SUMMER 2022

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PORT OF EVERETT COMMISSIONERS AROUND TOWN







Port Commissioner Glen Bachman joins **Government Affairs** Manager Adam LeMieux in accepting the Washington Public Ports Association's 2022 Environmental Stewardship Award for Bay Wood in May (see page 11).





David Simpson and Tom Stiger attend the grand opening for Waterfront Place Apartments The Carling in May, marking completion of the first phase of waterfront housing (see page 6).

Commissioners

YOUR PORT COMMISSION



David Simpson District 1 President



Tom Stiger District 2 Secretary



Glen Bachman District 3 Vice President

JOIN US! NEXT COMMISSIONER CORNER ON SEPTEMBER 21

YOU'RE INVITED! The Port of Everett's next Commissioner Corner – a virtual community engagement program – is scheduled for September 21 from 5:00 - 5:30 p.m. The program is intended to provide a quick Port update, followed by a Q&A on the topic at hand. This time around, the Port will give a progress update on its key strategic initiatives from seaport modernization and expansion and Waterfront Place development to environmental sustainability, workforce development and more!

SIGN UP AT: www.portofeverett.com/commissionercorner

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COMMISSION MEETINGS

Port Commission meetings are held in hybrid format with an in-person or virtual option via the Zoom video conferencing platform. Meetings take place the first and second Tuesday of each month at noon at the Port of Everett's Waterfront Center, 1205 Craftsman Way, in the Blue Heron Room. The public is encouraged to participate.

PORT SIDE TEAM

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

Cover image: Community members enjoy waterfront views from the Port of Everett's Boxcar Park at sunset.

PORT OF EVERETT

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A UNIFIED VISION FOR MUKILTED PORT OF EVERETT COMMISSION AND

PORT OF EVERETT COMMISSION AND MUKILTEO CITY COUNCIL ADOPT VISION AND GUIDELINES FOR FUTURE WATERFRONT REDEVELOPMENT

The Port of Everett Commission and the Mukilteo City Council have unanimously adopted a unified vision and set of guiding principles for redevelopment of the Mukilteo waterfront following an extensive public outreach process that kicked off earlier this year (see right).

In January 2022, the Port hired NBBJ, an architecture, planning and design firm, to begin initial planning, including data gathering and community engagement, to help inform the vision and future development planning for the Mukilteo waterfront.

With 11 property owners over 26 acres, the waterfront needs a comprehensive development strategy to ensure a quality and accessible mix of uses at the waterfront. The study area stretches from Mukilteo's Lighthouse Park to Edgewater Beach.

This effort was spurred by the National Oceanic Atmospheric Administration not moving forward with their new research station at the waterfront, and the property coming back to the Port.

A stakeholder workgroup was convened in February that represented a broad spectrum of interests and attractions in Mukilteo — from business, recreation and transportation, to history, tribes, culture and education. Their assignment was to help frame up a draft vision and a draft set of guiding principles to go out to the public for feedback.

The Port, in partnership with the City of Mukilteo, launched an online survey, sent a direct mailer to thousands of residents and hosted a well-attended community open house in May. More than 225 people attended the event at Rosehill Community Center and provided over 280 comments.

More than 850 comments were received in total throughout the outreach process, and the stakeholder group helped modify the draft vision and guiding principles to incorporate the feedback.

"The adoption of a unified vision of the City and the Port is the first of many actions that will be required to successfully redevelop the waterfront in a way that is in keeping with the guidance of this action," Port Commissioner Tom Stiger said. "I believe we are stronger when we work together, and we both have special resources and skills to bring to the table to get this development on the right path."

The next step is for the City and Port to develop a memorandum of understanding to determine how a partnership would work going forward. If approved, the Port would ask its consultant, NBBJ, to start putting pen to paper and establish a path forward to bring these community-vetted vision and guiding principles to life.

The Port is in the process of acquiring the former Mukilteo ferry terminal holding lanes from Mukilteo Landing LLC. Port ownership will support a streamlined and cohesive redevelopment at the Mukilteo waterfront.

LEARN MORE @ PORTOFEVERETT.COM/MUKILTEO.COM



Vision Statement

Mukilteo's waterfront is a welcoming and convenient gathering place. It provides a year-round mix of uses that promotes culture, recreation and entertainment. It offers easy access to the beach, businesses and wonders of the Salish Sea.

Guiding Principles

Authentically Mukilteo Pedestrian Friendly Thoughtful Parking Year-Round Destination Boating & Shoreline Access Environmentally Responsible & Sustainably Minded Celebrates Culture Education Focused Transportation & Maritime Hub

Each guiding principle includes a description to inform future planning and development. Read full version at <u>portofeverett.com/mukilteo</u>.





EVERETT UNCORKED COMING TO WATERFRONT PLACE AUGUST 20



Bold Hat Productions has chosen the Port of Everett as its next location to *uncork* some fun this summer, launching the first annual Everett Uncorked at Waterfront Place on Saturday, August 20.

Enjoy more than 50 unique tasting experiences from local wines, brews, and spirits to gourmet bites. Tastings, live music and craft vendor shopping will stretch from a grand tasting hub at the landing near the Grand Avenue Park Bridge to Hotel Indigo, overlooking the largest public marina on the West Coast.

Leading event production company Bold Hat Productions knows quality tasting events. The company produces many popular festivals around the region, including Kirkland Uncorked, Seattle Scotch & Beer Fest, Fremont Solstice Fair, Fremont Oktoberfest and Lake Chelan Winterfest, among others. Now the team looks forward to bringing Everett Uncorked to life at the Port of Everett Marina.

6677

Our region is blessed with world class wines and world class venues. The Port of Everett Marina is a beautiful setting and the perfect pairing to match with Washington wines. Our team is excited to launch Everett Uncorked and build this new event into a festival the community loves.

Phil Megenhardt, President & Creative Director of Bold Hat Productions

While tasting areas will be 21+, the craft vendor shopping, live music and public attractions, including the Port's new Pacific Rim Plaza Splash Fountain, are open to all ages.

Everett Uncorked is a fundraiser to support youth boating programs, through grants awarded by the Northwest Marine Trade Association. The Seattle-based nonprofit promotes the growth of recreational boating in the region.

Adding Uncorked to the Port's events calendar times perfectly with all the mixed-use development underway at Waterfront Place.

"We are so happy that Bold Hat saw an opportunity to expand their presence to the Port of Everett with the goal of adding a quality tasting event that not only brings community together, but also showcases Everett's transforming waterfront as the premier destination it is," said Catherine Soper, Communications and Marketing Director for the Port. "Our hope is to build on the event each year as a way to feature our awesome businesses, and to encourage those who haven't yet ventured this way to come explore the growing list of attractions on our waterfront."

General admission is \$30 in advance and includes a commemorative glass and eight drink tokens. Ticket prices increase day of the event. Special event parking rates apply.

LEARN MORE & GET YOUR TICKETS @ EVERETTUNCORKED.COM OR SCAN THE QR CODE!



USE CODE "PORTSIDE" FOR A BONUS!

FUN IN FULL SWING AT THE WATERFRONT

PLAN YOUR NEXT TRIP @ PORTOFEVERETT.COM/VISIT

GET A FREE LIFT FROM EVERETT TRANSIT. SEE BACK COVER.



Take your pick from a boatload of year-round waterfront events. Enjoy everything from concerts and outdoor movies to festivals and holiday fun. See 2022 events on back cover.



The 36-jet Splash Fountain at the Port's Pacific Rim Plaza is open, and is a popular spot for visitors to cool off on hot days. Open daily from 10 a.m. - 7 p.m. (operates seasonally, weather permitting).



With 1,500+ acres of parks and public space there is plenty to explore at the Port, like the two-mile-long beach at Jetty Island. Grab a reservation on the seasonal ferry thru Labor Day.

A Reel TRIBUTE TO VETERANS

10th Annual Salmon for Soldiers Day of Honor Set for Sept. 17

Navy veteran Amy McNealy was feeling lost without her military network, so she signed herself up for a fishing trip through Salmon for Soldiers. Hers was a women-only trip at Neah Bay in 2019.

"I was struggling to find where I fit in, so to have the opportunity to spend time with other veterans who have had similar experiences — I needed that," McNealy said.

Now in its 10th year, Salmon for Soldiers is a nonprofit that fosters a sense of normalcy for veterans and helps build community among those who love to fish.

In 2021 alone, the organization treated nearly 800 veterans to fishing trips in Washington, Oregon and Alaska, including from the Port of Everett.

Salmon for Soldiers was spawned in 2013 by Army veteran Randy Shelton, his wife Penny and their friend Rob Endsley, owner of Prince of Wales Sportfishing in Alaska.



Salmon for Soldiers treated nearly 800 veterans to fishing trips last year. The next one is Sept. 17.

"We like to do what we can to help them have a better homecoming and let them know that they're cared for and they're loved," co-founder Randy Shelton said. "They've done so much for us."

The Salmon for Soldiers' largest event of the year is the Day of Honor at the Port of Everett — this year's is Sept. 17. Hundreds of veterans and their loved ones go out for a free day of fishing with volunteer boaters. After the day's salmon catch is put on ice, it's time to enjoy a barbecue and a raffle.

Studies show that outdoor activities like fishing are healing to veterans. Many have reported an improved sense of well-being and outlook on life.

The return to civilian life, especially for those dealing with injuries or PTSD, can feel a bit like swimming against a relentless current. Salmon for Soldiers' fishing trips are designed to reduce stress and promote camaraderie.

Veterans might be stuck to their loved ones' side when they check in. But by the time they get off the boat, they're all laughing, comparing catches and sharing stories.

That fishing trip back in 2019? It meant so much to McNealy that she's been volunteering with Salmon for Soldiers ever since. She now manages the organization's women veterans' trips.

"It goes so beyond just a day of fishing," McNealy said. "It gives them strong memories and it builds that community."

LEARN MORE @ SALMONFORSOLDIERS.COM

KAYAKSHARE.COM GETS NEW LOCATION AT PORT



If you're looking to rent a kayak or stand-up paddleboard at the Everett waterfront, KayakShare.com is now located at Central A-Dock at the Port of Everett Marina.

Single and double kayaks, as well as stand-up paddleboards, are available to rent by the half-hour. Life jackets are provided to customers with each rental.

Owner Craig Brooker's family of eight inspired him to found KayakShare.com.

He couldn't reasonably purchase enough boats, never mind fit them on top of his car or put them in storage, so he created a sharing opportunity.

KayakShare.com's self-rental kiosk has served the Marina for two years, first from Jetty Landing Park near the boat launch to its new location at Central A-dock near the former Everett Yacht Club building. The new spot is ideal since it has a "kayak dock" allowing customers to come and go with ease.

KayakShare.com wants all of its customers to play it safe. Check the forecast and tides before you paddle off. Avoid renting during high winds or inclement weather. Daytime rentals only. Safety videos are provided on the company website.

LEARN MORE @ KAYAKSHARE.COM OR CALL 650-772-6710

EVERETT YACHT CLUB INVESTING In a new waterfront home

The Port of Everett is working with the Everett Yacht Club to create a new clubhouse for their members.

The club relocated to the Port's former Marina Office building located in Marina Village near the Port's South Docks last year with plans to renovate the space.

The renovated multi-story clubhouse will host meetings, classes and small gatherings. An adjacent reciprocal moorage dock is already serving its membership while work is underway.



WATERFRONT PLACE



Second Building Now Open at Waterfront Place Apartments This spring, the second building of the new Waterfront Place Apartments opened to residents, completing the first phase of housing at Waterfront Place.



Honoring Waterfront History Two waterfront icons are being re-envisioned at Waterfront Place to honor their storied pasts. The historic Weyerhaeuser Building is taking a step back to the 1920s era as it transforms into The Muse Whiskey Bar & Coffee Shop. Preservation efforts are being explored for the famous historic schooner Equator as well. **Read** full stories on page 14.







New Offices for Freedom Boat **Club. Yacht Sales To Open Soon** Construction continues on the new three-tenant building located west of Hotel Indigo. The site will soon house Freedom Boat Club's Everett headquarters to support their growing boat share operation launched here in 2021. The site will also house Everett offices for Bellingham Yachts and Waterline Boats to support both new and used yacht sales and brokerage services. The building will offer public restrooms and open patio space for waterfront visitors.



Waterfront Development Enters Second Phase at Millwright District, Infrastructure Work to Begin The Port is gearing up for the second phase of development at Waterfront Place, expanding into the 10-acre Millwright District. Work kicks off in August with construction of Millwright Loop Road Phase 2 and associated public infrastructure. Millwright Loop Road Phase 3 will follow to complete the vehicle and pedestrian connection around the district. This work, which entails months of preload (the importing and placement of large amounts of material for site compaction), paves the way for development by the Port's private partner LPC West. This area will feature approximately 60,000 sq. ft. of new retail, approximately 200,000 sq. ft. of commercial/office space, and 200+ residential units. Planning and design are now underway, with private development slated for the 2023-2025 timeframe.



Fisherman Jack's & South Fork Baking Co. Opening Soon Construction along restaurant row in Fisherman's Harbor continues as the new 6,000 sq. ft. building to house the new Asian-inspired Fisherman Jack's restaurant and South Fork Baking Co. takes shape. Fisherman Jack's will anchor the north end of the building, offering dim sum and noodle dishes infused with Pacific Northwest seafood. South Fork will bring the sweets. Both will offer expansive covered and open patio seating overlooking the Marina. Business openings are expected between late 2022 and early 2023.





Anisoptera Spa & Rustic Cork Wine Bar Join Fisherman's Harbor Last month. the Port announced two new tenants for Fisherman's Harbor — the new Anisoptera Spa and an expansion of Lake Stevens-based Rustic Cork Wine Bar. Both will be located at a 12,000 sq. ft. building to be constructed to the west of the new Waterfront Place Apartments, just south of Hotel Indigo. For the balance of the building, the Port is targeting an ice cream shop and fitness studio. Port development partner The Schuster Group will start construction in 2023.



Destination Retail & Park Spaces Coming to Marina Village, Covington Cellars | Two Vintners Signed New destination retail with connected parks and public spaces are coming soon to Marina Village. Covington Cellars | Two Vintners has signed on as the first tenant for the area - dubbed the "Wine Walk" to feature its wines at a tasting suite in one of three new buildings. In total, the Wine Walk includes up to eight tasting suites, and all three buildings will feature outdoor patios, rooftop decks and connected piazzas. Port development partner The Schuster Group will be constructing buildings starting in 2023, and the Port will be creating and maintaining the open spaces. Tasting rooms are expected to open in late 2024. The Wine Walk has been designed in a way to enhance the South Marina upland amenities, while creating connection between the new developments underway at nearby Fisherman's Harbor.



Woods Coffee & Sound 2 Summit **Brewing Co. Break Ground** In July, the Port and development partner The Schuster Group broke ground on two new retail/ restaurant buildings at the corner of 18th Street and West Marine View Drive. The site will soon become home to Pacific Northwest favorites Woods Coffee and Sound 2 Summit Brewing Co. set to open in spring 2023. Both businesses will have indoor and outdoor seating, including a courtyard for Sound 2 Summit that connects the buildings to create a new gathering hub steps from Naval Station Everett and the Grand Avenue Park Bridge. The Woods Coffee drive-thru is also an added convenience for those that live, work and pass through the area.



Lazy Boy Brewing Coming Soon, Seeking Year-Round Fish Market Early next year a new 5,000 sq. ft. building to house Lazy Boy Brewing Co. and a year-round fish market will break ground at the corner of Seiner and West Marine View drives in Fisherman's Harbor. Lazy Boy has secured about twothirds of the building to support full relocation and expansion of its brewing and tap room operations from its existing South Everett warehouse. The relocation will offer a more public-facing site at the waterfront and expansive outdoor patio space. The Port is actively recruiting a year-round fishmonger to sell local catch in the balance of the building located adjacent to the Port's commercial fishing dock.

SCAN QR CODE TO LEARN MORE OR VISIT PORTOFEVERETT.COM/WPCNEWS

INTERESTED IN LEASING? E-MAIL US AT <u>properties@portofeverett.com</u>





NORTON TERMINAL UPDATE ENVIRONMENTAL CAP THAT DOUBLES AS CARGO TERMINAL TO BE COMPLETE THIS FALL



ADAPTIVE REUSE OF MILL WAREHOUSE

The Port is exploring opportunities to put the 360,000-square-foot former Kimberly-Clark warehouse back into job-producing use with a compatible industrial/maritime commercial use. The redevelopment timeline will be determined by tenant recruitment.

The new Norton Terminal will soon be covered with 9-inch-thick pavement that doubles as an environmental cap and cargo terminal, turning the former Kimberly-Clark mill site into a 40+ acre maritime hub.

The \$40 million Norton Terminal Development & Model Toxics Control Act (MTCA) 3rd Interim Action Cleanup Project, located between the Port of Everett Seaport and Naval Station Everett, is on track to be completed and open for business by the end of the year.

Port contractor Strider Construction is on schedule to pave the terminal this summer. Crews are about halfway done installing utilities and are roughgrading areas where underground utilities have been installed.

As a base for the new pavement, Strider is reusing preload material — 50,000 cubic yards of clean crushed rock that was used to compact the site prior

to development. After the terminal is paved, the contractor will work to install a state-of-the-art stormwater treatment system to protect the health of Puget Sound — the first treatment system on the site in its history.

Norton Terminal is the cornerstone of the Port's more than \$100 million *Mills to Maritime* initiative that sets out to enhance the movement of commerce by adding cargo laydown capacity,



restoring family-wage jobs and better positioning Everett's facilities to aid in economic recovery and diversification — and to do it all with health of the environment in mind.

The work at Norton Terminal is being conducted under an Agreed Order with the Washington State Department of Ecology. A comprehensive environmental investigation of the former mill site was completed prior to development, and areas with the highest levels of contaminants in soil and groundwater have been cleaned up to state standards.

The project — which is expected to support more than 800 direct jobs and generate millions in state and local taxes each year — integrates the property's cleanup requirements with redevelopment. Installation of the low-permeability pavement cap over most of the property is required to cover any remaining soil contamination and protect groundwater quality. This provides permanent environmental controls while adding cargo terminal capacity at a time of great demand.

SAVE THE DATE! NOVEMBER 30, 2022 JOIN US FOR THE NORTON TERMINAL RIBBON-CUTTING!

CREATING JOBS BY INVESTING IN SUSTAINABLE INFRASTRUCTURE & GREENING THE SUPPLY CHAIN

Building flexible, sustainable and *green* infrastructure not only supports the environment — it is imperative for seaports to ensure responsiveness to an everchanging and dynamic maritime market. The Port of Everett continues to invest in a greener, more prosperous future through major seaport investments that integrate green infrastructure, environmental restoration, and climate change readiness.



ULTRA-LOW SULFUR DIESEL & DIESEL OXIDATION CATALYSTS



USE OF HYBRID VEHICLES IN PORT FLEET The Port is focused on operating and developing its facilities in a way that supports the health of the environment and takes into account the coming changes to our climate and regulatory environment. Integrating a strong environmental approach into Port projects has its benefits; the Port has formed high-value partnerships, projects are on fast-track regulatory pathways, and the Port has unlocked significant funding opportunities.

A holistic and coordinated approach is taken to ensure Port capital projects are designed in a way that not only creates jobs but are also economically viable and environmentally responsible. Through the Port's continued commitment to North America's Green Marine program, it regularly implements practices and partnerships that seek to improve and protect our air, land, and water.

In the past decade, the Port has embarked on hundreds of millions of dollars in capital investment to systematically modernize and expand its seaport facilities and create jobs. These projects incorporate environmental restoration and are designed to account for future sea-level rise. They are also incorporating significant electrical capacity to be able to accommodate the future of shorepower, support a growing on-site commercial and military ship repair operation (see right), and add in electric charging

conduits for maritime assets, which is being explored now. While these innovative technologies may not be fully implemented industry-wide, the Port will be standing ready with the infrastructure when the technology does arrive. Together, these projects are contributing to a greener supply chain.

Port Earns Annual Green Marine Recertification

The Port of Everett Seaport has received its annual recertification from Green Marine — the leading voluntary environmental certification program for North America's maritime industry. The Port has been a member of Green Marine since 2017, as part of its continued commitment to the environment.

Seaport Shortlisted for Port/ Terminal Operator of the Year

In July, the Port of Everett was announced as one of five finalists worldwide for the title of 2022 Port/ Terminal Operator of the Year by Heavy Lift and Project Forwarding International. The award program is designed to reward, recognize and celebrate excellence in the project cargo supply chain.



EVERETT SHIP REPAIR ADDS ANOTHER DRY DOCK TO INCREASE VESSEL CAPACITY

Port of Everett tenant Everett Ship Repair has expanded its operational capacity, adding a second dry dock at the Seaport. The acquisition of its new dry dock — the *Emerald Lifter* - adds 2,000 tons of additional lifting capacity with a 220-footby-62-foot work deck area. Paired with Everett Ship Repair's 8,000ton capacity dry dock, the *Faithful* Servant, having two dry docks now allows the company to serve more commercial and military vessels. Additionally, Everett Ship Repair brought in a crane barge from sister company Nichols Brothers Boat Builders. The 150-ton link belt crane is positioned on a nearby barge so that it can support both dry docks. Port of Everett CEO Lisa Lefeber (above center), joined by Everett Ship Repair CEO Gavin Higgins (left) and General Manager Jon Hie (right) had the honor of cutting the ribbon at the naming and ribbon-cutting ceremony in May.

Cargo to Keep Moving Amid Ongoing Labor Negotiations

The International Longshore and Warehouse Union and Pacific Maritime Association contract expired July 1, but the plan is to keep cargo moving while contract negotiations continue. A joint announcement made in June calmed supply chain fears, noting "neither party is preparing for a strike or a lockout."



TIME TO CELEBRATE! BLUE HERON SLOUGH COMPLETION SET FOR FALL!

RESTORATION AT BLUE HERON SLOUGH

Restoration of 350 Acres of Salmon Habitat at the Port's Blue Heron Slough Enters Final Phase, Completion of Wetland Reconstruction Set for Fall

The Port of Everett and project partners have reached the final phase of Blue Heron Slough — a project restoring more than 350 acres of saltwater estuary habitat between the cities of Everett and Marysville.

In August, sections of the old agricultural dikes will be removed from Spencer Island, which had been cleared and drained for agriculture around 1880. The controlled breaching process will give way to the waters of the Snohomish River Estuary to complete the slough.

This \$20 million project returns the property to its natural estuarine condition so that salmon, and other threatened species like bull trout, can better thrive in the estuary and help populations of these critical species increase. It also creates an environmental mitigation bank to better balance our region's economic development with a healthier environment.

HONORING THE LATE TERRY WILLIAMS

Terry Williams of the Tulalip Tribes, who was dedicated to the preservation and restoration of Northwest habitat and the wildlife that call it home, passed away in July. He was 74.

As the head of the Tulalip Tribe's natural resources and environmental management program, his efforts to save the environment were endless. Terry's work involved launching salmon migration mapping programs, weighing in on local watershed management plans, drawing up plans for an ethical future in forestry, fighting climate change, creating a salmon harvest comanagement system — and much more.

Williams, who was instrumental in the Snohomish River Estuary restoration, including the Blue Heron Slough, served on the Tulalip Fisheries and Natural Resources Commission, Northwest Indian Fisheries Commission, Pacific Fisheries Management Council and the United Nations Convention on Biological Diversity, among others.

ENVIRONMENT



"The Blue Heron Slough has been over 30 years in the making," Port Commission President David Simpson said. "Port leadership saw the property's potential to restore the land in the '90s. I want to thank all commissioners, past and present, who have worked over the decades to make sure this slough, so important to our salmon populations and the resident orca that feed on them, was realized."

Blue Heron Slough is already home to deer, coyote, ducks, frogs, owls, cougars and its namesake, blue heron. Experts expect salmon to quickly make use of this newly established habitat.

Port partner Wildlands and contractor Dungeness have developed a mosaic of channels, marshes, mudflats, and riparian areas, which will be reconnected to riverine and tidal influences by breaching the existing dikes and flooding the land.

Earth-moving equipment will remove sections of the dikes in four locations — one at Union Slough and three at Steamboat Slough. These will be done during low tides, one at a time, through the fall. Water will flow into the site with each successive breach.

The Port acquired Blue Heron Slough in 1993. The 2005 Snohomish River Basin Salmon Conservation Plan identifies the slough as key to salmon recovery, which will benefit resident orcas.

In 2019, the Port came to an agreement with the Port Gardner Bay Trustees to restore the area for salmon habitat. The Port Gardner Bay Trustees are comprised of the Tulalip Tribes, Suquamish Tribe, U.S. Department of Commerce, National Oceanic and Atmospheric Administration, U.S. Department of Interior, U.S. Fish and Wildlife Service and the Washington State Department of Ecology.



WATCH THE PORT'S VIDEO ABOUT THE BLUE HERON SLOUGH PROJECT That was featured in the snohomish river film festival's Tale of two rivers series. Visit <u>Portofeverett.com/bhsvideo</u>

PORT PARTNERS ON SNOHOMISH WATERSHED PLAN

State Public Lands Commissioner Hilary Franz launched a 100-page plan for the Snohomish River watershed in February at the Port of Everett. The Washington State Department of Natural Resources' new Watershed Resilience Action Plan is rooted in supporting the needs of the Snohomish River watershed and working with partners across landscapes — including the Port of Everett, Tulalip Tribes, Snohomish County and Mountains to Sound Greenway Trust — to protect salmon and restore their habitat.



Port Commission President David Simpson (middle) joins (left to right) Commissioner of Public Lands Hilary Franz Tulalip Tribes Board of Directors Chairwoman Teri Gobin, Mountains to Sound Greenway Trust Board President Doug McClelland and Snohomish County Executive Dave Somers.

FIRST ALL CROSS-LAMINATED TIMBER MODULAR HOME BUILT AT PORT OF EVERETT

A catalyst for innovation, the Port of Everett is eager to support businesses expanding and creating new jobs in Snohomish County. Earlier this year, the Port did just that by providing space within its Maritime, Exploration and Innovation Complex at the former Ameron site to support Forterra's Forest to Home initiative.

In February, Forterra constructed its crosslaminated timber (CLT) modular home prototype — the first of its kind in the U.S. at the Port before moving to the Darrington Community Center for community tours of the 1,200-square-foot modular home.

The Seattle-based nonprofit finds innovative and scalable land-based solutions to combat

climate change and support equitable, green and prosperous communities. Forterra seeks to create beautiful, affordable prefab housing built by local labor with resources from regional forestlands at the Darrington Wood Innovation Center. The center sets out to create jobs for timber towns, modernize building methods and make homeownership an attainable goal.

rural jobs.

"The Port of Everett offered us the ideal space to develop this important proof of concept prototype prior to the Darrington Wood Innovation Center's development," said Heidi Taffera, Forterra's Managing Director of Media Relations, adding that the prototype was developed with Switzerland-based manufacturing company Zaugg.

CLT, a subset of mass timber, is made by gluing together layers of lumber stacked in alternating perpendicular directions. The crossing layers make the wood so strong that it can be used in mid- and high-rise buildings. Another benefit is that forests, especially old-growth forests, don't have to be clear-cut because CLT is made with responsibly harvested timber.

Forterra's Forest to Home vision aims to revitalize rural economies and create local jobs. Forterra is currently seeking development partners and manufacturing expertise for the Darrington Wood Innovation Center.

TENANT BRIEFS

NEW OWNER AT SEAS THE DAY CAFÉ

Seas the Day Café at the Port's Waterfront Center Suite 104 has a new owner. Corie Mitchell-Reed has taken over the popular coffee shop from Young and Joo Kim, who owned Seas the Day since 2015. The Port Commission approved the new lease in June. A fourth-grade teacher in the Snohomish School District, Mitchell-Reed is taking a year off teaching to focus on the café. The coffee shop serves a variety of espresso, breakfast sandwiches, pastries, grilled paninis, soups, salads, smoothies and soda. It also offers platters for events.

PUGET SOUND COMPOSITES TAKES LEASE

Puget Sound Composites has signed a five-year lease extension with the Port of Everett for its current space located in the Craftsman District at Suite 115 of the Waterfront Center. The company, which offers boat repair and fiberglass services, had been subleasing the 1,250-square-foot space through previous tenant B&B Marine Services for about a year. Owner Bryan Dennis, who founded Puget Sound Composites in 2019, assumed the lease and a five-year extension to stay put here in Everett, supporting a thriving boating community.

NEW BAY WOOD NATURE TRAIL OPENS ALONG RESTORED SHORELINE AT FORMER MILL SITE



Visitors enjoy a stroll along the new Bay Wood Nature Trail in July.

A project that cleaned up a oncechallenged shoreline and restored habitat at the Port of Everett's former Bay Wood property culminated with the opening of a new nature trail.

The Port and community gathered to celebrate project completion and subsequent grand opening of the halfmile Bay Wood Nature Trail in July, which provides public access to the former waterfront mill site for the first time in its history. About 250 people showed up to walk the trail, which offers an extension to the City of Everett's Mill Town Trail, and features viewpoints that overlook the mouth of the Snohomish River and Port Gardner Bay.

The shoreline project, a partnership with the Washington State Department of Ecology, removed about 3,500 cubic yards of contaminated soil from legacy uses, created 1,300 linear feet (LF) of new living shoreline habitat, and added another 2,200 LF of upland buffer habitat with plantings to restore nearshore habitat for salmon and other native wildlife.

These efforts to clean up the Bay Wood property, located west of Legion Memorial Park on West Marine View Drive, spurred the property sale and private development of a nearly \$30 million employment complex by Latitude Development that is returning jobs to the site for the first time in nearly 30 years.

OnTrac, a regional logistics company, has

been announced as the building tenant, and is expected to support up to 400 onsite jobs and another 1,000+ off-site jobs. The new economic activity on the site is estimated to generate \$330,000 a year in state and local taxes.

The ADA-compliant, 8-foot-wide nature trail was a condition of the Port's sale and future development of the property. A few visitor parking spaces for trail users are on the water side of the building.

BAY WOOD INDUSTRY RECOGNITION

The Port of Everett was recognized with the 2022 Environmental Stewardship Award by the Washington Public Ports Association for the recently completed Bay Wood Shoreline Restoration & Cleanup. It's the third award for the project; others were from the American Council of Engineering Companies and American Association of Port Authorities.



bedrooms and one bathroom, is a new

template for keeping communities stable,

modernizing building techniques and creating

EVERETT YOUTH AT SEA TEENS LEARN MARITIME SKILLS, MARINE ECOLOGY FACTS AND WHAT IT TAKES TO BE A SHIPMATE ABOARD THE TALL SHIP ADVENTURESS

Kids living in Everett's Casino Road neighborhood are about a 10-minute drive from the Port of Everett waterfront, yet many of them have never seen or touched the water.

Sound Experience and Connect Casino Road have teamed up to change that — taking youth from the area on a weeklong voyage aboard the tall ship *Adventuress* through the Everett at Sea program.

Thanks to this program, about 80 teenagers in grades 7-12 have received some on-the-water education since its launch in 2019. Two more trips are scheduled in August.

Everett at Sea is designed to inspire teens to explore environmental science and maritime-related career opportunities while learning how to sail a tall ship. As crewmembers-intraining, they get hands-on experience with marine debris, ocean acidification, sail theory, navigation and tying knots. They also gain community, teamwork and self-confidence.

"This program gives kids a fantastic opportunity to go to sea for the first time in their lives," said Alvaro Guillen, Director of Connect Casino Road. "They've never been on a boat, never mind a tall ship like this."

The program is offered free of charge to up to 20 Casino Road teens each on two trips. Families get an opportunity to see their children in action, such as taking the helm, climbing the rigging or raising the mainsail.

The Adventuress is Puget Sound's iconic schooner. A restored 1913 tall ship, the Adventuress is one of only two National Historic Landmark sailing ships still in operation on the West Coast. Adventuress was named the Environmental Tall Ship in 2016 by the Washington State Governor's Office.

These voyages on the 133-foot sailing ship *Adventuress* are paid for by



Washington State No Child Left Inside and TK Foundation grants. Additional partners include the Port of Everett, ChildStrive and the Puget Sound Pilots.

"Our partnership with the Port of Everett has been instrumental in facilitating this important educational program," said Catherine Collins, Executive Director of Sound Experience. "They provide moorage for our *Adventuress* and parking for our liveaboard crew who work on the ship and educate these kids every day."

LEARN MORE AT SOUNDEXP.ORG

MARITIME JOBS TOURS

One bus at a time, the Port of Everett is teaching students and educators about maritime careers and pathways into these critical skilled-trade jobs.

The goal of these tours — for elementary-age kids, college students, area educators and groups with a nexus in supply chain — is to spotlight the importance of maritime jobs so that these career pathways are highlighted in school curriculum and students learn about the many opportunities available in the industry. Many of these are familywage jobs that don't require a college degree and help bridge the skilled-labor gap that we're seeing in the workforce.

"The Port of Everett and surrounding maritime community depend on a highly skilled workforce to support enhanced economic growth and continued prosperity in our county and greater region," Port Commissioner Glen Bachman said. "In Snohomish County, 60 percent of jobs are tied to trade. These tours look to boost awareness from youth to educators in an effort to highlight the way to fulfilling and wellpaying maritime jobs into the future."

Recent tours have been given to the Washington chapter of Women in Manufacturing, Mill Creek Elementary STEM fourth graders, Edmonds Community College students in Construction Pre-Apprenticeship Programs, the Everett Public Schools Engineering and Manufacturing Program Advisory Committee and the Washington Alliance for Better Schools.



Visitors got a first-hand-look at maritime jobs, including an on-site visit to Everett Ship Repair.

In 2022 alone, Port staff have supported six maritime jobs tours reaching more than 100 elementary students, 20 college students, 50 educators and many industry leaders.

The bus tours explore the Port's upland properties — including its international shipping terminals, marina facilities and real estate developments — highlighting maritime jobs along the way.

PORT OF EVERETT TAKES SNOCODE PLEDGE FOR Diversity, Equity & Inclusion in the Workforce

On March 3, the Port of Everett Commission authorized Port CEO Lisa Lefeber to join Economic Alliance Snohomish County's new SnoCODE (Snohomish Creating Opportunities Diversity Equity) initiative as a community advocate. EASC launched SnoCODE — a partnership between its organization and leaders of Snohomish County — to increase diversity throughout the region's workforce.

"We see this as an opportunity to engage and educate and evaluate what is happening in our business cultures," said Garry Clark, President and CEO of Economic Alliance Snohomish County. "The goal is to make sure that we are having a robust conversation about what it takes to build the right culture to make sure we are investing in our people."

The Port is, and has been, committed to fostering a diverse maritime workforce into the next generation through workforce development and early education outreach. "One of the Port's core values is to embrace the richness of a diverse community," Port Commission President David Simpson said. "We look forward to continuing to build on this commitment and grow stronger as a community."

DEI KEY ELEMENT IN PORT PURCHASING & CONTRACTING

Diversity, equity and inclusion (DEI) are core to the Port of Everett's purchasing and contracts management. By streamlining its contracting and bidding processes to eliminate the "red tape" wherever legal and practical, and continuously improving its processes, the Port continues its effort to reduce barriers for disadvantaged or underrepresented businesses. These can be small businesses and/or companies with BIPOC, women, veteran and/or disabled owners. Common barriers for disadvantaged businesses include access to capital, size of the contracts, insurance and bonding challenges, experience and visibility of contracts. The Port's efforts to reduce barriers align with The Institute for Public Procurement (NIGP)'s guiding values.

These values are important to the Port and allow us to maintain our "agency of choice" status, meaning contractors, consultants and suppliers want and can do business with the Port, regardless of their businesses' size or representation.

WANT TO DO BUSINESS WITH THE PORT? GET ON THE PORT'S SMALL WORKS ROSTER @ MRSCROSTERS.ORG

PORT'S NEW PARKLET OPENS AT MUKILTEO WATERFRONT



Temporary picnic tables at the new Mukilteo parklet provide dining with a spectacular view.



FORMA Construction employees paint bubble-like circles on the pavement as part of the Port's public parklet enhancements.

The Port of Everett and Ivar's Mukilteo Landing have added expanded outdoor dining and picnic tables to Mukilteo's new parklet. The area opened to the community on Memorial Day weekend.

Watch for the Port's public parklet enhancements taking place this summer at the former Mukilteo ferry landing. Planned improvements include planters, benches and permanent picnic tables. The tables out there now are temporary.

A bubble-like pattern will be incorporated into the overall design, including painted circles on the pavement and metal panels to dress up a concrete block wall — which will serve as a divider between Ivar's outdoor dining and the public space.

The nearly \$500,000 project, constructed by Port contractor FORMA Construction and designed by HBB Landscape Architecture, is now underway. Once complete, Ivars' staff will serve as caretaker of the parklet in exchange for the added outdoor dining space.



NAVY CADETS, SEA SCOUTS Partner on Jetty Cleanup

A group of U.S. Navy Sea Cadets and members of the local Sea Scouts Ship 226 teamed up in June for their second annual Jetty Island Cleanup. The Cadets and Scouts are making this a new yearly tradition, sailing over to the island the weekend before Jetty Island Days kick off to ensure a litter-free start to the season. The most unusual piece of trash picked up - a tractor tire! "They are an amazing bunch of hard-working and dedicated young adults," Skipper Mike Bellgardt said. "They had fun, and our island is a little cleaner too. I'd say it was a big success."

MARINA CLEANUP DAY Celebrates 28 years

The Port would like to thank all the volunteers who celebrated Earth Day with us at the Port of Everett's Annual Marina & Jetty Island Cleanup Day on April 23. More than 75 volunteers helped pick up about 2,000 pounds of litter across 100 acres of waterfront. A special shout-out goes to Everett Community College's Ocean Research College Academy and City of Everett Parks and Community Services for providing transportation to Jetty Island and a team of volunteers. The Port also wants to thank Everett High School NJROTC, Everett Sea Scouts, Everett Yacht Club and many others who came out to lend a hand. Join the event next year!



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Port of Everett to Restore Weyerhaeuser Icon; Signs Tenant

Historic building to double as whiskey/coffee bar and museum, as well as host valued boating clubs

The Port of Everett and Weyerhaeuser Muse LLC, started by Jack and Jin Ng, have entered into a 10-year lease to restore and reopen Everett's historic Weyerhaeuser Building as a new community gathering space that commemorates the building's rich history.

The agreement includes plans to renovate the 1920s-era waterfront icon to serve as *The Muse*, a new whiskey bar and coffee shop that also offers meeting space for the valued boating clubs at the Port of Everett Marina. The Port is investing up to \$1 million to get the building ready to accept tenant improvements anticipated to begin later this year. The building is set to open on its centennial in 2023, allowing public access to this unique piece of history for the first time in more than 20 years.

"We are so fortunate that we found a tenant passionate about this building who has agreed to partner with us on the adaptive reuse of this building to get it back open for public enjoyment in a meaningful way," Port of Everett CEO Lisa Lefeber said. "The tenant has also agreed to have the building serve as a museum, highlighting the rich history of the building and timber industry on the Everett waterfront."

The ornate Gothic-style structure was designed by Carl Gould and built in 1923. Though it looks more like a house, the one-and-a-half-story building served as the timber company's administration office. The Weyerhaeuser Building, which has moved three times and is in its fourth location at the Port's Boxcar Park, still has the 160-ton safe that stored the mill's payroll as well as the money from company local lumber sales.

The Muse will soon offer a place where you can enjoy a beverage, lite bites, conversation, and waterfront views, all while taking a step back to an earlier time.

"It feels like it's meant to be," said Jack Ng, owner of Weyerhaeuser Muse LLC. "This building has been waiting for me for 32 years — straight out of a story; 'open sesame' and I'm exactly where I'm supposed to be. The Weyerhaeuser Building opened back on March 23, 1923. I immigrated to America on March 23, 1990, so this project is symbolic for me. As such, we are planning a grand re-opening celebration on the building's centennial on March 23, 2023."

The Port will maintain ownership of the historic structure and is responsible for providing a useable interior space for the tenant while maintaining the exterior.

The work includes the repair of all windows to historic standards, interior renovations, ADA accessibility upgrades, utilities upgrades, modernization of restrooms, exterior landscape improvements, and if money allows, a performance venue stage. The Port has structured the rent and profit sharing to cover the Port's investments to this historic resource and allow this public access amenity to open to visitors.

The Port has future plans to redevelop the 2-acre park surrounding the building and is actively seeking a new partnership to run a waterfront performance venue off the west side of the building.

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JOIN US TO CELEBRATE THE RESTORATION KICKOFF ON AUG. 23, 2022

Preservation Effort Underway for Historic Schooner *Equator*

The *Equator* was rescued from a breakwater along Jetty Island 55 years ago, however, restoring the historic schooner has proved a challenging project and restoration funds have fallen short. Today she is housed in a shed at the corner of 10th Street and Craftsman Way. The Port of Everett continues to explore options for preserving pieces of the deteriorating *Equator* and honoring its history in a meaningful way. The Port has officially gained "custody" of the abandoned boat, built in 1888, so that pieces of it can be salvaged. Plans to create a monument and incorporate it into a public space that supports users of the Jetty Landing & Boat Launch area are now underway.



DUANE OSTMAN PAINTS SPACE NEEDLE GOLD FOR 60th



The Port of Everett's Duane Ostman, who works on the Port's Marine Terminals Maintenance team, was one of the five people picked to paint the Space Needle in galaxy

gold, the original color of Seattle's icon, in honor of its 60th birthday in April.

It's been a family gig. Duane's grandfather and uncle were two of the original painters of the Space Needle in 1962 for the Seattle World's Fair. He has pictures of them walking around up there with no harnesses and no ropes.

Duane has worked for the Port of Everett since 2008. He was hired as a Maintenance Journeyman, and two years ago was promoted to Maintenance Lead.

In a TV interview, Ostman was asked if he has a fear of heights. After all, the Space Needle towers over the Seattle Center at 605 feet tall. "Oh, no, no — this is fine," he said. "I work on cranes for a living, I'm up in the air all the time."



DID YOU KNOW? The restaurant on top of the Space Needle (then called the Eye of the Needle), sat on a giant doughnut-shaped track and turntable that was manufactured on the Everett waterfront by Western Gear Corporation in 1961.

ADAM LEMIEUX NAMED A CENTRAL ALUMNI DAY HONOREE



Port of Everett's Adam LeMieux was recognized in March as Central Washington University's College of Arts and Humanities Alumni Day Honoree.

Adam joined the Port in 2020 as the Government Affairs Manager, supporting strategic outreach and advocacy to further advance the mission and goals of the Port.

He is responsible for the development and advocacy of the Port's state and federal legislative agendas, engaging in key

legislation and policy that affect port operations, working collaboratively with community leaders and businesses on areas of common interest, and representing the Port's transportation priorities.

"What better place is there where I can work to bring investment into the region that expands family wage jobs, creates recreational opportunities, develops community, all while restoring the environment of the Puget Sound?" he said.

LeMieux is a 2006 graduate of Central Washington University, holding Bachelor of Arts degrees in both International Relations & Middle Eastern Studies and Religious Studies. Congratulations, Adam!

CATHERINE SOPER NOMINATED AS AN EMERGING LEADER



Catherine Soper, the Port's Communications and Marketing Director, was recognized as one of 12 nominees for The Herald Business Journal's 2022 Snohomish County Emerging Leaders.

Soper has been with the Port for 12 years, serving in a variety of roles that have led her to the position she holds today, overseeing a robust communications and marketing program that supports all Port business lines from our international seaport and public marina to real estate development.

Her focus is on connecting the community to their Port, working as a liaison to the Port's many stakeholders. In her tenure, she has helped deliver a diverse and growing mix of community outreach and engagement programs. She has also enjoyed expanding events and attractions at the waterfront to bring new jobs,

"It's truly humbling to be recognized alongside so many amazing leaders right here in Snohomish County," she said. "Every day I feel fortunate to be in my role at the Port, and for the opportunities it has afforded me to be part of something bigger than myself. I have been able to help build community through public service and do so in a way that is true to myself — with transparency, authenticity and creativity."

CONGRATULATIONS TO PORT OF EVERETT'S RECENT PROMOTIONS, NEW HIRES AND CAREER MILESTONES!

PROMOTIONS:

Jake Kirschner Environmental Management Specialist

Jason Martin Maintenance Journeyman

Kyle Radabah Moorage Coordinator

Eric Russell Chief of Project Delivery

Kathy Smith Harbor Attendant

Zak Weitkamp Maintenance Journeyman NEW HIRES: Jesse Alyea

Business Applications Specialist

Tate Campbell Maintenance Helper

Dalton Cook Executive Assistant

Joe Eagle Project Manager

John Handelin Maintenance Apprentice

Garrett Jensen Associate Port Planner **Steve Jensen** Marina Security Officer

Nick Kessel Marina Security Officer

Terence Lacson Marina Operations Representative

Emma Leedy Events & Outreach Coordinator

Michelle-Lynn Lemos Marina Office Manager

Adam Moore Marina Operations Journeyman Electrician JoDina Mueller Marina Customer Service Representative

tourism, and business opportunities to our community.

Paula Parslow Marina Customer Service Representative

Chris Peterson

Maintenance Apprentice Andrew Pillar

Maintenance Apprentice

Ben Thornton Fuel Dock Attendant EMPLOYEE Milestones:

Robert Fulton 15 Years

Darren Holz 15 Years

Donna Hospodar 15 Years

Ed Madura 15 Years

Nancy Overton 15 Years

Ted Baker 10 Years **Ed Graves** 10 Years

Jeff Lindhout 10 Years

Lindsey Colebourn 5 Years

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SOSS EVENTS CUFENDUS

FOOD & DRINK **FOOD TRUCK** FRIDAYS **FRIDAYS THRU AUGUST**

EVERETT UNCORKED AUGUST 20



OUTDOOR **MOVIES** SAIL-IN CINEMA FRIDAYS THRU AUGUST 19



MUSIC **MUSICAT** THE MARINA THURSDAYS THRU AUGUST 18

PUGET SOUNDS AUGUST 12, 19, 26



TOURS WORKING WATERFRONT HARBOR TOURS **THURSDAYS THRU AUGUST 18**

"FLASHBACK FRIDAY" HISTORIC WATERFRONT HARBOR TOURS AUGUST 5, 19 & SEPTEMBER 2

FRMILY FUN **JETTY ISLAND** DAYS WED-SUN THRU LABOR DAY

WHEELS ON THE WATERFRONT **CAR SHOW** AUGUST 27

MUKILTEO LIGHTHOUSE FESTIVAL **SEPTEMBER 9-11**



FISHING DERBIES SALMON FOR

SOLDIERS **SEPTEMBER 17**

EVERETT **COHO DERBY** SEPTEMBER 24 - 25

WALKS & RUNS WALK TO END **ALZHEIMER'S**

OUT OF THE DARKNESS WALK **OCTOBER 15**



VIEW THE BUS SCHEDULE @ EVERETTTRANSIT.ORG/ WHEELSTOTHEWATERFRONT



WINTER **HOLIDAY ON** THE BAY **DECEMBER 3**

PACIFIC ICE **NOVEMBER 18 - JANUARY 9, 2023**

SCAN THE QR CODE TO VIEW THE FULL EVENTS CALENDAR



OCTOBER 8