

~ MILLWRIGHT DISTRICT ~



**WHERE LIFE IS HANDCRAFTED** The Millwright District is the primary commercial and office area within Waterfront Place. It is home to small businesses, craft industry shops, upper story offices, apartments and high-quality open spaces.

*Use Types:* Retail Production, Office and Commercial, Apartments







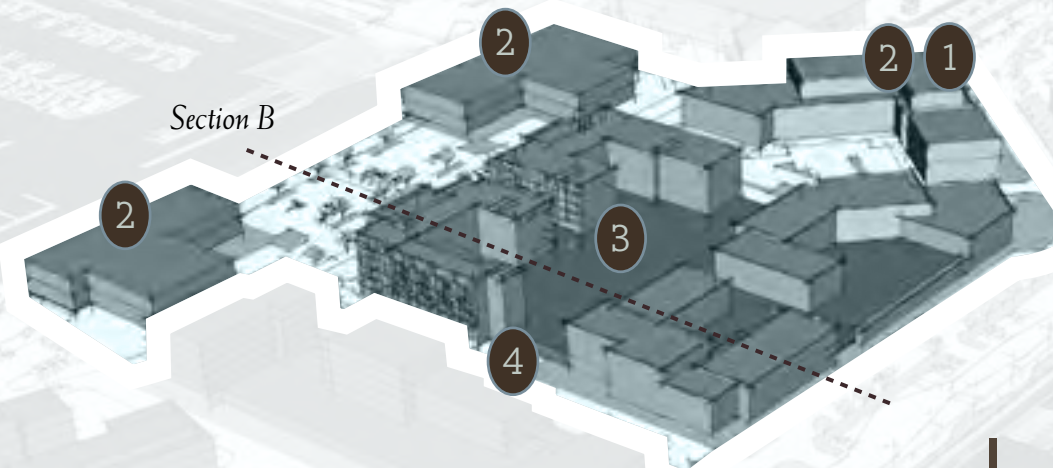
Timberman Trails



Workman's Clocktower

## MILLWRIGHT DISTRICT

The nearly 10 acre Millwright District speaks directly to the history of the development area once filled with bustling lumber and shingle mills from years past. This District is devoted to employment with an interesting commercial street space supported by office and residential space above. It is a place serving as a hub of small and large business commercial activity within its 8 buildings and where residential communities find higher ground to enjoy views. Several key public amenities cross connect the Central Pier at this District, including Timberman Trails, which is Everett's version of Seattle's Harbor Steps, and the Champfer Woornerf, a festival-oriented street.



## INFRASTRUCTURE

The Millwright Loop wraps the District from east to west, includes 8-foot sidewalks, angled parking on one side, with a 12-foot, two-way street and an 8-foot landscape buffer. Millwright connects through the District on Weaver and Champfer Streets, which are slower pedestrian-oriented streets that provide parking to the project. These interior cross streets include two 8-foot sidewalks, 16-foot – 18-foot parking aisle and two drive lanes. Both sides of the road feature landscaping.

1

### WORKMAN'S CLOCKTOWER

Anchoring the east end of the District is Workman's Clocktower providing a vertical beacon into the District and provides an attractive focal point when viewed from above. Rows of pyramidal shaped trees along 13<sup>th</sup> Street reinforce the Clocktower as a single focal point at the main entrance to Waterfront Place. The Tower is inspired by the original work of the Dey Time Register and symbolizes the long history of Everett mills along the waterfront.

2

### DEVELOPMENT OPPORTUNITY

Three single purpose office buildings and four structures on top of a two-story parking platform in the center of the project. The District includes opportunities for 34,575 sq. ft. of neighborhood retail, 222,225 sq. ft. of commercial and office space and 239 housing units. Heights in this area range from 35 - 65 feet.

3

### TIMBERMAN TRAILS

Timberman Trails are comprised of four connecting courtyards between the Timberman buildings. From these elevated perches looking over the marina and Esplanade, visitors enjoy a refuge from traffic while crossing or relaxing on these semi-private open space courtyards. Each of the courtyards is uniquely programmed with elements to differentiate their use, including pocket parks, lawns, playgrounds, hardscapes and water features.

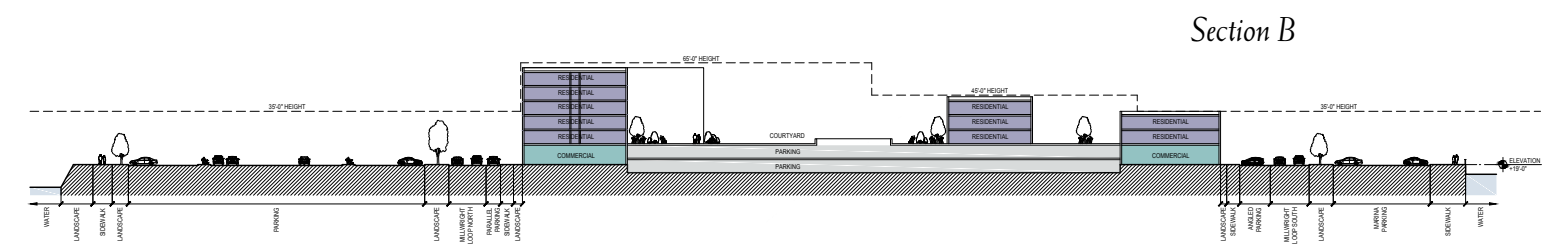
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### CHAMPFER WOORNERF

Champfer Woornerf is a modern and sustainable street design which prioritizes the movements of pedestrians and bikes over vehicles. Cars use the street, but at slower speeds. Champfer is composed of curbless plazas with bollards and landscaping marking vehicles circulation. The right-of-way includes two 8-foot sidewalks, a 16-foot angled parking aisle, and two 12-foot drive lanes to support 2-way traffic. When the street is closed for festivals and markets, parking is connected underground. Champfer has a special function in the District in support of events and festivals. Special lighting on this street makes it an attraction that creates a buzz.

## PARKING

The District includes on street parking as well as parking courts and a structure with dedicated and undedicated parking.







**WATERFRONT PLACE**

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