



Port of EVERETT

Summer 2016

PORTSIDE

WITNESS HISTORY
ON THE MOVE p.3

COMPETING FOR \$30M IN
FEDERAL GRANTS p.10

EDUCATION AND
EXPLORATION p.13



**WATERFRONT
PLACE BEGINS
CONSTRUCTION** p.8



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CEO/EXECUTIVE DIRECTOR

Les Reardanz

PORT SIDE TEAM

This issue of the Port Side is written and produced by the Port's Public Affairs Department and printed by DCG ONE.

COMMISSION MEETINGS

Port Commission meetings are at 5 p.m., the first and second Tuesday of each month, at the Port of Everett's Waterfront Center, 1205 Craftsman Way in the Blue Heron Room (2nd floor).

The public is encouraged to attend.

FROM THE COMMISSION

Commission Workshop Recap

The Port of Everett Commission held its annual Commission Workshops this past spring to set the work plan for the second half of 2016 and beyond. The workshops focused on next steps for the Port's two priority capital initiatives: 1) modernizing our Seaport facilities, and 2) creating a new waterfront community with Waterfront Place Central.



Modernizing our Seaport Facilities

- Issue SEPA permitting for public comment
- Bring a terminal engineering team on board and prepare final design for the South Terminal Modernization project
- Continue progress on the Mill A environmental cleanup and integration of terminal expansion concepts (see page 12)
- Continue to negotiate a purchase and sale agreement with Kimberly-Clark (see page 6)
- Complete the permitting process for the projects
- Construct terminal rail improvements
- Dredge Pacific Terminal to facilitate interim Mill A cleanup and aerospace cargo shipments
- Develop a financing plan for Seaport Modernization projects



Creating a Waterfront Community

- Extending multi-family residential tax credits to Waterfront Place to attract housing developers
- Bid Fisherman's Harbor construction (see pages 8-9)
- Review qualifications from interested hotels
- Develop a pro forma for Fisherman's Harbor.
- Relocate the historic Weyerhaeuser Building to Boxcar Park in summer 2016 (see page 3)
- Continue business recruitment (including restaurants and retail)

IN THIS ISSUE

4 | Waterfront Events

Plan your Best Summer EverETT

5 | Public Access

NEW public access improvements

6 | Real Estate

Port eyes Kimberly-Clark site; Two Riverside Business Park land sales inked

7 | Marina

Central Marina improvements complete; Marina stabilization plan

8 | Waterfront Place

Construction begins at Fisherman's Harbor; Pacific Rim Plaza features

10 | Seaport & Freight

Port seeks \$30M in federal grants; 41st Street freight infrastructure

12 | Environment

Port and partners begin interim Mill A environmental cleanup

13 | Education, Exploration

Port partners for STEM education; OceanGate sets out on iconic dive

14 | Port Briefs

Port staffer aids national security; clean finance audit; Tank Farm transfer

15 | Employee Focus

Disaster drill; remembering Dwayne Lane; recognizing emerging leaders



Historic Weyerhaeuser Building Set to Move in July

In the early morning hours of July 14, the Port of Everett and its contractor, Everett-based Nickel Bros, will relocate the historic Weyerhaeuser Building from its current location in the Port's South Marina along West Marine View Drive to the Port's new Boxcar Park in the Central Marina at water's edge. The Port has been working with Nickel Bros to prepare for the move, including work at both the current and future sites, as well as relocation route preparation.

This is the third move for the iconic building, which is listed on the National Register of Historic Places. The Weyerhaeuser Building will be the centerpiece of the Port's new Boxcar Park, a key public space in the new Waterfront Place Central development.

"This is a very important project and building for the community," Port Commissioner Troy McClelland said. "Staff will be exploring ways to put the building back into productive use at Boxcar Park in the interim while preparations are made for the interior and exterior improvements to the building to create an outdoor performance venue and marina clubhouse in the 2020 timeframe."

"Honoring the building in a public venue infused with its lumber and shingle past will not only provide an opportunity to keep Everett's Milltown history alive for years to come, but also support the Port Commission's capital initiative of creating a waterfront community," he said. "Public input called for more high-quality public spaces and a performance venue in the new development, and what better way to provide that to the community than by making positive use of this historic asset."

Relocation preparation has included move route modifications to utilities, landscaping and structures, demo of an existing steel building near Boxcar Park, relocation of the mobile restroom near North Guest Dock 6, and site repairs and improvements at the building's previous and future sites.

Stay up to date!
portofeverett.com/historyonthemove



The iconic Weyerhaeuser Building will transform Boxcar Park into the featured attraction at the Port's new Waterfront Place Central development. This relocation brings history to life, re-opening the building for community use as a marina clubhouse and outdoor performance venue in the 2020 timeframe.



Watch It Happen!

Catch history in the making as the Weyerhaeuser Building makes the trip to Boxcar Park.

Join us for a viewing event at Grand Avenue Park on July 13/14 (event begins at 11:45 p.m.; move to begin at 12:01 a.m.). Coffee will be provided.

Events & Public Access

PLAN YOUR BEST SUMMER EVERETT

MUSIC @ THE MARINA

Thurs. & Sat. thru Sept. 1
MUSIC AT THE MARINA
Port Gardner Landing
everettwa.gov

July 2 | 6:30 - 8:30 p.m.
STACY JONES BAND

July 7 | 6:30 - 8:30 p.m.
BOCHINCHE

July 9 | 6:30 - 8:30 p.m.
MASSY FERGUSON

July 14 | 6:30 - 8:30 p.m.
RANDY McALLISTER

July 16 | 6:30 - 8:30 p.m.
TAYLA LYNN

July 21 | 6:30 - 8:30 p.m.
CLINTON FEARON

July 23 | 6:30 - 8:30 p.m.
NICK DRUMMOND & FRIENDS

July 28 | 6:30 - 8:30 p.m.
CHANCE McKINNEY

July 30 | 6:30 - 8:30 p.m.
MAMBO CADILLAC

August 4 | 6:30 - 8:30 p.m.
ELDRIDGE GRAVY & THE COURT SUPREME

August 6 | 6:30 - 8:30 p.m.
DOCTORFUNK

August 11 | 6:30 - 8:30 p.m.
THE PAPERBOYS

August 13 | 6:30 - 8:30 p.m.
TRADICUBA

August 18 | 6:30 - 8:30 p.m.
RANDY OXFORD'S ALL-STAR SLAM POWERHOUSE

August 25 | 6:30 - 8:30 p.m.
LEROY BELL & HIS ONLY FRIENDS

August 27 | 6:30 - 8:30 p.m.
THE MARK DuFRESNE BAND

September 1 | 6:30 - 8:30 p.m.
SISTERS

WALKS

October 1
Walk to End Alzheimer's
Boxcar Park

October 15
Making Strides Against Breast Cancer
Jetty Landing Park

DERBIES

@ Port of Everett Boat Launch

July 9
Puget Sound Speed Crabbing Derby

September 17
Salmon for Soldiers Derby
Note: due to low returns of Coho salmon, the derby has been cancelled; however, Salmon for Soldiers will continue to host its military appreciation portion of the event.

November 5 - 6
Bayside Marine Salmon Derby

FAMILY FUN

Sundays, 11 a.m. - 4 p.m. thru Oct. 16
WATERFRONT FARMERS MARKET
Port of Everett's Boxcar Park
everettfarmersmarket.net

July 4 | All Day
COLORS OF FREEDOM FESTIVAL
everettwa.gov

July 5 - September 5 (Labor Day)
Jetty Island Days
Ferry departs from Jetty Landing
everettwa.gov

July 28, August 4, 11, 18
WATERFRONT HARBOR TOURS
For reservations, call 425.257.8304
portofeverett.com

August 20-21
FRESH PAINT ART FESTIVAL
Port of Everett S. Marina Walkway
schack.org

September 9-11
MUKILTEO LIGHTHOUSE FESTIVAL
mukilteolighthousefestival.com

September 10
WHEELS ON THE WATERFRONT CAR SHOW
Port of Everett Central Pier
wheelsonthewaterfront.com

December 3
HOLIDAY ON THE BAY
portofeverett.com

NEW! FREE WATERFRONT MOVIES

SAIL CINEMA @ WATERFRONT PLACE

Join the Port of Everett for its first annual Sail-in Cinema to enjoy **free** movies at Boxcar Park! Watch from the park or by boat (viewing slips are first come, first served).

JULY 15 | 9:30 P.M. Guardians of the Galaxy
AUG 5 | 9:00 P.M. Star Wars: The Force Awakens

JULY 22 | 9:25 P.M. The Sandlot
AUG 12 | 8:50 P.M. Finding Nemo

JULY 29 | 9:15 P.M. Miracle
AUG 19 | 8:35 P.M. Top Gun

LEARN MORE @
WATERFRONT-PLACE.COM/SAILIN



August 13 | Times TBD
Boxcar Park
SCUTTLEBUTT'S 'ROCK THE BOAT' MUSIC FESTIVAL





The new Commodore Plaza pays tribute to the Port's naval and yachting presence, while offering a new space for public enjoyment.



concerts, yacht club functions, private gatherings and more. The street that runs through the plaza can be closed to create a pedestrian-only area for reserved events.*

The newly renovated plaza is expected to re-open for use in fall 2016.

Parks & Plazas

Enjoy NEW public access amenities coming to the Port of Everett this summer

The Port of Everett is working to transform an underutilized space located in the heart of its South Marina District into a new public plaza.

northwest of the Port's existing South Marina Building (currently leased by Crosswater Yacht Sales) and to the east of Anthony's Woodfire Grill.

The new public space has been named *Commodore Plaza* to honor the yachting and naval community at the Port of Everett. The plaza is located to the

Improvements to the plaza include the addition of covered picnic tables, benches and a large open space that can be used for hosting events such as small

*Port public access spaces, including *Commodore Plaza* and the picnic shelters (see below) are available on a first come, first served basis. To reserve a Port public space for hosting a coordinated gathering or event, you must coordinate use through the Port's Special Use Permit application process. For more information, visit the Port's website at portofeverett.com or call 425.259.3164.

Enjoy a waterfront picnic in the park!

NEW PICNIC AREAS COMING TO BOXCAR PARK & JETTY LANDING

In addition to creating the new *Commodore Plaza* at South Marina (see above), the Port is also working on public access improvements at Boxcar Park and Jetty Landing Park.

Park, adjacent to the Port of Everett Boat Launch at 10th Street and West Marine View Drive. Each shelter will provide shade and weather cover for three picnic tables, for a total of six tables.

BOXCAR PARK

This summer, the Port will be adding two blue kite-style picnic structures at Boxcar Park, located in the Port's Central Marina, just north of the Everett Yacht Club.

This will be a great addition to the park for small gatherings in the off-season, as well as a prime feature for Jetty goes to enjoy in the summer months while waiting to catch a ferry ride over to the island.

Each shelter will provide shade and weather cover for three picnic tables, for a total of six tables at the park, and two benches will be installed along the Port's waterfront trail system.

This project also includes installation of a concrete sidewalk providing access to the shelters, a new garbage enclosure and removal of a few aged trees that are past their mature life.

JETTY LANDING PARK

This summer the Port is also making similar improvements at Jetty Landing

Note: images shown for illustrative purposes; exact picnic shelter and park areas not as depicted.

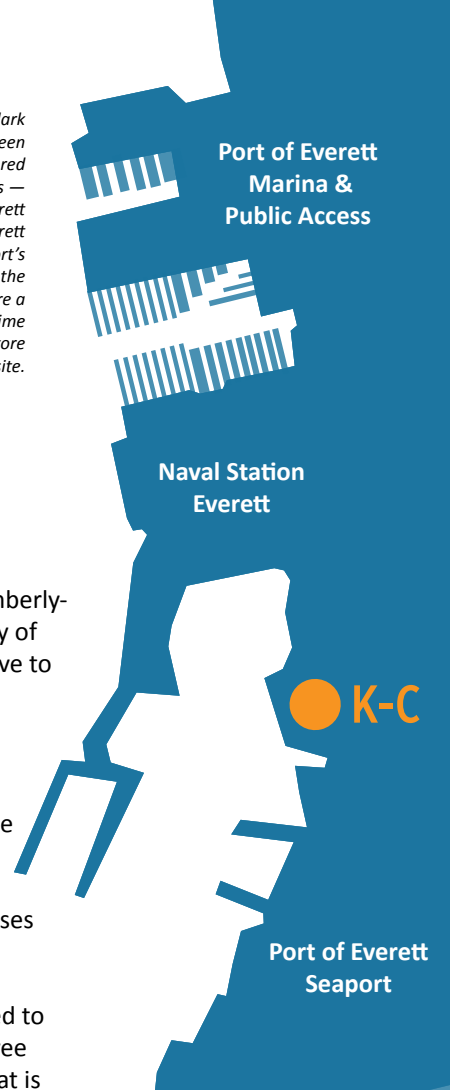


Port Works to Acquire Kimberly-Clark Site

Maritime use and jobs are Port's top priority for former pulp and paper mill site



The Kimberly-Clark site is located between two federally secured maritime facilities — Naval Station Everett and the Port of Everett Seaport. The Port's top priorities for the site are to ensure a compatible maritime use and to restore jobs on the site.



In February 2016, the Port of Everett Commission directed staff to proceed with the acquisition of the vacant Kimberly-Clark (K-C) property within the vicinity of 26th Street and West Marine View Drive to support maritime port purposes.

The authorization provides staff the flexibility of reaching a purchase and sale agreement for the former mill site through negotiated means, but also reserves the Port's legal authority to acquire the property for public purposes with payment of just compensation.

The Port of Everett remains committed to cooperatively working with K-C to agree on a purchase and sale agreement that is mutually beneficial to both parties.

Pending Land Sales

PORT TO SELL 26.5 ACRES OF RIVERSIDE BUSINESS PARK

In early 2016, the Port of Everett Commission authorized Port CEO Les Reardanz to enter into two Purchase and Sale Agreements for the Port's 38-acre Riverside Business Park located off West Marine View Drive on the Snohomish River.

A \$2.85 million deal with Panattoni Development Company includes the sale of approximately 9.68 acres and a site plan with a 205,000 square foot light industrial building on the parcel. The transaction is expected to close before the end of the year.

Another deal with KW Projects, LLC, owned by KiernanWest Development Company, is anticipated at \$5 million and includes the sale of approximately 16.74 acres. The plan calls for 650,000

square feet of site improvements and 50,000 square feet of light industrial development. The transaction is expected to close before the end of first quarter 2017.

"These land sales will provide added value to the entire region," Port Commission President Glen Bachman said. "Between the two transactions, the Riverside Business Park will employ more than 200 people once up and operational, which has been one of the Port's driving goals for the re-use of this industrial property."

The Port continues to market the remaining 12-acres of build-ready land at the Park for uses ranging from light and medium manufacturing to distribution, high-tech and office.

Job Creation



Kimberly-Clark Site:

The 2012 closure of the Kimberly-Clark mill resulted in a loss of nearly 700 family-wage jobs for our region. The Port's priority is to acquire the property to facilitate a compatible maritime use on the site that will restore jobs.

Riverside Business Park:

The Port's two pending land sales at Riverside Business Park will result in more than 200 jobs once the buildings are operational.





Central Marina Improvements

The Port of Everett has completed a \$5.2 million major marina infrastructure project in the northeast corner of its Central Docks, near 14th Street and West Marine View Drive.

The work included:

- Demolition of the previous Central I and O-docks, and a portion of P-dock
- A rebuilt Central I-Dock, with utility service upgrades

- Temporary and final boat-house relocations
- Bulkhead reconstruction, including approximately 450 linear feet of new bulkhead and adjacent waterfront public access path continuation

Recapitalization in this portion of the Central Marina, specifically construction of the bulkhead, was critical to beginning develop-

ment activity at Fisherman's Harbor (see pages 8-9).

Fisherman's Harbor is the first phase of the Port's large-scale, mixed-use development known as Waterfront Place Central, located on approximately 5.5 acres fronting the Central Marina along W. Marine View Drive.



Infrastructure upgrades are necessary to ensure the Port of Everett Marina continues to be an operating asset that meets current and future market demands.

Marina Stabilization Framework

In 2015, the Port Commission asked staff to develop a strategy to balance the \$75 million in capital project funding demands with available resources. This work has been underway, and at the Port Commission workshop on April 19, Port staff presented a stabilization framework. This framework looked at reducing in-water infrastructure, exploring other construction materials for the docks, focusing on boat storage as opposed to repair yards in the Phase III Boatyard Expansion, and looking at opportunities to contract out non-essential functions (such as laundry service, pump out service, etc.). The Port is working on developing a public outreach plan to prepare a recommended path forward to bring back to the Port Commission for consideration.



Marina Briefs

JETTY ISLAND DOCK REPAIRS

In June, the Port completed repairs on the Jetty Island docks that sustained major damage in late-2015, following a series of wind storms. Dock damage included a separated float supporting the Jetty Island gangway, broken rub and waler boards, broken or missing through-rods, concrete spalling, pile damage and other items. Work continues on the log boom replacement at Jetty Island.

PORT SEEKS GRANT TO SUPPORT GUEST MOORAGE

In May, the Port Commission authorized staff to submit a grant application in the amount of \$1.45 million in an effort to seek funding for the Port's new Guest Dock 5 and dock walk at Fisherman's Harbor. Construction of Guest Dock 5 is taking place in conjunction with the current development activity at Fisherman's Harbor as part of the first phase of the Waterfront Place Central Development (see pages 8-9).

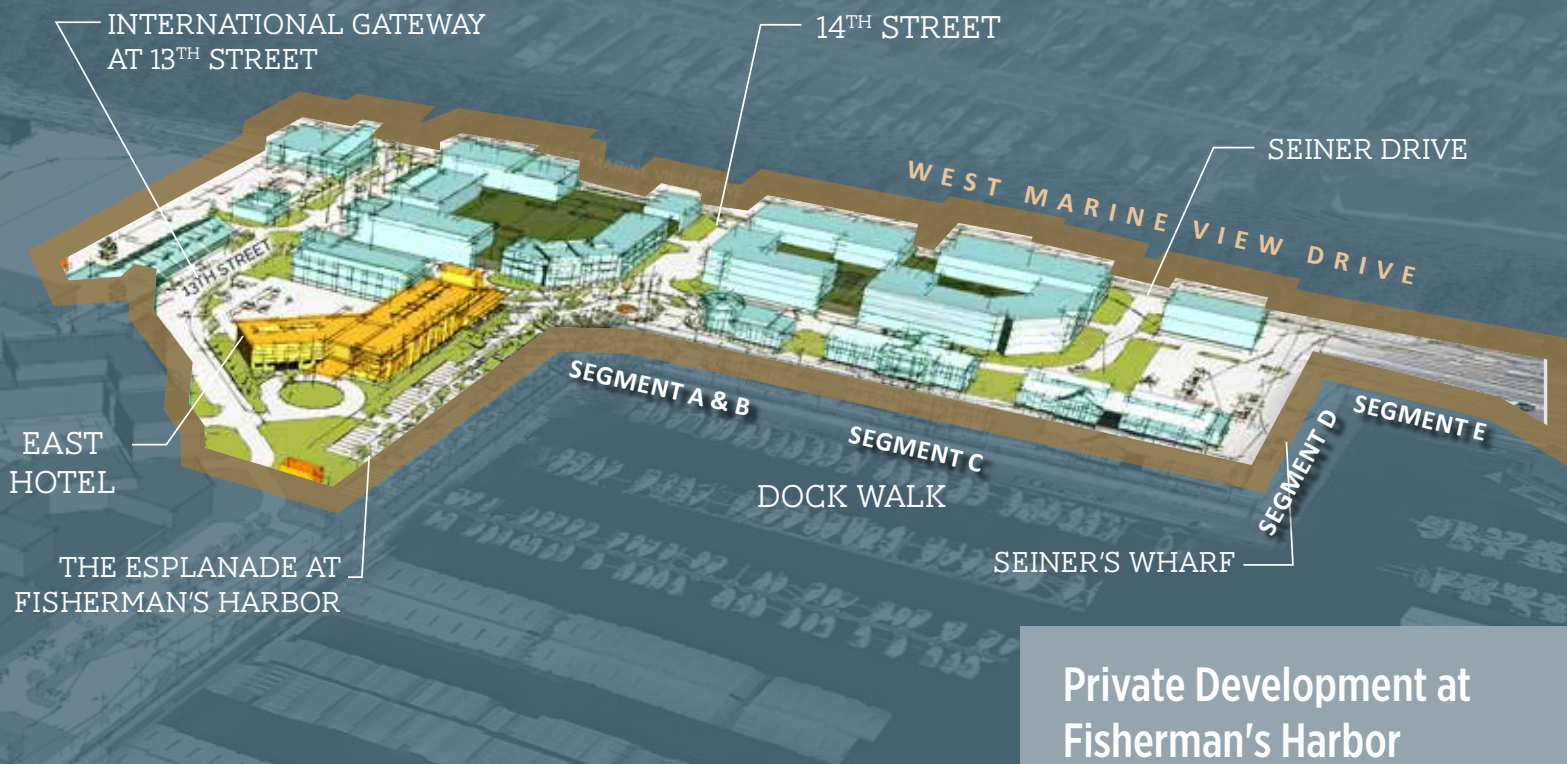
Raising Boating Safety Awareness

LIFE JACKET WORLD RECORD

On May 21, boating safety went international. Thousands around the world, including the Port's Marina staff (pictured right), helped raise awareness about boating safety while setting a new record for the most life jackets worn on a single day. This event, sponsored by the National Safe Boating Council, is part of a year-long "Wear It!" boating safety campaign. The Port of Everett and Everett Sail and Power Squadron partnered to join in the cause, hosting a "Wear It!" event at the Marina.



Stay up to date on the latest Port of Everett Marina news at portofeverett.com/marina.



Fisherman's Harbor Infrastructure Underway

Port of Everett invests in site infrastructure to prepare for private development

Fisherman's Harbor — *the first of five Waterfront Place Central districts* — puts the activities of Everett's fishing fleet front and center, engaging visitors in a working waterfront. A lively mix of retail and restaurants with residential and hospitality uses rim the inner bay and form the heart of the project.

The Port of Everett's \$18.5 million public investment toward in-water and upland infrastructure at Fisherman's Harbor will ready the site for private development. To date, the Port has completed final design and permitting for all of the public underground and horizontal infrastructure, and expects to begin construction in August.

Project construction will consist of site filling and grading, development of roadways, utilities, parking, sidewalks and landscaping, dock and

bulkhead reconstruction, and building the district's public access amenities, including a public viewing platform, the Esplanade and Pacific Rim Plaza (see page 9). Work is scheduled for completion in fall 2017.

A major component of Fisherman's Harbor infrastructure is rebuilding the site's eastern bulkhead (Segment D). Segments A and B were completed in 2014/2015, and Segment C in June 2016. The next phase of in-water work begins in August and includes Segment D of the bulkhead. Construction of the Port's Guest Dock 5 and dock walk is anticipated to begin in 2017.

Leading up to this point, the Port has worked diligently to ready the site for construction, including completion of an award-winning environmental cleanup in spring 2015.

The Port is recruiting private developers for Fisherman's Harbor housing, hotel, retail and restaurants.

Private Development at Fisherman's Harbor

The Port is working on private developer recruitment for Fisherman's Harbor through a mix of formal Request for Qualifications/Proposals and direct recruitment. Recruitment is underway for the following shovel-ready projects:

- 275 apartment units
- A 120 - 135 room business hotel
- 20,000 square feet of retail
- 30,000 square feet of restaurants

Vertical construction is set to begin in 2017, with the earliest openings anticipated in 2018.



Restaurants

Fisherman's Harbor calls for five eateries and a fine dining restaurant at water's edge.

Housing

The Fisherman's Harbor district includes 275 apartment units.



Hotel

The most prominent structure located within the district is a 120 - 135 room business hotel.

Retail

A unique mix of retail spaces will base the district's residential units creating a community.



Pacific Rim Plaza

The heart of Fisherman's Harbor will feature public access, retail, hospitality and housing

The central gathering point of Fisherman's Harbor and heart of the entire Waterfront Place neighborhood is Pacific Rim Plaza. This park and splash plaza is adjacent to the east hotel site and the water's edge. The plaza features interpretive information about trade partners and the flags of these foreign countries that tell the story of the Port's international mission.

STAY & PLAY

Pacific Rim Plaza at Fisherman's Harbor will feature restaurants with patios and a fish market along harbor's edge. The most prominent structure within this district is a 120 - 135 room business hotel with meeting space, a restaurant and cocktail lounge. The diversity in restaurants allows visitors and residents to enjoy a meal while they settle into the marine environment.

SPLASH PARK

Another key feature at Pacific Rim Plaza is the splash park fountain. This feature will provide a fun-family gathering space in the center of the plaza with views of the marina and Everett's fishing fleet in the forefront.

VIEWING PLATFORM

Pacific Rim Plaza includes a timber-decked viewing platform that overlooks the Port's Central Marina.

A TRIBUTE TO TRADE

Incorporated into the Plaza is the Port of Everett's tie to international trade. Flag poles welcome visitors to the Plaza identifying the Port's trading partners: Korea, Russia, Japan, Canada and China. The flags symbolize the importance and long history of international commerce in Everett. For special events or when an international trade partner visits the Port, the flags can be switched to the flag of that nation. The Plaza will include a globe feature depicting trade routes to and from our trading ports.

DOG-FRIENDLY FEATURES

The Port of Everett welcomes dogs and their families. To promote a safe, clean environment for people and dogs to enjoy, dog comfort stations have been planned at Fisherman's Harbor and

throughout Waterfront Place. Comfort stations will be conveniently located at the edge of sidewalks with rounded, flat river rock and cobble for free draining and larger rocks for targets. Irrigation will keep surfaces clean and drinking fountains for dogs are provided in some areas, along with pet waste bag and disposal stations.

LUSH PLANTINGS

Fisherman's Harbor and Pacific Rim Plaza serve as the entry to Waterfront Place and feature plantings that welcome people to the development. The district contains a wide mix of uses ranging from restaurants to work spaces, a hotel and residences, with plantings associated with each use.

DISTRICT LIGHTING

Lighting is used to define public and private spaces to encourage a stronger sense of where the public is welcome and where private spaces begin. Light shielding and controls are incorporated to keep lighting from disrupting nearby housing.



Pacific Rim Plaza features a public dock walk, an over-water viewing platform, a family-friendly splash park, an international trade tribute and dog-friendly features.



*Watercolor illustrations by
Stephanie Bower
Architectural Illustration*

Life in the FAST LANE

Port competes for \$30M in federal grants to support its effort to modernize its seaport

The Port of Everett is anxiously awaiting the fate of two federal grant applications it submitted this past spring — a FAST LANE (Fostering Advancements in Shipping and Transportation for the Long-term Achievement of National Efficiencies) grant and a TIGER (Transportation Investment Generating Economic Recovery) grant.

If received, the grants, totalling \$30 million in infrastructure funding opportunity, will be used to help the Port off-set the costs of modernizing its South Terminal shipping facility and constructing additional rail capacity.

“Modernizing our Seaport to meet 21st Century shipping demands is our top priority,” Port Commissioner Tom Stiger said. “Snohomish County is the most

trade-dependent county in Washington State with 60% of jobs tied to trade, so it is vital that we stay ahead of the curve.”

PROJECT SIGNIFICANCE

The Port of Everett Seaport is a critical regional and national economic asset. Everett’s Customs District ranks first in Washington state (3rd on the U.S. West Coast) in export value at \$25.7 billion annually, according to the 2014 U.S. Customs and Foreign Trade Division. The Port of Everett Seaport is also a major job creator, supporting more than 34,000 jobs and \$373 million in state and local tax revenue.

Strengthening the South Terminal Wharf is critical to supporting this effort by enhancing the intermodal transfer of goods from ship to shore, and rail

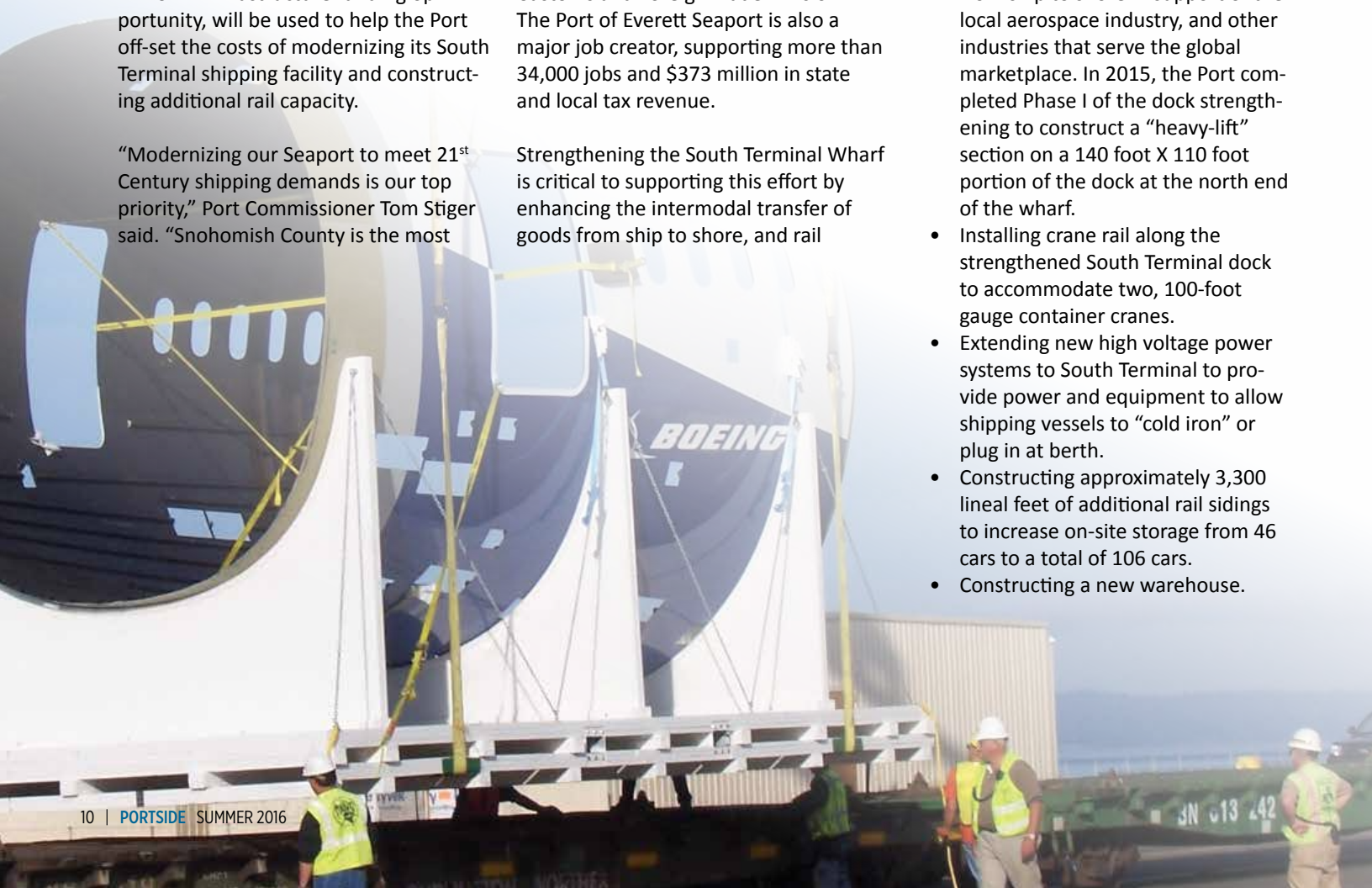
infrastructure is necessary to provide on-dock capacity to load cargo for transport to the inland states without creating congestion on the BNSF mainline. These major infrastructure projects allow the Port to meet its current and future market demands, including the Port's immediate need to accommodate larger vessels being chartered for the transport of airplane parts for the 747, 767, 777 airplane programs, as well as the heavier containers that will be used to transport the oversized parts for the 777X program coming online soon.

The project will also enhance the Port's ability to service its niche of high and heavy cargoes for the manufacturing, construction and energy sectors, such as tractors and combines, power transformers, windmill blades and more.

PROJECT COMPONENTS

The project includes:

- Strengthening 560-feet of dock to create a 700 foot modern berth, additional Roll-on/Roll-off cargo berthing capacity that allows for the intermodal transfer of goods from ship to shore in support of the local aerospace industry, and other industries that serve the global marketplace. In 2015, the Port completed Phase I of the dock strengthening to construct a “heavy-lift” section on a 140 foot X 110 foot portion of the dock at the north end of the wharf.
- Installing crane rail along the strengthened South Terminal dock to accommodate two, 100-foot gauge container cranes.
- Extending new high voltage power systems to South Terminal to provide power and equipment to allow shipping vessels to “cold iron” or plug in at berth.
- Constructing approximately 3,300 lineal feet of additional rail sidings to increase on-site storage from 46 cars to a total of 106 cars.
- Constructing a new warehouse.





41st Street Freight Corridor Project

Improving freight movement from the freeway to the seaport

Earlier this year, the Everett City Council awarded Marshbank Construction the contract for a project that will improve traffic flow for trucks and other vehicles traveling between Interstate 5 and the Port of Everett, and enhance pedestrian safety on 41st Street, Rucker Avenue, Pacific Avenue, and West Marine View Drive.

“The Port hosted more than 195 ships last year; the most since 2000, many of them serving the aerospace industry,” Mayor Ray Stephanson said. “They expect to welcome even more ships going forward, and this project will ensure that there is adequate capacity to keep all traffic moving on the route from the waterfront to the freeway.”

Construction will begin in July to increase the turning radii at key

intersections along the route and add a dual-left turn lane from northbound Rucker Avenue to Pacific Avenue. The project also includes improvements to enhance pedestrian safety and accessibility, such as new curb ramps and pedestrian signal upgrades.

“Moving freight quickly, efficiently and safely is a top priority for the Port,” Port Commissioner Glen Bachman said. “The City’s 41st Street freight project is a critical first/last mile connector to increase access and improve freight mobility of key import/export cargoes from Interstate 5 to the Port of Everett. On behalf of the Port of Everett, I applaud the City’s leadership in getting this project underway, and their advocacy to ensure the project made it in the Connecting Washington Transportation Package.”



Introducing the *Gretchen Dunlap*

DUNLAP TOWING WELCOMES NEW TUG

On May 17, Port tenant Dunlap Towing hosted a ceremony at the Port of Everett Seaport to bless and welcome a new tug to its fleet – the *Gretchen Dunlap*.

The 101-foot tug was named after Gretchen Dunlap McCauley, sister of Dunlap Towing President, Jim Dunlap. She will be homeported in Dutch Harbor, Alaska, and will provide ship assist services to vessels calling on the port. The *Gretchen* is powered by two CAT 3516C Tier III/IMO Tier II Emissions Compli-

ILWU Local 52 Presents Port of Everett Safety Award



Cargo handling can be dangerous business. Safety is always a top priority in the shipping industry, especially at the Port of Everett.

The local longshore labor force that services the Port of Everett has a good track record for safety. In April, the International Longshoremen and Warehousemen Union (ILWU) Local 52 presented the Port of Everett and ILWU locals 32 (longshoremen), 52 (marine clerks) and 98 (foremen) with a safety award, recognizing 'Zero Injuries' from March 2015 to February 2016.

This timeframe represents one of the busiest seasons at the Port of Everett Seaport in recent history, covering 89,000 man-hours without a time loss accident.



Above (left to right): Fred Gordon, the Port's Health, Safety, Security & Environmental Officer; Max Vekich, ILWU Local 52's International Labor Relations Delegate; Walter Seidl, the Port's Marine Terminals Director.

ant engines and two Rolls Royce Z-Drive propulsion units which combine to give the tug nearly 6800 horsepower. The engines are also more fuel efficient and reduce overall emissions.

Blessing of the fleet is a centuries old tradition with origins dating back to early Mediterranean fishermen, meant to ensure a safe and bountiful season. Fishing and boating communities around the world have been blessing their fleets ever since.

Cleanup to Begin at Mill A Site

Port and partners working to develop innovative environmental cleanup

The Port of Everett's South Terminal Weyerhaeuser Mill A site (Mill A) has acted as an economic engine since the late 1800s, providing family-wage jobs to the Everett waterfront and the region.

With years of industry came contamination. From the 1800s to the late-1980s, the site was used for a variety of industrial operations ranging from saw and pulp mills to shipbuilding and logging operations. Flash forward to now: the Port of Everett and its partners, the Department of Ecology, The Weyerhaeuser Company and the Department of Natural Resources, are working together on an Interim Cleanup Action



The Port of Everett, in partnership with the Department of Ecology, Weyerhaeuser Co., and the Department of Natural Resources are working to environmentally cleanup the Mill A site and Port Gardner Bay.

(ICA) within the in-water portion of the site that improves the health of Port Gardner Bay and also integrates site cleanup into the Port's Seaport Modernization Plans.

The Port is fully permitted for the ICA work. This work includes dredging approximately 20,000 cubic yards of contaminated woodwaste and sediment adjacent to the Port's Pacific Terminal (approximate area outlined in green above) to improve the ecological health of the bay and improve navigation at Pacific Terminal. Another 20,000 cubic yards of clean sediment will also be removed for navigation purposes.

This portion of the project is expected to begin in August 2016 and conclude by November 2016.

The parties are also conducting the Remedial Investigation and Feasibility Study (RI/FS) which will determine the final cleanup action plan (CAP) for the site. Cleanup is anticipated to take place in the 2020-2022 timeframe. The public will be invited to comment on the draft RI/FS and draft CAP when available. This portion of work will allow the Port to move ahead with the third phase of its Seaport Modernization Plans.

Ecology and the Potentially Liable Parties (PLPs), the Port, Weyerhaeuser and the Department of Natural Resources (DNR), entered into an Agreed Order for site cleanup.

Contamination

Late 1800s
South Terminal Mill A was used for sawmills, pulp mills and shipbuilding.

1930s – early 1980s
Weyerhaeuser operated a pulp mill on the site.

1983–1987
The Port of Everett (the Port) purchased the property, and the uplands were used as a log yard.

Restoration Planning

1980s–2000s
Studies found contamination in adjacent marine sediment.

2007
The Port partnered with the Department of Ecology (Ecology) to study and restore areas in the bay as part of the Puget Sound Initiative.

2010
The Port conducted independent studies to investigate potential contamination in upland soils and groundwater.

2012
The Port and Weyerhaeuser entered into a cooperation and cost-share agreement.

The Port, Weyerhaeuser and Ecology are conducting a site wide remedial investigation to determine the extent of contamination.

The Port, with Weyerhaeuser, will lead an Interim Cleanup Action that removes 40,000 cubic yards of woodwaste and sediment (about half is contaminated) from the bay, while also enhancing navigation to the Port's Pacific Terminal.

Restoration

2017–2022
The Port and other PLPs will work with Ecology to develop the RI/FS and develop and implement the final Cleanup Action Plan.
The final cleanup actions may include integrating the restoration efforts with the Seaport Modernization efforts.

Modernization

In partnership with the Department of Ecology, The Weyerhaeuser Company and the Department of Natural Resources, the Port of Everett is conducting an RI/FS to determine the extent of contamination at Mill A, while exploring a cleanup action plan that restores the health of the Puget Sound in this location. The final cleanup action will help the Port of Everett Seaport meet 21st Century infrastructure demands. It's projected that the cleanup will remove tons of contaminated material from the state's waters. Additional navigational dredging will provide the Port of Everett with a longer shipping berth to accommodate the industry shift in vessel size. The premise of integrating environmental restoration with infrastructure investment is a proven model that expedites cleanups, improves our region's infrastructure and is a highly effective investment of private and public funds. The first phase of the project is underway with the interim sediment cleanup dredge, and the final cleanup action plan is scheduled to begin in the 2020 timeframe.

2014
The Remedial Investigation and Feasibility Study (RI/FS) Work Plan was finalized and approved for the interim action.

2015–2017
Ecology, the Port and Weyerhaeuser developed an in-water Interim Cleanup Action plan under a second Agreed Order that integrates with both future cleanup plans and terminal uses.



AP high school students build mini sailboats to compete in a regatta as a final project.

Sailboats & STEM

Port of Everett Partners with Local Students to Support STEM Education and Career Planning

On June 13, the Port of Everett partnered with Everett High School's Autonomous Model Sailboat Adventure Program (AMSAP) to host a mini-sailboat regatta in support of student learning through a Science Technology Engineering and Math (STEM) based program.

The regatta, held at the Port's South Guest Dock 2, marked the conclusion of a six week program for a group of 20 high school students who engaged in the principles of STEM using sailing as a key theme.

The program goals were to challenge students to turn sailing knowledge into

computer code and program a model sailboat to sail a course, foster mentorship between business professionals and local high school students, and empower students to pursue STEM-related careers in Snohomish County.

Leading up to the regatta, students received training in the fundamentals of sailing and computer programming. They also had the chance to make connections between STEM and future career opportunities by taking field trips to local businesses to learn about key industry clusters that are critical to the future of Snohomish County, including technology and advanced manufacturing.



One of the field trips included a visit to the Port of Everett on June 8 for a tour of OceanGate, a company that develops and provides manned submersible solutions for industry, research and exploration. OceanGate is a major supporter of STEM, and their business is a great example of the types of industry jobs our youth needs to develop skills to fill.

"Providing a program like this for emerging high school students has been an exciting endeavor for my students and I," Everett High School teacher Ben Zupke said. "AMSAP focuses on one of the largest industries in Snohomish County, the marine industry, and allows students to make connections in the local area in hopes that they will come back after their university studies and invest in the community that helped build them up. In this first year of AMSAP, I am excited to have such a strong partnership with the Port of Everett. The Port is a key player in the marine industry in Everett and Snohomish County. I look forward to partnering with other organizations like the Port to help build strong relationships between students and the local community."



Cyclops 1 Deep-Sea Exploration

OCEANGATE DIVES THE WRECK OF THE ANDREA DORIA

In June, Port tenant OceanGate set out to New England to complete the first manned submersible deep-sea expedition since 1995 to survey the iconic shipwreck of the *Andrea Doria*.

The *Andrea Doria*, an Italian flagged passenger liner, sank 60 years ago near Nantucket in July 1956 after colliding with the *Stockholm*, a Swedish passenger vessel. Over the past six decades, the wreck has been explored by numerous scuba and mixed-gas divers; however, these dive methods have provided restricted visibility and depth, resulting in limited information collection.

By chartering OceanGate's submersible, *Cyclops 1*, and its marine operations team, researchers plan to dive up to 24 hours at the wreck (eight dives) at a depth of 73 meters (240 feet), and capture 2D and 3D sonar images and document the condition of the shipwreck to provide a baseline for future research.

OceanGate is also gearing up for the fabrication of its new composite sub that will allow the company to explore even deeper depths.

PROTECTING OUR WATER BORDERS

Port of Everett's Director of Security, Ed Madura, to Serve on National Maritime Security Advisory Committee

Ed Madura, Port of Everett Director of Security, has been selected to serve on the National Maritime Security Advisory Committee (NMSAC).

As a member of the NMSAC (an official committee of the Department of Homeland Security), Madura will be involved in the development of national strategy and policy to provide for efficient, coordinated and effective action to deter and minimize damage from maritime-related transportation security incidents.

In addition to policy and regulation development, the NMSAC plays a critical role in assisting the Department of Homeland Security and the U.S. Coast Guard recognize maritime security risks and provide guidance on how to best address risks to keep our nation safe and secure. The committee acts as an independent, credible voice on security matters, as well as existing and new security programs.

"We thank Ed for his patriotism and willingness to lend his considerable



talents to the Department of Homeland Security in addressing maritime security concerns," said Captain Drew Tucci, U.S. Coast Guard CG-FAC. "The NMSAC has made great contributions to maritime security over the years, and we are sure Ed's expertise and experience will only add to the success of the Committee."

Finance: Port earns 19th Consecutive Clean Audit

The Washington State Auditors Office presented the Port of Everett with its 19th consecutive clean financial audit following completion of their annual audit of the Port. This year's accountability audit focused on the following items for the 2015 fiscal year: seaport operations and receivables, Open Public Meetings Act compliance, disbursements, financial condition and procurement card and travel activity.

Transportation: Port Supports Sound Transit 3 Coming To Everett Via Paine Field

The Port of Everett supports the Sound Transit 3 plan to deliver light rail through the Paine Field aerospace employment center and into Everett by 2036; however, we are hoping service can be delivered by 2033.

Snohomish County is the fastest growing of the three Central Puget Sound counties in the Sound Transit service area, and is expected to add 200,000 people in the next 20 years. More

people and more jobs means a critical need for more service. More than 153,000 workers that live in Snohomish County commute to King County each day – the highest "cross-county commute" number in the state. Additionally, more than 53,000 King County residents go to work in Snohomish County each day.

Environment: Port Signs on to East Waterway Cleanup

In early 2016, the Port signed on to the East Waterway Agreed Order with the Department of Ecology. This order will assess the environmental cleanup needs of the harbor between Naval Station Everett, the Kimberly-Clark property and the Port's international shipping terminals.



Real Estate: Commission Authorizes Mukilteo Tank Farm Land Transfers

On April 19, the Port Commission authorized land transfers of Mukilteo Tank Farm to the city of Mukilteo, Washington State Ferries and Sound Transit. These land transfers, along with the previously authorized transfer to the Tulalip Tribes, should be complete by the end of the year and allow the various project partners to implement their portions of the Mukilteo Waterfront Revitalization Plan.

Community: Commission Awards Event Sponsorships in Support of Local Tourism

In May, the Port Commission awarded \$20,000 in sponsorships to community events that support tourism within the Port District. Sponsorship recipients included the City of Everett's Fourth of July Festival, the Mukilteo Lighthouse Festival, Fresh Paint Arts Festival and Wheels on the Waterfront Car Show. For more information on these community events see page 4.

Stay up to date on the latest Port of Everett news at portofeverett.com.

Port Staff Participate in Cascadia Rising

Hands-on disaster drill helps prepare the Port's response and recovery

In June, the Port of Everett participated in *Cascadia Rising*, a comprehensive disaster preparedness exercise engaging all levels of government and private sector organizations in a disaster 'practice run.' The disaster scenario at hand — a 9.0 magnitude earthquake along the Cascadia Subduction Zone and a resulting tsunami — a realistic catastrophe that may one day face the Pacific Northwest.

A disaster of this magnitude would require response from emergency management and public safety officials across the Northwest. This exercise allowed partnering organizations to participate in a simulated field drill within their jurisdictions in partnership with neighboring communities, state Emergency Operation Centers, FEMA and major military commands.

"Drills like *Cascadia Rising* save lives," Port CEO Les Reardanz said. "It's not a matter of *if*, but rather, a matter of *when* a disaster will strike. Whether it be a high-impact earthquake and tsunami or another major event that hits us at home, it's critical that we know how



to effectively work together with other agencies to make the best use of the resources available to better assist with life safety response and recovery."

At the Port of Everett, staff had the opportunity to learn the basics of using hand-held radios to communicate with the Port's Emergency Operations Center and public safety



officials, including providing emergency updates and damage assessments. Some members of the Port's disaster recovery team also had the opportunity to partner with the City of Everett and Snohomish County on emergency communication and procurement exercises.

The Port of Everett Seaport joined in the drill as well, upgrading its Maritime Security Level from MARSEC 1 to MARSEC 2 — the level for which additional protective security measures are maintained for a period of time as a result of heightened risk of a transportation security incident.



Snohomish County Emerging Leaders

HERALD BUSINESS JOURNAL RECOGNIZES PORT STAFF

This spring, the Herald Business Journal concluded its first annual Snohomish County Emerging Leaders campaign, honoring its inaugural group of 12 Emerging Leader semi-finalists in its April issue.

Among this prestigious group of our county's emerging leaders are two influential Port staffers — Terrie Battuello and Lisa Lefeber (pictured left to right).

In Memory - Dwayne Lane

A PUBLIC SERVANT

In March 2016, former Port Commissioner Dwayne Lane passed away, leaving behind a legacy of commitment to public service. Lane served on the Port Commission for 12 years, from 1980 to 1991.

He was a man of vision and foresight, and left a lasting impact on the Port of Everett and community through innovative development and strong, responsible leadership with formation of policies, facilities development and long range plans.

Some of Lane's accomplishments while serving on the Port Commission include:

- Acquisition of the Weyerhaeuser Mill A site (now the Port's South Terminal ship-ping facility)
- Selling 110-acres of land to the U.S. Navy to make way for Naval Station Everett
- Opening Marina Village
- Opening of the Port's South Marina Docks



Former Port Commissioner Dwayne Lane (shown right) at the Marina Village groundbreaking in 1986.

Terrie Battuello, the Port's Chief of Business Development, was recognized for leading the charge at Waterfront Place and spurring economic opportunity.

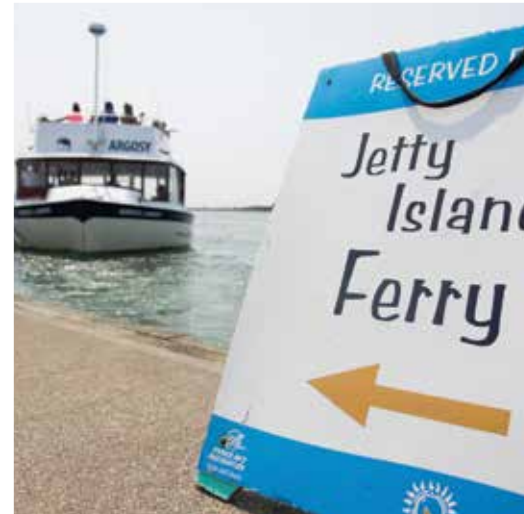
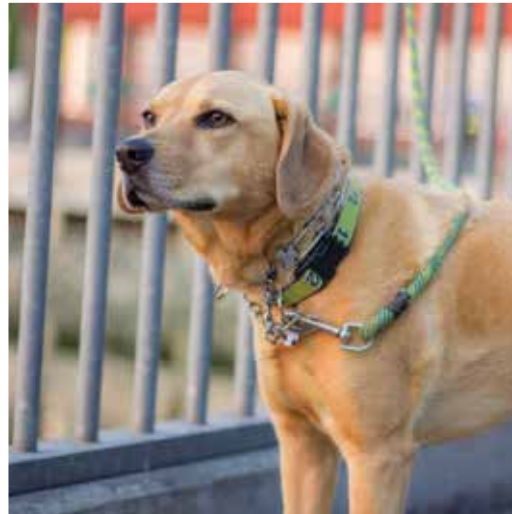
Lisa Lefeber, the Port's Chief of Communications and Policy, was recognized for building a strong and transparent communication and outreach program for the Port.



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Share your Port of Everett memories with us on Instagram this summer for the chance to have your photo featured on our social feeds!

Will you be out enjoying the Port of Everett waterfront this summer? If so, we want to see it and share it! If you're on Instagram, be sure to mention @portofeverett and use #portofeverett when posting on your feed. Whether you are taking a stroll along the waterfront trails, enjoying the sand and sun at Jetty Island, are out boating, or attending a concert at the pier or movie in Boxcar Park — share it!

Please note: The Port of Everett is only able to see and share your post(s) if your Instagram account is set to public.

Connect with us!

