gray skies by increasing your boating knowledge through Everett Sail and Power Squadron classes. Would an engine maintenance, radar, or electrical systems course help you? How about a short seminar featuring topics such as anchoring, trailering or propane use on board? The winter months are a great time to refresh skills or explore new topics. Who knows — you may learn enough to tackle a needed repair and save yourself some money. Prices are reasonable and the training is provided by experienced boaters. Learn more about America's Boating Club of Snohomish County (Everett Sail and Power Squadron) and sign up for classes at boatclubsnoco.org.

MARINA NOTICES

MARINA RULES & REGULATIONS

UPDATED: Be advised the Port of Everett Marina Rules & Regulations have been updated. You can obtain a current hard copy from the Marina Office or download the electronic version from our website at portofeverett.com/marinaregulations

WINTER HOURS

BOAT LAUNCH

Open daily; closed dusk - dawn thru March 2022

FUEL DOCK

Open Tuesday – Saturday, 8 a.m. – 4 p.m.; closed Sunday & Monday

TRAVELIFT

Service available by appointment Monday – Saturday; Closed Sundays November 2021 thru February 2022

RESTROOMS

- **North:**
Fob Access only
- **Central & South:**
Open 6 a.m. – 6 p.m. thru March 2022; 24/7 Fob access available
- **Boat Launch & Boxcar Park:**
Open daily; closed dusk - dawn

HOLIDAY CLOSURES

In observance of New Year's Day, Martin Luther King Day and President's Day, the Marina Office, Travelift & Operations and Fuel Dock will be closed Jan. 1-3, Jan. 17 and Feb. 21. The Travelift will be open on Jan. 3, with Marina Office staff available by phone and email only.

WINTER REMINDERS

In freezing temperatures water will be shut off at all docks (except for the North Marina, Central I-Dock and the Fuel Dock). As always, vessel movement is prohibited when ice is present. Don't forget about the sand buckets at the top of each dock in case it is slippery.

WANT MORE NEWS? Visit us on the web @ portofeverett.com/marina for moorage, storage, haulout and recreation information, as well as additional Port of Everett news.

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