

Attachment E: Permitted Uses and Review Processes

Table E.1, Residential uses.

USE	PDO - WC ZONE
Caretaker, watchman's quarters (4)	I
Dwelling, multiple-family	I(1)
Home occupation	I(2)

SPECIAL REGULATIONS FOR TABLE E.1.

(1) Multiple-family development standards of Chapter 15 and multiple-family design guidelines established by city council Resolution #4618 shall apply to single-family attached dwelling developments and multiple-family dwelling developments containing three or more dwelling units.

(2) See Section 41.080 for regulations on home occupations.

Table E.2, Nonresidential uses.

USE	PDO - WC ZONE
AGRICULTURAL USES	
Greenhouse, nursery	I
BUSINESS/COMMERCIAL	
Appliance sales, service	I
Barber/beauty shop	I
Broadcast studio	I
Business park	I(1)
Dry cleaner, retail	I
Farmers' market	I
Financial institution	I(2)
Fish market, retail	I
Furniture store	I
Government administrative offices	I
Home occupation	I(3)
Laundromat	I
Offices	I
Personal services	I
Printing, duplication	I
Retail, indoor	I
EATING AND BEVERAGE	
Bakery, retail	I

USE	PDO - WC ZONE
Brewery, micro-	I
Espresso stand	I
Restaurant	I(4)
Tavern	I(5)
ENTERTAINMENT USES	
Art gallery	I
Library	I
Museum	I
Nightclub	I(5)
Private club, fraternal organization	I
Theater or theater complex	I
Video game arcade	I
INDUSTRIAL USES	
Electronic instruments manufacture	I
Research, testing labs	I
Welding, fabrication or machine shop	I
LODGING	
Hotel, motel	I
MEDICAL USES	
Clinic	I
Medical-related activities	I
RECREATIONAL USES	
Health and fitness club	I
Miniature golf	I
Outdoor recreation, commercial	I
Outdoor recreation, public	I
Skating rink	I
SPECIAL PROPERTY USES	
Church	III
Daycare, commercial	I
Daycare, family home	I
Park, public	I
Public service uses, buildings	I
Schools:	
College, university	I
Preschool to grade 12	I
Private instruction (art, music, dance)	I
Vocational training	I
Utilities:	
Above ground utility and communications facility, major	III(6)
Above ground utility and communications facility, minor	I

USE	PDO - WC ZONE
Below ground utilities	I
Parking, commercial	I
Parking, commuter	I
Passenger terminals	I
Transit station, and supportive and incidental uses	I
BOAT RELATED USES	
Marina	I
Building, storage, repair	I
Dismantling (indoor only)	I
Sales or rental	I
Washing	I
Fuel sales	I
Maintenance, repair	I
end	

SPECIAL REGULATIONS FOR TABLE # B.2.

- (1) Warehouses are permitted only as an accessory use to an office use.
- (2) Drive-up teller stations are not permitted within fifty feet of residentially zoned lots. Drive up teller stations shall only be allowed where permitted by traffic engineer.
- (3) See Section 41.080 for regulations on home occupations.
- (4) Drive-up windows are not permitted.
- (5) A tavern or night club with live music and/or dancing is not permitted within one hundred feet of lots located in residential zones.
- (6) See Section 41.150.D.1.b for regulations pertaining to above ground utility and communications facilities.

WATERFRONT PLACE CENTRAL SEPA MITIGATION

Element of the Environment And Mitigation Measure	Action Mitigation is tied to	Where found in SEPA Documents	Resp. Party	Implementation Time Frame
<p><i>Earth Resources: Mitigation Measures Designed into the Proposal and Other Potential Mitigation Measures</i></p> <ul style="list-style-type: none"> ◦ Development of comprehensive temporary erosion and control plan (TESCP) for master planned redevelopment of the site in compliance with City of Everett and Ecology requirements ◦ Port BMPs to control erosion and sedimentation, potentially including but not limited to clearing limits, cover measures, perimeter protections, traffic area stabilization, sediment ponds, portable filter system, surface water collection, and dust control ◦ Installation of a coordinated set of ground improvements on all required portions of the redeveloped site prior to construction of infrastructure and new buildings to minimize potential damage from a major seismic event ◦ Inclusion of structural design components in all new buildings, consistent with City of Everett building code requirements, to minimize damage from a major seismic event 	<p>Construction of any structural improvements or any construction that can move soil.</p>	<p>SEPA Checklist section B.1.h.</p>	<p>Port of Everett or responsible party doing the work/project and/or operating the constructed proposal elements</p>	<p>During any construction activity. Shoreline Permits, Building Permits, Public Works Permits, Federal and Dept. of Ecology Permits</p>

Waterfront Place

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Exhibit 12

<p><i>Air Quality: Mitigation Measures Designed into the Proposal and Other Potential Mitigation Measures</i></p> <ul style="list-style-type: none"> ◦ Comply with PSCAA recommendations for managing construction dust and US EPA and PSCAA regulations for handling potential airborne hazardous substances ◦ Pave construction access roads ◦ Use emission reducing equipment/practices for construction ◦ Use car pooling or other trip reduction strategies for construction workers ◦ Route and schedule construction trucks to reduce delays to traffic ◦ Provide on-site transit access, enhanced pedestrian and bicycle circulation system and transportation management program (TMP) for project employees to reduce single occupant vehicle trips within and to the site ◦ Use Port BMPs for control of dust, painting, sand blasting, and fuels/solvents in the new boatyard ◦ Limit boatyard spray painting to licensed operators ◦ Use of proposal's compact transit and pedestrian oriented, mixed use site design to promote non-personal vehicle forms of transportation to reduce greenhouse gas (GHG) and other air emissions ◦ Low impact, sustainable design of the proposal to meet the equivalent of one of the recognized levels of LEED certification to reduce energy consumption and resulting GHG and other air emissions ◦ Use of a menu of coordinated transportation and non-transportation mitigation strategies to reduce air and GHG emissions ◦ Set higher elevations of first floors of all significant buildings in the proposal and other related design measures that provide additional protection from future increases in 100-year flood elevations that could impact the site 	<p>All site redevelopment construction activities and long-term operations related to the proposal</p>	<p>SEPA Checklist section B.2.c.</p>	<p>Port of Everett or responsible party doing the work/project and/or operating the constructed proposal elements</p>	<p>During any construction activity and during long-term operation of the proposal. Building permits.</p>
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<p><i>Water Resources: Mitigation Measures Designed into the Proposal and other Potential Mitigation Measures</i></p> <ul style="list-style-type: none"> ◦ Ecology Stormwater Permit and controls for sites greater than 5 acres ◦ Construction BMPs such as silt fencing, plastic covering for exposed ground, straw mulch, hydroseeding, sediment traps, rock lined channels, check dams and temporary detention basins ◦ Cleaning construction equipment and vehicles before they leave the site. ◦ Implementation of a City of Everett approved Temporary Erosion and Control Plan ◦ Project operation runoff would be collected and treated for 100 percent of the site. A spill response program would be developed and implemented ◦ A stormwater pollution prevention plan would be developed and implemented ◦ Energy dissipating armoring around new and expanded stormwater outfalls would be provided ◦ Obtain coverage under a Stormwater General Permit and use of operational BMPs to meet required water quality standards 	<p>Redevelopment of the site including site improvements, installation of utilities and other construction activities</p>	<p>SEPA Checklist B.3.d.</p>	<p>Port of Everett or responsible party doing the work/project and/or operating the constructed proposal elements</p>	<p>During any construction activity and during long-term operation of the proposal. Shoreline Permits, Building Permits, Public Works Permits, Federal and Dept. of Ecology Permits</p>
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<p><i>Plants and Animals: Mitigation Measures Designed into the Proposal and other Potential Mitigation Measures</i></p> <ul style="list-style-type: none"> ◦ Ecology Stormwater Permit and controls for sites greater than 5 acres ◦ Construction BMPs such as silt fencing, plastic covering for exposed ground, straw mulch, hydroseeding, sediment traps, rock-lined channels, check dams and temporary detention basins. ◦ Cleaning construction equipment and vehicles before they leave the site. ◦ Implementation of a City of Everett approved Temporary Erosion and Control Plan ◦ Project operation runoff would be collected and treated for 100 percent of the site ◦ A spill response program would be developed and implemented ◦ A stormwater pollution prevention plan would be developed and implemented ◦ Energy dissipating armoring around new and expanded stormwater outfalls would be provided ◦ Add project landscaping to existing unvegetated shoreline edges of the site ◦ Wherever feasible, remove all remaining creosote wood piling and bulkheads and replace with non-contaminating materials 	<p>Redevelopment of the site including site improvements, installation of utilities and other construction activities</p>	<p>SEPA Checklist B.4.d and B.5.d.</p>	<p>Port of Everett or responsible party doing the work/project and/or operating the constructed proposal elements</p>	<p>During any construction activity and during long-term operation of the proposal. Shoreline Permits, Building Permits, Public Works Permits, Federal and Dept. of Ecology Permits</p>
<p><i>Energy and Natural Resources: Mitigation Measures Designed into the Proposal and other Potential Mitigation Measures</i></p> <ul style="list-style-type: none"> ◦ City, State and Federal energy conservation guidelines ◦ City of Everett building code energy conservation measures ◦ Port of Everett energy conservation BMPs ◦ Use of low-impact, sustainable design features in new buildings and site improvements ◦ Use of pedestrian and transit-oriented design in the project to reduce auto use 	<p>All site redevelopment construction activities and long-term operations related to the proposal</p>	<p>SEPA Checklist B.6.c.</p>	<p>Port of Everett or responsible party doing the work/project and/or operating the constructed proposal elements</p>	<p>During any construction activity and during long-term operation of the proposal. Building permits.</p>

<p><i>Environmental Health and Noise: Mitigation Measures Designed into the Proposal and other Potential Mitigation Measures</i></p> <ul style="list-style-type: none"> ◦ Ecology approved cleanup plan under its Voluntary Cleanup Program implementation for entire site ◦ Use of approved abatement plan for removal of hazardous materials from demolished buildings ◦ Health and safety procedures to protect workers from exposed contaminated soils during construction ◦ Use of appropriate contaminated soil management practices ◦ Deed restrictions on areas of the redeveloped site with permanently contained hazardous substances ◦ Conduct groundwater compliance monitoring, as needed ◦ Use properly sized/maintained mufflers ◦ Use engine enclosures and intake silencers ◦ Use standard construction site noise reduction techniques including use of electric or hydraulic impact tools ◦ Use of alternatives to impact pile driving where feasible ◦ Use of pile driving sound absorbing barriers and/or other sound reducing measures ◦ Adhere to City noise ordinance hours and other applicable requirements ◦ Incorporate special acoustical design features in all buildings located close to West Marine View Drive 	<p>All site redevelopment construction activities and long-term operations related to the proposal</p>	<p>SEPA Checklist B.7.a.4) and B.7.b.3.</p>	<p>Port of Everett or responsible party doing the work/project and/or operating the constructed proposal elements</p>	<p>Prior to development permits. During any construction activity and during long-term operation of the proposal. Building permits.</p>
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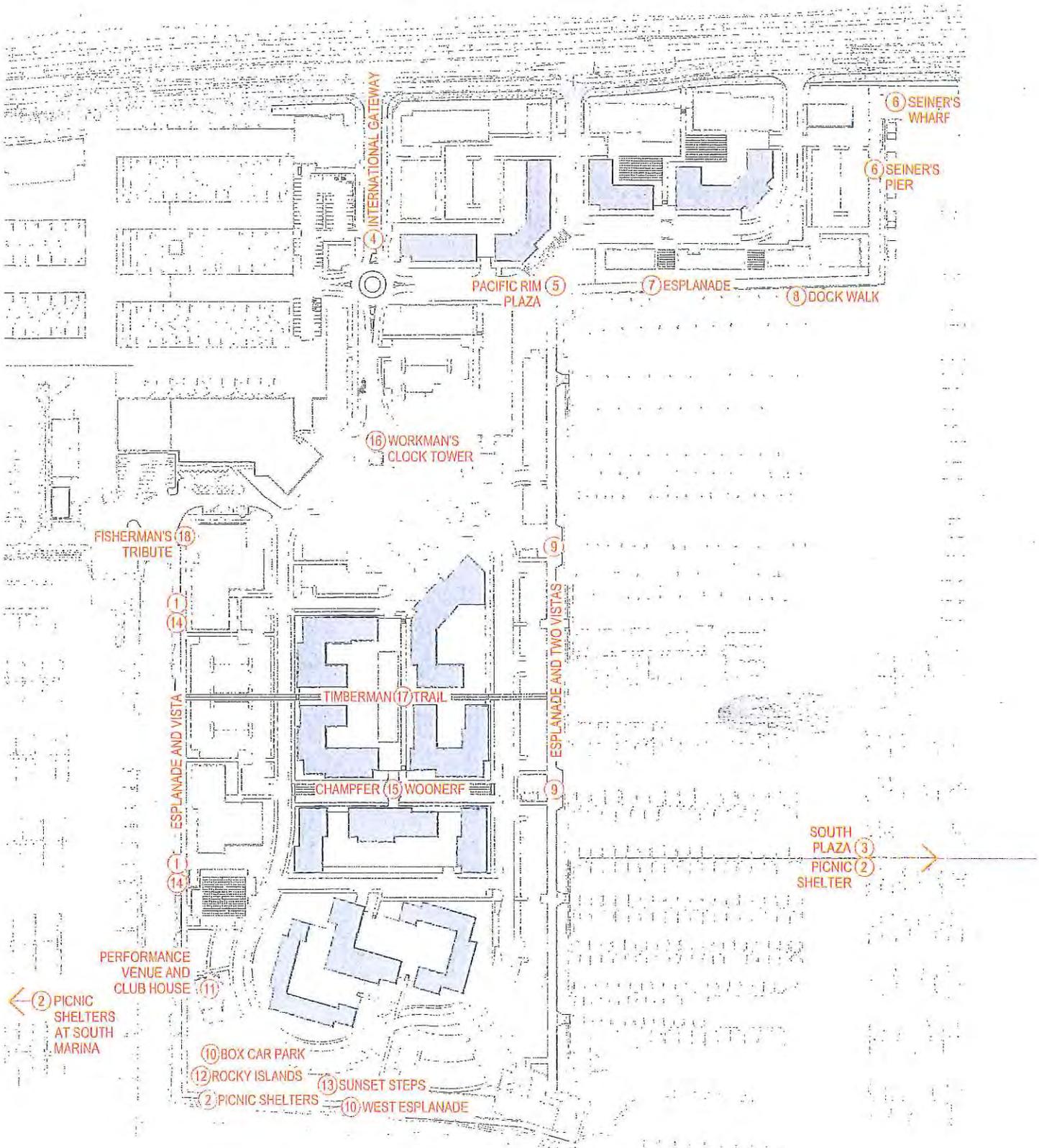
<p><i>Land and Shoreline Use: Mitigation Measures Designed into the Proposal and other Potential Mitigation Measures</i></p> <ul style="list-style-type: none"> ◦ Incorporation of transit and pedestrian oriented design features ◦ Inclusion of an integrated mix of land uses ◦ Enhanced on-site circulation for pedestrians and bicycles ◦ Provision of new and enhanced pedestrian and transit linkages to downtown Everett and surrounding areas ◦ Inclusion of traffic-calming design features while enhancing vehicle circulation ◦ Provision a variety of new public gathering places ◦ Provision of public access to previously restricted shoreline areas on the site* ◦ City of Everett Comprehensive plan, zoning and development regulations ◦ City of Everett Shoreline Master Program ◦ City of Everett/Port of Everett Planned Development Overlay (PDO) Development Agreement (DA) and Urban Design Guidelines ◦ Port of Everett Project CC&Rs ◦ Incorporation of feasible sustainable and low-impact development methods and techniques ◦ Provision of orderly, multi-phase site redevelopment timetable 	<p>All site redevelopment construction activities and long-term land and shoreline use operations related to the proposal</p>	<p>SEPA Checklist B.8.1.</p>	<p>Port of Everett or responsible party doing the work/project and/or operating the constructed proposal elements</p>	<p>PDO DA, Land division, Shoreline permits.</p> <p>During any construction activity and during long-term operation of the proposal. Building permits.</p>
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<p><i>Aesthetics/Visual Quality: Mitigation Measures Designed into the Proposal and other Potential Mitigation Measures</i></p> <ul style="list-style-type: none"> ◦ Removal or major renovation of remaining older buildings, and removal of remaining outdoor storage areas ◦ Removal of all overhead utilities ◦ Removal of all potential taller view blocking trees ◦ Creation of permanent on-site view corridor ◦ Construction of master designed urban activity center with: fully landscaped streets and entryways; pedestrian orientation; network of open spaces/plazas; unified landscaping, lighting and signage; architecturally thematic building designs for each district ◦ Reduced large surface parking areas ◦ Attractive rooftop design treatments ◦ City of Everett/Port of Everett PDO DA and Urban Design Guidelines ◦ Port of Everett Project CC&Rs 	<p>All site redevelopment construction activities and long-term land and shoreline use operations related to the proposal</p>	<p>SEPA Checklist Section B.10.c.</p>	<p>Port of Everett or responsible party doing the work/project and/or operating the constructed proposal elements</p>	<p>PDO DA, Land division, Shoreline permits.</p> <p>During any construction activity and during long-term operation of the proposal. Building permits.</p>
<p><i>Light, Glare and Shadows: Mitigation Measures Designed into the Proposal and other Potential Mitigation Measures</i></p> <ul style="list-style-type: none"> ◦ Coordinated site lighting/shielding and landscaping plan to minimize on and off-site light and glare impacts ◦ Use of non-reflective roofing and façade materials on all buildings ◦ Locate, design and orient all buildings to minimize light, glare and shadow impacts on the most sensitive receiving areas including the site's shoreline walkways and public spaces ◦ City of Everett zoning code and Shoreline Master Program ◦ City of Everett/Port of Everett PDO DA and Urban Design Guidelines ◦ Port of Everett Project CC&Rs 	<p>All site redevelopment construction activities and long-term land and shoreline use operations related to the proposal</p>	<p>SEPA Checklist Section B.11.d.</p>	<p>Port of Everett or responsible party doing the work/project and/or operating the constructed proposal elements</p>	<p>PDO DA, Land division, Shoreline permits.</p> <p>During any construction activity and during long-term operation of the proposal. Building permits.</p>

<p><i>Parks and Recreation: Mitigation Measures Designed into the Proposal and other Potential Mitigation Measures</i></p> <ul style="list-style-type: none"> ◦ New system of shoreline access areas, expanded public walkways, public spaces and recreational facilities (more than 21 new total acres) ◦ New park, pathway and plaza improvements in early project phases ◦ City of Everett zoning code and Shoreline Master Program ◦ City of Everett/Port of Everett PDO DA and Urban Design Guidelines ◦ Port of Everett Project CC&Rs 	<p>All site redevelopment construction activities and long-term land and shoreline use operations related to the proposal</p>	<p>SEPA Checklist Section B.12.c.</p>	<p>Port of Everett or responsible party doing the work/project and/or operating the constructed proposal elements</p>	<p>PDO DA, Land division, Shoreline permits.</p> <p>During any construction activity and during long-term operation of the proposal. Building permits.</p>
<p><i>Historical and Cultural Resources: Mitigation Measures Designed into the Proposal and other Potential Mitigation Measures</i></p> <ul style="list-style-type: none"> ◦ Archeologist review of geotechnical data and final design plans with any appropriate follow-up actions ◦ Archeological monitoring during any major excavations with potential for disturbance ◦ Documentation of historical and cultural resources that cannot be retained ◦ Consideration of on or off-site relocation of resources that otherwise would not be retained ◦ Interpretive signage on use of site and lost resources ◦ Inclusion of referential building to commemorate lost resources 	<p>All site redevelopment construction activities</p>	<p>SEPA Checklist Section B.13.d.</p>	<p>Port of Everett or responsible party doing the work/project</p>	<p>During any construction activity and during long-term operation of the proposal. Building permits.</p>

<p><i>Transportation: Mitigation Measures Designed into the Proposal and other Potential Mitigation Measures</i></p> <ul style="list-style-type: none"> ◦ City of Everett traffic mitigation ordinance fee payments for each project element ◦ Use of a coordinated set of mitigation measures based on the proposal's form of compact, transit and pedestrian oriented, mixed use site redevelopment with opportunities to live, work, obtain essential services and recreate on a single site ◦ Installation of traffic signal at 13th Street and West Marine View Drive ◦ Lane improvements on Alverson Boulevard at West Marine View Drive intersection ◦ Provision of a parking management plan for all site uses to maximize efficient use of all of the proposal's parking facilities ◦ Elimination of up to 18 existing driveways on West Marine View Drive ◦ Elimination of remaining industrial use generated heavy vehicle traffic on weekdays ◦ Provision of on-site transit access and layover ability ◦ Provision of on-site enhanced pedestrian and bicycle circulation system ◦ Provision of a transportation management program (TMP) for project employees ◦ City of Everett zoning, building code and utility design and connection requirements ◦ Provision of well designed internal street system to facilitate efficient emergency services access to all parts of site ◦ Provision of new, fully looped water distribution and fire hydrant system to provide adequate fire flow ◦ City of Everett zoning and building codes and payment of applicable school impact mitigation and utility connection fees ◦ City of Everett zoning, building code and utility design and connection requirements ◦ Payment of substantial new state and local property, leasehold, business and occupation and sales taxes during construction and operation of the project 	<p>All site redevelopment construction activities and long-term land and shoreline use operations related to the proposal</p>	<p>SEPA Checklist Section B.14.h.</p>	<p>Port of Everett or responsible party doing the work/project and/or operating the constructed proposal elements</p>	<p>PDO DA, Land division, Shoreline permits.</p> <p>During any construction activity during long-term operation of the proposal. Building permits.</p>
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<p><i>Public Services and Utilities: Mitigation Measures Designed into the Proposal and other Potential Mitigation Measures</i></p> <ul style="list-style-type: none"> ◦ Provision of well designed internal street system to facilitate efficient emergency services access to all parts of site ◦ Provision of new, fully looped water distribution and fire hydrant system to provide adequate fire flow ◦ Removal or substantial renovation of all remaining older, non-current code compliant buildings and major structures on the site ◦ City of Everett zoning and building codes and payment of applicable school impact mitigation and utility connection fees ◦ City of Everett zoning, building code and utility design and connection requirements ◦ Payment of substantial new state and local property, leasehold, business and occupation and sales taxes during construction and operation of the project 	<p>All site redevelopment construction activities and long-term land and shoreline use operations related to the proposal</p>	<p>SEPA Checklist Section B.15.b.</p>	<p>Port of Everett or responsible party doing the work/project and/or operating the constructed proposal elements</p>	<p>PDO DA, Land division, Shoreline permits.</p> <p>During any construction activity and during long-term operation of the proposal. Building permits.</p>
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6 SEINER'S WHARF

6 SEINER'S PIER

4 INTERNATIONAL GATEWAY

5 PACIFIC RIM PLAZA

7 ESPLANADE

8 DOCK WALK

16 WORKMAN'S CLOCK TOWER

18 FISHERMAN'S TRIBUTE

14 ESPLANADE AND VISTA

17 TIMBERMAN TRAIL

15 CHAMPFER WOONERF

9 ESPLANADE AND TWO VISTAS

3 SOUTH PLAZA
2 PICNIC SHELTER

11 PERFORMANCE VENUE AND CLUB HOUSE

2 PICNIC SHELTERS AT SOUTH MARINA

10 BOX CAR PARK

12 ROCKY ISLANDS

13 SUNSET STEPS

2 PICNIC SHELTERS

10 WEST ESPLANADE

AMENITIES DEVELOPMENT BY PROJECT IN PHASE

Public Project	Fisherman's Harbor (Phase 1)	Esplanade (Phase 2)	Wharf's Edge (Phase 4)	Millwright District (Phase 3)
Estimated Timing*	2016-2019	2016-2020	2018-2024	2018-2024
Interim North Esplanade Trail Amenities	1			
Picnic Shelters (3)	2			
South Plaza	3			
International Gateway	4			
Pacific Rim Plaza @14 th St	5			
Seiner's Wharf and Pier	6			
Esplanade @ Fisherman's Wharf	7			
Dock Walk	8			
Esplanade and 2 vistas @ south edge of Central Pier		9	9	9
Boxcar Park and western Esplanade		10		
Performance Venue and club house			11	
Rocky Islands		12		
Sunset Steps		13		
Esplanade and vista at northern edge of Central Pier				14
Champfer Woornerf			15	
Workman's Clock Tower				16
Timberman Trails				17
Fisherman's Tribute	18 Already completed			

**Projects will be funded and completed as construction commences in each district. The full build out is expected to take 7-10 years and could take substantially longer depending upon market conditions.*

Public Realm: Community Gathering Spaces

The descriptions below are intended to provide a conceptual overview of the of the design features within the public realm.



FISHERMAN'S HARBOR

Fisherman's Harbor, the gateway to Waterfront Place Central extends along the inner harbor's eastern most project edge. The district is a year-round hub of activity that includes commercial fishing, recreational boating, retail shopping, and dining that attracts residents and regional visitors. The design intent of the inner harbor pedestrian areas that are adjacent to the commercial fishing fleet is focused on emphasizing the presence of and access to the inner workings of the fishing community and industrial waterfront. Key features of this district include: the International Pathway, Pacific Rim Plaza at 14th Street, Seiner's Wharf, the Dock Walk and a small boat course.

International Gateway at 13th Street

13th Street is the main gateway to the entire Waterfront Place project and Fisherman's Harbor. Flags welcome visitors along 13th Street identifying the Port of Everett's international trading partners: Korea, Russia, Japan, Canada and China. The flags symbolize the importance and the long history of international commerce. When special events or an international trade partner visits the Port, all the flags are switched to the flag of that nation. Additionally, as visitors enter at 13th Street they will pass by an electronic community message board that offers information



Flags along the International Gateway

about upcoming events or activities (such as, Farmers Market today from 9am-2pm) happening throughout Waterfront Place. The reader board is large enough to read at slow speed from a car, but small enough as not to be a visual nuisance. This low light electronic message board is two feet tall and is built into the larger Waterfront Place entry feature that is 15' long by 26' tall.

Pacific Rim Plaza at 14th Street

At the northern most end of Fisherman's Harbor is Pacific Rim Plaza—the heart of the Distric—with expansive open space and views of the Millwright's Workman Clock Tower and the water. The Plaza features an Archimedes Screw water sculpture. Water is brought up from the harbor below mechanically through wind power captured by a sail cloth and sending water to cascade around the lighted globe sculpture.

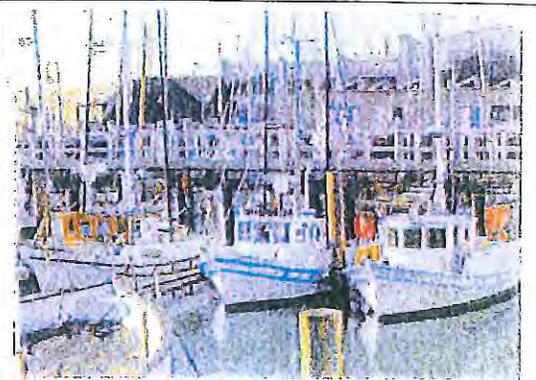
Seiner's Wharf

Docks below the former asphalt parking lot on the south edge of the district supports moorage for a portion of the Seiner Fleet. The wharf is restored to wood surfacing to resurrect the feeling old times. At the southern edge of the wharf, there are brightly colored open-air shops and a fish market. Ship locations are identified by plaques with the names of the ship, its skipper, and the number of years in the Port of Everett homeport. Fishermen are able to load their ships via the u-shaped driveway off West Marine View Drive, stretch their nets along the long wharf, and a gill net barge provides space for net repair on the water.

The Esplanade at Fisherman's Harbor

Along the western facing edge of the district, the Esplanade, walking and biking trail wraps the harbor and provides views and access to the water. Upland (to the east) restaurants and retail stores directly front the harbor on the west and connects through to Seiner Drive (the project's main street) on the east. Each building is set back from the edge of the water by 50 feet to provide an elevated outdoor dining space along the east edge of the Esplanade. The west side of the Esplanade is public and set lower than the upper restaurant edge. This change in elevation allows restaurateurs to look over people below to the water, while the people on the lower terrace can feel closer to the water's edge. Radiant heaters are used to extend the outdoor dining experience in the shoulder seasons (fall and spring) and the Port's outdoor furniture policies guide the quality of the furnishings in the private establishments. On the trail, there are places for people to sit and watch fisherman come into port and unload their hauls. Site furniture, such as light poles and benches are a hybrid design of traditional and contemporary styles

The Waterfront Place electronic community message board will replace the interim photograph in this reader board sign



The Seiner Fleet



Radio operated sailboat regatta



Example of what the Esplanade at Fisherman's Harbor looks like

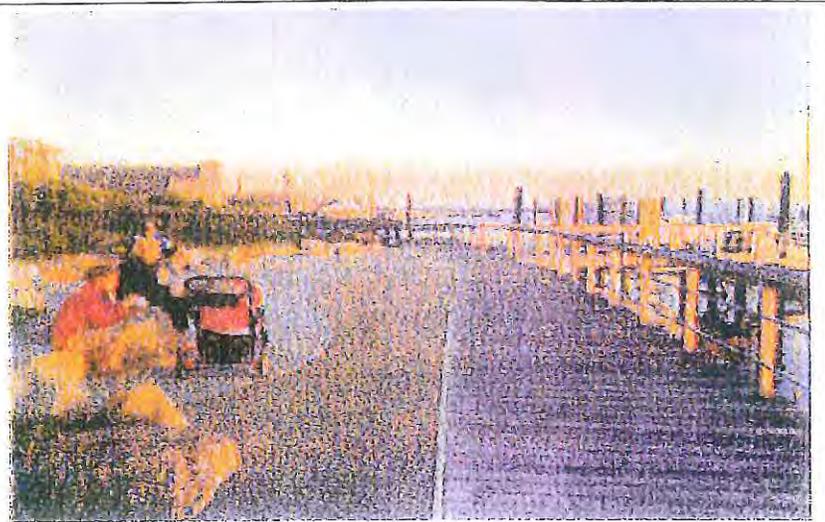
reflecting a historic yet contemporary waterfront. For example, light fixtures may be located on angled poles at varying heights that reference the mast arm on a Seiner. Wood crates and crab pots are used as inspiration for custom designed outdoor benches, and a vertical feature, such as a crow's nest mark the area for easy navigation of the site.

Dock Walk

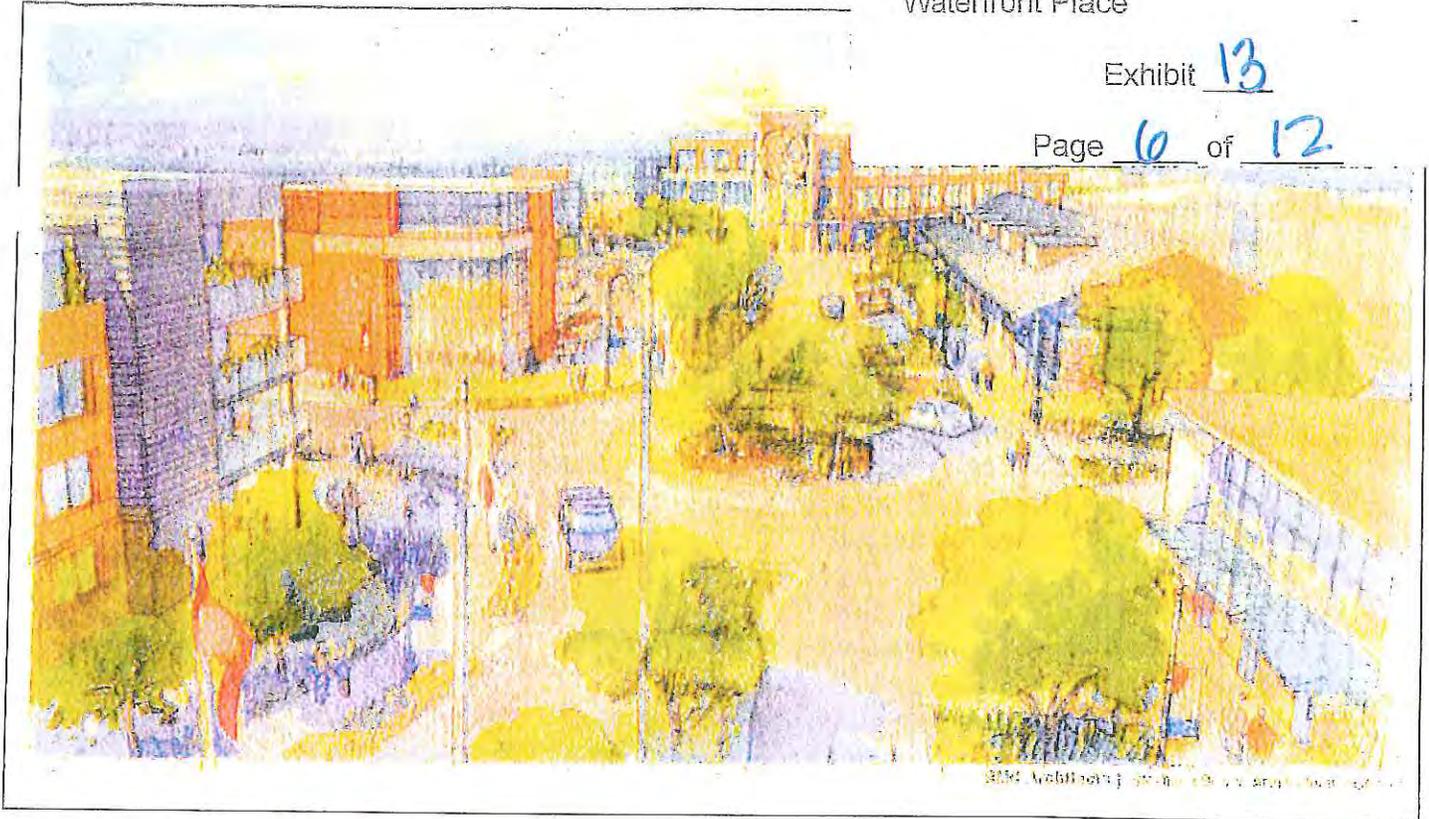
From The Esplanade at Fisherman's Harbor or the Millwright District, non-boating visitors are welcome during daylight hours to traverse down wide gangways and walk among guest and commercial boats at the dock level. Children enjoy up close encounters with sun bathing seals frequently found along the water's edge. Directly below Pacific Rim Plaza within the eastern most dock row of the marina is a small boating course surrounded by the Dock Walk and marked with buoys for weekend dinghy races or radio operated sailboat regattas sponsored by marina boating enthusiast groups. When no event is scheduled, a dock side vendor makes dinghies available for rent so that everyone has the chance to test their sea legs. This is also a moorage area for dinghies to come ashore that are coming from other areas of the marina. Floating barges in this area provide a flexible open space with an outdoor grill, picnic tables, and sun shades.



Kids learning to row a dinghy



Places to sit along the Esplanade

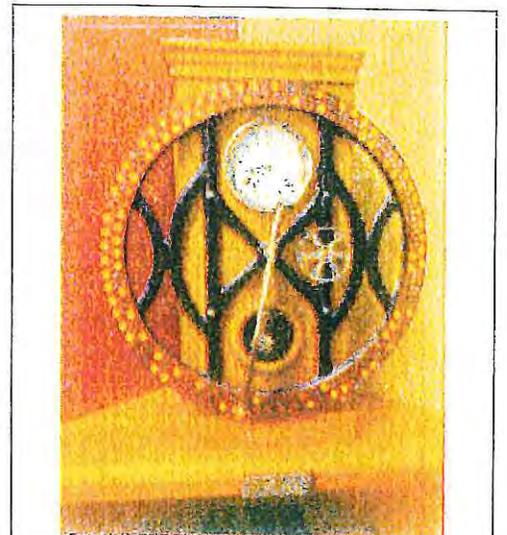


MILLWRIGHT DISTRICT

The Millwright District is the primary commercial and office area within Waterfront Place. It is home to small businesses, craft industry shops, and upper story offices and apartments that are connected through a series of pedestrian trails, interpretive vistas, and courtyards. Each of the buildings have unique orientations to maximize views, offer varying amounts retail and shop space and provide ground-level structured parking. Some storefronts sport roll-up garage doors to allow the colorful activities inside to pour out into the street during warmer seasons. Ground floor retail shops also have large windows that provide transparency and enliven streets in the winter. The buildings are laced together with a series of formal landscaping and pedestrian paths. Semi-public courtyards between buildings provide sheltered outdoor recreational and social gathering spaces for residents. Within the District local connector streets stitch waterfront destinations together. The key public realm features within the District are the Workman's Clock Tower, the Timberman Trails, and three vista platforms.

Workman's Clock Tower

Anchoring the east end of the Millwright District is the Workman's Clock Tower providing a vertical beacon into the district. The tower is inspired by the original work of the Day Time Register and symbolizes the long history of Everett mills along the waterfront. The clock is located slightly off-center where the street "Y's" to emphasize its informality while also providing a vertical marker and an attractive focal point when viewed from above. Rows of pyramidal shaped trees along 13th Avenue reinforce the clock tower as a single focal point at the entry into the district. The Workman's Clock is depicted in illustrations for the purposes of planning, but the final version will come as a result of an artists' competition.



An original Workman's Clock that the Workman's Clock Tower will be replicated after



Timberman Trails

Timberman Trails are comprised of four connecting courtyards between the Timberman buildings (four structures surrounding a two-story parking structure in the center of the district). From these elevated perches looking out over the marina and people on the streets, visitors enjoy a quiet refuge from traffic while crossing through the site. Pedestrian stairs and external building elevators climb 13-14 feet to connect pathways with semi-private courtyards. Each of the courtyards is uniquely programmed with different elements such as pocket parks, open lawns, playgrounds, hardscape patios, and water features.

Vistas

At the end of each cross street, a small vista off the Esplanade offers a refuge from the bustle of the streets. The vistas provide a place for people to look out at the water and read interpretive information about the Waterfront Place's colorful past. Stories about the railroad, the Port clean-up, and the history of native populations will be told through environmental graphics and signage. These interpretive areas are complimented by the commercial boat building, port and other cultural installations around the site (e.g., Fisherman's Tribute, Port History at Waterfront Center, Mill History at the Clock Tower, and others vistas may also include benches, telescopes, and other site furniture that reinforces the marine environment.



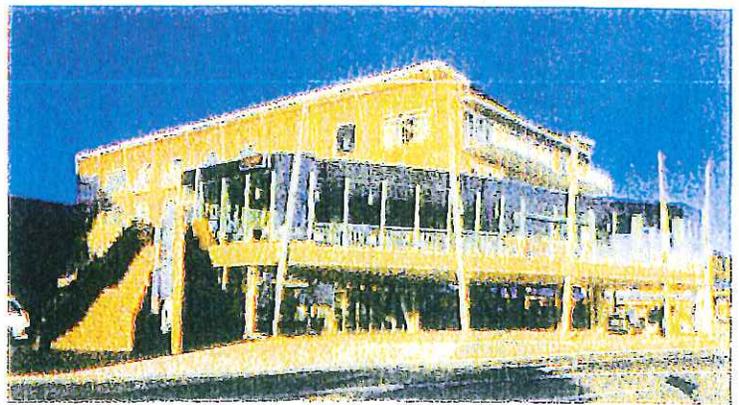
Harbor Steps in Seattle is an example of what Timberman Trails could look like



RMG Architects | Shoshana Bower | Architectural Illustration

WHARF'S EDGE

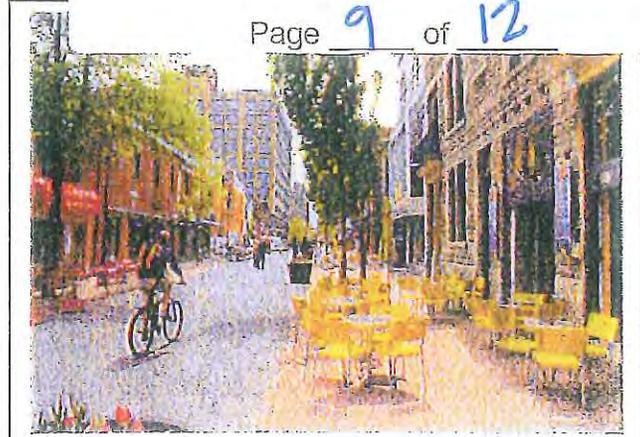
Located at the western end of Waterfront Place, the Wharf's Edge is home to a variety of housing types. Sawyer Street provides pedestrian access to the Esplanade and to overlooks of the marinas. Similar to the Millwright District, townhomes, lofts, condos, apartments and live work units are wrapped by open spaces and gardens. Here residents enjoy spectacular unobstructed views west of the Puget Sound and Olympic Mountains. The pedestrian-focused Champfer Woonerf connects the Millwright District (on the east side of the street) with Wharf's Edge on the west side, and is closeable to traffic for street festivals, food trucks and other special events.



Example of a Wharf's Edge Hotel

Champfer Woonerf

Champfer is designed as woonerf which means it prioritizes the movements of people walking and biking over vehicles. Cars still have access to drive along the street albeit at slower speeds. As a curbsless street it encourages people and cars to mingle together and gives people the confidence to walk and cross the street where they like. To slow vehicle speeds down to 5-10 MPH, diagonal parking is located on the east side of the street along the north segment and on the west side of the street along the south segment. By alternating parking it creates a gentle curve in the road which makes people drive slower. The woonerf is paved with cobbles and lined with deciduous trees to create a historic look and feel. Cobbles are also an effective traffic calming tool for slowing vehicle speeds. These streets are also closeable to traffic for hosting pedestrian only events such as the popular and ever expanding Everett Farmers Market. The woonerf is located at the edge of both the Wharf's Edge and the Millwright Districts, and in effect stitches together the housing and retail on each side of the street into one cohesive place.



Example of a Woonerf



Example of people enjoying the Farmers Market along the Woonerf



Example of how to use bollards and trees to separate cars and people



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The Esplanade

The Esplanade, with its genesis starting in Fisherman's Harbor, winds around the entire central dock which is also part of the Port's larger four mile W-Trail network that connects each of the Waterfront Place Districts. Along the Esplanade there are three zones, the Esplanade at Fisherman's Harbor (east), the Esplanade at Millwright (central), the and Esplanade at Wharf's Edge (west and north). Along the entire length of the Esplanade there is seating, gardens and intimate people places. The west end of the pier features several public open spaces that punctuate the unique quality of Everett and Waterfront Place.

Boxcar Park

At the western most edge of The Esplanade is a new signature two-acre park. Its name, Boxcar Park honors the long and storied history of the railroad along the waterfront. Boxcar Park is large open space and a counterbalance to the more formal Pacific Rim Plaza where it offers visitors a place to take in the spectacular views of Puget Sound and Olympic Mountains. The park also acts as an extension of Jetty Island. South of the park, a cozy boutique hotel and spa, and high-quality Pacific Northwest restaurant provide year round enjoyment of the Park. The Esplanade continues around the west end to connect visitors to the park through a wide meandering recreational trail that traverses through the park and continues east to the Craftsman District and up the North Marina.. The trail is designed to accommodate



Bike and walking trail along the waterfront



Example of what the Esplanade at Fisherman's Harbor could look like

multiple uses (e.g., pedestrians and bicycles) by separating uses on each side of the trail, essentially creating a fast and slow lane. The trail connects the featured elements near the Park including the Weyerhaeuser Muse, the hotel, children's play area and biological interpretive area on the Rocky Islands, and Sunset Steps. Visitors may enjoy a bike-for-rent from a kiosk in the Craftsman District transit hub or hire a pedi-cab if they prefer to ride rather than walk.

Weyerhaeuser Muse

The Weyerhaeuser Muse located at the west end of the pier serves as an indoor marina clubhouse and outdoor performance venue. The Weyerhaeuser Office building, listed on the National Register of Historic Places, is covered in decorative lumber treatments crafted by one-time local mill workers. Outdoors, a patio and formal garden is located directly adjacent to the building that is sized to accommodate small



community events and activities. The surrounding landscape is designed to complement the Gothic architecture with formal arrangements of native and ornamental plants to contain the space and offer seasonal interest and color. Retractable overhead sails provide respite from the sun on the patio during the summer months. The shades are made from canvas and are imprinted with the text "Everett, WA." As discussed in the historical overview, this references the canvas covers that were used to cover shingle cargo in boxcars leaving Everett in the late 1890s. To the west, the patio or deck serves as a stage and spills out onto an open lawn that is sized for larger performances, concerts, community events. Posts on the water ward side provide harnesses for large sail cloth movie screens to serve as a marina drive-in theater. These free summer night movies are broadcasted by the Port via FM radio and viewable from boats.

Rocky Islands

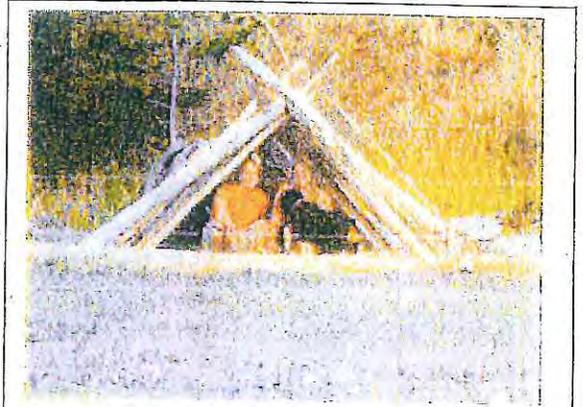
Creating a marina with experiences that appeal to children and is family-friendly is a priority for the Port of Everett. At the northwest corner of Boxcar Park, there are a series of peninsulas carved out of the land. These "islands" are inspired by and bring the experience of Jetty Island to all visitors. This feature encourages people to explore the water's edge and natural tidal pools. Tidal pools show off marine habitat and are treasure troves for kids to search for sea creatures, get dirty, and discover nature. The island's uplands are connected via a series of small bridges. Within the uplands are adventure playgrounds for kids and adults with driftwood for building forts. Educational programs about marine rescue and the health of the marine environment are presented by students from ORCA, an Everett Community College oceanic research program hosted at the Port of Everett.

Sunset Steps

Mounds and terraces form the western facing Sunset Steps immediately south of the islands. Grassy hills provide a place to fly kites and for beginner kite boarders to practice maneuvering their kite before graduating to the waters off of Jetty Island, It's also a place of respite for enjoying a sunset picnics on long summer nights.



Exploring in a tidal pool



Example of a Driftwood Fort

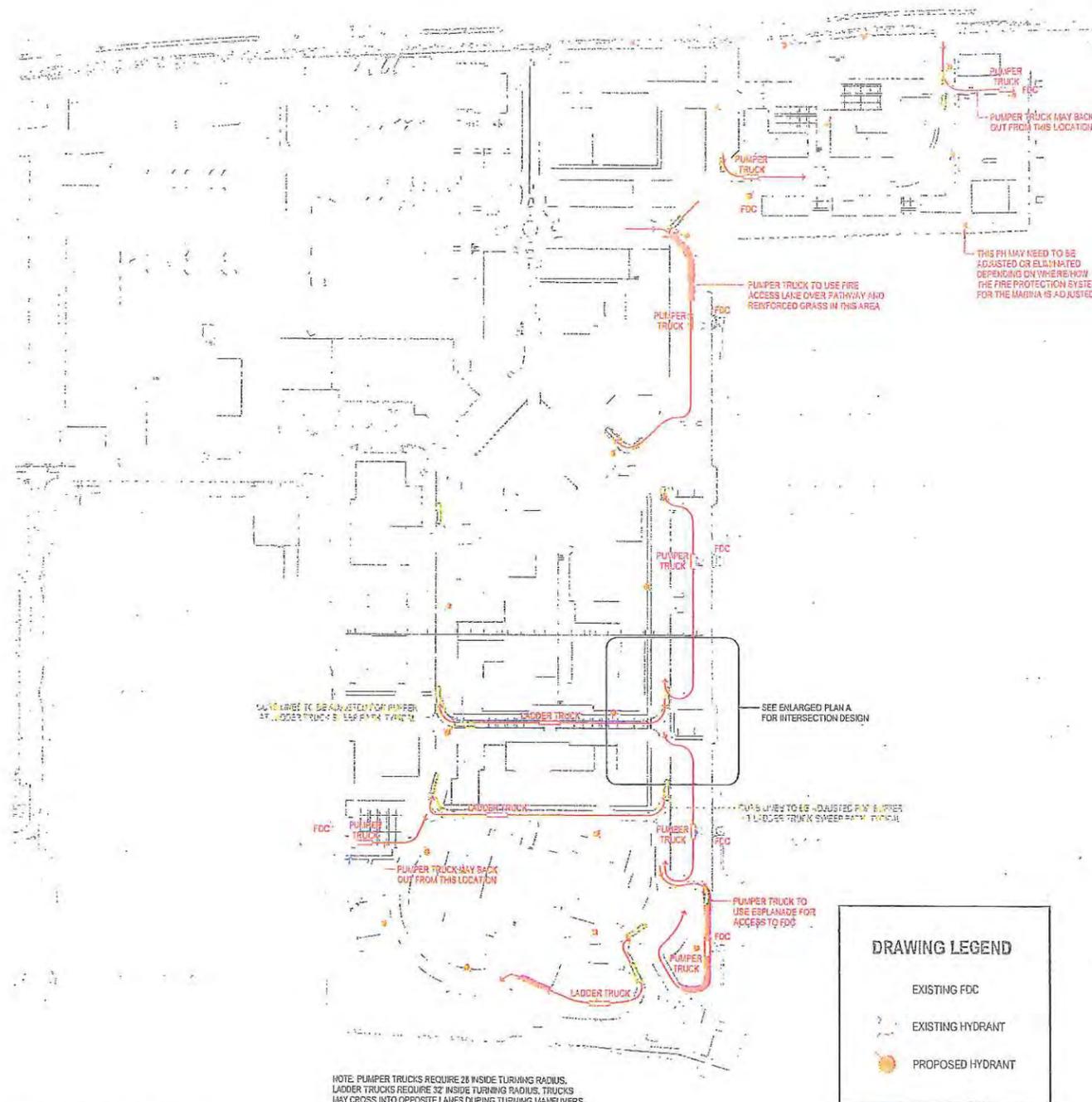


Example of what Kite Hill will look like

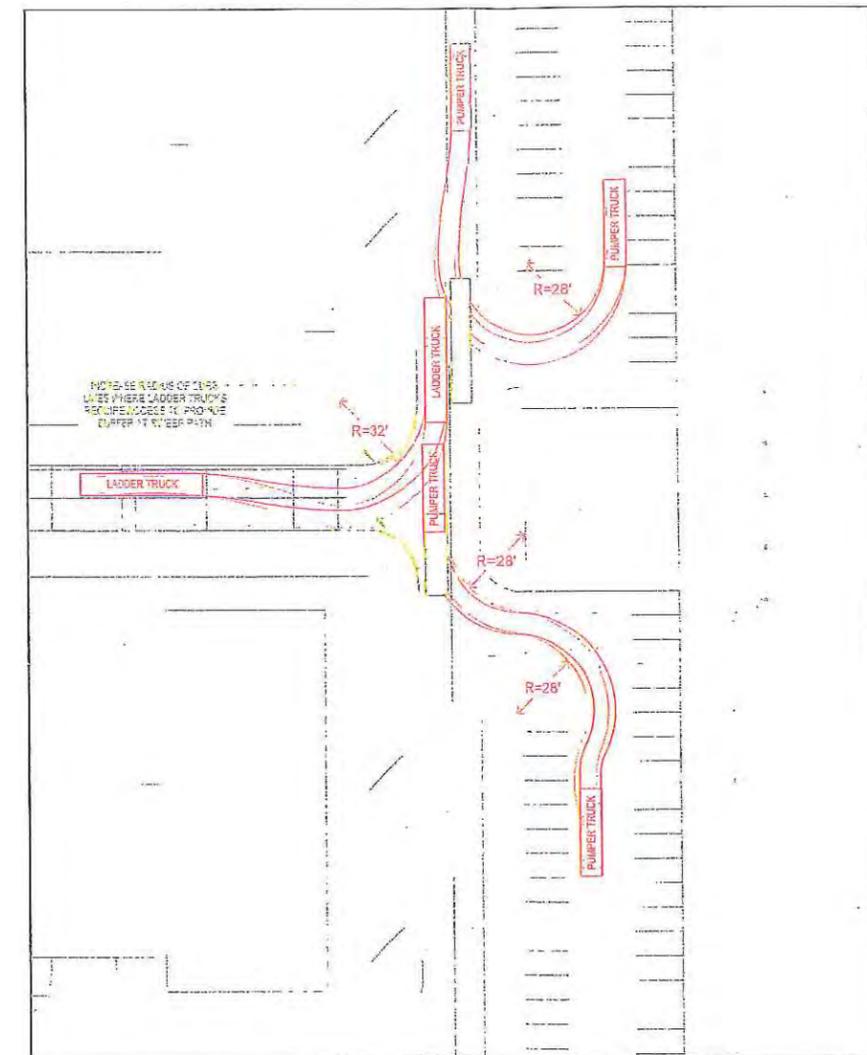
Waterfront Place

Exhibit 13

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FIRE ACCESS DIAGRAM



ENLARGED PLAN A

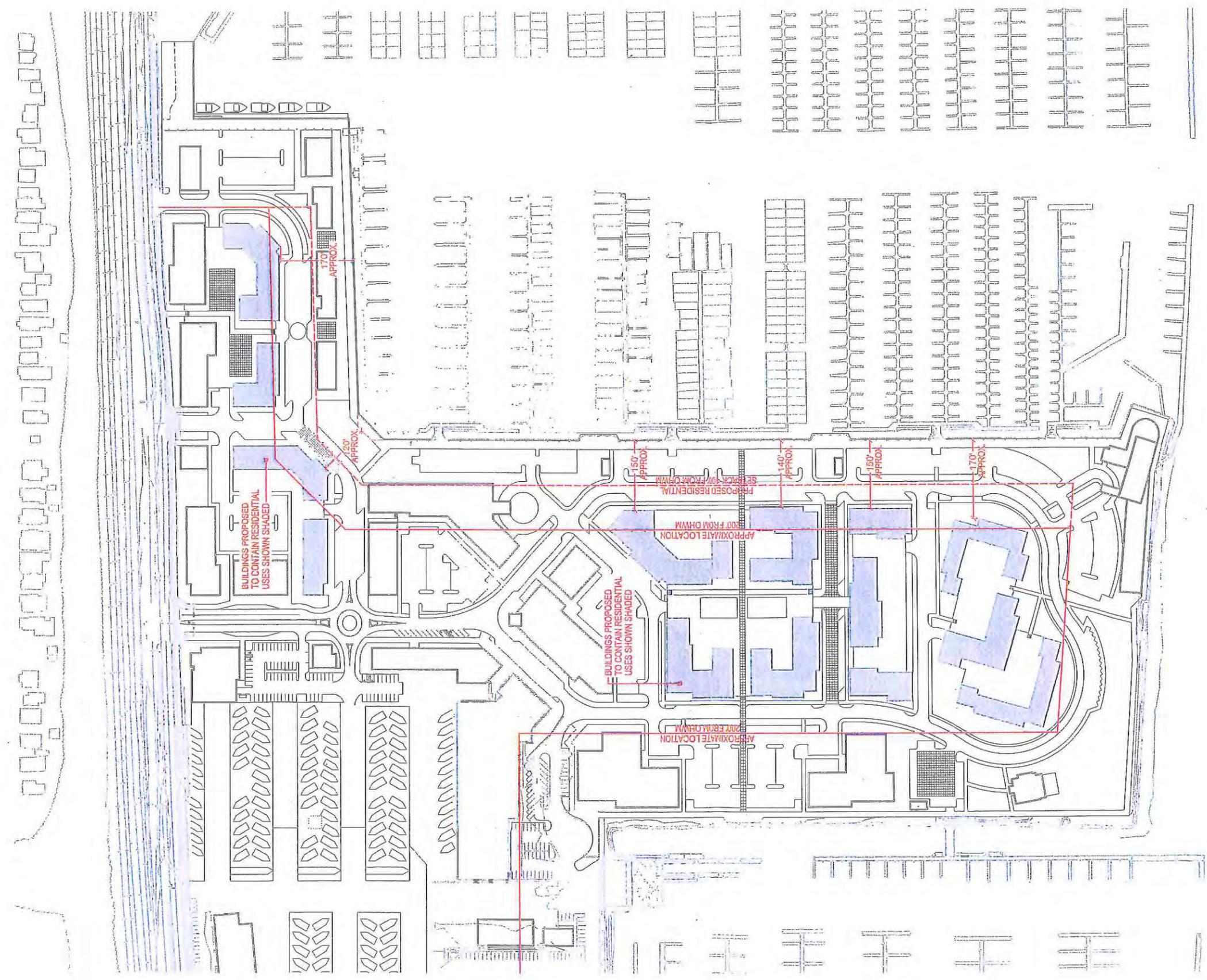
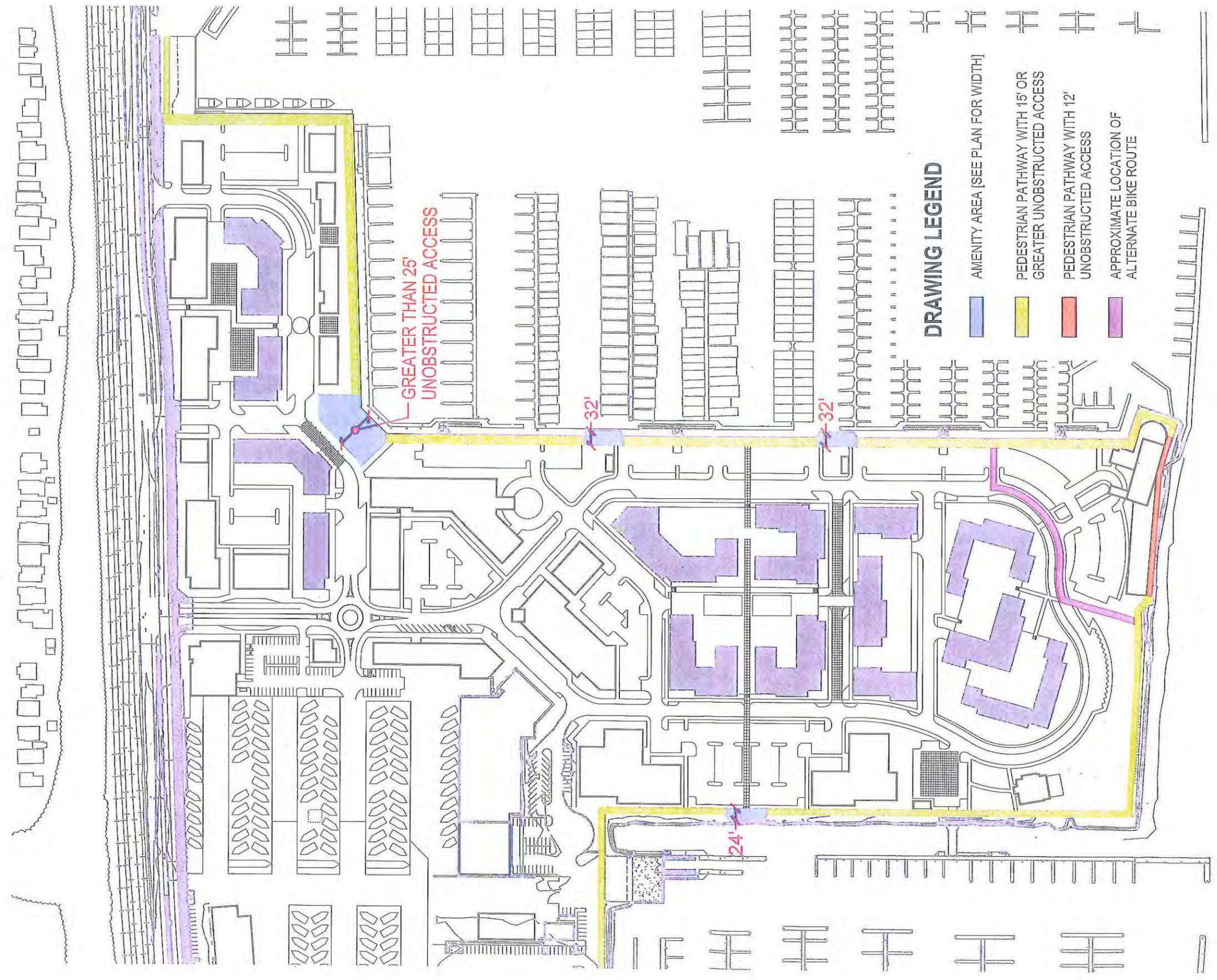


DIAGRAM OF REDUCED SETBACKS (FOR RESIDENTIAL USES)
 ⊕ SMP LIMITED AMENDMENT



DRAWING LEGEND

- █ AMENITY AREA (SEE PLAN FOR WIDTH)
- █ PEDESTRIAN PATHWAY WITH 15' OR GREATER UNOBSTRUCTED ACCESS
- █ PEDESTRIAN PATHWAY WITH 12' UNOBSTRUCTED ACCESS
- █ APPROXIMATE LOCATION OF ALTERNATE BIKE ROUTE

DECEMBER 17, 2014
 PEDESTRIAN PATHWAY WIDTH DIAGRAM