



Port of EVERETT

Summer 2020

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Message from the CEO

From navigating the impacts of a historic global pandemic to enduring major infrastructure devastation at the waterfront – this year has brought on some challenging times, but one thing is certain, the Port of Everett and this community are strong, adaptive and resilient. We will persevere.

As we ride out these uncertain times, I think it's important to reflect on all the Port has accomplished in the past five to 10 years in an overall effort to support a balanced waterfront and a thriving economy. In recent years the Port has invested more than \$200 million in infrastructure development to modernize its South Terminal shipping facility to support the new 777X and other emerging cargoes, completed the business recruitment and infrastructure construction to support more than 800 new jobs at the Riverside Business Park, invested more than \$36 million in Marina revitalization efforts, and built all the public infrastructure and secured developers for the Fisherman's Harbor development at Waterfront Place.

Ports represent the heart of the economy within the communities they serve, and now, more than ever before, it's critical that the Port continues to focus on economic recovery and keep its vision laser focused on the future. Going forward, we will continue to move forward with a multi-million dollar investment to construct a new maritime commerce center at the former Kimberly-Clark mill site to restore jobs and strengthen our economy (see page 9), and also, construct the retail pads at Fisherman's Harbor to continue building out the destination waterfront (see page 6) to ensure we are ready for the rebound.

"Hope is being able to see that there is light despite all of the darkness."
-Desmond Tutu



Lisa Lefeber
Port CEO

Your Port Commission



David Simpson
District 1



Tom Stiger
District 2



Glen Bachman
District 3



NEW! Commissioners Corner Coming Soon

In August 2020, the Port of Everett looks forward to introducing a new, virtual community engagement program to "e-connect" with its stakeholders on key Port topics. The new program, to be hosted via the Zoom video conferencing platform once per quarter, is open to the public and will feature a brief presentation on the topic at hand followed by a rapid Q&A session. The goal of the program is to bridge the gap of in-person outreach, such as Port tours and open houses, which have been greatly impacted by the COVID-19 pandemic. This option provides our community with a safe, efficient and socially-distant way to connect with Port leadership and stay up-to-date on Port happenings. Watch for date announcements at portofeverett.com/events.

COMMISSION MEETINGS

PLEASE NOTE: Due to COVID-19, Port Commission meetings are being held virtually via the Zoom video conferencing platform at noon the first and second Tuesday of each month. In-person meetings may resume once Snohomish County enters Phase 4 of the State's 'Safe Start' phased reopening plan, and will take place at the Port of Everett's Waterfront Center, 1205 Craftsman Way in the Blue Heron Room (2nd floor). **The public is encouraged to attend.**

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: The Port of Everett's first-ever drive-in movie theater at Waterfront Place, providing a safe, socially distant twist on the Port's traditional Sail-In Cinema outdoor movie series.

PORT OF EVERETT

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COVID-19 Update

Port Continues Modified Operations, Extends Virtual Offices to 2021

As the Port of Everett nears a historic and unprecedented five-month period operating at modified service levels in response to COVID-19, efforts remain focused on continuity of essential maritime services at the Port's international seaport and public marina, supporting business retention and economic recovery at the waterfront, and promoting a healthy community by supporting current public health guidance, responsible recreation and virtual business interactions.

Since transitioning to modified business operations and closing Port Offices to the public on March 17, the Port has:

- ✓ Regularly convened its internal cross-functional team (established in February 2020) to support on-going COVID-19 response and recovery efforts, with a focus on continuity of business, federal advocacy, stakeholder communications, tracking state and local orders and implementing associated public health guidance
- ✓ Updated and activated the Port's Pandemic Response Plan, and instituted a Telecommute Policy and an OSHA-compliant, COVID-19 Safe Work Plan incorporating extensive social distancing and staggered work schedules for on-site essential staff
- ✓ Continued to modify and adapt its budget to mitigate the impacts from the aerospace industry decline
- ✓ Coordinated the modification, suspension or cancellation of waterfront events as appropriate under current state and local public health guidance

- ✓ Instituted a Port-wide hiring freeze and temporarily eliminated the summer seasonal program at the Marina
- ✓ Implemented a new rent relief policy and launched a new economic development grant opportunity to support commercial tenants (see below), and
- ✓ Authorized expanded outdoor patio space to support dine-in capacity for the reopening of waterfront restaurants

While much progress has been made in the collective community fight against the virus to date, a recent resurgence of case counts in Washington State, including within Snohomish County, has resulted in a pause to the initial momentum of the State's "Safe Start" phased reopening plan. With no anticipated end in sight, in late-July, the Port of Everett, in partnership with other regional public sector employers including King, Pierce, and Snohomish Counties, the cities of Everett, Kenmore, Redmond, Seattle, Shoreline, and Tacoma, and the Port of Seattle, took a united approach to slow the spread of COVID-19 and maximize physical distancing by extending teleworking for eligible employees until 2021.

"As a critical function of our local, regional and national economy, the Port of Everett is committed to keeping freight moving and supporting its waterfront businesses, while prioritizing the health and safety of our workforce, their families and the greater community," Port of Everett CEO Lisa Lefeber said. "By extending our telecommute policy and continuing to implement extensive social distancing measures to support our essential on-site service functions and staffing, we can continue to do our part to slow the spread of COVID-19."

For the foreseeable future, the Port's virtual Administration and Marina Offices will remain available for community support via phone and e-mail. In addition, to further limit contact between staff and the community, the Port Commission has authorized

the continued use of video conferencing to maintain virtual Port Commission meetings through the end of the year.

To stay up-to-date on the Port's COVID-19 response, including hours of operation, FAQs, waterfront businesses and more, visit portofeverett.com/covid-19.

CURRENT PORT OPERATIONS STATUS As of August 2020



Seaport: Full operation of the international seaport

Port Offices: Port Administration and Marina Offices remain closed to the public, staff available via phone and e-mail

Boat Launch: Full access to all 13 lanes of the public boat launch; dawn to dusk

Haulout: Operating daily 8:30 a.m. - 3:30 p.m. with virtual scheduling

Fuel Dock: Remains on modified hours, open Tues. - Sun.; 8 a.m. - 4 p.m.; card payments only

Trails & Open Space: All Port trails and open spaces are open for responsible public use; dawn - dusk

Restrooms: All public restrooms are open for use 6 a.m. - 9 p.m. daily (with 24/7 fob access for slipholders)

Events & Gatherings: Continued suspension of waterfront events and gatherings, unless exempted under the states 'Safe Start' phased reopening

Projects: Permissible public and private construction moving forward



On June 9, 2020, in the wake of the mounting economic strife to waterfront businesses as a result of the mandated state and local shutdowns to slow the spread of COVID-19, the Port of Everett launched the Economic Development Grant for Evolution (EDGE) program — a new Port Commission adopted initiative aimed at giving commercial tenants and subtenants an opportunity to get an 'edge' on their COVID-19 recovery. The Commission allocated \$50,000 to the new

program, with individual grant awards to be issued up to \$5,000. Five tenants have received grant awards to date at a combined total of \$17,420. Funding opportunity remains available thru August 2020.

The intent of EDGE is to provide economic development resources to Port businesses eligible to reopen in Phase II of Governor Inslee's 'Safe Start' phased reopening plan by supporting implementation of new public health guidance and associated measures to safely resume operations, such as installing plexiglass, procuring equipment to support social distancing, purchasing personal protective equipment and more.

Businesses must meet specific eligibility requirements including being a commercial tenant or subtenant located on Port of Everett property, and whose business has been closed to the public and/or operating under modified operations as a result of the COVID-19 pandemic and associated *Stay Home, Stay Healthy* order for Washington State. The business must also be identified as eligible to reopen in Phase II of the State's phased reopening plan, of which Snohomish County was granted effective June 5, 2020.

Learn more @ portofeverett.com/EDGE.



Explore the Trails

The Port of Everett waterfront boasts miles of connected shore-line trails. The Millwright Loop is a nearly 4-mile paved pathway located at the destination waterfront between 10th and 18th Streets off West Marine View Drive (outlined in orange) offering scenic water and marina views. *Any history buffs out there?* The trail also pays tribute to Everett's milltown past with nine historic interpretive signs and exhibits along the way. Stop and connect with site history, or make a kids activity out of it. Download the Port's history hunt at portofeverett.com/historyhunt.



Support Local Restaurants

Did you know many of your favorite waterfront restaurants have modified their operations to continue to serve you during this time? Anthony's HomePort and Woodfire Grill, Bluewater Distilling, Lombardi's Italian, Jetty Bar & Grille, Scuttlebutt Family Pub, Seas the Day Café, and Woody's (an Anthony's Restaurants take-out window), all offer a variety of ordering, dine-in and take-out options to accommodate patrons. To learn more and access restaurant hours, menus and ordering options, visit the Port's landing page at portofeverett.com/foodtogo.



Pit Stop at Port Parks & Open Spaces

Need to get out of the house for a bit? The Port's expansive public parks and open spaces offer socially-distant options. Enjoy a picnic lunch with views of the waterfront, dust off that old frisbee, or get your kite flying. These waterfront areas remain accessible dawn to dusk for responsible public use. Visitors should utilize Port parks and open space with community health in mind. Please stay home if you are ill, keep your distance from others (6+ feet), bring a mask and keep group size to your household or no more than five people.



Drive-in for a Movie

The Port of Everett, with support of its valued community sponsors, transformed its 5th Annual Sail-in Cinema outdoor movie series into the first-ever drive-in theater at Waterfront Place. The FREE, family-friendly program takes place at Boxcar Park on Friday nights through August. This year, the program has been adapted to reflect current public health and safety measures to comply with the state's 'Safe Start' phased reopening plan Phase II guidance for drive-in theaters, and reservations are required. All movies are fully booked with waitlist inquiries being accepted.



Catch of the Day

Grab your tackle box and cast a line from the Port's fishing dock located at Jetty Landing Park (adjacent to the boat launch) or from the Port's seasonal fishing pier located at the Mukilteo waterfront (not pictured). These public docks are used for recreational fishing, crabbing, and even, sightseeing. To check out fishing and crabbing rules, regulations and seasons, visit the Washington Department of Fish and Wildlife at wdfw.wa.gov. Support your local businesses! Licenses, gear, bait, tackle and more are available at the various waterfront businesses around the Port.



Go Boating

The Port of Everett Marina is the largest public marina on the West Coast and the boat launch is the largest launch facility in the state. The expansiveness of these facilities allow folks to easily spread out and responsibly keep their distance, while enjoying close to home in-water recreation. The Port's prime location in Central Puget Sound provides quick and easy access to some of the best crabbing and fishing opportunities around, and is a great launch point for a day trip on the Sound. The boat launch is open for public use daily, dawn to dusk. Standard fees apply.



Like many communities across our nation, the Port of Everett has experienced cancellation of nearly all summer events in an overall effort to slow the spread of COVID-19. Everything from annual walks for a cause, tour programs and Jetty Island Days, to concerts, art festivals, car shows and more — cancelled. While some of the fun has been postponed for now, there are still opportunities to safely recreate in line with state and local guidance.

"Now more than ever our community is seeking ways to safely recreate with their families," Port of Everett CEO Lisa Lefeber said. "Our hope is that by promoting responsible use of public access and outdoor recreation, we can restore a small sense of normalcy for those that are ready to join us."

We have developed a quick list of socially distant options around the waterfront. Before you visit, be sure to keep up on the latest state and local guidance and phasing requirements.

Know Before You Go:

At the Port, we recognize the importance of getting outside to recreate as appropriate under the statewide stay at home orders and 'Safe Start' phase reopening guidance. That said, we ask that those using Port trails and open space do so responsibly and with community health in mind.



Wear a mask



Stay home if you're ill



Maintain 6+ feet social distance



Keep your stay short



No social gatherings/events



Travel to the Jetty*

For the first time since its inception in 1986, the City's beloved Jetty Island Days program — known for transporting nearly 50,000 beach-goers to the island each summer — has been canceled in its 2020 season.* While visiting the island's mile-long sandy beach aboard the free foot ferry isn't an option this summer, the Port-owned jetty remains accessible year-round, dawn to dusk, via boat or other watercraft.



Rent a Kayak or Standup Paddleboard

The Port is excited to announce the return of kayak and stand up paddle board rentals at the waterfront. In June, KayakShare.com opened their self-service kiosk at Jetty Landing Park, adjacent to the boat launch. It's open daily from dawn to dusk year round. Visit kayakshare.com to set up your rental today.



Watch for Wildlife

The waterfront is abundant with wildlife viewing opportunities. Nearly every park, trail and viewpoint offers a chance to see a variety of shore birds, seals, sea lions, whales and more. Here are some good spots to check out.



WATERFRONT PLACE

The Waterfront Place Apartments are bringing housing to the waterfront for the first time in Everett's history.



Photo courtesy of Everett Fire Department

Above: An aerial image of the progress on the Waterfront Place Apartments taken earlier this summer. The southern building (shown right), caught fire on July 16, 2020 and collapsed. Top right: Apartment unit interior rendering. Photos courtesy of SeaLevel Properties.

Waterfront Place Multi-Family Housing Developer 'Committed to Rebuild' Following Devastating Fire

On July 16, 2020, the Port of Everett, alongside our community, witnessed a major loss of infrastructure at the waterfront when a fire broke out at the south building of the new private housing development under construction at the Port of Everett's Waterfront Place. **Most importantly, and thanks to the swift and professional multi-agency response by our neighboring fire jurisdictions and local agency partners, there were no major injuries reported and no loss of life.**

The coordinated response effort resulted in quick containment of the fire before it spread to the project's northern building or any other major structures at the Port. Unfortunately, the fire did cause some damage to nearby public infrastructure and spread across West Marine View Drive, catching some hillside homes along Grand Avenue and Rucker on fire, and shattered windows in others. Two firefighters sustained minor injuries during the response.

"We are grateful that everyone is okay, and we thank this community for the outpouring of support, whether physically on-scene supporting fire response or at home, supporting with kind words and heartfelt messages," Port of Everett CEO Lisa Lefeber said. "This is a sad time for the Port's Waterfront Place mixed-use development, particularly for the multi-family private housing developer team SeaLevel Properties & Gracorp, who were nearing the one-year mark on construction of their 266 waterfront apartment homes project. This project is bringing housing to the waterfront for the first time in Everett's history. While this presents a setback to the project, the Port is resilient, and our project partners are committed to rebuild."

The cause of the fire remains under investigation, but the investigating authority's preliminary findings do not suggest any criminal activity associated with the fire cause. Construction of the north building has since resumed.

"We are grateful no one was seriously injured and also incredibly thankful for the swift, multi-agency response and for the firefighters who directly and bravely battled the blaze," SeaLevel Properties and Gracorp representatives said in an official statement. "We fully intend to rebuild the structures lost in the fire and remain committed to our initial Waterfront Place Apartments vision with our partners, the Port of Everett and City of Everett."

Restaurant, Retail Pads Coming Soon

Despite devastation at the housing site and the mounting economic toll of the on-going COVID-19 pandemic, the Port is committed to keeping up momentum of the entire 65-acre mixed-use development. The Port intends to move forward with construction of up to three restaurant and retail buildings at Fisherman's Harbor, located adjacent to the housing site and new 142-room Hotel Indigo. These developments are in the 30-percent conceptual design phase, and the Port is pursuing a variety of quality restaurants and retailers. Construction of the buildings is anticipated in the 2021 time frame with openings as early as 2022.

"Given the market right now, it's extremely encouraging to have such a high level of interest from quality companies planning two to three years into the future," said Terrie Battuello, Port of Everett's Chief of Business and Economic Development.

All about the FOOD TALK

Resilience, reinvention, perseverance; all words that accurately describe the characteristics and heart our community has witnessed of the restaurant industry as businesses have continued to stay nimble and modify their service models amid the on-going COVID-19 pandemic. The same holds true for the waterfront restaurants that continue to serve patrons and support local jobs from their brick and mortar locations at the Port of Everett's waterfront.

Immediately following Governor Inslee's announcement of the statewide *Stay Home, Stay Healthy* order on March 23, 2020, these waterfront establishments quickly adapted to continue to serve the community. Anthony's HomePort, Anthony's Woodfire Grill, Bluewa-

ter Distilling, Lombardi's Italian, Hotel Indigo's Jetty Bar & Grille and Jetty Express window, Scuttlebutt Family Pub, Seas the Day Café, and Woody's (an Anthony's Restaurants take-out window) all announced a variety of take-out, curbside pick up and delivery options while riding out the stay home orders. Today, these restaurants continue to offer their innovative ordering options, while accommodating dine-in patrons in accordance with current phased reopening guidance as approved for Snohomish County.

If you can, we encourage supporting these local businesses. To view restaurant hours, menus, ordering and dine-in options, please visit their respective websites or find them linked at portofeverett.com/foodtogo.



"Always fresh, vibrant & delicious, we look forward to your visit at Lombardi's! The safety of our staff and guests is our highest priority."
Kerri Loneragan-Dreke
Vice President
Lombardi's Italian Restaurants



"We are so thankful for the support of our community who came out and embraced our Jetty Express take out window during Phase 1. Now that our patio and dining room are open, we are really excited to welcome everyone in to experience our new summer menus with great food, drinks, and outstanding views of the marina."
Mike West
General Manager
Hotel Indigo

"Mostly we are super thankful for all the customers that ordered to go food from us during the shut down, and helped us keep things going! It was awesome to have that support from our community!"

Phil Bannan Jr.
General Manager, Part Owner
Scuttlebutt Brewing Company



Photo credit courtesy of Tercin Everett



"We are hugely grateful for your support and proud to be a part of this fantastic community. It is wonderful to again host customers and feel the energy and life return to our space. The exciting sound of cocktail shakers is always music to my ears!"
John Lundin
Owner
Bluewater Distilling



"We are incredibly thankful for the support of our loyal customers throughout the last few months and are excited to welcome you all back as we are open for dining in!"
Joo Kim
Owner
Seas the Day Café

"We have been extremely grateful for the dedicated support we've received from the Port and the community of Everett these last few months. Our teams are excited to safely serve you daily in-house or on our patios!"

Amy Burns
Vice President
Anthony's Restaurants



KEEPING FREIGHT MOVING

Port of Everett Recognizes Maritime Workers Keeping Freight Moving Amid COVID-19 Pandemic



Everyday, even amid a global pandemic, thousands of maritime industry professionals across our nation fill key transportation and logistics roles that ensure the vital and steady flow of goods into our communities.

“As our nation continues to come together in these trying times to support the critical COVID-19 response and recovery efforts, the Port of Everett wants to recognize these dedicated men and women for their essential work.” Port Commission President Glen Bachman said.

From port workers, longshoremen, terminal, tug and rail operators, ocean carriers, pilots and vessel crews to truck drivers, maintenance and repair workers, security officers and everyone in between supporting our globally connected logistics chain; these individuals show up

every day to serve in their essential maritime roles, even in times of crisis. They represent more than 652,000 workers in the U.S. committed to ensuring the more than 99-percent of our nations goods that come by sea continue to reach our communities — goods we may typically take for granted from toilet paper, household goods and basic medical supplies to agricultural product, aerospace parts, and military support cargo to name a few.

No matter the circumstance, seaports — including the Port of Everett Seaport — and their collective workforce are united to serve their communities by keeping freight and the economy moving at all times. Specifically, the maritime workforce involved in Port of Everett operations handle **\$21 - \$30 BILLION** worth of imports and exports annually and support more than 35,000 family-wage jobs in our region.

SHIPYARD NOW COAST GUARD CERTIFIED

On-site commercial shipyard, Everett Ship Repair, was notified in July 2020 of its certification as a U.S. Coast Guard-approved shipyard service and repair provider. This certification keeps our region competitive and further supports the needs of our U.S. military assets, including those located at neighboring Naval Station Everett.

WORLDWIDE INDUSTRY RECOGNITION

In July 2020, the Port of Everett Seaport was announced as one of five finalists worldwide up for recognition as the 2020 *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.

A ‘GREEN MARINE’ CERTIFIED SEAPORT

In June 2020, the Port of Everett Seaport earned its annual re-certification with Green Marine, an environmental certification program for the North American marine industry that is voluntary, transparent and inclusive. The program addresses key environmental issues through 12 performance indicators, and includes shipowners, ports, terminals, seaway corporations, and shipyards.

Former Kimberly-Clark Mill Site Cleanup Progresses, Remains on Target for End of Year Completion

Work continues on the State-regulated environmental cleanup taking place at the former Kimberly-Clark (K-C) mill site. The project, which was kicked off by the former property owner in March 2020, took a brief pause in April in response to the statewide *Stay Home, Stay Healthy* order to slow the spread of COVID-19. K-C’s contractor, Interwest Construction Inc., resumed work in early-May and remains on schedule for a December 31, 2020 completion.

The project involves two phases. The Washington State Department of Ecology is the regulatory lead for the first phase which involves K-C’s second Interim Action Cleanup (IAC) under the State’s Model Toxics Control Act (K-C completed the first IAC in 2014). As part of the second IAC, K-C will remove areas of contaminated soil on the site and plug inactive underground pipes that may discharge to East Waterway. The Snohomish Health District is the regulatory lead for the second phase which includes the removal of crushed material on approximately 32 of the Port’s 46 upland acres. Best practices for protecting water and air quality have been incorporated into the plans and project parties have been in communication with the Puget Sound Clean Air Agency on this work.



WORK COMPLETED TO DATE

Since commencing cleanup of the site, the work thus far has focused on decommissioning of over a dozen inactive underground shoreline pipes to prevent the potential discharge of shallow groundwater from the upland area to adjacent surface water. This activity included locating the pipes by excavation, cleaning and removing solids from the insides of the pipes using a vactor truck, video inspecting the pipes, and plugging the pipes with controlled density fill or removing them.

WHAT’S NEXT?

Today, the work load focuses on impacted soil and crushed material removal. This portion of the project anticipates an increase in truck traffic in and out of the site along West Marine View Drive. Dust control measures and oversight protocols are in place, and dust is not intended to leave the site. Best management practices include daily dust monitoring, a truck wheel wash, and an on-site water truck for road wetting.

Port Prepares for Maritime Industrial Expansion to Support Jobs, Commerce

33 Acre marine shipping terminal

Maritime Industrial Expansion to bring new tax revenue & investment to the City

950 Direct jobs to be created

As the cleanup progresses at the former Kimberly-Clark mill site (see left), the Port of Everett is working on parallel paths to ready the site for Maritime Industrial Expansion to support near-term maritime operations and jobs, including construction of an approximate 33-acre marine shipping terminal. The construction plan integrates with the final cleanup of the uplands, which will provide an extensive low permeability cap that will protect groundwater quality and the Puget Sound.

The Port is seeking two federal grants through U.S. Department of Transportation to help finance this critical infrastructure development. Regardless of the outcome on grant funding, the Port intends to move forward with the project either all at once or using a phased approach, with the end goal of strengthening our economy and restoring jobs to the site.

Port Inks New Deal for Pulp Shipments

The Port of Everett Seaport has secured a new contract to handle 8,000 tons of wood pulp product monthly from September 2020 thru 2021. The Port’s recent investments in on-dock rail infrastructure, including the new 3,300 lineal foot rail siding completed in 2018, combined with the Port’s long-standing shipping partnerships and successful test shipments handled by the experienced local ILWU laborforce, positioned the Port to secure this work. This is the first time in 15 years the Port has handled pulp regularly at the Seaport.



In December 2019, The Port of Everett Seaport handled its first test shipment of pulp, moving nearly 4,000 metric tons.

OPEN FOR BOATING!

On May 5, 2020, as the Port of Everett reached a seven week unprecedented period operating at modified service levels, the Marina welcomed back boating and fishing enthusiasts with the reopening of outdoor recreation in Washington State as part of Governor Inslee's 'Safe Start' phased reopening plan.

"Today, as I look around the Marina, I'm encouraged to see glimpses of normalcy being restored with folks out boating again, utilizing Port trails and open spaces, and embracing the re-opening of our beloved waterfront restaurants," Port of Everett Chief of Marina Operations Jeff Lindhout said. "We are seeing boating quickly becoming America's pastime again as it provides a perfect blend of socially distanced fun for the whole family."

As the largest public marina on the West Coast and with the largest boat launch facility in the state, the expansiveness of our facilities allows folks to easily keep their distance. During this ever-changing time, it's important that outdoor recreators take it upon themselves to stay up-to-date on the latest state and local guidance as it relates to COVID-19 and these activities.

LOW TIDES, INCREASED SEDIMENT MAKE FOR A 'SILTY' SITUATION

In recent years, extreme weather events and historical shifts in the flow of the Snohomish River has caused major increases in siltation at the Port of Everett Marina, most prevalently, within and around the boat launch area — so much so, that a sandbar has formed between the boat launch basin and the Snohomish River Federal Navigation Channel. Boaters that have attempted to launch or return at an extreme low tide are likely familiar with this sandbar, possibly even grounding their boat as a result.

So why doesn't the Port just dredge the launch? While it sounds like a simple solution, getting to that point is quite complex. The Port has been actively working with launch co-owners the City of Everett and Snohomish County, as well as its river partners to get to the point of dredging, but most importantly, the mounting issues around the launch must first be resolved to ensure the costly public dredging investment provides value.

The sandbar in question is not owned or maintained by the Port (who maintains the boat launch and public marina), and it is also not owned or maintained by the U.S. Army Corps of Engineers (who maintains the river channel). Additionally, sedimentation into the area is not slowing down.

Essentially, if these issues are not resolved prior to dredging the launch, the sandbar will remain and the increased river sedimentation will continue, resulting in accelerated siltation of the launch.

Next Steps

The U.S. Army Corps of Engineers recently invested \$300,000 to undertake a sediment flow analysis of the river channel to gain a better understanding of the increased siltation and to help inform their river management and annual dredging program. An option being discussed is realigning the upper and lower settling basins to provide for more optimal sediment capture, or potentially deepening them. These basins are designed to catch sediment between dredging seasons.

On the Port's end, an agreement with the Department of Natural Resources has been reached to allow the Port to dredge the sandbar area when it dredges the launch to provide maximum public benefit. While the Port holds permits from the U.S. Army Corps of Engineers, Washington Department of Fish and Wildlife, and the City of Everett for launch maintenance dredging, the permits do not extend to the sandbar. The Port is working through the federal, state and local processes for this sandbar parcel to complete the work. Further, the Port is working with launch and river partners to consider sediment deflection options that could help limit flow into the launch area into the future.

Marina News Briefs



NEW! Dockwa Reservation System Now Available

Dockwa, an online booking system for marinas, is now available to support day of guest moorage reservations at any of the Port of Everett's 10 guest moorage docks. The new contactless option provides boaters a modern booking experience with the convenience of completing reservation and payment online via web or mobile devices. To utilize the program visit dockwa.com or download the Dockwa App on your tablet or mobile device and search "Port of Everett Marina."



Port Adds 55-ton Lift Capacity at Boatyard

The Port of Everett Marina has added another 110,000 pounds of lift capacity to its boatyard equipment inventory with the purchase of a pre-owned 55-ton Travelift from Kendrick Equipment USA LLC. The boat hauler is now in operation, running alongside the Port's 75-ton Travelift at the Port's Marine Craftsman District to support the increasing demand of boat lifts and launches. In 2019, the Port's haulout operations saw one of its busiest years yet, hauling nearly 800 boats.



LAZ Parking Now Managing Waterfront Parking Program

On June 1, LAZ Parking took over the Port's site-wide parking management program, formerly supported by interim provider Diamond Parking. LAZ brings opportunities to implement new technologies to enhance the overall parking experience for site users. While no policy changes are anticipated until 2021, monitoring and enforcement of current parking policies and zones is ongoing. LAZ maintains an on-site office at the Port's Marina Village office building, Suite 224.



Did you know? The boat launch was originally built in 1972 to serve the area's growing number of recreational boaters. Dubbed the Norton Avenue Boat Launch, it featured six lanes. Today there are 13 lanes, making it the largest boat launch in the state.



An image of the boat launch at an extreme low tide where you can visually see sedimentation restricting navigability at and around the launch. To the bottom right of the image, you can see the sandbar that has formed between the launch and the river channel.

Port Sells Last Lots at Riverside Business Park, Earns Industry Recognition for Jobs

The last two industrial development parcels at the Port's Riverside Business Park are officially sold. In June 2020, the Port closed on a \$3.8 million Purchase and Sale Agreement (PSA) with Snohomish County for Lots 7 and 9, collectively representing approximately 15.35 acres of raw land located off East Marine View Drive on the Snohomish River. The parcels neighbor the County's existing solid waste facility at the business park and provide opportunity for future expansion of solid waste and public works uses.

"We appreciate our partnership with the Port of Everett and the opportunity to use this crucial piece of property to better serve the public," said Snohomish County Public Works Director Kelly Snyder. "We know it's important to the residents of Everett and the Port to activate this unused property. By putting this land into productive use, we are improving our operations and preparing for future needs."

The negotiated sales price of \$3,806,055 represents a blended value taking into consideration the various unusable or pledged lands for required shoreline setbacks and site easements, while also factoring in the proportionate cost share of existing site improvements including roadways, utilities and required public trail segments. This brings the collective usable property to approximately 11 acres at a fair market value of \$7.94 per square foot.

"The Port's demonstrated development and investment in Riverside Business Park, despite a long environmental legacy, has improved the potential for effective use of these two lots," said Terrie Battuello, Port of Everett's Chief of Business and Economic Development. "The proposed use not only offers highest and best use, but also, provides an essential service to the community."

The Port purchased the 85-acre riverside property from The Weyerhaeuser Company in 1998, who operated its

TENANT BRIEFS

Port Welcomes New Commercial Tenant Everett Realty

On June 9, the Port Commission authorized a new lease agreement with Everett Realty — a company providing real estate services for relocating U.S. Navy personnel and Veterans — for the approximately 1,610 square foot office space at the Port's Waterfront Center, Suite 100. The space was formerly occupied by All Ocean Services, which recently closed due to owner retirement.



1915



2019



In July, the Port of Everett was recognized by the Washington Public Ports Association with the 2020 Outstanding Job Creator Award for its transformative work to create new jobs at its Riverside Business Park.

Mill B at the site from 1915 to the 1980's (see top image). As part of the Port's statutory charter to create economic opportunities and jobs, the Port Commission envisioned transforming the raw land into an industrial park that would do just that. Over the years, the Port has continued to make improvements to the site, including a major cleanup removing legacy contamination, bringing in thousands of cubic yards of clean fill to raise the site out of floodplain levels and constructing infrastructure to support future site development including roadways, utilities, viewpoints and trails and adding native riparian landscaping.

After two decades of steady public-private investment, the Port's strategic, forward-thinking vision has been realized. Today, the site serves a variety of light-industrial users representing regional service functions from aerospace supply chain to trucking and distribution. More than 600 are employed here now, and by full build out, the site will support 800 direct jobs, 2,300 indirect jobs, 700+ temporary construction jobs, and contribute \$730,000 annually to state and local taxes.

Mariner Marine Services Expands Footprint at the Port

In July 2020, Port tenant Mariner Marine Services inked a second commercial lease at the waterfront to expand into 768 square feet of manufacturing shop space within the Port's Craftsman District boatyard at Waterfront Center, Suite 110. The shop space is an extension to the marine service provider's footprint at the Port. In 2019, the company sited its office operations at the Port's Marina Village complex at Suite 214.

Bay Wood Site Development to Bring Jobs, New Public Access

Ever wonder what's going on with the vacant Bay Wood property north of the former Nord Door site on West Marine View Drive? The Port of Everett, in partnership with the Washington State Department of Ecology (Ecology), is preparing to kick-off a shoreline cleanup and habitat restoration at the Port's vacant Bay Wood property — a former waterfront mill site located at the northern end of West Marine View Drive. Ecology, who is funding 90-percent of the nearly \$2.3 million project through its grant program, has set the regulatory framework for the restoration, which includes 1,600 lineal feet (LF) of shoreline restoration and 2,300 LF of upland buffer restoration and plantings to create new, protected nearshore habitat for salmon and other native wildlife. Additionally, an area of soil contamination in the southern portion of property will be cleaned up as part of this work as well, including the removal of about 1,000 cubic yards (CY) of contaminated soil stemming from off-site sources.

This work represents an interim, but significant step, for the cleanup site to remedy legacy contamination stemming from its former days as a mill.

This property has undergone several historic phases of soil cleanup by the Port that prepares the property for redevelopment. The most significant cleanup of the historical cleanups occurred in the mid-1990s after the Bay Wood mill had vacated the property, and involved the removal of nearly 150,000 CY of wood waste. In 2012, the Port and Ecology removed nearly 10,000 CY of contaminated soil from the property.

In coordination with this shoreline work, and in partnership with the future site developer, in the coming years, a following project will also deliver public access to the site for the first time in its history with the creation of a new Americans with Disabilities (ADA) compliant, 8-foot wide continuous public nature trail along the entire shoreline frontage, as well as a viewpoint to overlook the new shoreline habitat and Port Gardner Bay. The project provides for 2,600 LF of improved shoreline including removal of invasive species, installing native plantings and other habitat enhancements. The now over-steepened western and southern shorelines will be cut back to a gentle, more natural slope by removing significant quantities of industrial debris,

1,600

Lineal feet of shoreline to be restored

\$330K

A year in state & local taxes

300

Direct jobs

1,000

Indirect jobs

wood waste, contaminated soil, and clean soil. In turn, this allows the site to be developed to support a light industrial use that will restore jobs to the site for the first time in nearly 30 years. It is anticipated that the new job complex will create approximately 300 direct jobs, 1,000 indirect jobs and return the site to the tax rolls, generating an estimated \$330,000 a year in state and local taxes.

"This project represents the Port's triple bottom line, providing economic, environmental and community benefit," Port Commissioner David Simpson said. "Restoring jobs and tax base with a working waterfront upland redevelopment, supporting the environment through cleanup and shoreline restoration and enhancing the overall quality of life in our community by providing a new waterfront public access opportunity is a win-win-win."

Blue Heron Slough Making Headway

Last year, the Port of Everett reached a momentous and comprehensive agreement with the Port Gardner Bay Trustees to invest in and restore 353 acres of salmon habitat at Blue Heron Slough located in the tidelands between north Everett and south Marysville. The project started grabbing the attention of many I-5 travelers as a "mystery mound" began to form on the east side of the freeway late last year. The mound represents a protective dike constructed in an effort to create various channels and tidal areas to make up the critical habitat environment. Port partner Wildlands and contractor Dungeness continue to focus on major earth work with the goal of completing all the interior earth work in preparation of breaching of the old agricultural dikes in 2021 to finish development of the wetland. The project doubles as a mitigation bank to expedite economic development in our region. To date, project work has included about 25-percent of the channel excavation, representing approximately three miles of the more than nine miles of intertidal channels excavated so far, and the protective dike paralleling I-5 is approximately 75-percent complete.



Bayside Marine, Everett Steelhead & Salmon Club and Lombardi's Italian Honor Healthcare Workers

On April 24, thanks to the Everett Steelhead and Salmon Club, in partnership with Bayside Marine and Lombardi's Italian Everett, 300 box lunches were supplied to front line staff at Providence Hospital in Everett (pictured right). We are so proud of our Port partners coming together to support our local healthcare heroes!



New Grand Avenue Park Bridge Opening Soon!

The City of Everett is in the home stretch of construction for the highly anticipated Grand Avenue Park Bridge that connects downtown Everett to the waterfront. Crews continue to wrap up the final work, with the goal of opening the new bridge for public use by the end of summer. Due to current public health guidance and restrictions on gatherings, no grand opening event for the bridge is planned at this time. Instead, a "soft" opening of the bridge will take place once construction is complete and the bridge will open for community use and enjoyment. Keep up to date on the project and announcements at everettwa.gov/GAPB.

New Mukilteo Ferry Terminal, Port Fishing Pier Nears Completion

The Mukilteo-Clinton ferry route — one of the state's busiest routes — is getting a new ferry terminal. The Washington State Department of Transportation, with contractor Manson Construction, are building the new terminal a third of a mile east of the current terminal. The new facility, expected to open in November 2020, incorporates seismic standard updates and allows for enhanced accessibility and efficiency with passenger and vehicle loading and offloading. As part of this project, the Port's Mukilteo-based fishing pier is getting a revamp at this new location as well. The public access dock is primarily used for recreational purposes, including fishing, crabbing and sightseeing.



Port Ladies Lead in Professional Development

The Port would like to recognize four staff members that, even amidst a global pandemic, have prioritized professional development. Their dedication to continuing education and certification during this time is impressive.

Kate Anderson, Port Communication Specialist, and Ashley Bisset, Port Administrative Assistant, graduated from Leadership Snohomish County's Young Professionals Program in June along with eighteen fellow graduates

in Snohomish County. Elise Gronewald, Port Environmental Engineer, is now a Certified Project Management Professional (PMP). This was gained through the internationally recognized Project Management Institute (PMI) certification and rigorous testing process. Tami Mitchell, Port Contracts and Claims Specialist, completed her paralegal certificate in June and is working toward her advanced paralegal certificate.

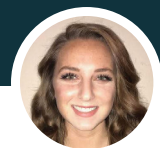
Congrats to these Port ladies and their accomplishments this year!



Kate Anderson



Ashley Bisset



Elise Gronewald



Tami Mitchell



COMMUNITY OUTREACH BRIEFS

New! Port Launching Virtual Tours This Fall

This fall, the Port is launching its first-ever virtual tour program to offset the cancellation of its annual bus and harbor tours due to COVID-19. The virtual tours will be available to all and will include a series of videos to provide a unique behind-the-scenes look at Port business operations ranging from international trade and industrial developments at the working waterfront to the mixed-use Waterfront Place development, marina and public access features at the destination waterfront. Watch for tour videos at portofeverett.com/virtualtours.

Revamped Port Website Coming Soon!

The Port of Everett is working toward the launch of a new and improved user-friendly website with Revize Website Design. The updated site, which is expected to launch by the end of the year, is being revisioned to streamline information for the variety of site users, while adding new benefits, including smart search, language translation and enhanced mobile optimization.

Port Outreach Earns Industry Recognition

The Port of Everett is the recipient of nationwide industry recognition by the American Association of Port Authorities (AAPA), earning the 2020 *Award of Overall Communications Excellence* — the top communications award to be received by AAPA. The award recognized the commitment to community engagement as part of the Port's Next 100/Strategic Plan outreach campaign that promoted community involvement in development of the Port's Strategic Plan.

Long-time Port Employee Marian Robinson Retires

With a legacy 36-year career at the Marina, long-time Port employee Marian Robinson retired on July 15. Robinson served thousands of boaters throughout the years in her role as Marina Accounts Coordinator and Administrative Lead. Since she won't be able to connect with many marina customers due to social distancing, she shares a goodbye message!



To my co-workers, past and present, each of you have marked my life in specific ways. After so many years and time spent together, I have found that the people you work

with become family. I'd especially like to thank Connie Bennett, the Marina Director who hired me in June 1984 and a person that taught me so much. To our marina customers, I hope you are able to enjoy your boats this summer while staying safe both on and off the water. It's been a pleasure getting to know so many of you and to send out your billing statements all these years. Wow, 36 years is a long time. I can't begin to recount all the changes and experiences I've had along the way. One of the things I'd say I'm proud of during my time at the Port was being part of the group that organized our administrative staff, a team of all women at the time, to join the International Longshore and Warehouse Union (ILWU) Local 32 in 1985. My first summer in retirement plans have changed in light of current events, as I'm sure many of your plans have changed as well. But as I depart,

the one thing I'd like to leave behind is the knowledge that I've taken away from all of it; that no matter the challenge, the best approach is to remain calm, level-headed and reasonable. Be careful out there! "Hugs" Marian

Myself, my family and many of our boaters are going to miss Marian. We thank her for her many years of dedicated public service and wish her all the best in her retirement.

Port Commissioner Tom Stiger

Remembering Port Employees Greg Dawsey & Mike Lee

Our Port of Everett family has endured great loss this year with the passing of two long-time employees - Greg Dawsey and Mike Lee. Dawsey and Lee were much more than co-workers; they were our friends, they were men about family, and they both had an innate way to bring a smile to anyone's face. We miss them dearly, and we honor their memory and contributions to public service.

Greg Dawsey

On April 18, 2020, Port Project Manager Greg Dawsey passed away, leaving behind a loving son, daughter-in-law and newborn granddaughter (born just six weeks following his passing). Dawsey also leaves behind a family of co-workers and a lasting legacy here at the Port with his more than 15 years of construction support service on key public infrastructure projects at the waterfront. Dawsey, who joined the team back in 2005, brought an incredible amount of construction knowledge to the Port. With his time spent in the field, as well as in construction



management, there was hardly anything that he didn't have experience with. Quick wit and a distinct Southern charm were characteristics that set Dawsey apart. He had a friendly, jovial nature due to his upbringing in Kentucky, and always had an interesting construction story or anecdote to share.

During his tenure, Dawsey worked on many large and vital infrastructure projects. Some of these projects include the Central Marina recapitalization and the 14th Street bulkhead replacement, North Marina Guest Dock 6, Craftsman District boatyard expansion, South Marina P and Q-Dock reconstruction, various dock rehabilitations Port-wide and rail projects at the Seaport, and his final project, trails and shoreline landscaping at Riverside Business Park.

"Greg's passing has been a great loss to the Port, and we will feel his loss for a long time to come," said John Klekotka, the Port's Chief of Engineering and Planning. "He left the Port in a better place because of his contributions and the deep friendships he made with his fellow Port employees."

Mike Lee

On July 2, 2020, Port Network Administrator Mike Lee passed away in the company of his loving and large family. He too leaves behind a legacy of



dedicated public service to the Port with his 13 years of Port-wide information technology (IT) and desktop support.

Lee came to the Port in 2007 with experience in similar work at a Redmond firm. His interest and aptitude for all things technical, paired with his calm, thoughtful demeanor made for a sure fit in his role at the Port. Lee always had a way of calming the nerves of the Port's network users as they experienced a myriad of IT related concerns and challenges. Uncharted technical problems and new technologies never rattled him. He was an expert at researching, resolving and implementing technology solutions. Lee was responsible for keeping the Port's network safe from intrusion and keeping up on resources provided by local, state, and federal security agencies, as well as third party service providers.

Lee played an integral role in moving the Port into the 21st century as workflows shifted from primarily paper and manual processes to digital tools. The Port's network grew substantially in size, speed, and services during his tenure.

"Mike was always a joy to be around, and I never heard anything but kind words from those he came in contact with," Port of Everett Controller Robert Marion said. "Mike was a co-worker, but also a good friend. I miss him terribly, as does the entire team here at the Port."



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The Port of Everett recognizes and honors the diversity of our employees, customers, contractors, stakeholders and community.

The Port is, and has been, committed to fostering a diverse maritime workforce into the next generation through workforce development and early education outreach. We look forward to continuing to build on this commitment and grow stronger as a community.



Port of
EVERETT