PORT OF EVERETT

We Provide Value: We Create Economic Opportunities

Everett City Council

Port of Everett Work Plan for 2016

Les Reardanz

CEO/Executive Director

February 24, 2016

RCW 53: A Port is a Special Purpose District

- 1911 - citizens allowed to form port districts
  - Primary mission is to promote economic development
  - Ports are our public sector trade link
  - Port powers have evolved from 1911-today

- Washington is heavily dependent upon trade (one-in-four jobs is trade dependent)
  - 3 and 5 in Snohomish County or 60%

- **Fun Fact:**
  - Washington's port system is the largest locally-controlled port system in the world with 75 unique ports

About the Port of Everett

- The Port District and boundaries formed in 1918; serves nearly 100,000 people
  - Not a countywide port
- Special Purpose District 'economic development' governed by three commissioners
- The Port's customs district ranks first in the state at $25.7 BILLION in exports (including airplanes), and it is the 3rd largest container port in the state
- Operate three lines of business and homeport to Naval Station Everett

Port Vision: Strategic Snapshot

Who We Are (Mission)

A public enterprise to create economic and recreational opportunities to enhance a strong and vibrant community

What We Do (Core Competencies)

- Seaport
- Real Estate
- Marina/Marine Services
- Environmental Stewardship
- Public Access

How We Do It (Focus Areas)

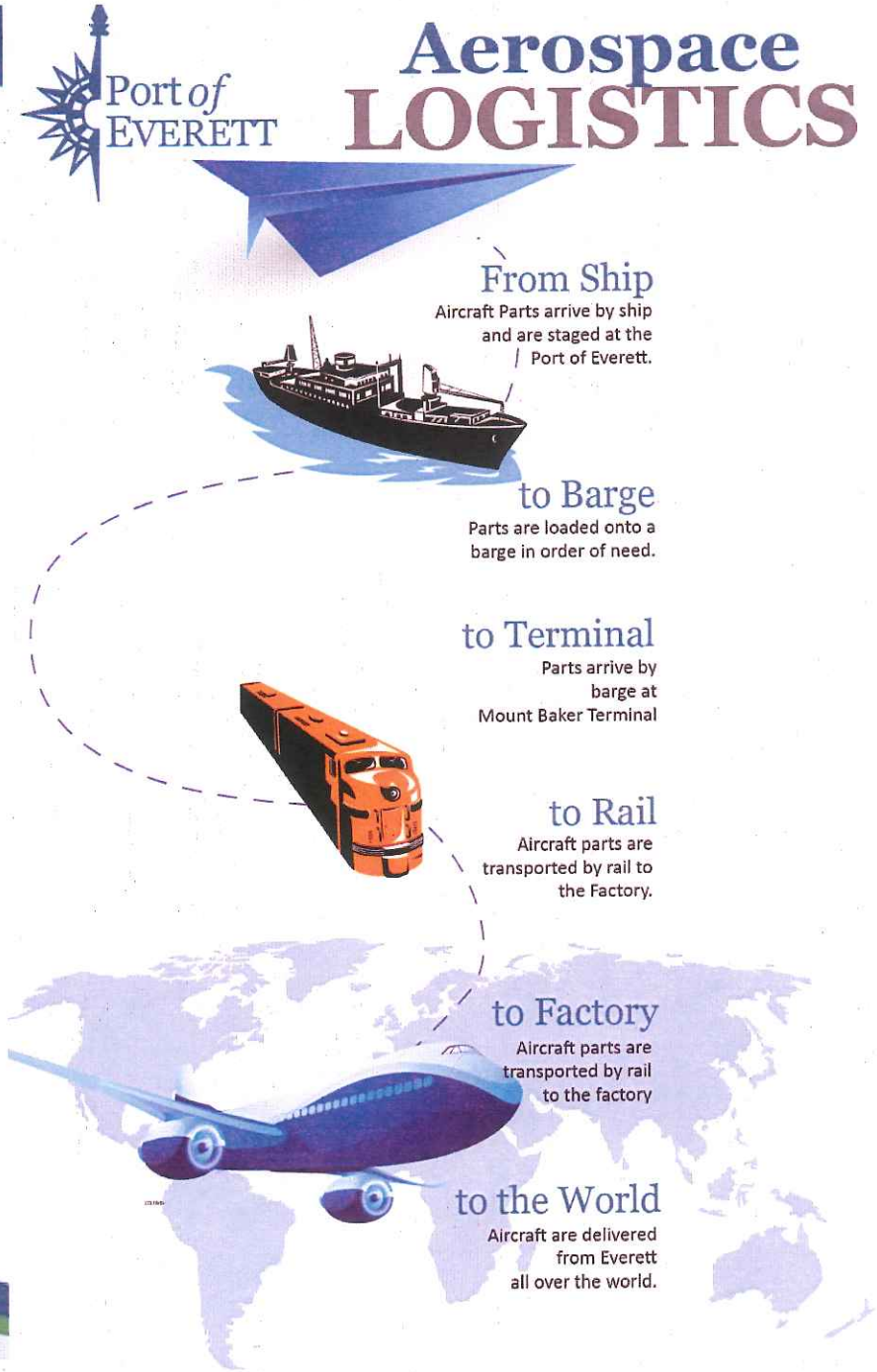
- Financial Sustainability
- Partnerships
- Community Engagement
- Environmental Stewardship

Why We Do It?

- Strong Economy
- Competitive Region
- National Security
- Disaster Resiliency
- Strong Environment

Port of Everett & Aerospace

- The Port of Everett handles 100 percent of the oversized fuselage aerospace parts for the 747, 767 and 777 airplanes – soon to be 777X



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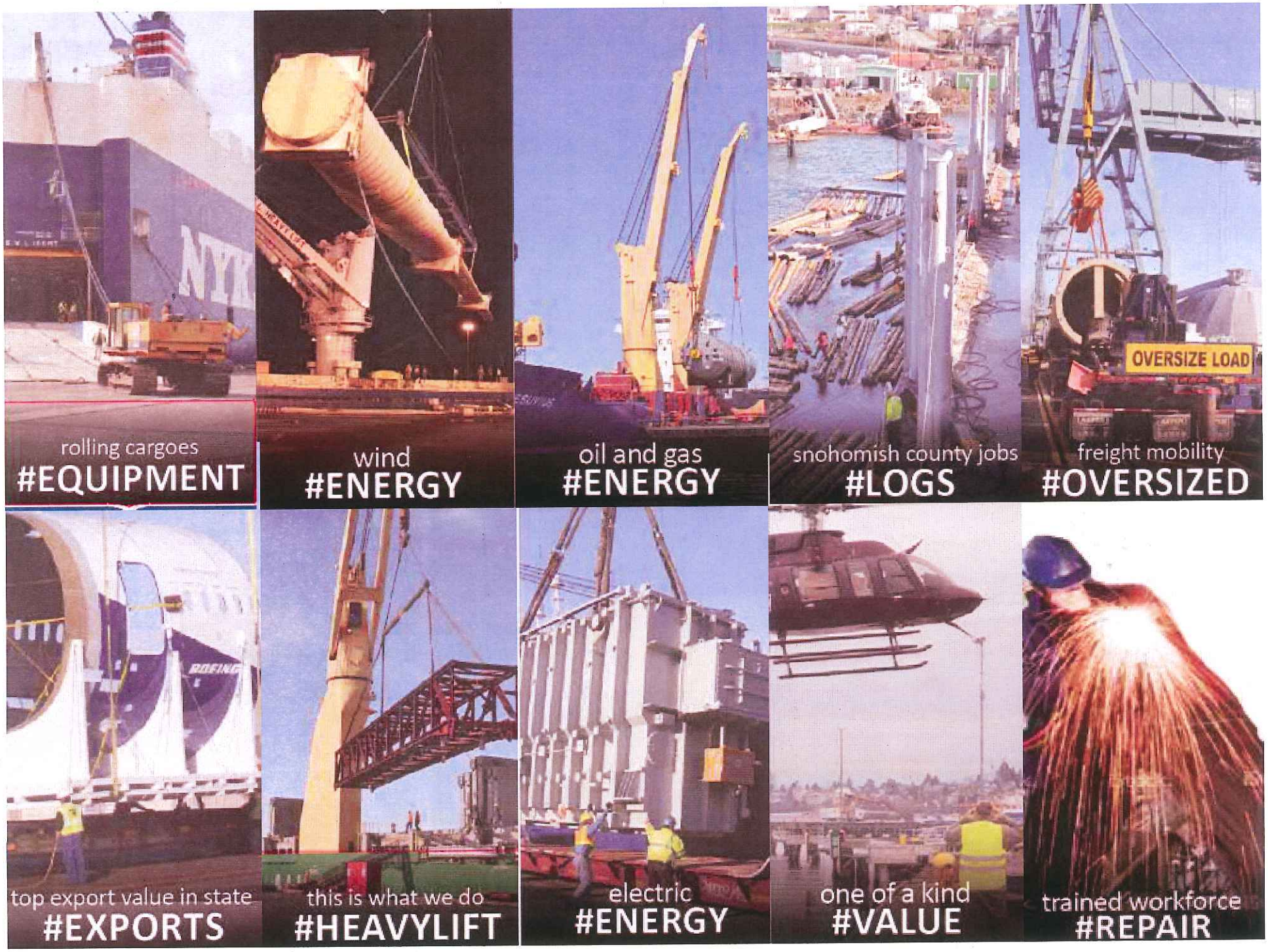

rolling cargoes
#EQUIPMENT
wind
#ENERGY
oil and gas
#ENERGY
snohomish county jobs
#LOGS
OVERSIZE LOAD
freight mobility
#OVERSIZED
top export value in state
#EXPORTS
this is what we do
#HEAVYLIFT
electric
#ENERGY
one of a kind
#VALUE
trained workforce
#REPAIR

Jobs & Taxes: Port Operations

Supporting more than 35,000 jobs and $373 million in state and local taxes

What Types of Jobs are Supported by Port of Everett Operations?

13,813 DIRECT JOBS *(Jobs directly attributed to Port activity)*

Terminal operators, forwarders, longshoremen, warehousing, government, trucking, terminal construction, rail, tenants, tugs pilots, agents, chandlers, surveyors, vessel repair & more.

17,770 INDUCED JOBS

(Purchases made by direct job employees)

Food, shelter, transportation, medical, retail, apparel, etc.

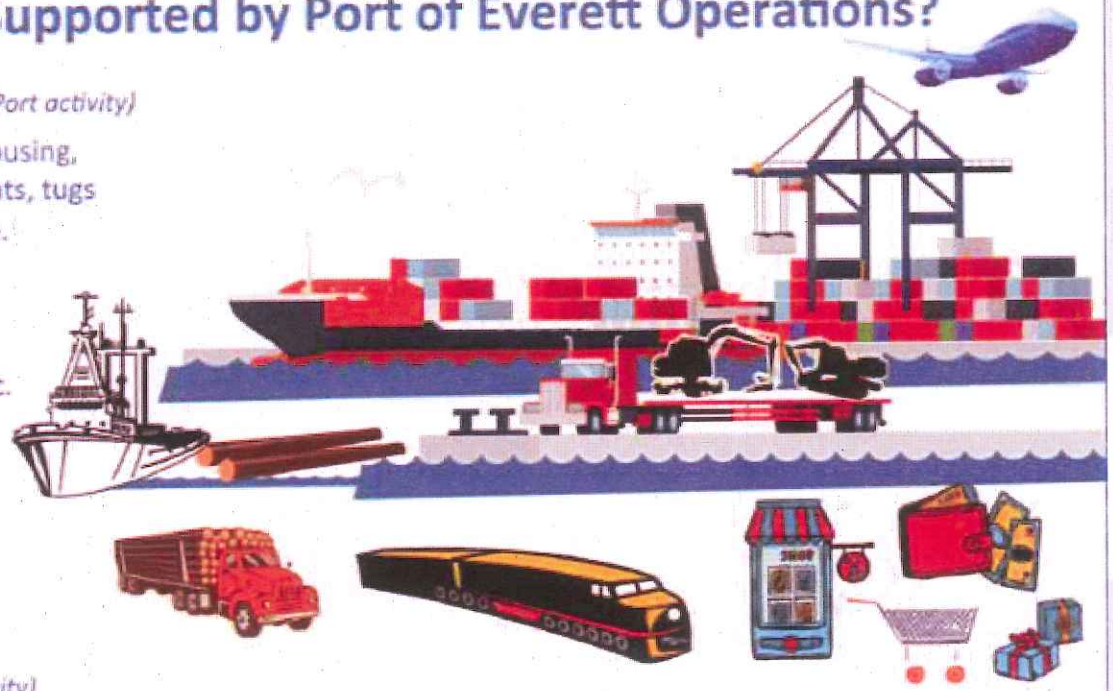
3,546 INDIRECT JOBS

(Purchases by firms providing services/supplies for the Port)

Goods/services, maintenance & repair, equipment, utilities, fuel, insurance, etc.

20,000 AEROSPACE JOBS

(Jobs supported in the aerospace industry related to Port activity)



We Provide Value: We Create Economic Opportunities

Work Force Development Efforts

- Working with the Washington Maritime Federation, Economic Alliance Snohomish County and Washington Public Ports Association to promote 'blue' jobs
  - Huge demand for welding, aerospace, ship repair and maintenance jobs
  - Recapitalizing our fishing fleet, etc.
- Robust summer internship and seasonal helper program at the Port
- Partnership with Everett Children's Museum to reach out to 4/5 graders in the Everett and Mukilteo school districts regarding the maritime industry
  - In 2015, we reached 41 classes in 13 schools
- Participation in career fairs
- Partnership with Everett Community College on running start program (ORCA)

Puget Sound Initiative

Initiative #1

Preparing for Larger Ships

Sea Changes: Industry Trend & Port Commission Direction

- Customers and shippers alike are always looking for ways to more efficiently and effectively transport cargo – one way to do this is through larger ships
- For us in Everett, and other ports, this means larger berths (at least 300 feet longer) and deeper draft (at least 45 feet MLLW)
- The **Port Commission** has directed staff to enhance our seaport facilities to meet current and future customer needs, and to stay competitive in the global marketplace.

Bigger Ships are Already Here.

- In August 2015, the Westwood Robson, a 686-foot container ship transporting aerospace parts and other general cargoes from Japan to Everett, arrived in port.
- The newer, larger charter vessel extends 36 feet beyond the end of the port's largest container dock.

LA will welcome largest container ship ever to call in North America

A Shift in Vessel Size

A SHIFT IN VESSEL SIZE

Here's a snapshot of how vessels have changed in size over the past 60 years. To put this into perspective, the largest ships the Port of Everett can easily accommodate today are approximately 650-feet in length. With its planned seaport investments, the Port's goal is to be able to service Panamax Class and Post Panamax ships tailored to our high and heavy cargo niche within five years.

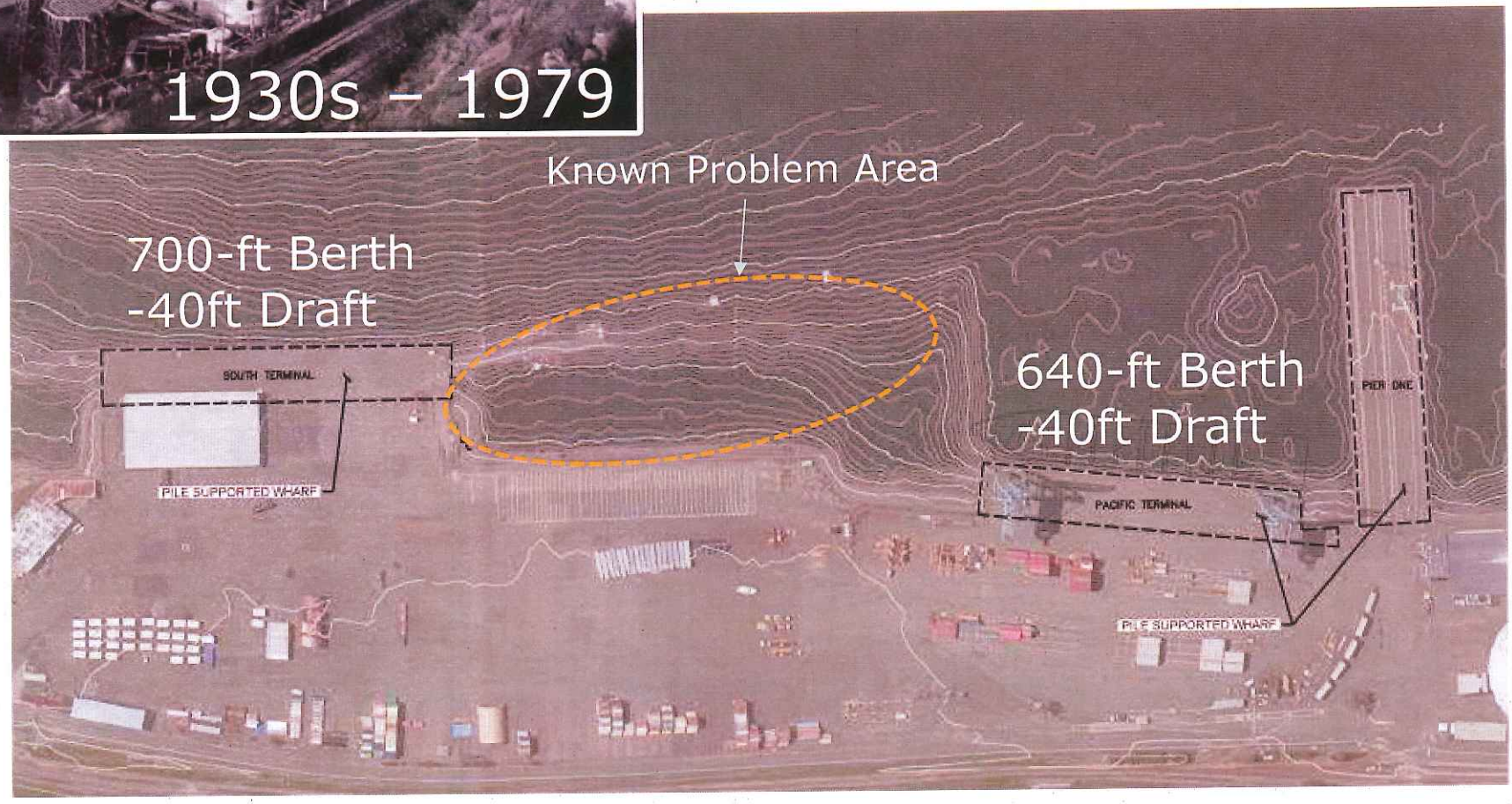
		LENGTH	DRAFT
1956-1970	Converted Cargo Vessel	443ft	29.5ft
1956-1970	Converted Tankers	656ft	29.5ft
1970-1970	Cellular Containership	705ft	33ft
1980-1988	Panamax Class*	820-950ft	33ft
1988-2000	Post Panamax*	900-1,000ft	39ft
2000 Onward	Post Panamax Plus	1,100 ft	39ft
Present Day	Ultra-Large	1,300ft+	52ft+

Currently Servicing Upgrading to Service*

Downtown
Waterfront Place
U.S. Navy
K-C Property
U.S. Navy
Federally Restricted Waterway
International Seaport

Weyerhaeuser Mill-A Site

Current Environmental & Dock Conditions



Overview of Planned Investments

- South Terminal Wharf Strengthening Phase I
- South Terminal Wharf Strengthening Phase II
- Mill A Cleanup & Dock Extension
- Terminal Rail Improvements Phase I
- Terminal Rail Improvements Phase II
- K-C Acquisition & Interim Improv.

FOR ILLUSTRATIVE PURPOSES

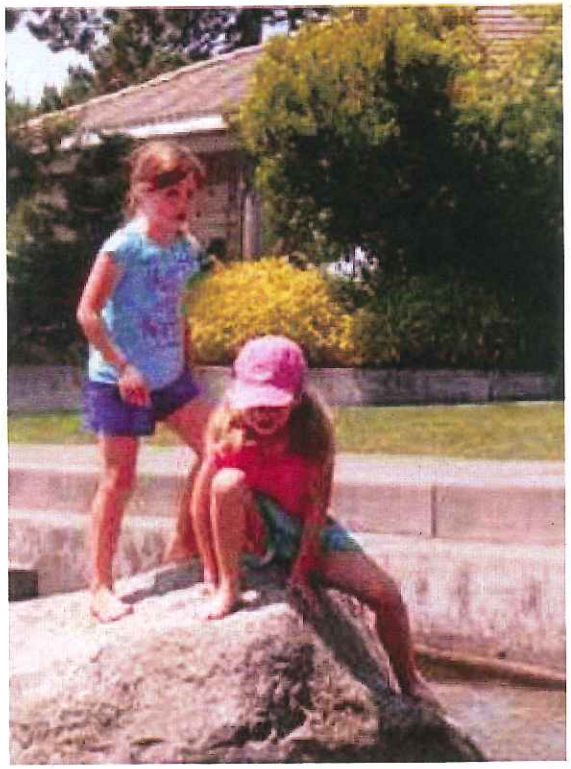
Seaport 2022+

Initiative #2

A New Waterfront Community

WATERFRONT PLACE

@ PORT OF EVERETT



Expected to contribute $8.6 million annually in state & local taxes

No less than 430 housing options and 2 waterfront hotels

Expected to generate 2,075 family-wage jobs

At least 6 restaurants and a diverse mix of commercial and retail

15 public spaces including trails, parks & venues

We Provide Value: We Create Economic Opportunities

Waterfront Place Cleanup Sites

Brownfields to Award Winning Cleanup

2008

2015

- Cleanup Complete
- Central Marina Phase 1 Complete
- **Market Ready**

WATERFRONT PLACE
@ PORT OF EVERETT

EVERETT SHIPYARD SITE

Environmental Cleanup Project

Project Investment:

In-Water Cleanup

$6.2 Million

Completion 2015
Contractor: Magnus Pacific

Upland Cleanup

$1.8 Million

Completed in 2013
Contractor: Clearcreek Contractors

This environmental cleanup is the final step in preparing for new development at the waterfront and achieves the following:

- **99.9%** of all contaminated materials removed
- **20,000 tons** of contaminated soil removed
- **8,400 tons** of concrete and asphalt recycled
- **11,000 cubic yards** of contaminated sediment removed
- **700** creosote treated pilings removed
- **5 docks, 360 feet** of bulkhead, and other marine structures removed
- **360 feet** of environmentally-safe bulkhead reconstructed
- **360 feet** of enhanced public access on the water

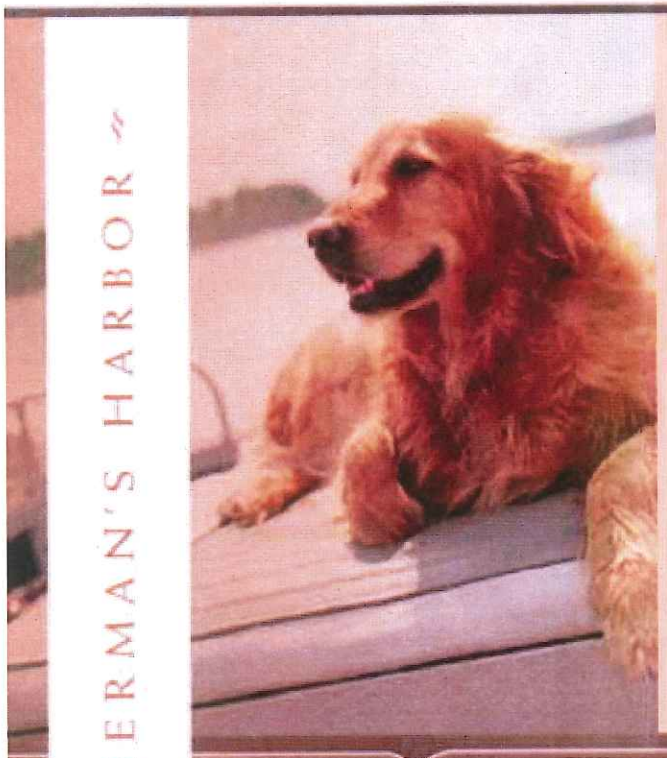
Thank you to the State and Ecology for making this cleanup possible through grants.

Waterfront-Place.com

Port of EVERETT

DEPARTMENT OF ECOLOGY

FISHERMAN'S HARBOR



Fisherman's Harbor puts the activities of the Everett fishing fleet front and center, engaging waterfront visitors in a working waterfront. A lively mix of retail and restaurants with residential and hospitality uses rim the inner bay and form the heart of the Waterfront Place Central project.

Use Types: Retail, Restaurants, Services, Multi-Family and Hospitality

RESIDENTIAL USES

At Fisherman's Harbor, projects emerge along Seiner Drive. Building heights here range from 35 to 45 feet, providing an opportunity for housing units. Amenities and improvements planned for the Port of Everett site make this highly desirable, walkable neighborhood with spectacular water and mountain views and access to many types of recreation.

BIKE TRAILS

The 15-foot wide bike and pedestrian paths connect the Esplanade to the 4.5 mile Waterfront Place trail in either direction from Fisherman's Harbor.

INFRASTRUCTURE

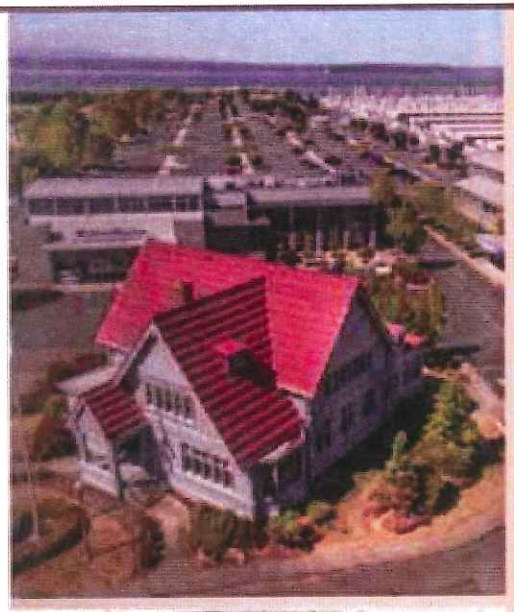
13th Street is a 90-foot wide roadway with parking and transit stops, while Seiner Drive and 14th Street are 80-foot pedestrian-oriented streets. A new traffic signal at 13th Street will be installed as traffic volumes necessitate.

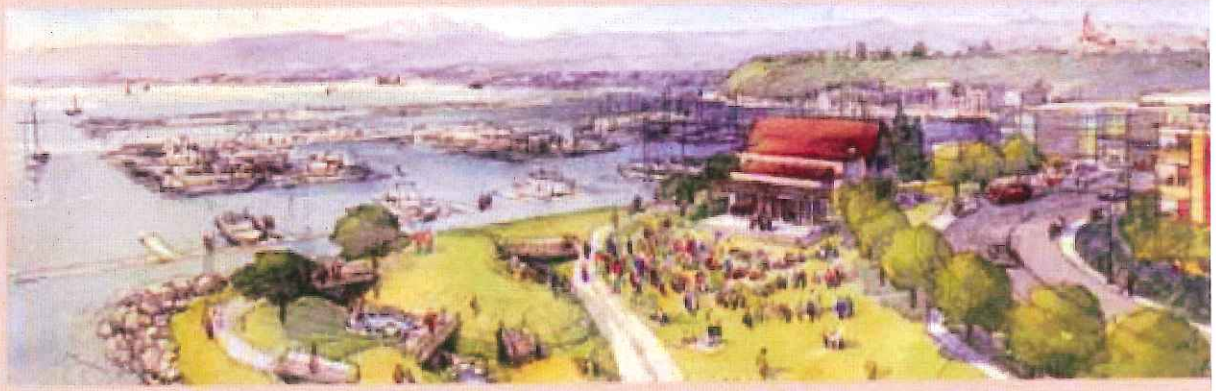
WHERE LIFE'S SERVED FRESH DAILY

WATERFRONT PLACE

Stephanie Bower | Architectural Illustration

WEYERHAEUSER MUSE





An icon of the Everett Waterfront, the historic Weyerhaeuser Office Building's ornate Gothic-style structure was cr in 1923 at the company's first Everett plant. Architect Carl Gould was commissioned by the Weyerhaeuser Compar design a 6,000 square foot, one-and-a-half story building that would showcase local wood species such as fir, cedar hemlock. The Weyerhaeuser Company was Everett's largest employer for decades, and the structure resided at two largest plants. The Weyerhaeuser Office Building was listed on the National Register of Historic Places in 1986. To the building serves as a reminder of the once abundant and productive lumber and shingle industry that contributed the evolution of the vibrant Everett waterfront.

Uses: Live Outdoor Performances, Public Gathering Space, Marine Related Clubs

HISTORY ON THE MOVE

The historic Weyerhaeuser building was originally located at Weyerhaeuser's Mill A plant, about one mile south of Waterfront Place in today's International Seaport. In 1938 after Mill A was converted to a pulp mill, the building was moved to Mill B located on the Snohomish River on the east side of Everett. It served as office space until that mill closed in 1979.

In 1983, the structure was donated to the Port of Everett and barged back down the river to its current home on the waterfront. The building's two voyages made it a point of public interest and affection. In 2016, the building will be on the move again to the Central Pier of Waterfront Place to serve as the centerpiece of the new Boxcar Park.

WATERFRONT PLACE

Port of Everett

2016 Work Plan

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Work Plan for 2016

Preparing for Larger Ships

- Negotiate a purchase and sale agreement with Kimberly-Clark to acquire the former mill site
- Permit and identify financing and phasing options to prepare for larger ships
- Construct Phase II Terminal Rail Improvements
- Dredge Pacific Terminal to facilitate aerospace cargo shipments
- Continue environmental cleanups as state funding permits

Work Plan for 2016, continued

Creating a New Waterfront Neighborhood

- Start construction on roads and utilities for Fisherman's Harbor, and actively recruit developers
- Relocate the Weyerhaeuser Building to Boxcar Park
- Complete marina dock improvements in Central Marina near West Marine View Drive
- Construct interim public access improvements

Other

- Finalize pending land sales for the Riverside Business Park
- Finalize Land Transfers for the Mukilteo Tank Farm

Thank you!