



# Central Marina Slipholder Construction Update

---

## Millwright Loop Roads Progress & Future Plans

Port Staff | April 12, 2023





# Creating a Quality Destination at Waterfront Place

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





# Waterfront Place Accomplishments

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

- Jetty Landing Restroom
- All Fisherman's Harbor Roadways/Utilities
- Weyerhaeuser Building Move
- Seiner Wharf
- Guest Dock 5/Dock Walk
- Pacific Rim Plaza and Splash Fountain
- Esplanade
- Bulkhead Replacement
- Kite Shelters
- Commodore Plaza





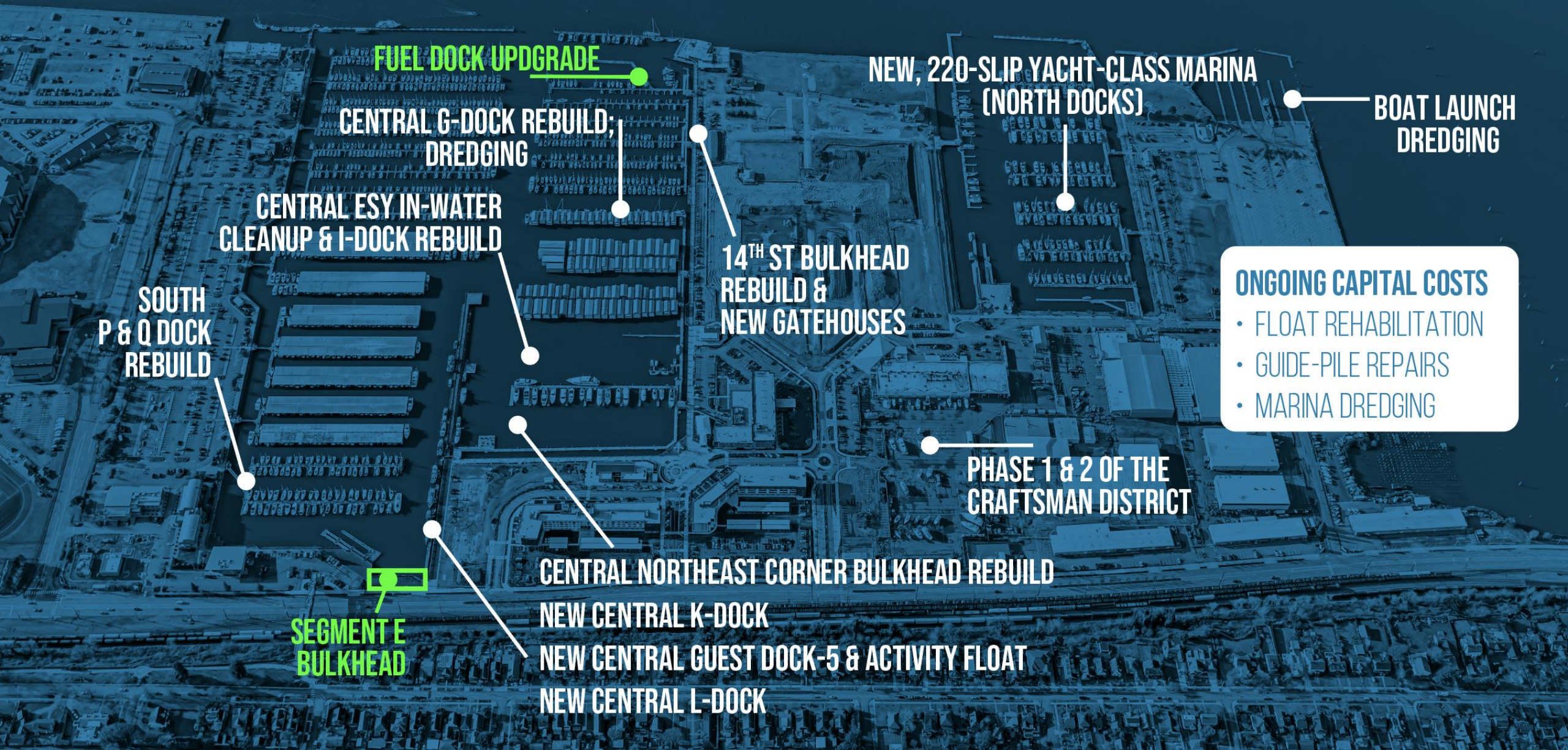
# Waterfront Place Accomplishments: Private Development & Partnerships

- ✓ *Opening of Hotel Indigo in 2019*
- ✓ *Opening of Waterfront Place Apartments - first housing in the history of the waterfront*
- ✓ *Established development partnerships with The Schuster Group for Fisherman's Harbor/Destination Retail*
- ✓ *Authorized an option agreement and ground lease with LPC West for the Millwright District*





# \$165M+ Invested in Marina Improvements Since Early 2000s



FUEL DOCK UPGRADE

CENTRAL G-DOCK REBUILD;  
DREDGING

CENTRAL ESY IN-WATER  
CLEANUP & I-DOCK REBUILD

SOUTH  
P & Q DOCK  
REBUILD

SEGMENT E  
BULKHEAD

14<sup>TH</sup> ST BULKHEAD  
REBUILD &  
NEW GATEHOUSES

NEW, 220-SLIP YACHT-CLASS MARINA  
(NORTH DOCKS)

BOAT LAUNCH  
DREDGING

## ONGOING CAPITAL COSTS

- FLOAT REHABILITATION
- GUIDE-PILE REPAIRS
- MARINA DREDGING

PHASE 1 & 2 OF THE  
CRAFTSMAN DISTRICT

CENTRAL NORTHEAST CORNER BULKHEAD REBUILD

NEW CENTRAL K-DOCK

NEW CENTRAL GUEST DOCK-5 & ACTIVITY FLOAT

NEW CENTRAL L-DOCK



# 2023 Marina Projects

**SOUTH GATEHOUSES  
(8 TOTAL)**

**COVERED MOORAGE  
IMPROVEMENTS**

**FUEL DOCK  
PROJECT FLOAT  
FABRICATION**

**CENTRAL MARINA  
PARKING LOTS &  
TRAIL EXPANSION**

**FUEL DOCK TANK INSTALL**

**NEW MAINTENANCE  
SHOP**

**JETTY LANDING  
PLAYGROUND**

**BOAT LAUNCH  
RINSE STATION**



# What's Coming to Waterfront Place

JETTY PLAYSET

PHASE 2  
MILLWRIGHT DISTRICT

WEYERHAEUSER MUSE  
WHISKEY BAR & COFFEE SHOP

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

A-17  
BELLINGHAM YACHT SALES  
FREEDOM BOAT CLUB  
WATERLINE BOATS

A-8  
FISHERMAN JACK'S  
SOUTH FORK BAKERY

A-6  
FISH MARKET  
LAZY BOY BREWING

A-7  
FUTURE RESTAURANT(S)

NEW EVERETT  
YACHT CLUB BUILDING

DESTINATION RETAIL  
TASTING ROOMS

COVINGTON CELLARS  
TWO VINTNERS

PORT GARDNER LANDING  
WOODS COFFEE  
SOUND2SUMMIT BREWING



# Millwright District Status

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



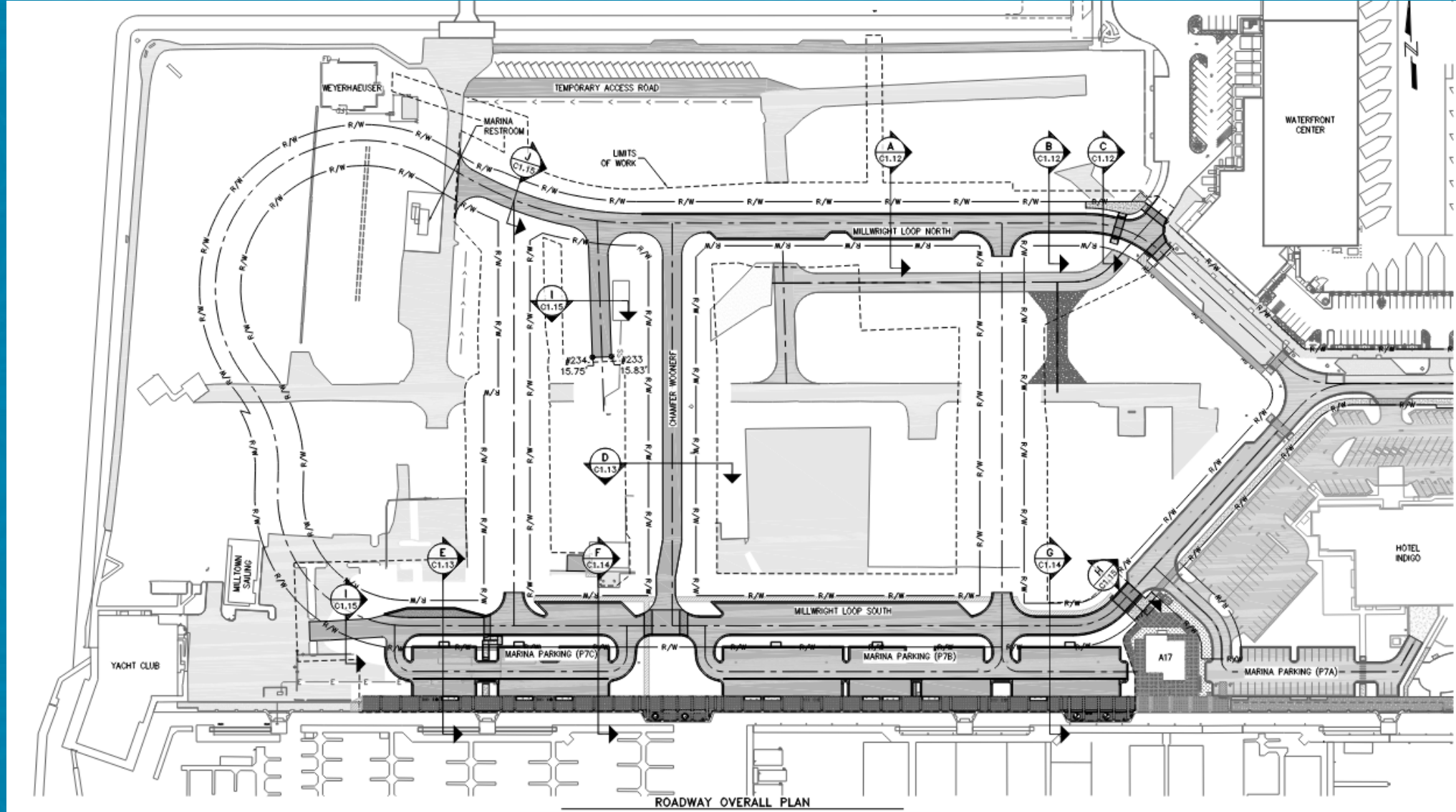


# Anticipated Construction Schedule

MWL Phase 2	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024
<b>Bidding/Contracting</b>							
Out to Bid							
Award							
Contracting							
<b>Roadways &amp; Utilities</b>							
Surcharge Regrading							
Underground Utilities							
MWL-North, MWL-South, and Chamfer St							
<b>East Parking Lot</b>							
Parking Lot Build-out							
Esplanade						10 day GH closure	
<b>MWL-South Finish</b>							
Utilities							
MWL-South							
<b>West Parking Lot</b>							
Parking Lot Build-out							
Esplanade						10 day GH closure	



# Millwright Loop Roadway Plan





# MILLWRIGHT LOOP CONSTRUCTION SEQUENCING

PHASE 1 | ANTICIPATED TIMELINE: MARCH – JULY 2023



## PHASE 1 SCOPE

- ✓ First phase of preload placed and settling
- ✓ Marina Fuel Tank preload placed and settling
- ✓ Construction Zone Traffic Route Modifications
- ✓ Construction of Temporary Access Roads
- ✓ Temporary realignment of Marina & Visitor Parking

## PROJECT KEY

TEMPORARY ROAD

SHUTTLE LOT

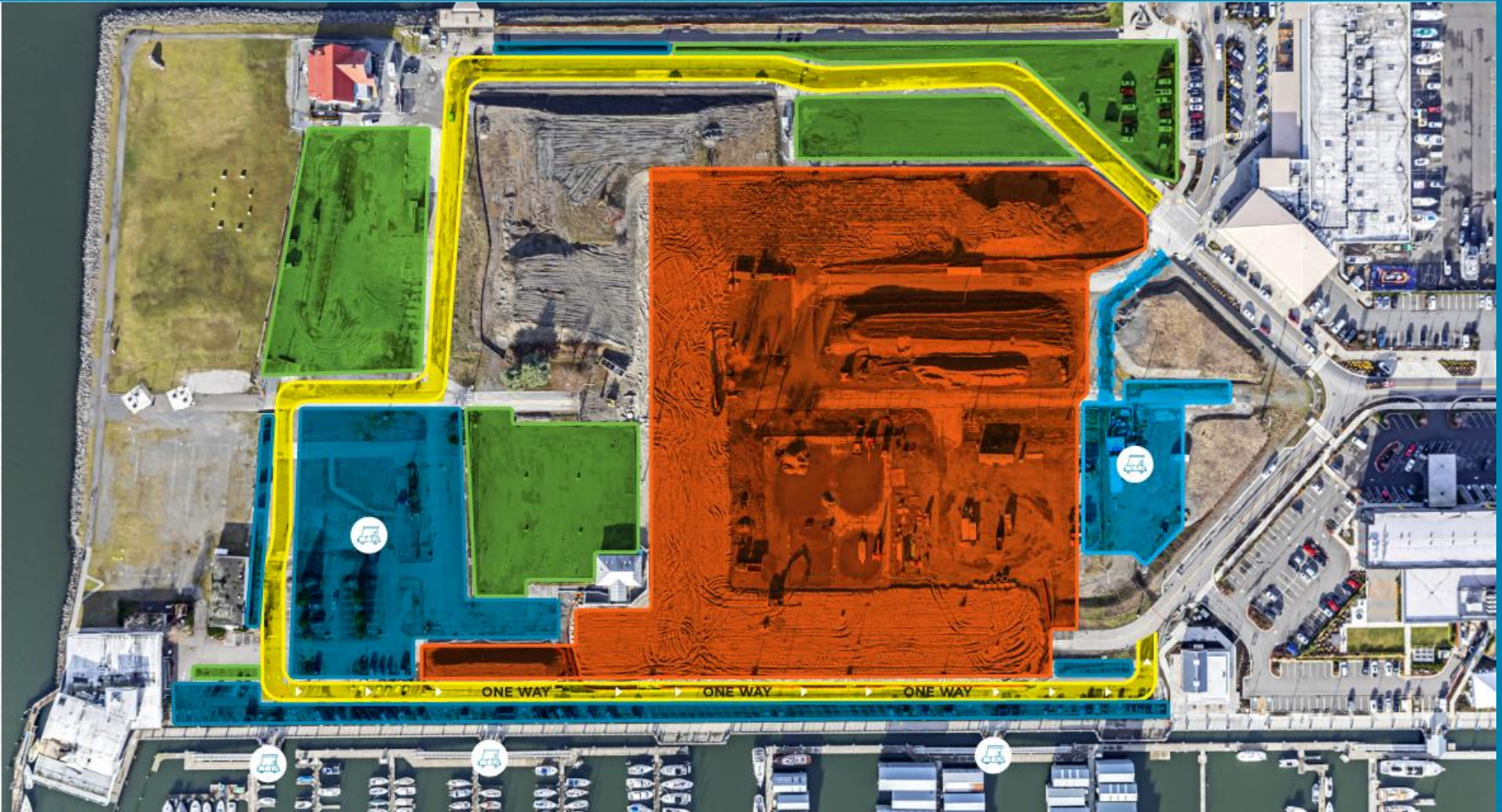
SLIPHOLDER PARKING

VISITOR PARKING

CONSTRUCTION ZONE



MARINA SLIPHOLDER  
SHUTTLE LOT & DROPOFF  
LOCATIONS



Port to implement shuttle service for boaters due to increased parking impacts during peak season; more information to follow



Temporary utility impacts to be expected; slipholders to receive AlertSense notifications

## QUESTIONS?

Contact [publicaffairs@portofeverett.com](mailto:publicaffairs@portofeverett.com)  
or visit [portofeverett.com/MillwrightConstruction](http://portofeverett.com/MillwrightConstruction)  
for more information.



# MILLWRIGHT LOOP CONSTRUCTION SEQUENCING

PHASE 2 | TIMELINE: JULY 2023 – FEBRUARY 2024



## PHASE 2 SCOPE

- ✓ Regrading preload piles
- ✓ Installing all new utilities
- ✓ Building Millwright Loop North and South, as well as Chamfer Street

## PROJECT KEY

TEMPORARY ROAD

SHUTTLE LOT  
(THROUGH SEPTEMBER)

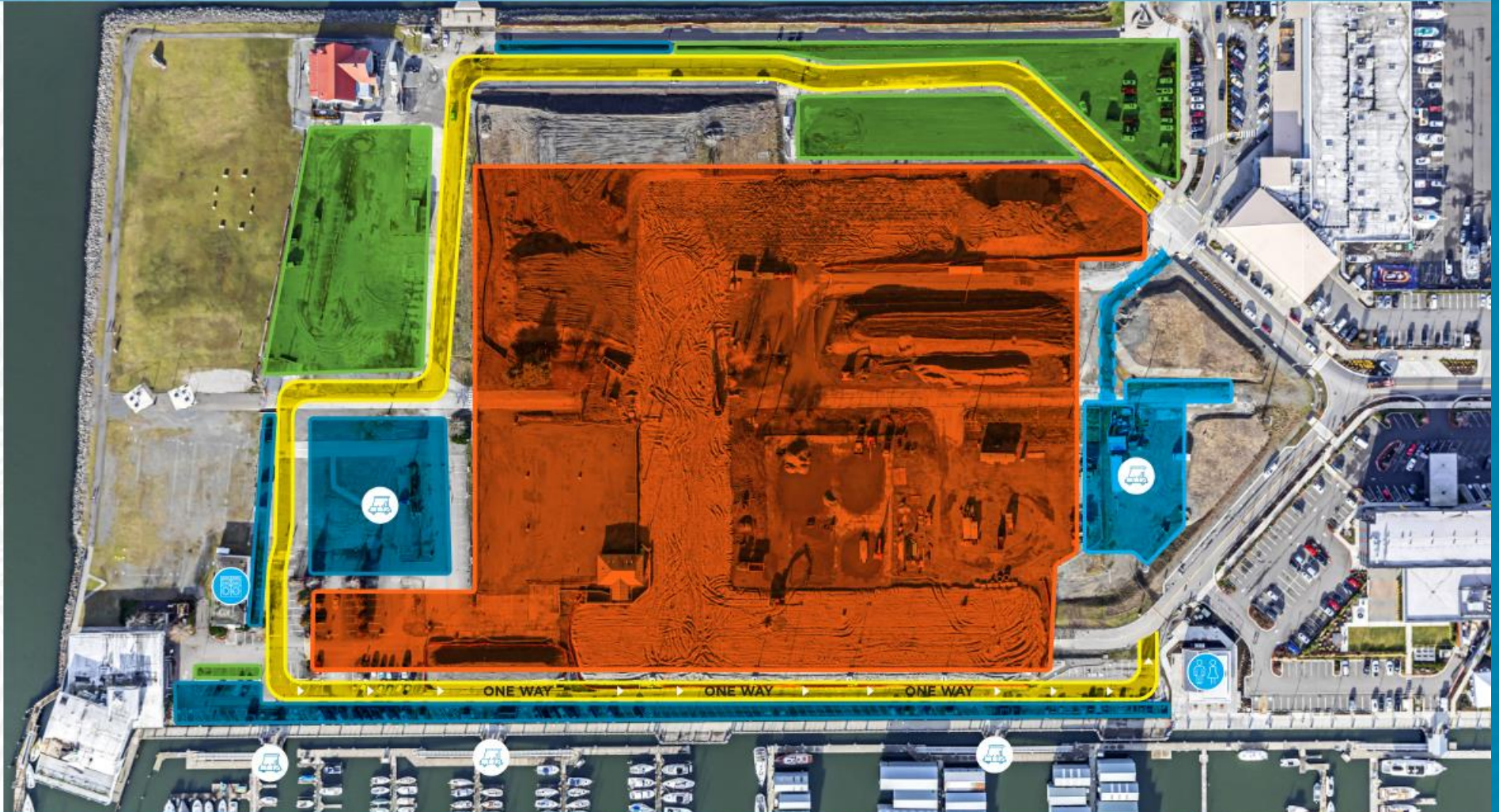
SLIPHOLDER PARKING

VISITOR PARKING

CONSTRUCTION ZONE



MARINA SLIPHOLDER  
SHUTTLE LOT & DROPOFF  
LOCATIONS



Port to continue shuttle service for boaters due to increased parking impacts; more information to follow



Closure of the Central Marina restroom; repurpose former Milltown Sailing building with restrooms and free laundry for slipholders



Restroom and showers open at new Central Marina restroom near Hotel Indigo



Temporary utility impacts to be expected; slipholders to receive AlertSense notifications

## QUESTIONS?

Contact [publicaffairs@portofeverett.com](mailto:publicaffairs@portofeverett.com) or visit [portofeverett.com/MillwrightConstruction](https://portofeverett.com/MillwrightConstruction) for more information.



# MILLWRIGHT LOOP CONSTRUCTION SEQUENCING

PHASE 3 | TIMELINE: FEBRUARY 2024 – MAY 2024



## PHASE 3 SCOPE

- ✓ Construct new Marina Slipholder parking lot adjacent to eastern gatehouse
- ✓ Construct eastern esplanade expansion and vista

## PROJECT KEY

TEMPORARY ROAD

COMPLETED ROAD

SHUTTLE LOT

SLIPHOLDER PARKING

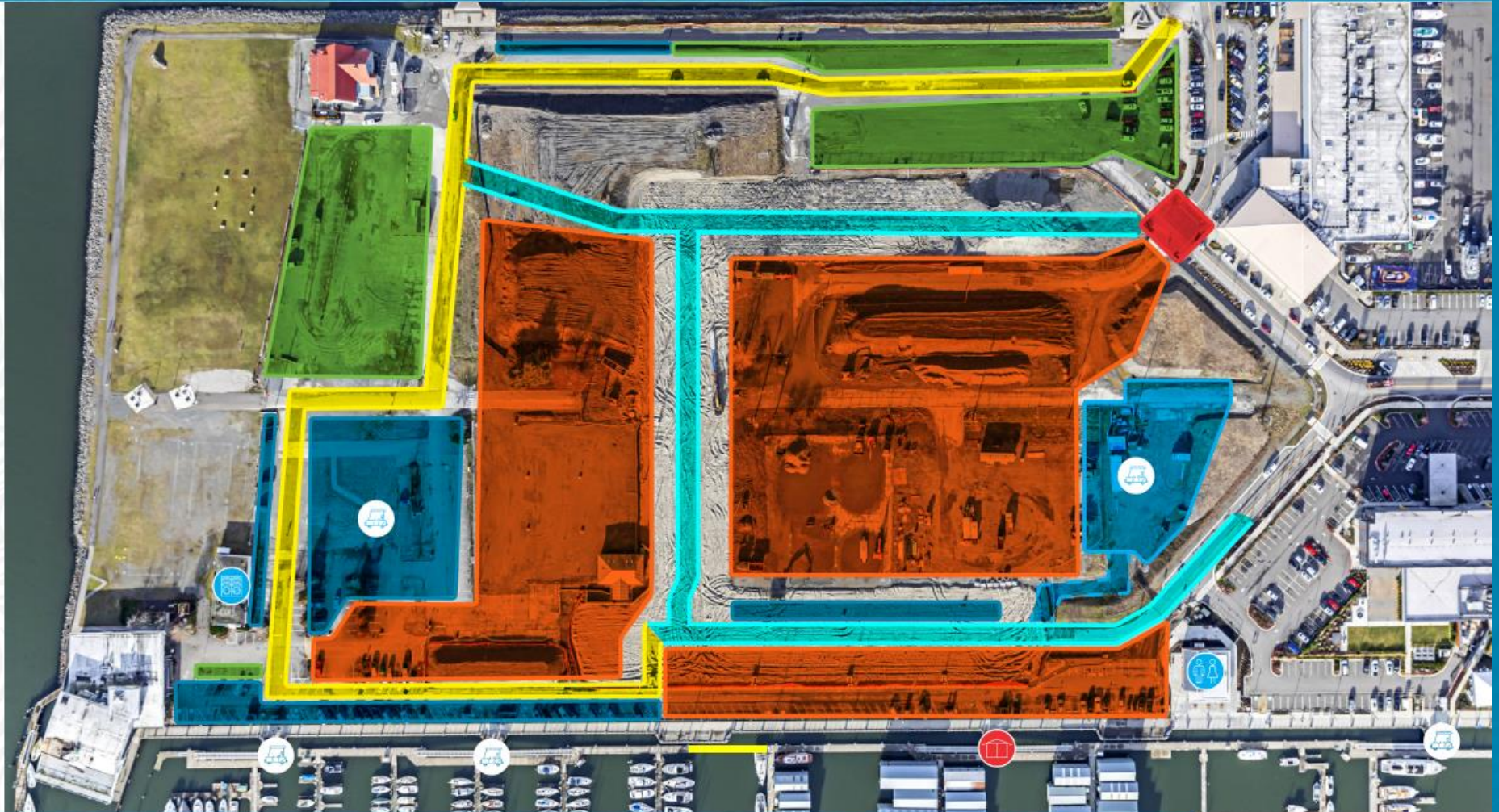
VISITOR PARKING

BRIEF CLOSURE

CONSTRUCTION ZONE



MARINA SLIPHOLDER  
SHUTTLE LOT & DROPOFF  
LOCATIONS



Port to continue shuttle  
service for boaters due to  
increased parking impacts



New Millwright Loop  
North, South and Chamfer  
Streets open for use



Two-way  
travel restored



Anticipated temporary 10-day  
closure of access to Central G - J  
Docks gatehouse; advance notice  
and alternate access provided



Temporary utility  
impacts to be expected;  
slipholders to receive  
AlertSense notifications

## QUESTIONS?

Contact [publicaffairs@portofeverett.com](mailto:publicaffairs@portofeverett.com)  
or visit [portofeverett.com/MillwrightConstruction](https://portofeverett.com/MillwrightConstruction)  
for more information.



# MILLWRIGHT LOOP CONSTRUCTION SEQUENCING

PHASE 4 | TIMELINE: MAY 2024 – JULY 2024



## PHASE 4 SCOPE

- ✓ Construct final segment of Millwright Loop (roadways, utilities)
- ✓ Construct new Marina Slipholder parking lot adjacent to western gatehouse
- ✓ Construct western esplanade expansion and vista

## PROJECT KEY

TEMPORARY ROAD

COMPLETED ROAD

SHUTTLE LOT (IF NEEDED)

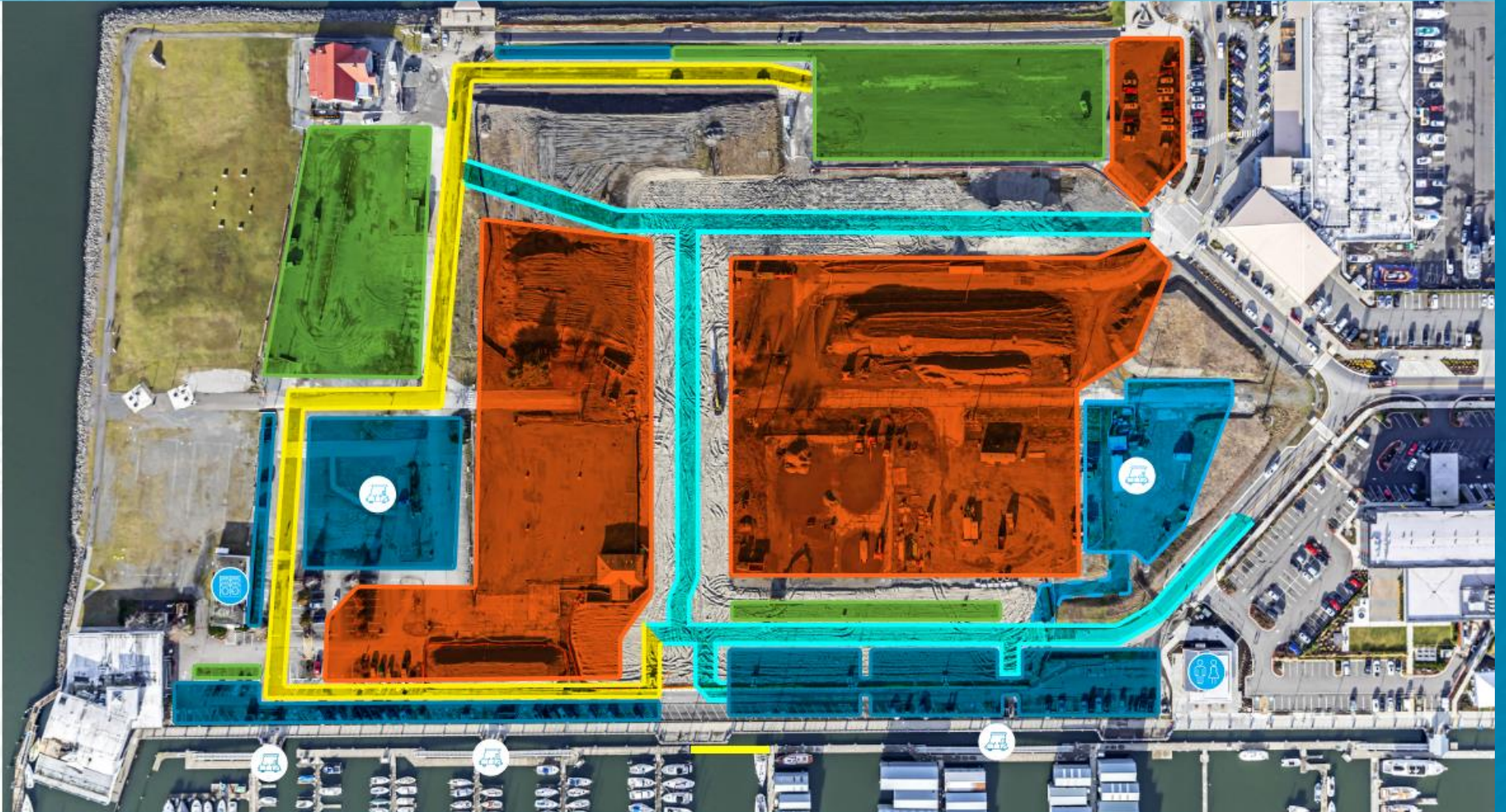
SLIPHOLDER PARKING

VISITOR PARKING

CONSTRUCTION ZONE



MARINA SLIPHOLDER  
SHUTTLE LOT & DROPOFF  
LOCATIONS



Port to continue shuttle service for boaters due to increased parking impacts; service will continue until it is no longer in demand; more information to follow



New eastern gated Marina Slipholder Parking Lot open



Two-way travel restored



Temporary utility impacts to be expected; slipholders to receive AlertSense notifications

## QUESTIONS?

Contact [publicaffairs@portofeverett.com](mailto:publicaffairs@portofeverett.com) or visit [portofeverett.com/MillwrightConstruction](https://portofeverett.com/MillwrightConstruction) for more information.



# MILLWRIGHT LOOP CONSTRUCTION SEQUENCING

PHASE 5 | TIMELINE: JULY 2024 - NOVEMBER 2024



## PHASE 5 SCOPE

- ✓ Construct final segment of Millwright Loop South (roadways, utilities)
- ✓ Build western Marina Slipholder parking lot
- ✓ Construct western esplanade expansion and vista

## PROJECT KEY

TEMPORARY ROAD

COMPLETED ROAD

SHUTTLE LOT (IF NEEDED)

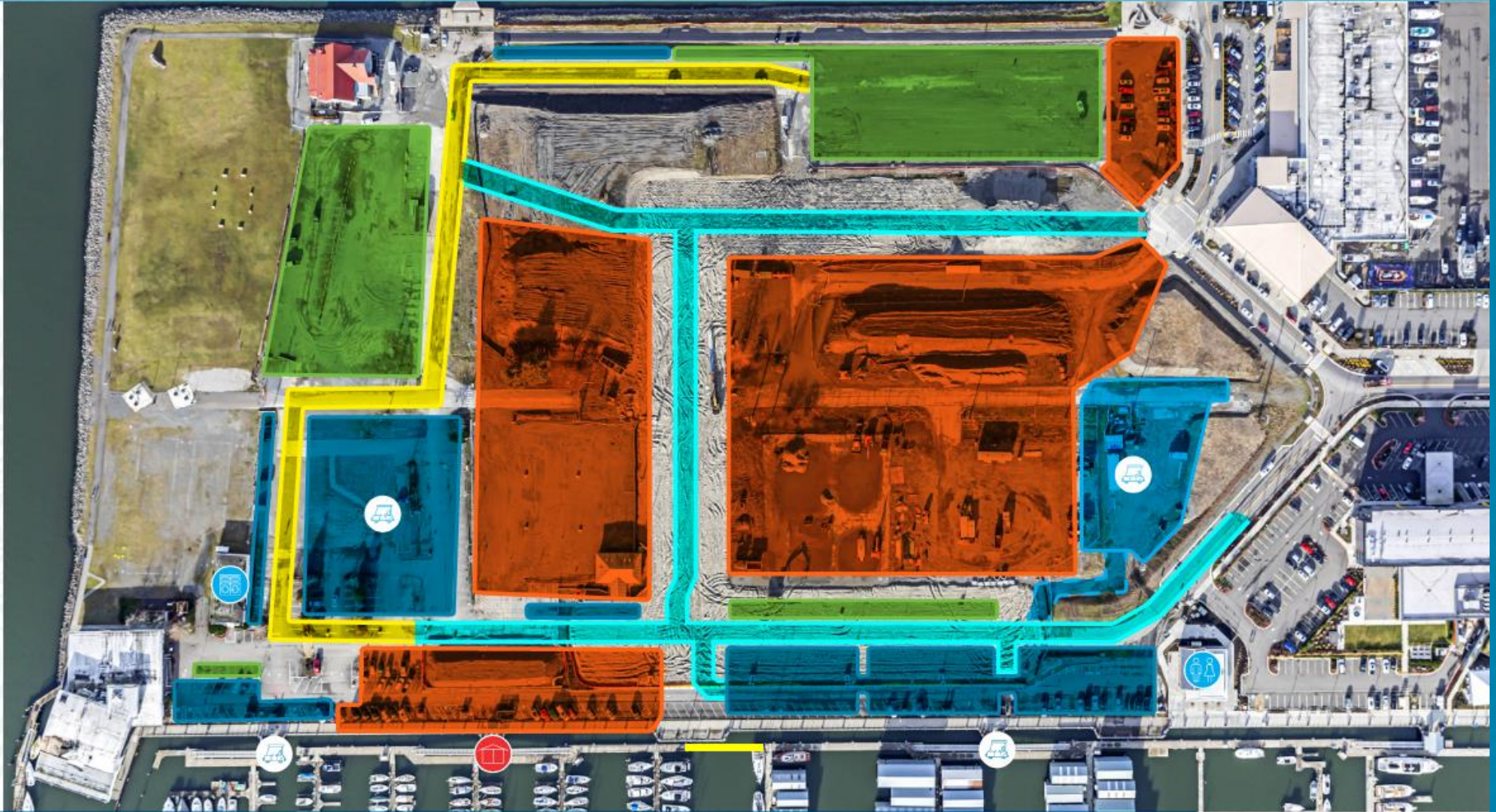
SLIPHOLDER PARKING

VISITOR PARKING

CONSTRUCTION ZONE



SHUTTLE PARKING &  
DROPOFF LOCATIONS



Port to continue shuttle service for boaters due to increased parking impacts. Service will continue until it is no longer in demand; more information to follow



New eastern Marina  
Slipholder Parking Lot open



Anticipate temporary 10-day  
closure of Central B - F Docks  
Gatehouse; advanced notice and  
alternate access provided



Two-way travel restored

## QUESTIONS?

Contact [publicaffairs@portofeverett.com](mailto:publicaffairs@portofeverett.com)  
or visit [portofeverett.com/MillwrightConstruction](http://portofeverett.com/MillwrightConstruction)  
for more information.



# MILLWRIGHT LOOP CONSTRUCTION SEQUENCING

FINAL SITE | TIMELINE: END OF 2024



## FINAL PROJECT OUTCOME

- ✓ Two brand new gated marina tenant parking lots
- ✓ Complete roadway system and necessary utility connections for Millwright District private development
- ✓ Completed Esplanade expansion and two new vistas down to B/C Docks
- ✓ Marina visitor parking restored
- ✓ New garbage enclosures

## PROJECT KEY

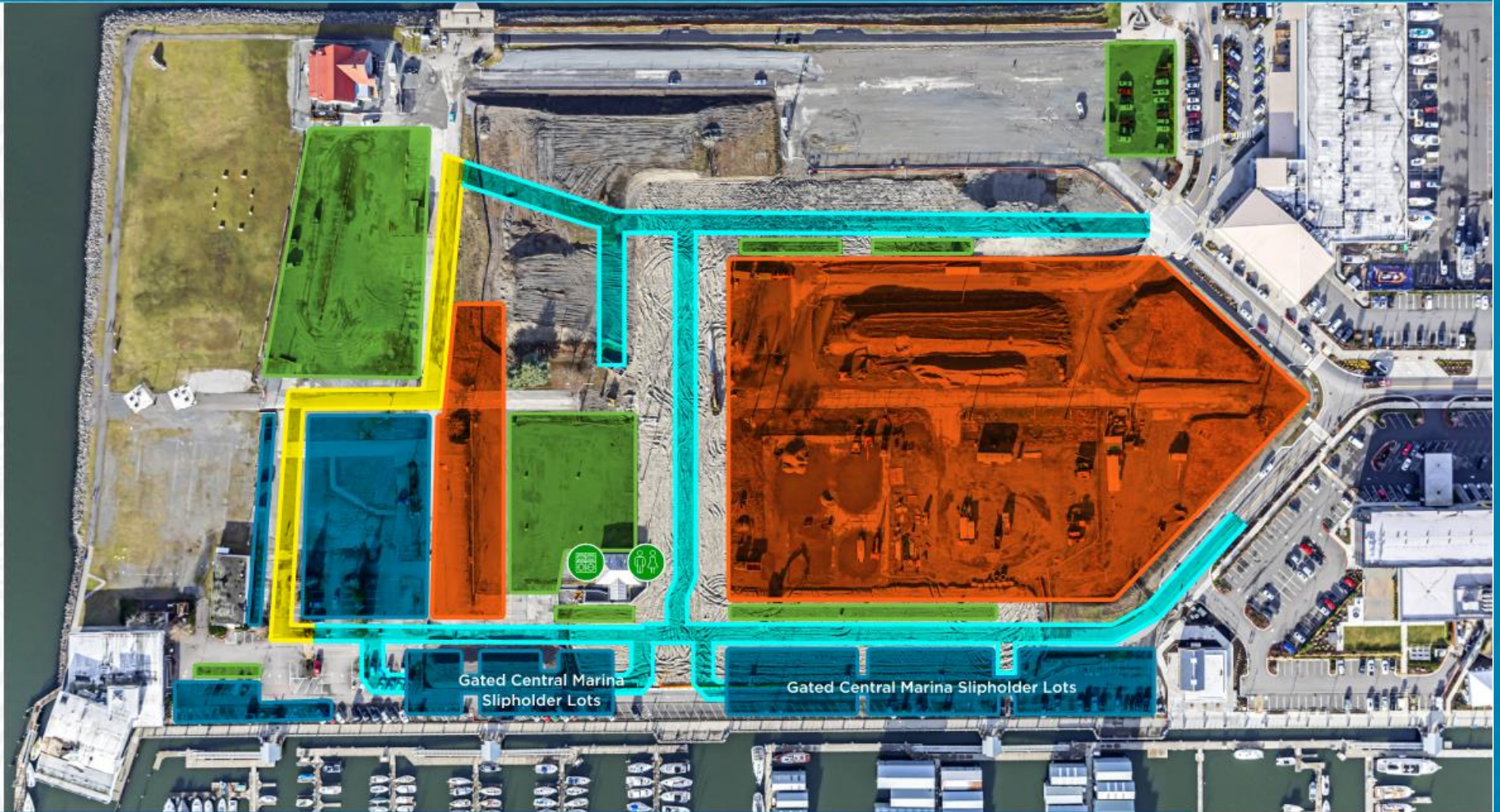
MILLWRIGHT LOOP ROAD

COMPLETED ROAD

SLIPHOLDER PARKING

VISITOR PARKING

DEVELOPER LOT  
(POTENTIALLY UNDER  
CONSTRUCTION)



Central Marina laundry  
reopens



Central Marina restrooms and  
showers reopen



Two brand new gated  
marina tenant parking lots

## QUESTIONS?

Contact [publicaffairs@portofeverett.com](mailto:publicaffairs@portofeverett.com)  
or visit [portofeverett.com/MillwrightConstruction](https://portofeverett.com/MillwrightConstruction)  
for more information.



# Key Coordination Items, Anticipated Impacts + Mitigation Measures

---

- ✓ *Club car shuttle service to begin late-May/early-June 2023 with daily service, scheduled hours TBD; will adjust schedule as needed based on use/demand*
- ✓ *In response to boater feedback, updated design of new marina parking lots to add automated gates*
- ✓ *Central Marina restroom closed from August 2023 to project completion. East Central (near Hotel Indigo) restroom & shower open, Milltown Laundry available*
- ✓ *Future EV charging capability; conduits run in new parking lots*
- ✓ *One load/unload stall at each gatehouse, one shuttle load/unload stall to be added at each gatehouse*



# Key Coordination Items, Anticipated Impacts + Mitigation Measures Continued

---

- ✓ *Esplanade Buildout:*
  - *10-day gatehouse closure to place and set concrete*
  - *Boater to maintain access to docks through adjacent gatehouses via temporary float connections*
- ✓ *Utility Shutdowns expected when upgrading electrical, sewer, water*
  - *Limited to work-day occurrences, up to 48-hrs if required with advanced notice to boaters via AlertSense*
  - *Port requires contractor to provide 1-week notice for >one work-day shutdown*
  - *If any unanticipated shutdowns needed or occur, AlertSense to be sent to affected boaters*
- ✓ *No new large special events accepted May – Sept.; established events in good standing to continue with modifications – all large events require parking management plan to protect marina permit parking accessibility*
- ✓ *Project Website (Construction updates, Shuttle details, etc.)*



# Phase 2 Millwright District: Private Developer — LPC West

*NOTE: conceptual renderings to establish design look/feel final designs and development placements TBD/refined as Port begins working with LPC West on final concept.*







**Thank You!**

---

**Questions?**

