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# Waterfront Place Wine Walk at the Port of Everett: South Marina & Fisherman's Harbor

EVERETT, WA

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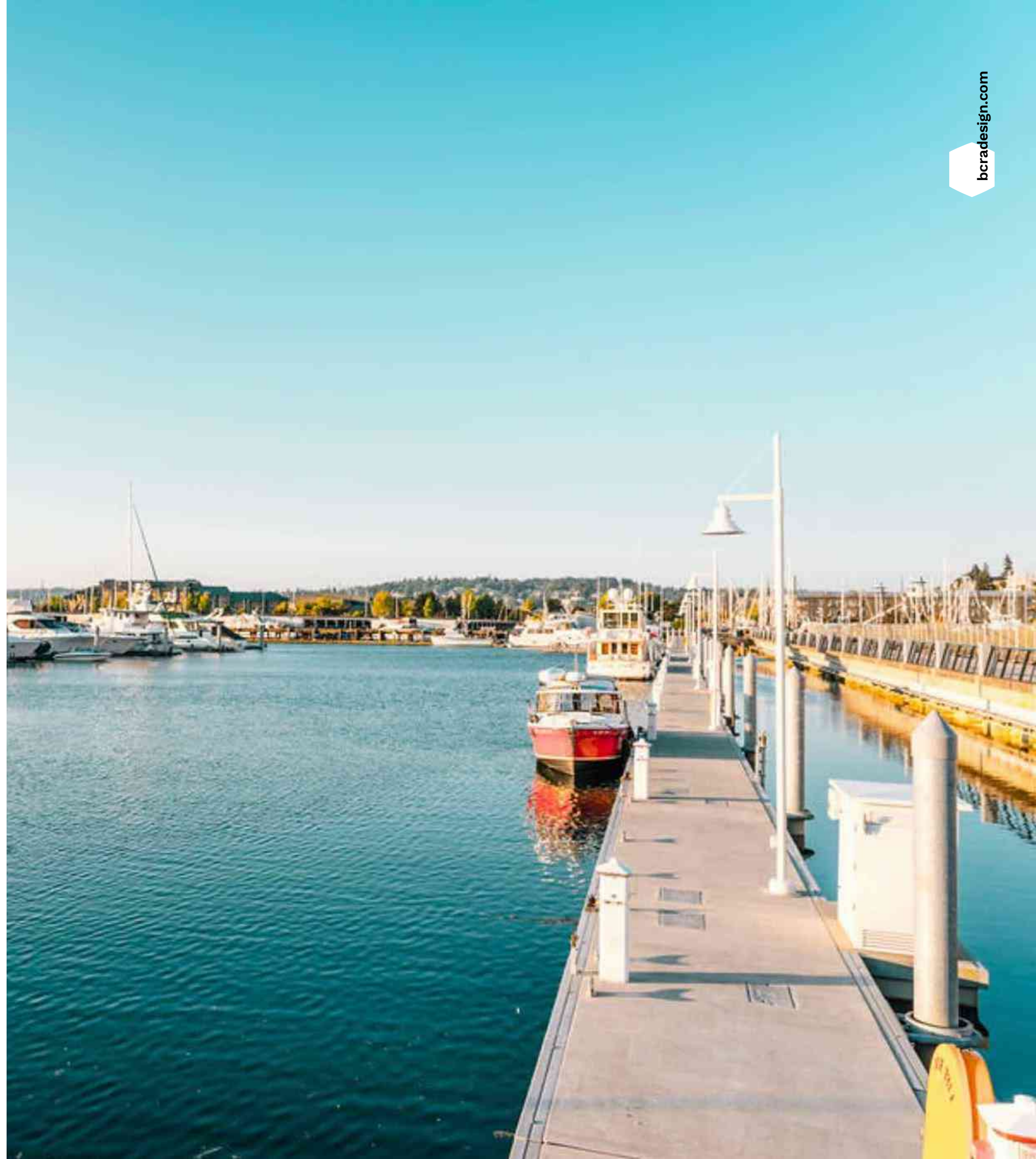


Table of Contents..... 2

**Site**

Overall Site Plan ..... 3  
Fisherman’s Harbor ..... 4-7  
P.O.E Property at Lombardi’s & Inn at  
Port Gardner ..... 8-9  
South Marina ..... 10-13

**Architecture & Interiors**

Aesthetics & Attitude..... 14  
Materials .....15  
South Marina Buildings .....16-20  
Fisherman’s Harbor Buildings.....21-24

**Code Summary**

Plumbing Fixture Counts.....25



# South Marina & Fisherman’s Harbor Site Plan

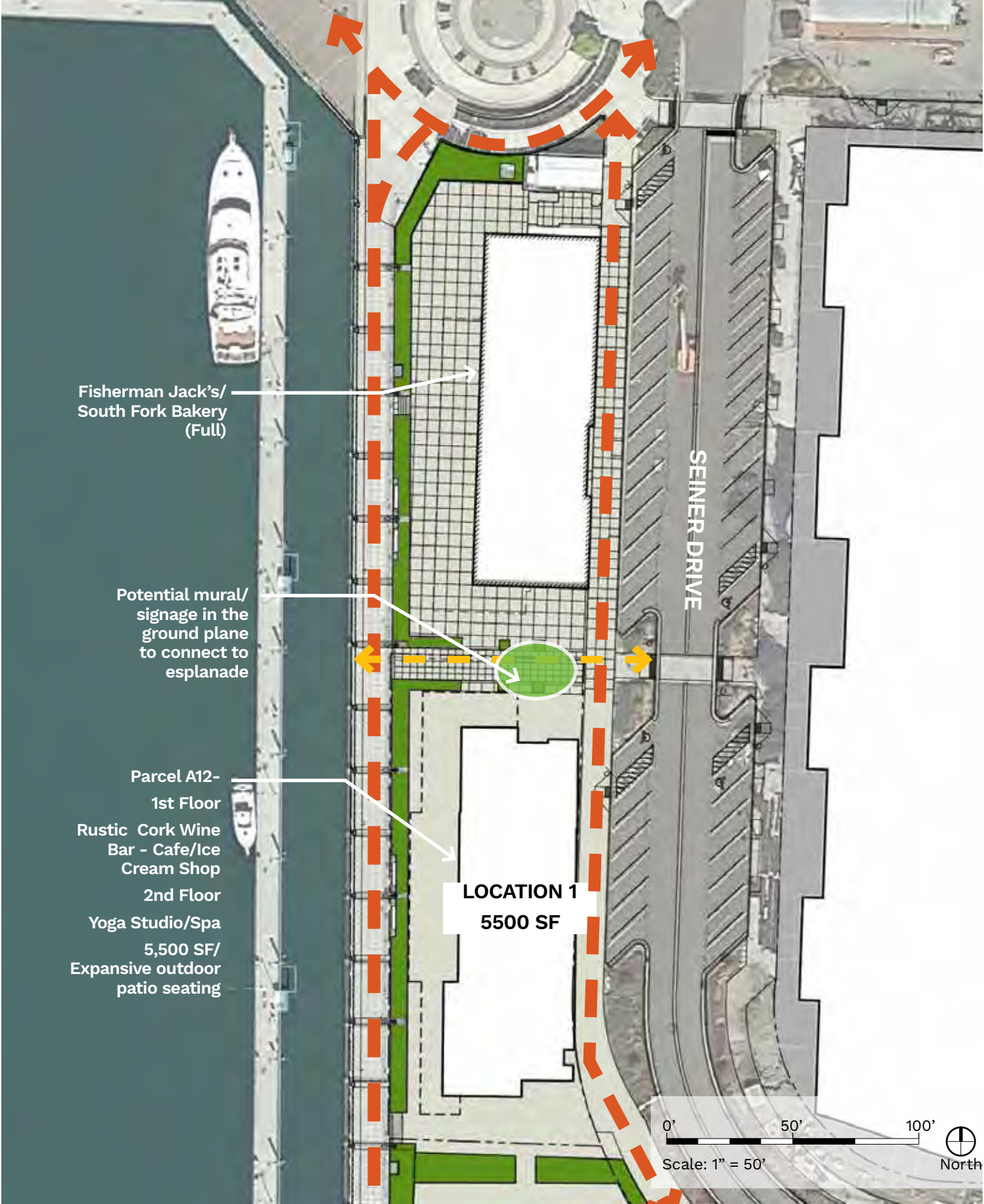


WATERFRONT PLACE WINE WALK AT THE PORT OF EVERETT



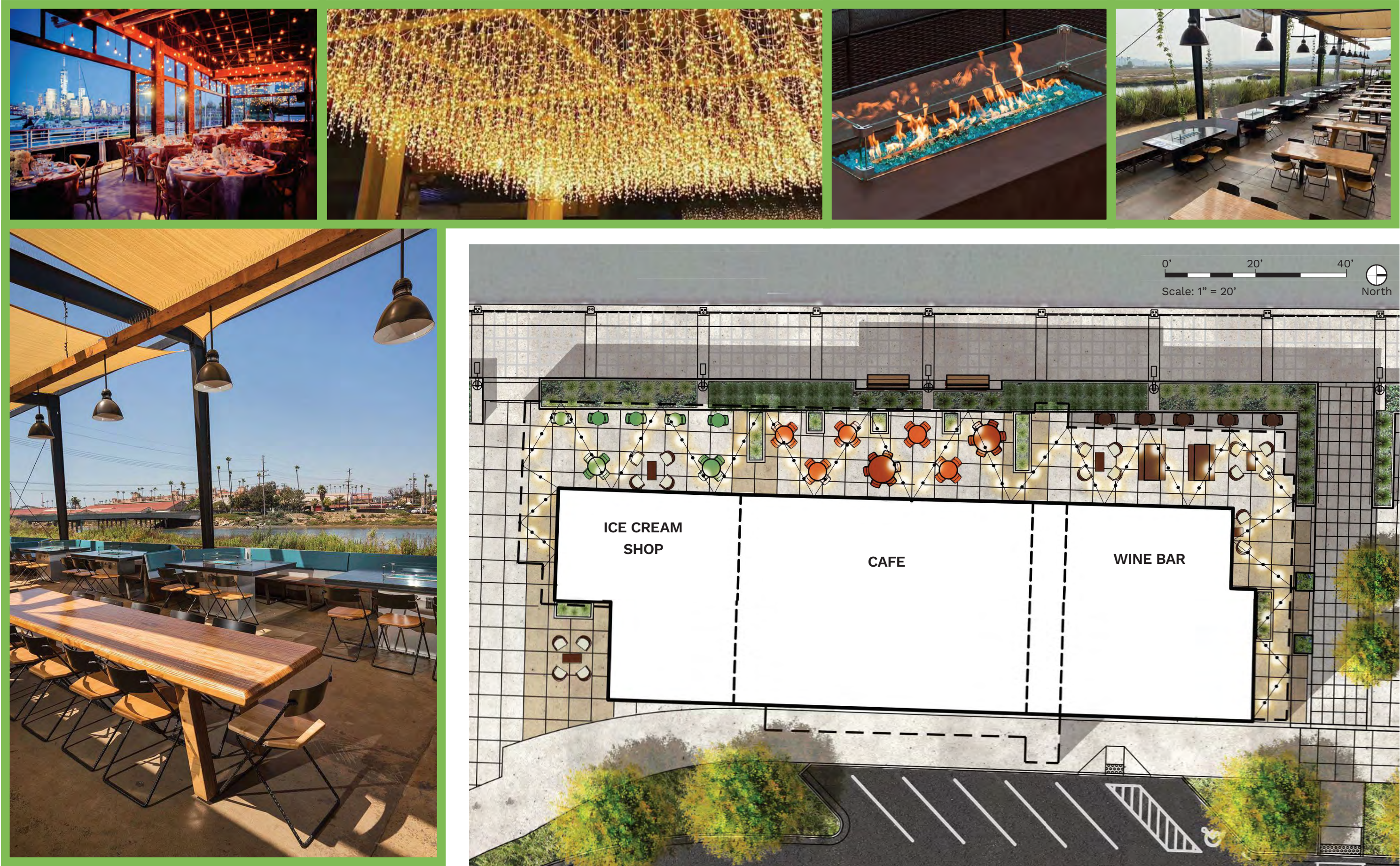


# Fisherman’s Harbor (A8/A12): Placemaking, Experiencing the Waterfront Place Wine Walk





Location 1 (A12): Placemaking, Experiencing the Waterfront Place Wine Walk





Fisherman’s Harbor (A7/A6): Placemaking, Experiencing the Waterfront Place Wine Walk



- LEGEND
- Activated Outdoor Space
  - Esplanade/Wine Walk Circulation Route
  - Preserved Marina Access/ Circulation
  - Exterior Spaces - Intermediate/'In Between' Moments/Opportunities for Historical Elements Educational Elements, Play Opportunities, 'Pause Points', etc.





Location 2 (A6): Placemaking, Experiencing the Waterfront Place Wine Walk

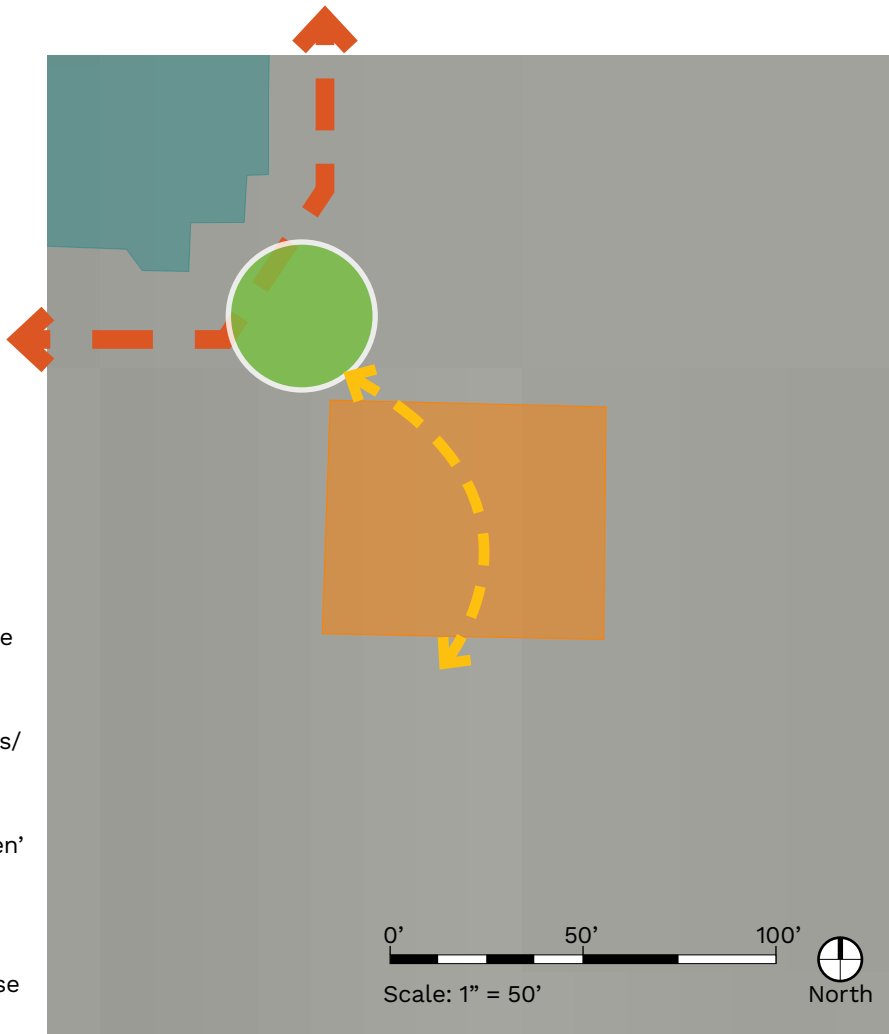




# P.O.E. Property at Lombardi's & Inn at Port Gardner: Placemaking, Experiencing the Waterfront Place Wine Walk

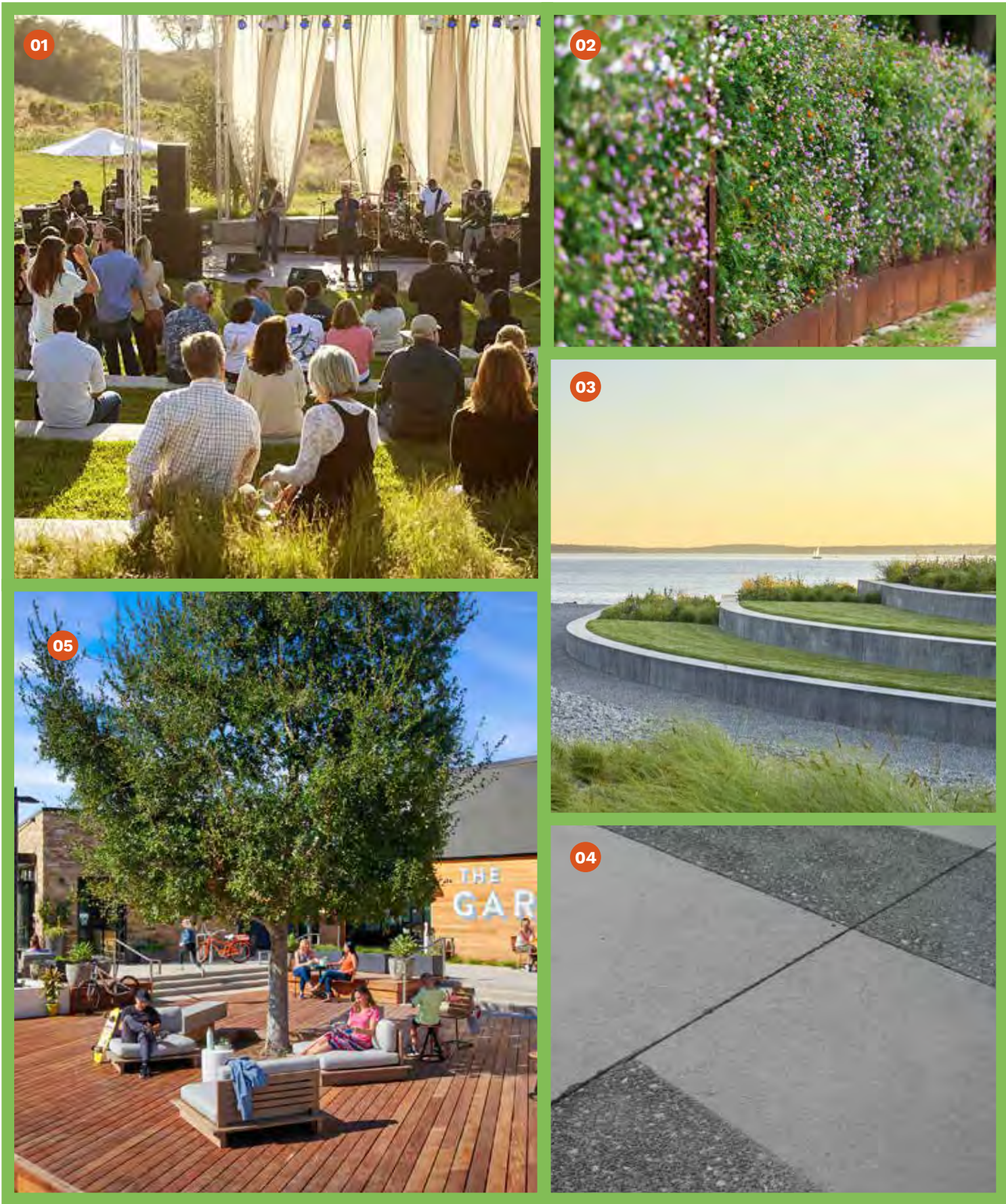


- LEGEND
- Activated Outdoor Space
  - Esplanade/Wine Walk Circulation Route
  - Preserved Marina Access/ Circulation
  - Exterior Spaces - Intermediate/'In Between' Moments/Opportunities for Historical Elements Educational Elements, Play Opportunites, 'Pause Points', etc.





# P.O.E. Property at Lombardi's & Inn at Port Gardner: Placemaking, Experiencing the Waterfront Place Wine Walk



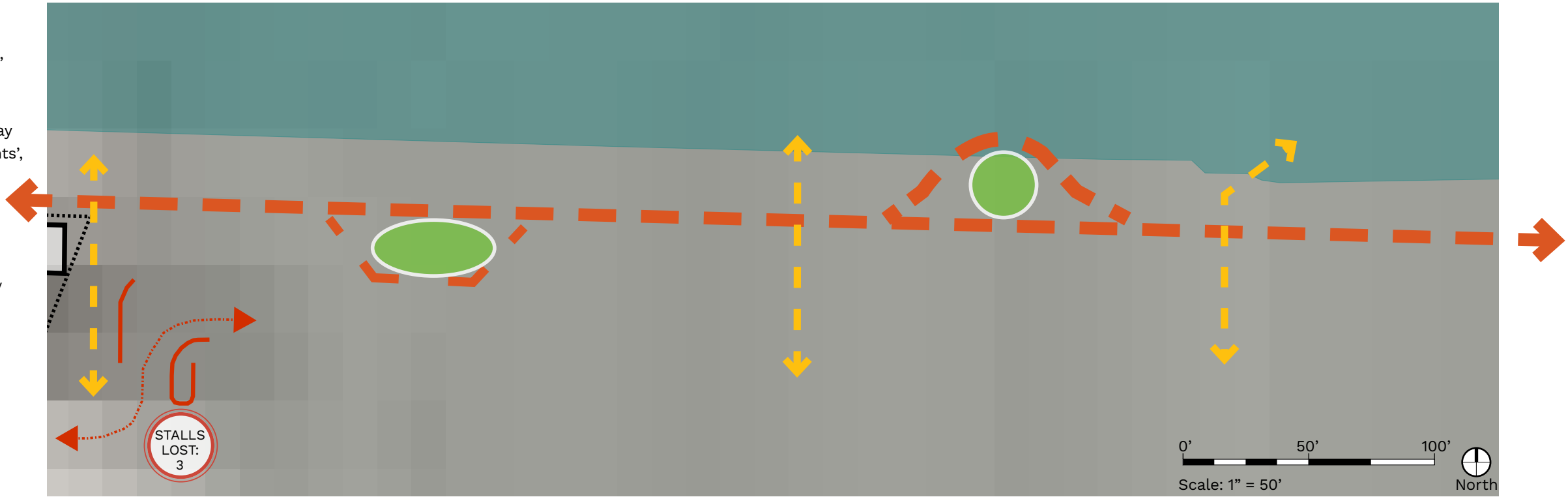


# South Marina East: Placemaking, Experiential Nodes Along Esplanade



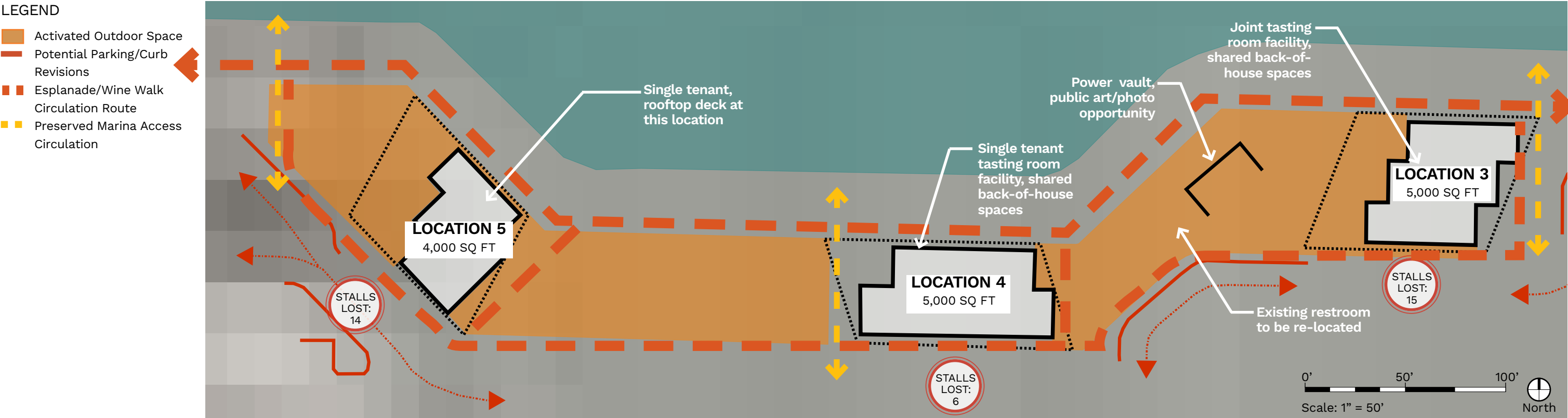
LEGEND

- Exterior Spaces - Intermediate/'In Between' Moments/Opportunities for Historical Elements Educational Elements, Play
- Opportunities, 'Pause Points', etc.
- Potential Parking/Curb Revisions
- Esplanade/Wine Walk Circulation Route Preserved Marina Access/Circulation





# South Marina Central: Placemaking, Experiencing the Waterfront Place Wine Walk



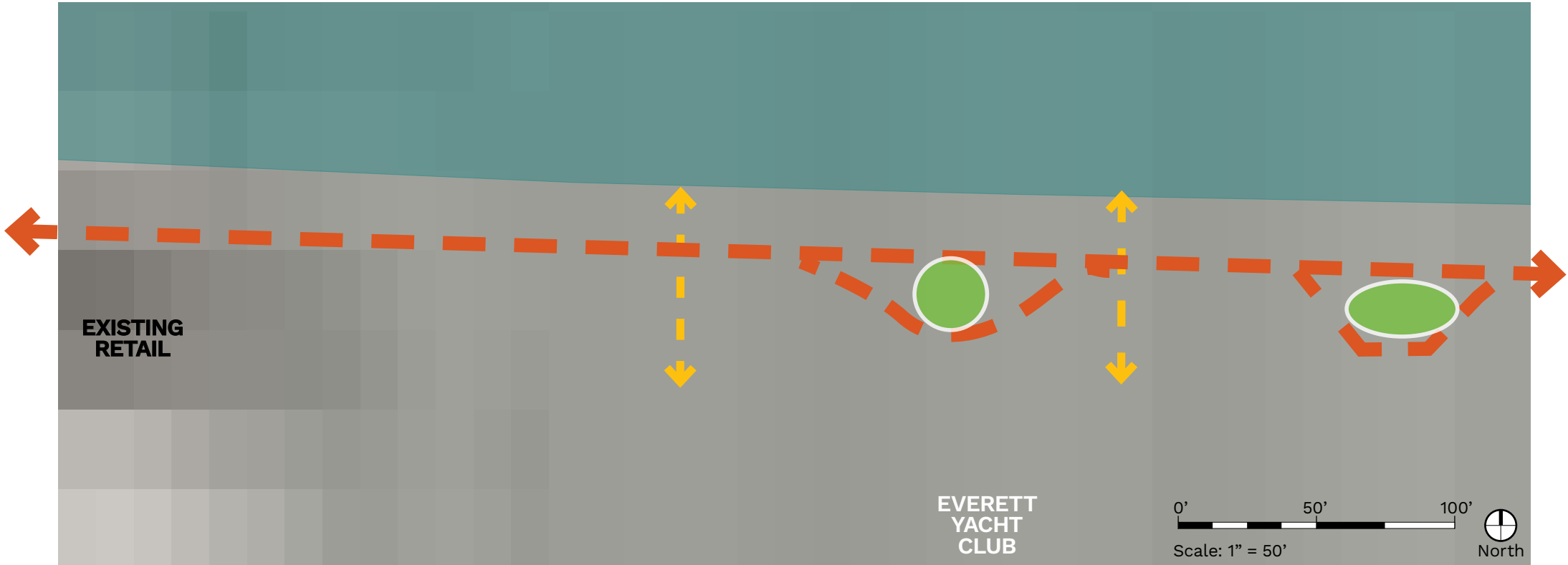


# South Marina Central: Experiencing the Waterfront Place Wine Walk





# South Marina West: Placemaking, Experiential Nodes Along Esplanade



- LEGEND
- Exterior Spaces - Intermediate/In Between Moments/Opportunities for Historical Elements Educational Elements, Play Opportunities, 'Pause Points', etc.
  - Esplanade/Wine Walk Circulation Route
  - Preserved Marina Access/Circulation







# Aesthetics & Attitude – Architecture & Interiors



Expressed Structure & Covered Outdoor



Blending the Interior & Exterior



Simple Form



Covered Outdoor Seating



Standing Seam Room & Siding



Panelized Siding



Deep Overhang



Framed View



Bold Graphics



Elevator Tower



Fisherman's Market



# Materials



## COLOR AND MATERIAL PALETTE

1

Roofing Options

2

Panel Siding Options

3

Simulated Wood Siding Options:

4


Aluminum Storefront

5

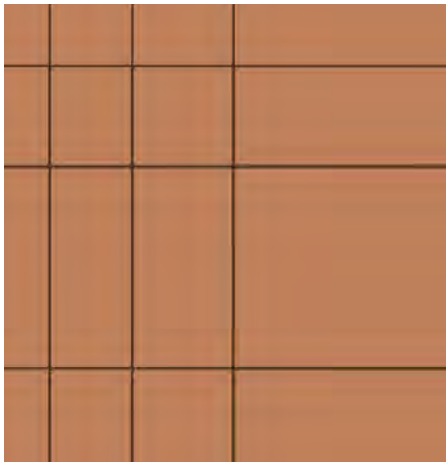
Paint

6


Soffit Options




Standing Seam Roof Dark Gray



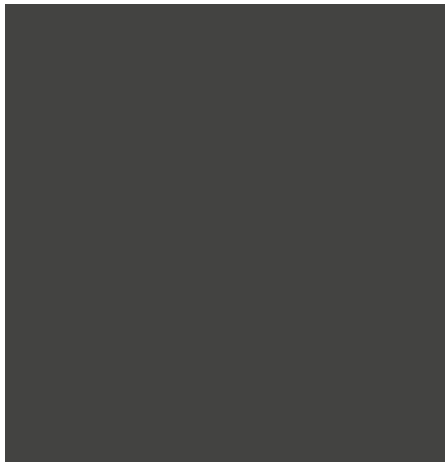
Fiber Cement Panel (Hardi)




Phenolic Panel (Trespa)




Black




Sherwin Williams SW7069 Iron Ore




T&G Cedar




Weathered Cedar Shingles




Phenolic Panel (Trespa)




Fiber Cement Lap (Ceraclad)



Galvanized Steel



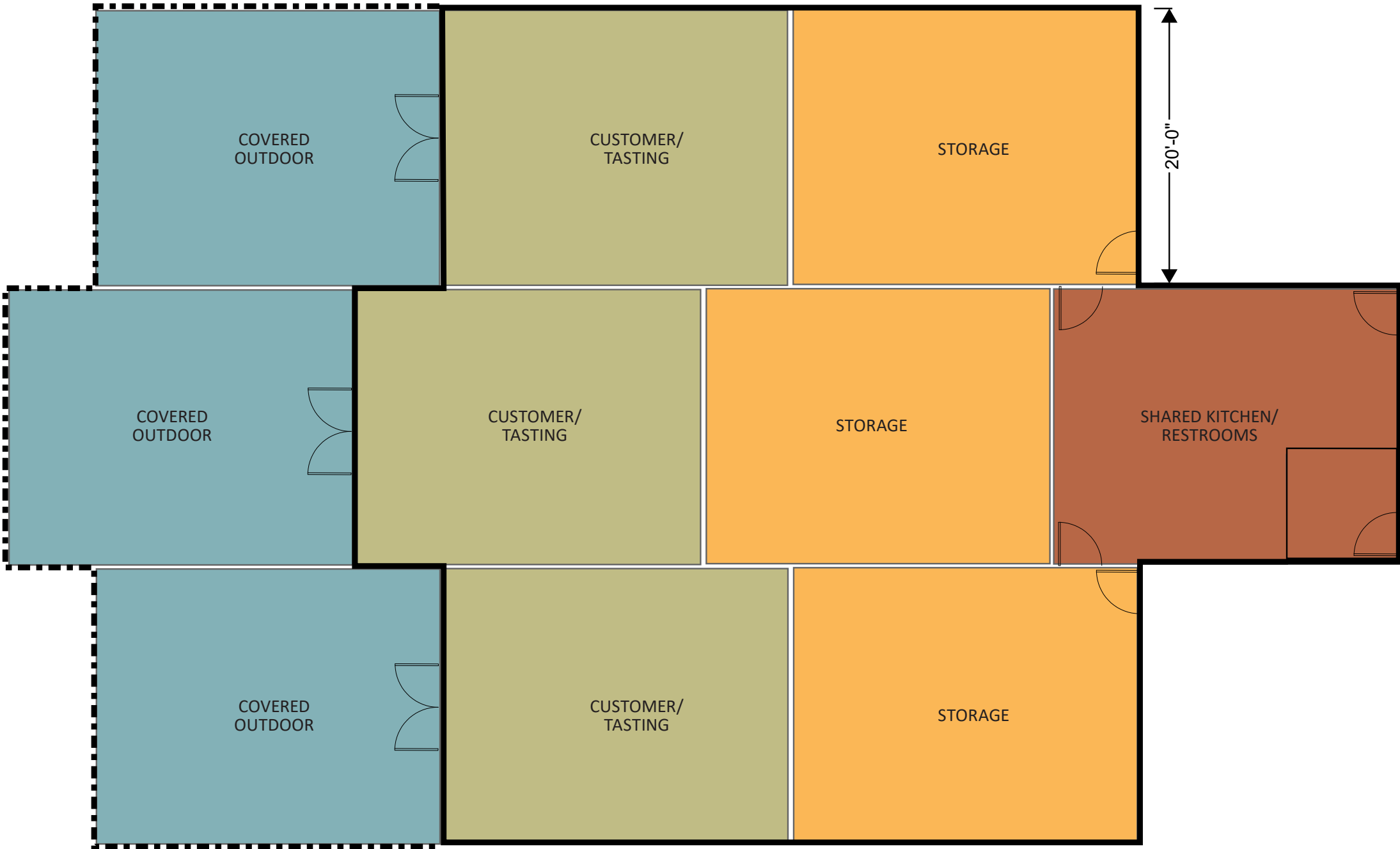
Corrugated Steel



Corten Steel



# South Marina - Building 3



BUILDING 3 - FLOOR PLAN DIAGRAM

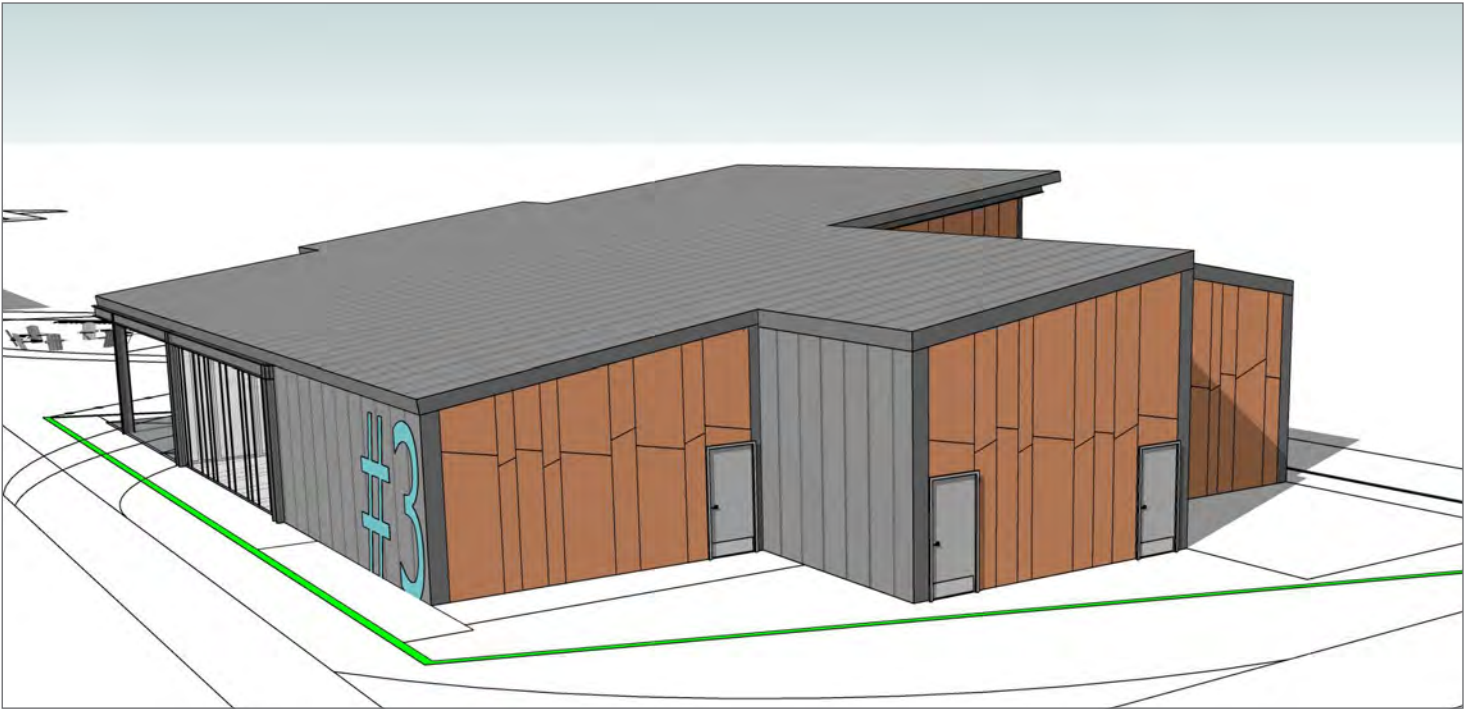




# South Marina - Building 3



Building 3 NW



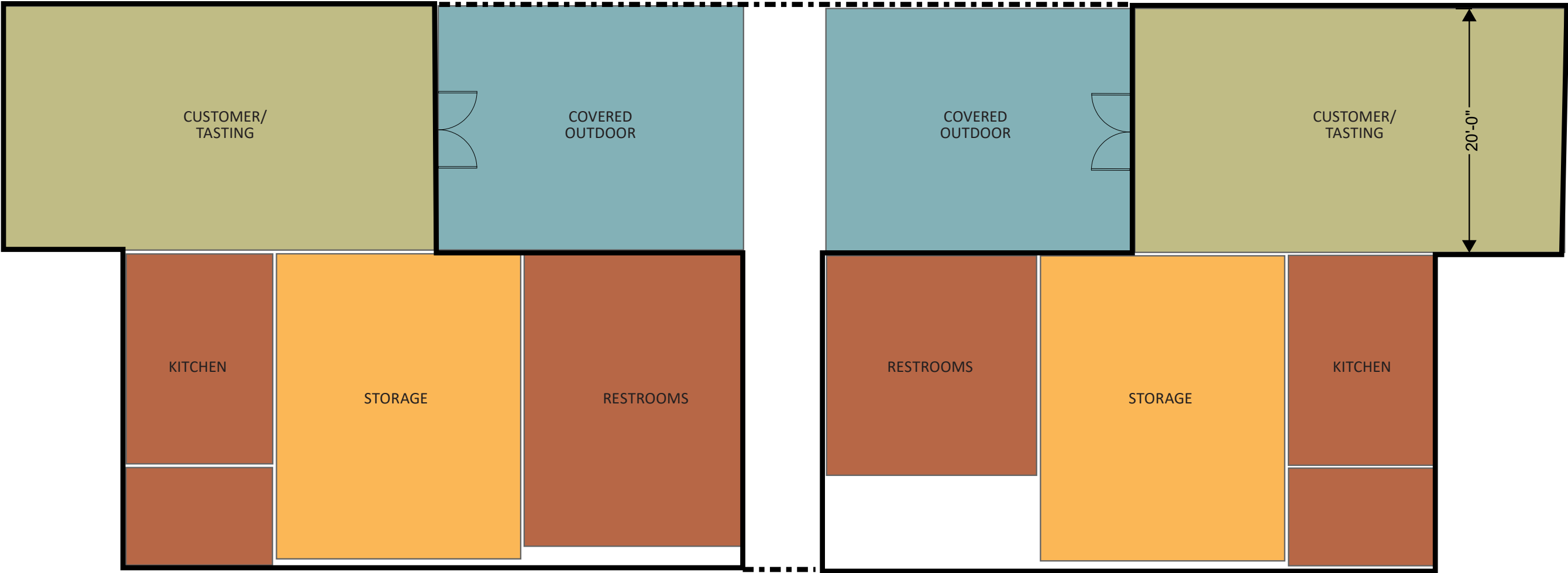
Building 3 SE



Building 3 W



# South Marina - Building 4

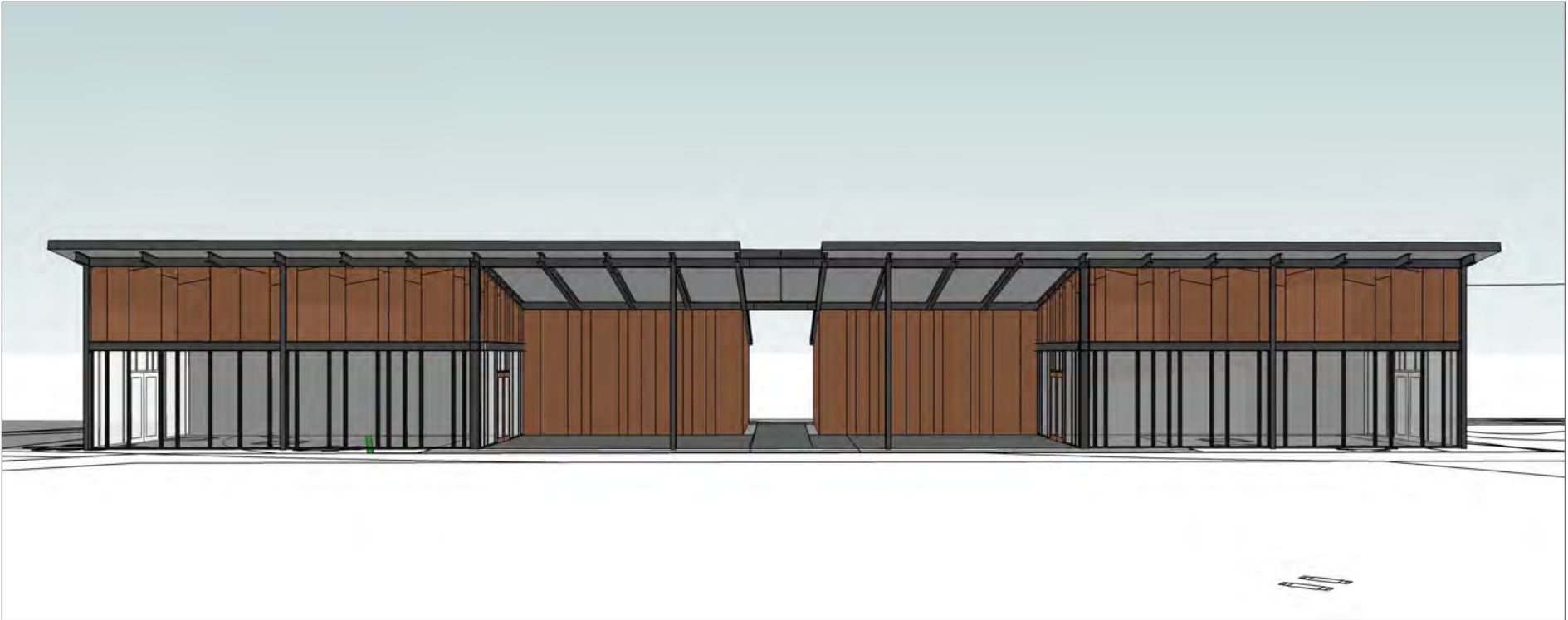


BUILDING 4 - FLOOR PLAN DIAGRAM





# South Marina - Building 4



Building 4 N



Building 4 NW

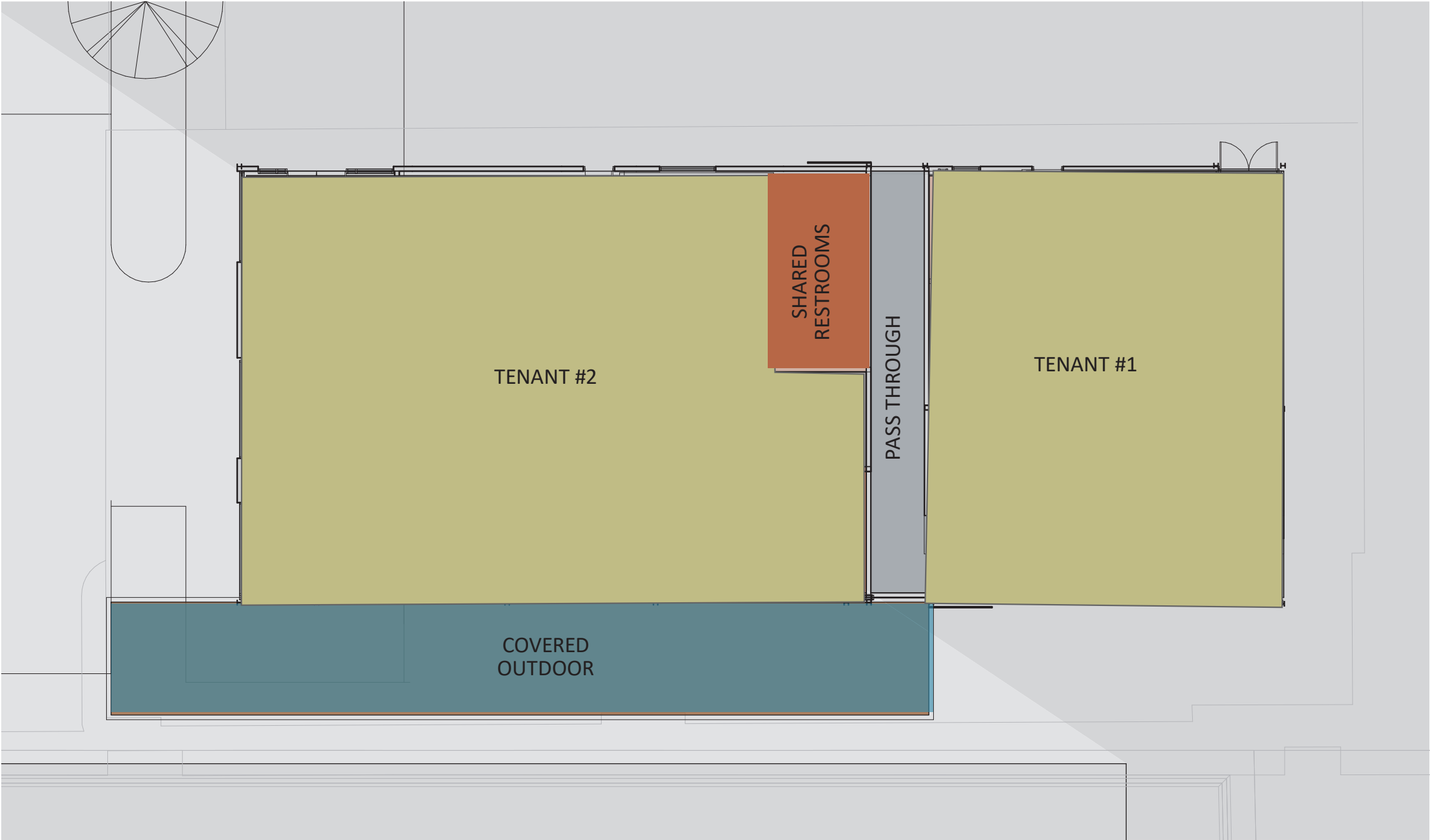


# South Marina - Buildings 3 & 4 Rendering View Options





# Fisherman’s Harbor - Building 2 - A6



BUILDING 2 - A6 - FLOOR PLAN DIAGRAM





# Fisherman’s Harbor – Building 2 – A6



Building 2 - A6 NE



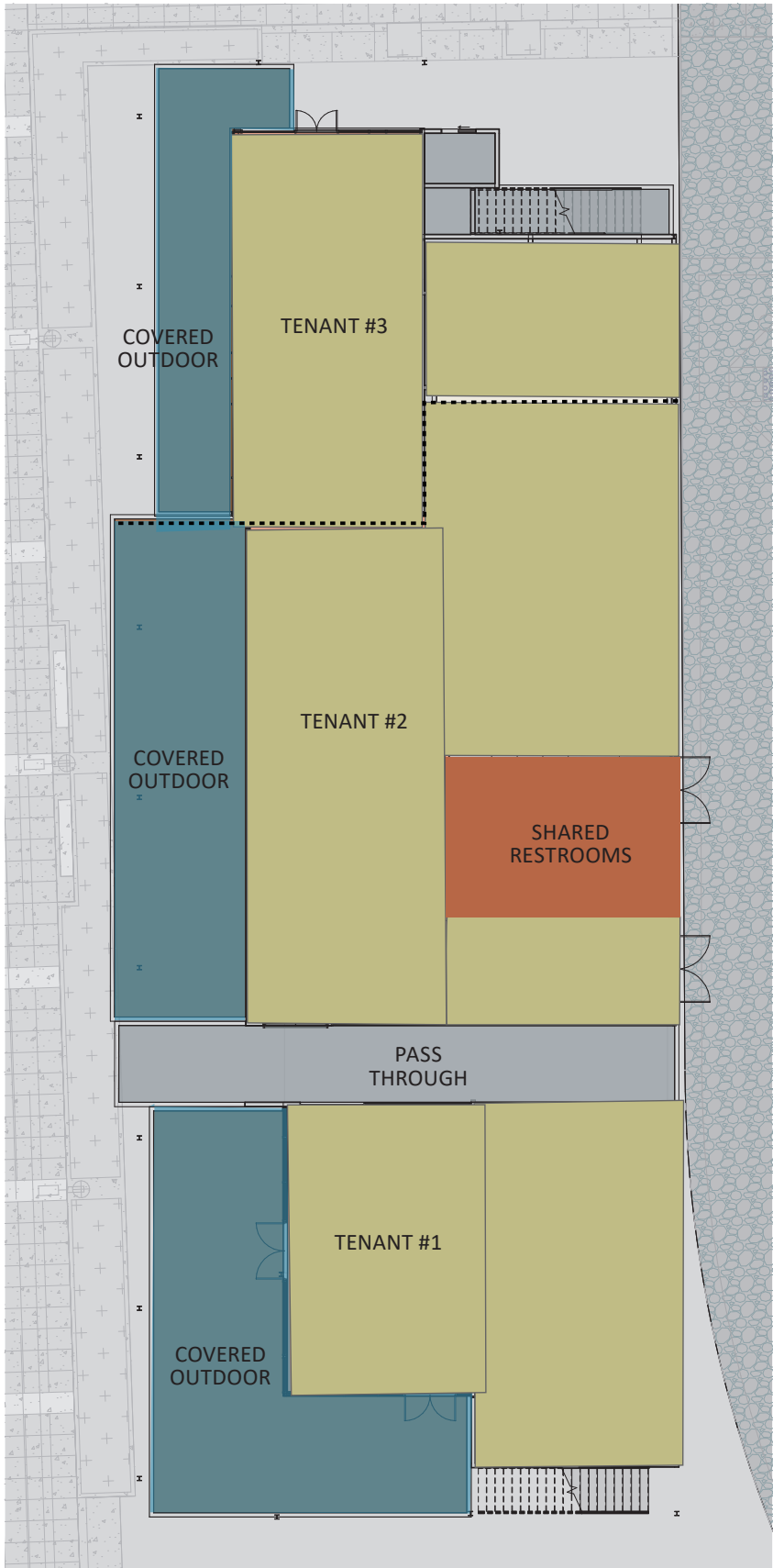
Building 2 - A6 SE



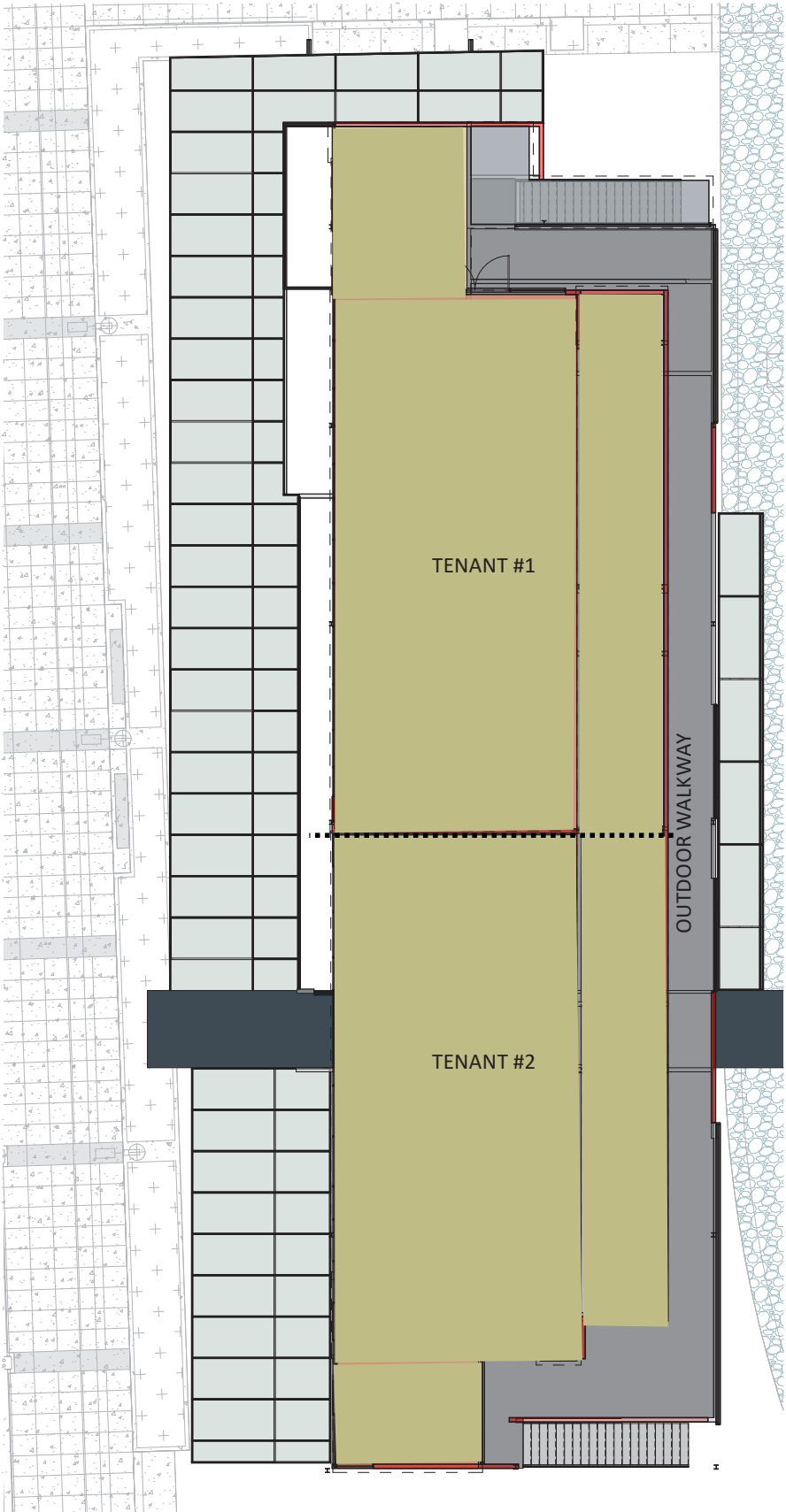
Building 2 - A6 SW



# Fisherman’s Harbor - Building 1 - A12



BUILDING 1 - A12 - LEVEL 1 - FLOOR PLAN DIAGRAM



BUILDING 1 - A12 - LEVEL 2 - FLOOR PLAN DIAGRAM





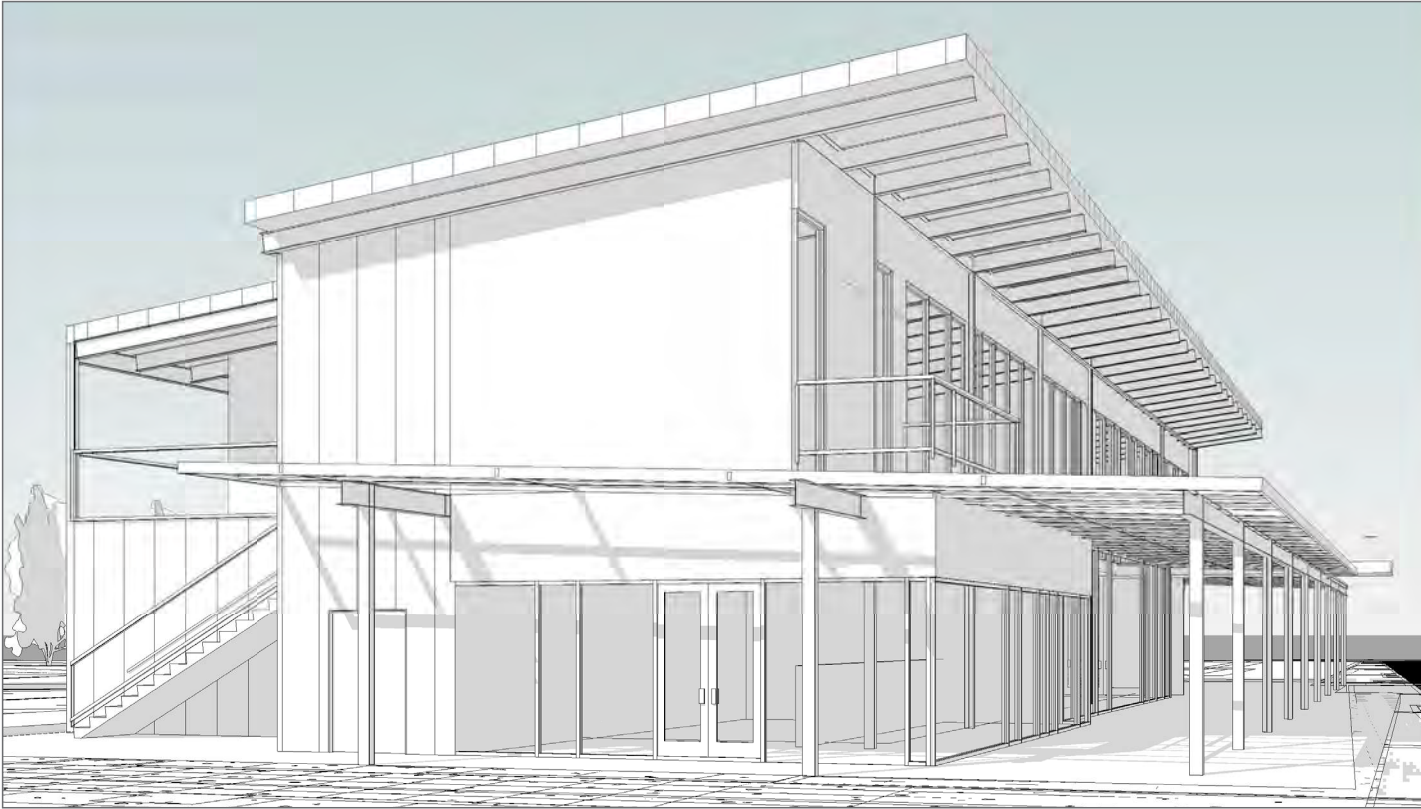
# Fisherman’s Harbor – Building 1 – A12



Building 1 - A12 NE



Building 1 - A12 SW



Building 1 - A12 NW



# Code Summary



BLDG 1 (A12)		REQUIRED/PROVIDE	
		MALE	FEMALE
	WATER CLOSETS	4	4
	LAVATORIES	2	2

TOTAL OCCUPANTS 494 OCC

BLDG 2 (A6)		REQUIRED/PROVIDE	
		MALE	FEMALE
	WATER CLOSETS	1	1
	LAVATORIES	1	1

TOTAL OCCUPANTS 141 OCC

BLDG 3 (South Marina)		REQUIRED		PROVIDE
		MALE	FEMALE	UNISEX
	WATER CLOSETS	1	1	1
	LAVATORIES	1	1	1

TOTAL OCCUPANTS 109 OCC

BLDG 4 (South Marina)		REQUIRED		PROVIDE	
		MALE	FEMALE	MALE	FEMALE
SHARED RESTROOMS	WATER CLOSETS	2	2	3 WC, 1 URINAL	4
	LAVATORIES	2	2	3	3

MARINA RESTROOMS (Displaced Restrooms)		MALE	FEMALE	MALE	FEMALE
	WATER CLOSETS	1 WC, 1 URINAL	1	1 WC, 1 URINAL	1
	LAVATORIES	2	2	2	2

TOTAL OCCUPANTS 102 OCC

BLDG 5 (South Marina)		REQUIRED		PROVIDE
		MALE	FEMALE	UNISEX
	WATER CLOSETS	2	2	1
	LAVATORIES	1	1	1

TOTAL OCCUPANTS 116 OCC