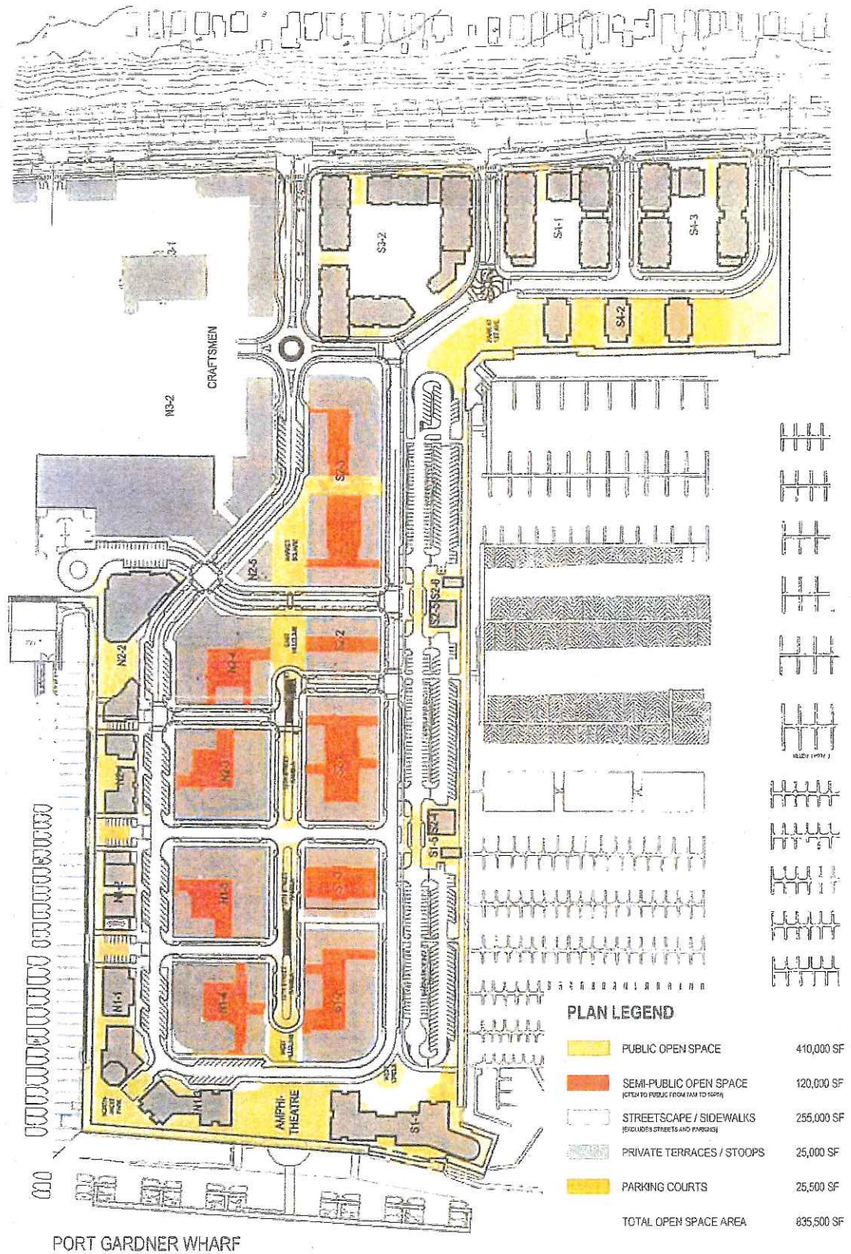
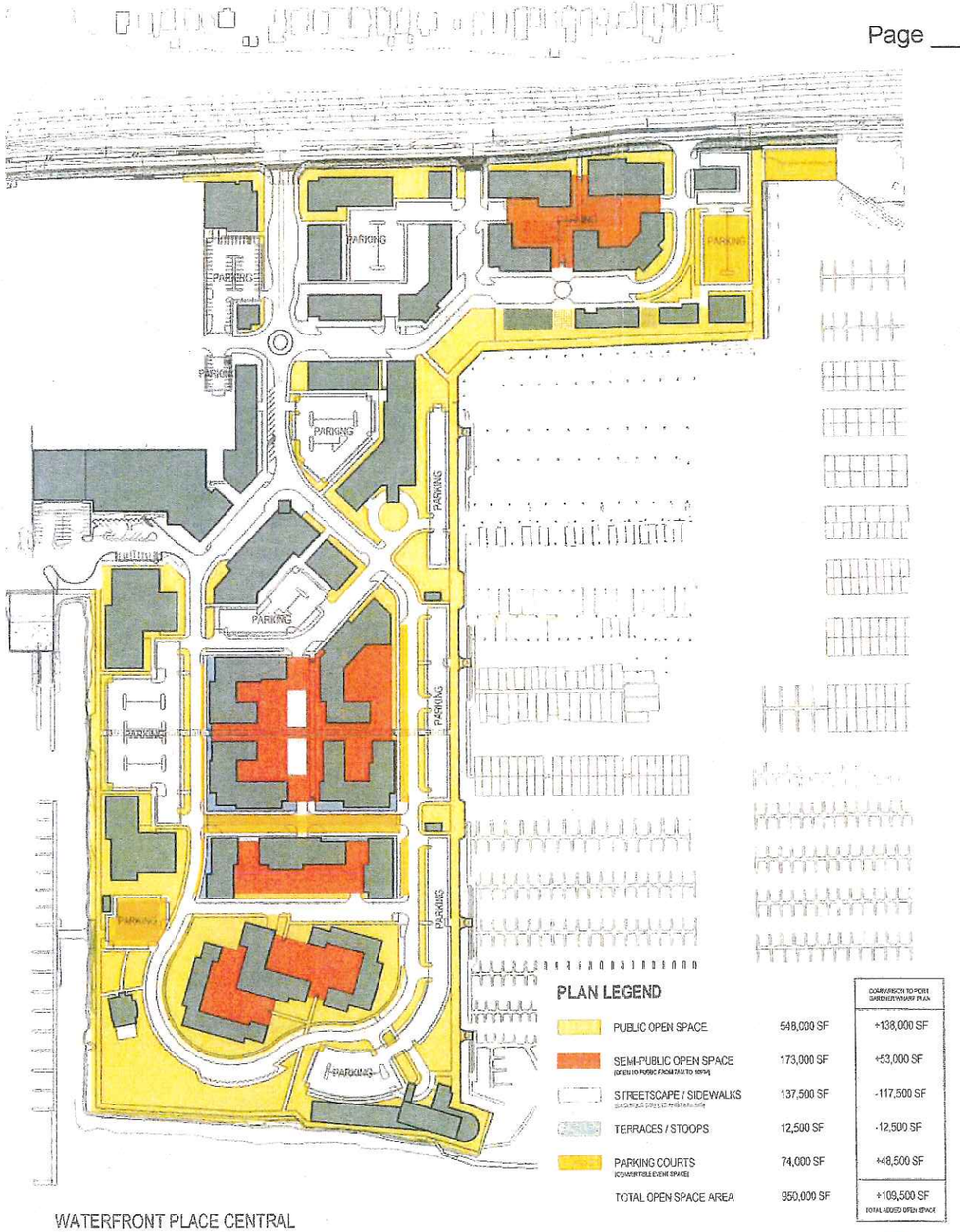


PORT GARDNER WHARF
OPEN SPACE DIAGRAM



WATERFRONT PLACE CENTRAL
OPEN SPACE DIAGRAM

Phase II - Implementation Planning

2.2c OPEN SPACE DIAGRAM | STRUCTURED PARKING OPTION 2

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WATERFRONT PLACE @ PORT OF EVERETT

Waterfront Place I

Exhibit 7

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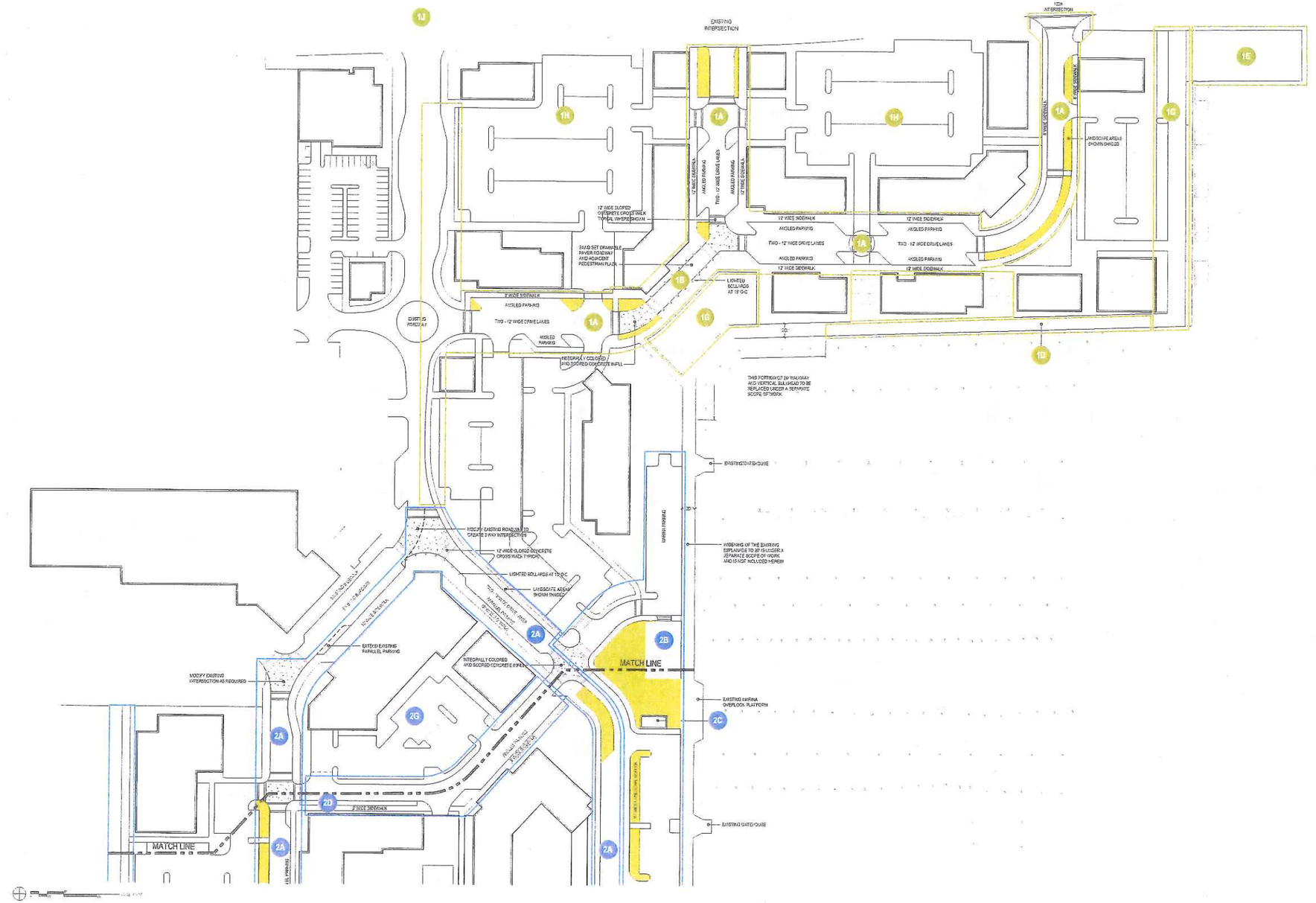

Phase II - Implementation Planning

3.0 SCOPING DIAGRAM A

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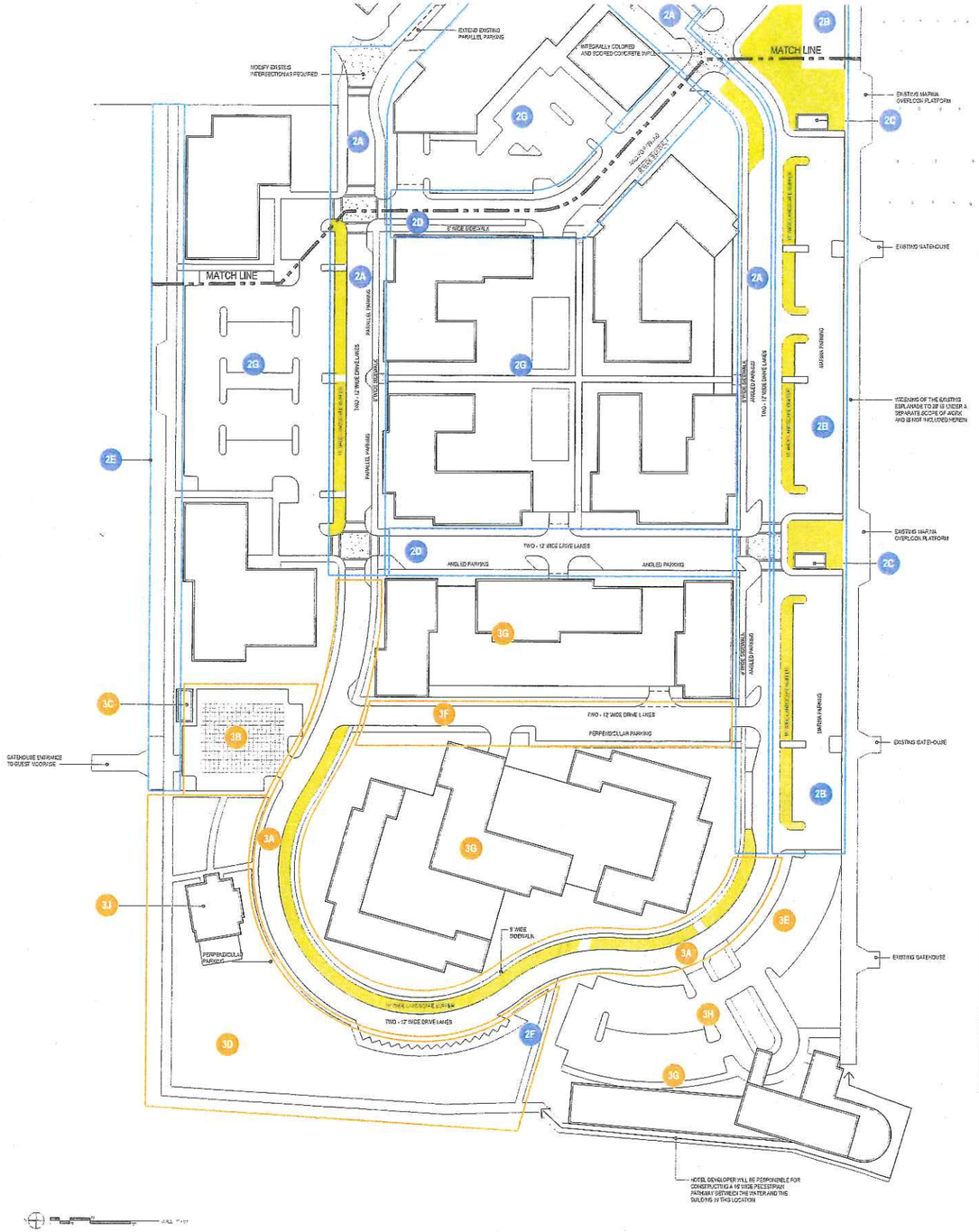
WATERFRONT PLACE @ PORT OF EVERETT



INFRASTRUCTURE SUMMARY

ZONE 1	COST CATEGORIES				
	UPLANDS	MARINA	MITIGATION	PUBLIC ACCESS	NOTES
1A ROADWAY, SIDEWALK, PARKING AND UTILITIES	●				INCLUDES STREET LIGHTING, TREES, SITE FURNISHINGS, ETC.
1B PLAZA STREET	●				SIDEWALK AND STREET FINISHED WITH CONCRETE PAVERS - BOLLARDS USED TO DEFINE DRIVE LANES AND PEDESTRIAN ZONES
1C RECONSTRUCT OVER WATER WHARF AND BULKHEAD NEAR W. MARINEVIEW DR.			●		BUDGET PROVIDED BY PORT
1D RECONSTRUCT BULKHEAD AND ADD 20' WIDE PEDESTRIAN ESPLANADE	●		●	●	BUDGET PROVIDED BY PORT AND COST SHARED BETWEEN UPLANDS, MITIGATION AND PUBLIC ACCESS
1E REPLACE EXISTING OVER WATER WHARF AND EXPAND WORK AREA		●			BUDGET PROVIDED BY PORT (11,200 SF x $250/SF)
1F NOT USED					
1G GREEN SPACE				●	
1H FILL DIRT			●		AS REQUIRED TO ACCOMMODATE SEA LEVEL RISE STRATEGY (SEE CIVIL)
1J TRAFFIC SIGNAL	●				INFRASTRUCTURE ALREADY INSTALLED
ZONE 2					
2A ROADWAY, SIDEWALK, PARKING AND UTILITIES	●				INCLUDES STREET LIGHTING, TREES, SITE FURNISHINGS, ETC.
2B MARINA PARKING AND ACCESS PLUS ESPLANADE IMPROVEMENTS		●		●	PARKING SERVING MARINA PLUS HALF OF ACCESS ROAD PLUS WIDENING OF ESPLANADE TO 20'
2C TOILET ROOMS, SHOWERS AND LAUNDRY FACILITIES SERVING THE MARINA		●			TWO 1,500 SF BUILDINGS
2D INTERIOR CROSS STREETS	●				
2E 16' WIDE CONCRETE WALKING TRAIL AND LANDSCAPING				●	35' WIDE PUBLIC ACCESS ZONE TO BE FULLY LANDSCAPED
2F SEWER PUMP STATION	●				
2G FILL DIRT			●		AS REQUIRED TO ACCOMMODATE SEA LEVEL RISE STRATEGY (SEE CIVIL)
ZONE 3					
3A ROADWAY, SIDEWALK, PARKING AND UTILITIES	●			●	INCLUDES STREET LIGHTING, TREES, SITE FURNISHINGS, ETC. DIVIDED 50/50 BETWEEN UPLANDS AND PUBLIC ACCESS
3B PUBLIC PARKING				●	
3C TOILET ROOMS, SHOWERS AND LAUNDRY		●			INCORPORATED INTO RENOVATED WEYERHAUSER BUILDING (SEE 3J BELOW)
3D PUBLIC ACCESS / GREEN SPACE				●	PASSIVE OPEN SPACE WITH TRAIL NETWORK AND LIMITED AMOUNT OF OUTDOOR STRUCTURES
3E REMOVE EXISTING FUEL TANKS AND INSTALL NEW FUEL TANKS	●	●			
3F INTERIOR CROSS STREET	●				
3G FILL DIRT			●		AS REQUIRED TO ACCOMMODATE SEA LEVEL RISE STRATEGY (SEE CIVIL)
3H DEMOLITION OF EXISTING STRUCTURES	●				
3J RELOCATE EXISTING WEYERHAUSER BUILDING				●	

Phase II - Implementation Planning

3.1 SCOPING DIAGRAM B

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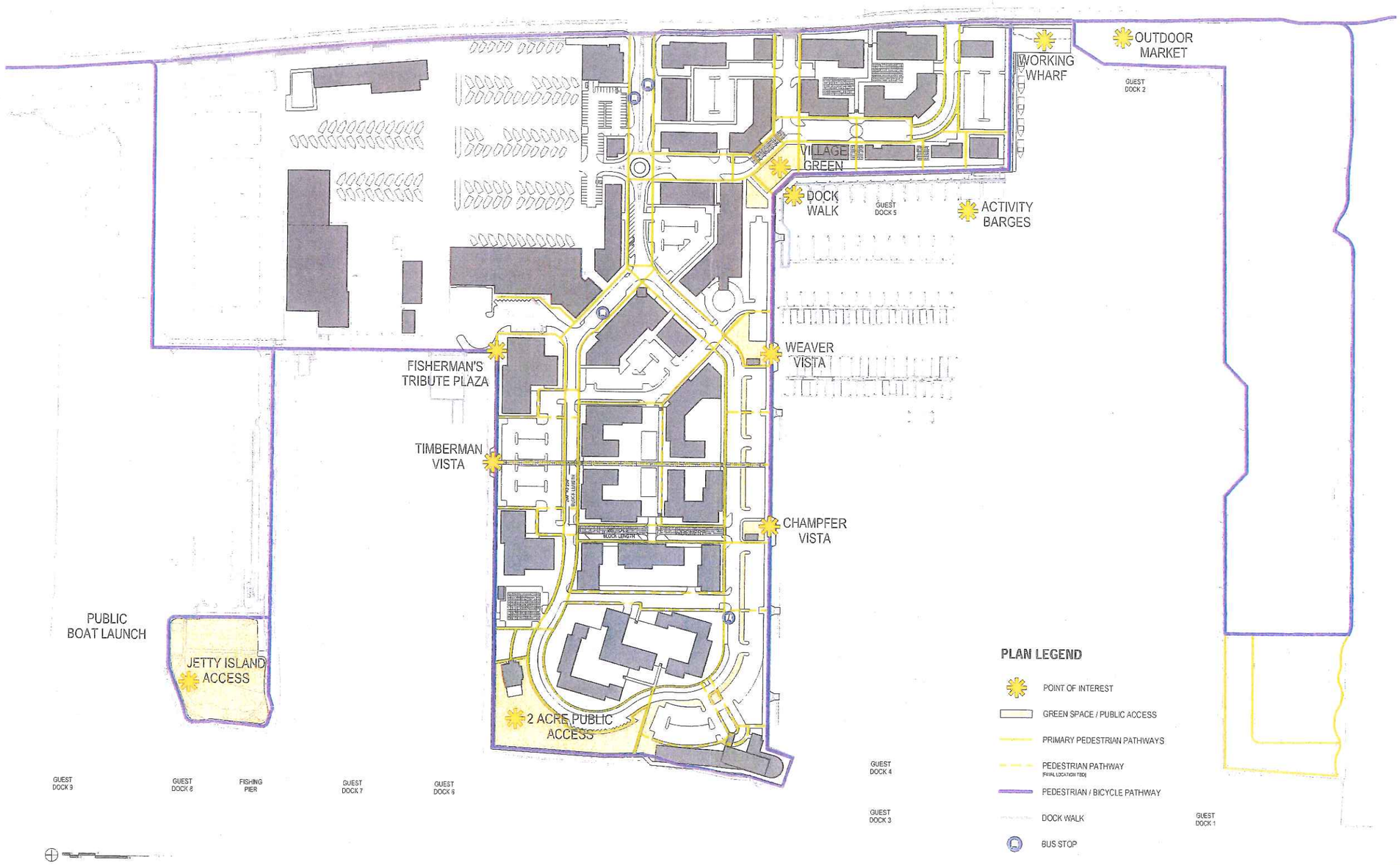
WATERFRONT PLACE @ PORT OF EVERETT



Phase II - Implementation Planning

2.2a PATHWAYS AND PUBLIC ACCESS

30MAY14
REV 11AUG14

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WATERFRONT PLACE
@ PORT OF EVERETT

Waterfront Place

Exhibit 9

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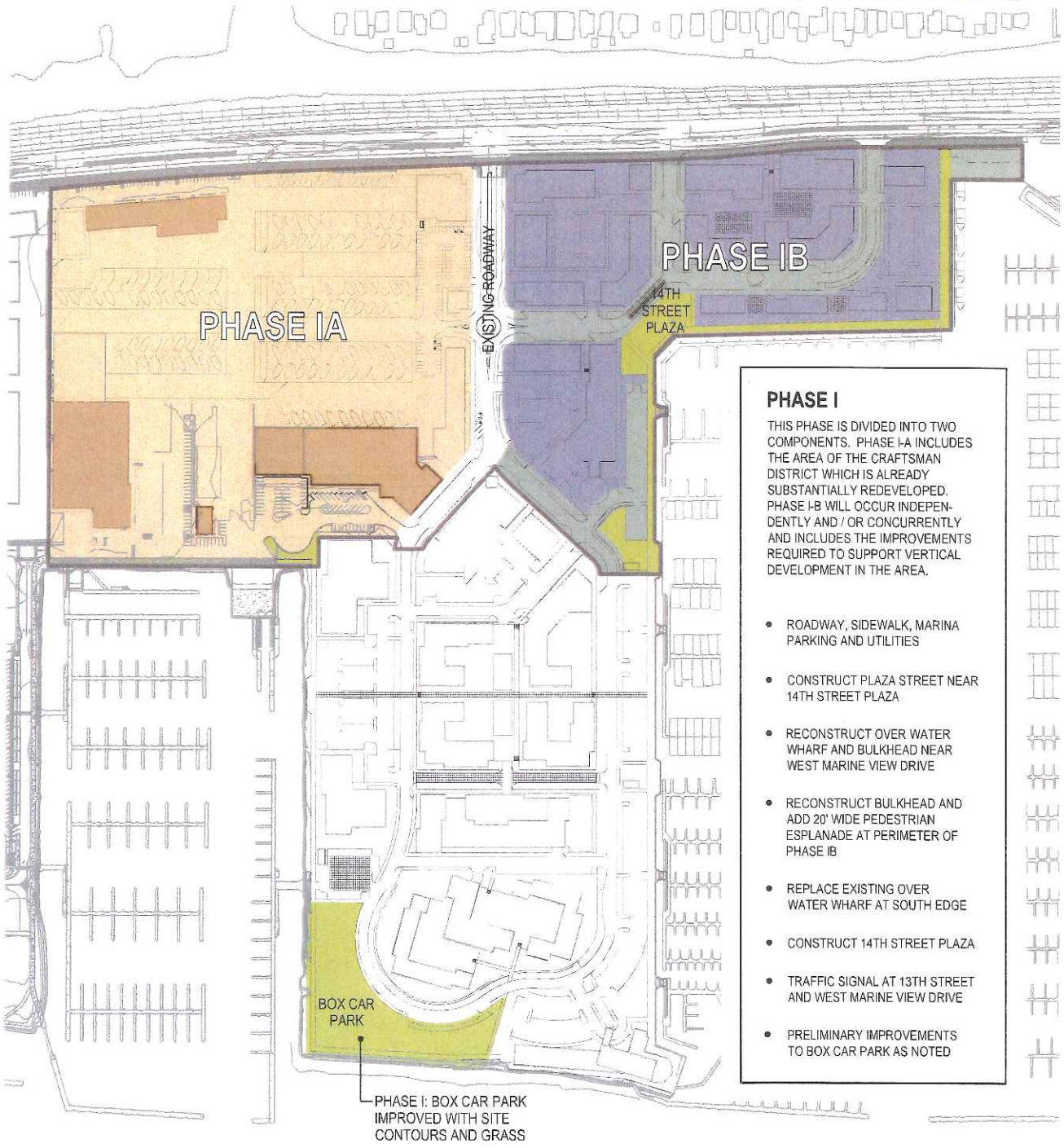
PHASING PLAN

DRAWING LEGEND

- EXISTING BUILDING
- CRAFTSMAN DISTRICT
- NEW ROAD IMPROVEMENTS
- DEVELOPMENT PARCEL
- PUBLIC ACCESS



PHASE I

THIS PHASE IS DIVIDED INTO TWO COMPONENTS. PHASE I-A INCLUDES THE AREA OF THE CRAFTSMAN DISTRICT WHICH IS ALREADY SUBSTANTIALLY REDEVELOPED. PHASE I-B WILL OCCUR INDEPENDENTLY AND / OR CONCURRENTLY AND INCLUDES THE IMPROVEMENTS REQUIRED TO SUPPORT VERTICAL DEVELOPMENT IN THE AREA.

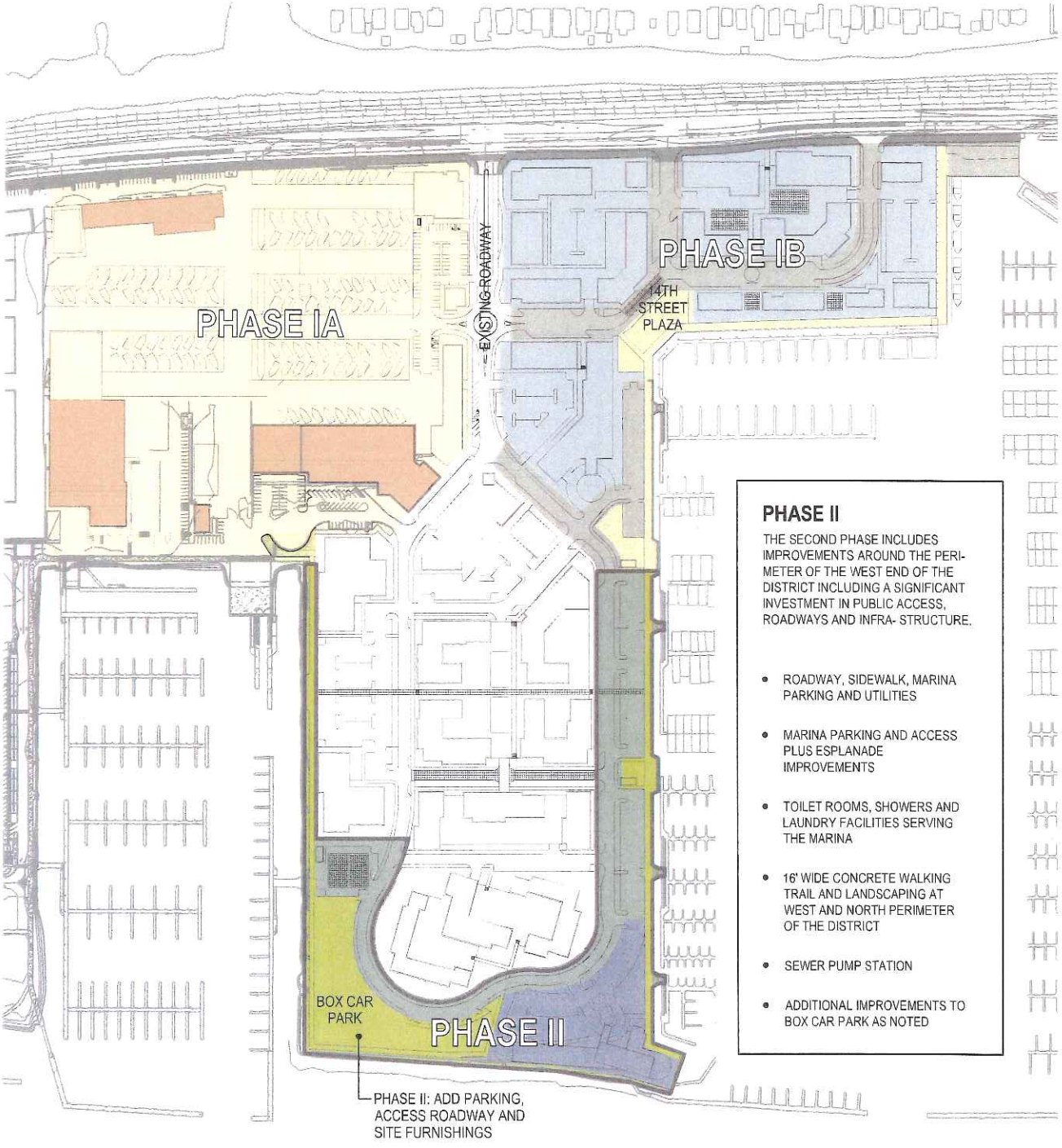
- ROADWAY, SIDEWALK, MARINA PARKING AND UTILITIES
- CONSTRUCT PLAZA STREET NEAR 14TH STREET PLAZA
- RECONSTRUCT OVER WATER WHARF AND BULKHEAD NEAR WEST MARINE VIEW DRIVE
- RECONSTRUCT BULKHEAD AND ADD 20' WIDE PEDESTRIAN ESPLANADE AT PERIMETER OF PHASE IB
- REPLACE EXISTING OVER WATER WHARF AT SOUTH EDGE
- CONSTRUCT 14TH STREET PLAZA
- TRAFFIC SIGNAL AT 13TH STREET AND WEST MARINE VIEW DRIVE
- PRELIMINARY IMPROVEMENTS TO BOX CAR PARK AS NOTED

PHASE I

PHASING PLAN

DRAWING LEGEND

- EXISTING BUILDING
- CRAFTSMAN DISTRICT
- NEW ROAD IMPROVEMENTS
- DEVELOPMENT PARCEL
- PUBLIC ACCESS



PHASE II

THE SECOND PHASE INCLUDES IMPROVEMENTS AROUND THE PERIMETER OF THE WEST END OF THE DISTRICT INCLUDING A SIGNIFICANT INVESTMENT IN PUBLIC ACCESS, ROADWAYS AND INFRA- STRUCTURE.

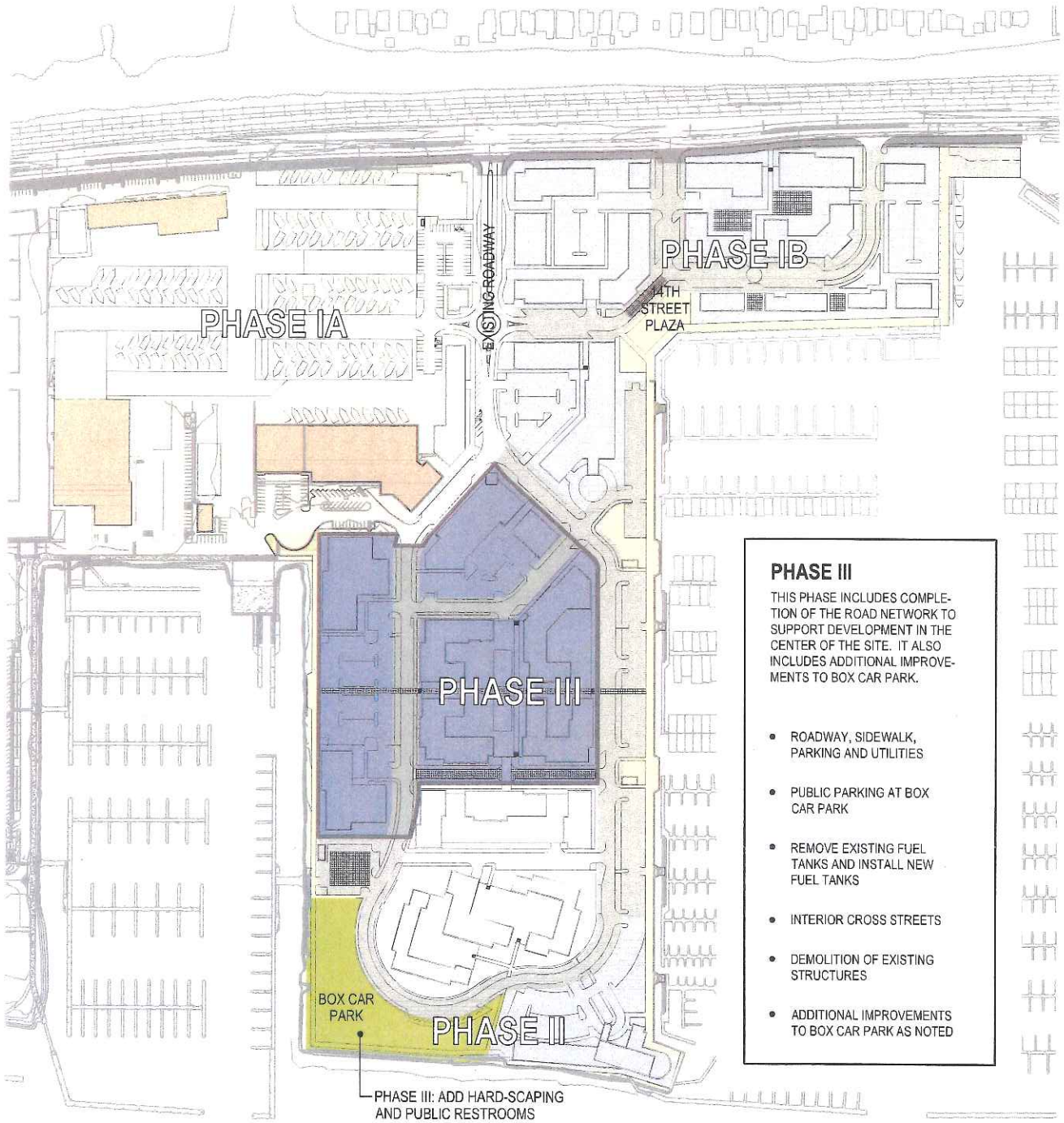
- ROADWAY, SIDEWALK, MARINA PARKING AND UTILITIES
- MARINA PARKING AND ACCESS PLUS ESPLANADE IMPROVEMENTS
- TOILET ROOMS, SHOWERS AND LAUNDRY FACILITIES SERVING THE MARINA
- 16' WIDE CONCRETE WALKING TRAIL AND LANDSCAPING AT WEST AND NORTH PERIMETER OF THE DISTRICT
- SEWER PUMP STATION
- ADDITIONAL IMPROVEMENTS TO BOX CAR PARK AS NOTED

PHASE II

PHASING PLAN

DRAWING LEGEND

- EXISTING BUILDING
- CRAFTSMAN DISTRICT
- NEW ROAD IMPROVEMENTS
- DEVELOPMENT PARCEL
- PUBLIC ACCESS



PHASE III

THIS PHASE INCLUDES COMPLETION OF THE ROAD NETWORK TO SUPPORT DEVELOPMENT IN THE CENTER OF THE SITE. IT ALSO INCLUDES ADDITIONAL IMPROVEMENTS TO BOX CAR PARK.

- ROADWAY, SIDEWALK, PARKING AND UTILITIES
- PUBLIC PARKING AT BOX CAR PARK
- REMOVE EXISTING FUEL TANKS AND INSTALL NEW FUEL TANKS
- INTERIOR CROSS STREETS
- DEMOLITION OF EXISTING STRUCTURES
- ADDITIONAL IMPROVEMENTS TO BOX CAR PARK AS NOTED

DRAWING LEGEND

- EXISTING BUILDING
- CRAFTSMAN DISTRICT
- NEW ROAD IMPROVEMENTS
- DEVELOPMENT PARCEL
- PUBLIC ACCESS

PHASE III

PHASING PLAN

Waterfront Place

Exhibit 9

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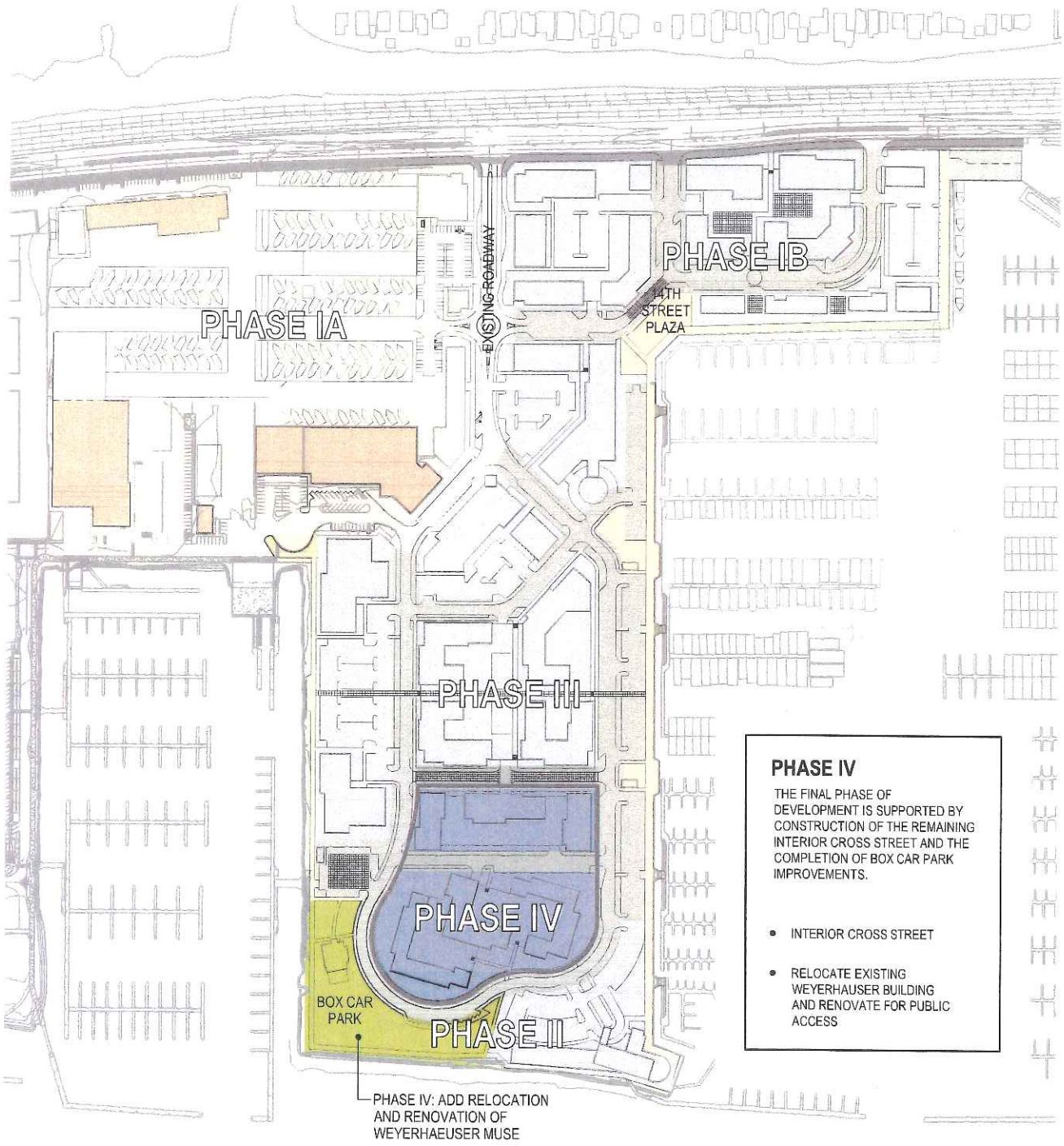

PHASE IV

PHASING PLAN