



**SEA THE  
FUTURE  
WITH US**

# WPPA Industrial Lands

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@portofeverett | #portofeverett



# ABOUT THE PORT OF EVERETT

✓ The Port District and boundaries formed in 1918; serves nearly 100,000 people

✓ Not countywide

✓ Governed by three elected commissioners

✓ Special Purpose District  
'economic development'

✓ Supports 35,000 jobs in the region

✓ Contributes \$373M in taxes

✓ Operate three lines of business; Seaport, Marina, Real Estate

✓ Homeport to Naval Station Everett

✓ Largest public marina on the West Coast

✓ Everett's customs district ranks 2<sup>nd</sup> in the state at \$21 BILLION in exports (including airplanes)

✓ 3<sup>rd</sup> largest container port in the state



# PORTS **DISTRICT ACT**

- The state's Port District Act was signed into law on March 14, 1911
- Allowed citizens of any Washington county to create a port district
- Port of Everett was the sixth port created under the act; now 75 in the state
- The Port of Everett was formed by a nearly unanimous special vote of the citizen of Everett on July 13, 1918.
- Then, just like now, the community desired an entity to reclaim the waterfront from private industry, protect the interests of the residents, create family wage jobs and serve as a steward of our tremendous natural resource – our water.



# PORT OF EVERETT: FIRST 100



## VALUE

Supporting jobs, livability and the environmental health in our region.



## ECONOMIC

Supporting 35,000 family-wage jobs, \$21B in exports (2018) and \$373M annually in state and local taxes.



## COMMUNITY

Protecting a balanced waterfront that supports trade, economy, national security, public access and recreation.



## ENVIRONMENT

Restoring healthy land and water from our city's mill town past through integration of environmental cleanup and development.



## PORT OF EVERETT: NEXT 100

We want to hear from you!  
Provide your feedback at:  
[www.portofeverett.com/next100](http://www.portofeverett.com/next100)





Seaport

Naval Station Everett

Waterfront Place

Craftsman District

Working Waterfront

North Marina

South & Central Marinas

Recreational Waterfront

Boat Launch

Jetty Island

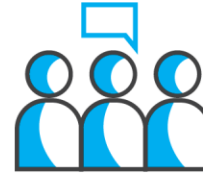


# BALANCED WATERFRONT



## VALUE

Natural deep-water port and U.S. Navy supports 60% of the jobs in Snohomish County; provides revenue to invest in a recreational and environmentally friendly waterfront.



## COMMUNITY

Provides diversity of waterfront uses that balances industry and recreation to create a vibrant community where people can live, work, play and thrive.



## ECONOMIC

The urban deep-water maritime complex supports 42K family-wage jobs (average salary of \$86K) and contributes \$383M to state and local tax base.



## ENVIRONMENT

Facilitates responsible stewardship of the shoreline through clean air, water, energy, and healthy land initiatives; integrates environmental cleanup with development plans.



# THE PORT & CARGO

- Specializes in high and heavy cargoes for the manufacturing, construction and forest products industries
- Major trading partners: Japan, Russia, South Korea, China and South Pacific
- Supports Naval Station Everett and National Security efforts

Major Imports	Major Exports
<ul style="list-style-type: none"><li>- Aerospace parts</li><li>- Cement</li><li>- Energy cargoes</li><li>- Heavy machinery</li><li>- Transformers</li><li>- Containerized cargoes</li><li>- Oil &amp; gas</li></ul>	<ul style="list-style-type: none"><li>- Energy cargoes</li><li>- Containers</li><li>- Heavy machinery</li><li>- Oil &amp; gas</li><li>- Forest Products</li></ul>



# STRATEGIC SEAPORT

## NAVAL STATION EVERETT

### by the Numbers

**\$475**  
MILLION

in total annual  
economic impact

#### Current U.S. Navy destroyers

~300 crew members on each ship

- » USS Shoup DDG 86
- » USS Momen DDG 92
- » USS Ralph Johnson DDG 114
- » USS Gridley DDG 101
- » USS Sampson DDG 102
- » USS Kidd DDG 100



#### Personnel

**2,987**

active duty and federal  
civilian personnel in  
2017 as new ships arrive

**7,023**

estimated base  
population with the  
arrival of a carrier



#### U.S. Coast Guard

- » USCGS Henry Blake  
WLM 563
- » USCGS Blue Shark  
WPB 87360
- » Port Security Unit  
Three-One-Three  
PSU 313

*In consideration for a Strategic Seaport Designation*



NATURAL  
**DEEP-WATER**  
HARBOR

**First Port Reached from the Pacific Ocean**

- ✓ Container, break bulk and barge facilities are available with on-dock rail to expedite multi-modal freight.
- ✓ The Port operates Foreign Trade Zone #85, allowing firms to manage customs fees and duties.
- ✓ Multiple deep-water seaport facilities in the region provide worldwide shipping connections.





# QUALITY OF LIFE



# PORT OF EVERETT **SEAPORT**

**More than \$125 million in infrastructure investment to support maritime commerce in the past decade**

Martime Industrial Expansion

Pier 3  
-40 MLLW

Hewitt Wharf  
-25 MLLW

Pier 1  
-40 MLLW

Pacific Terminal  
-40 MLLW

BNSF Mainline

South Terminal  
-40 MLLW

Naval Station Everett



# SUPPORTING **PLANNING FRAMEWORK**

- Under Washington State Law (RCW 47.06.140), the Port of Everett is designated as a “Transportation Facility of Statewide Significance” as it is a marine port facility related to international trade
- Washington State Transportation Improvement Plan
- Washington State Freight Rail Plan
- Washington State Freight Mobility Plan
- **State Shoreline Management Act:** This project is entirely consistent with the provisions of the State Shoreline Management Act. This state law is carried out at the local level through the City of Everett’s Shoreline Master Program (SMP). The SMP designated the Port’s deep-water marine terminal area as “Urban Deep-water Port”
- Port’s Comprehensive Scheme of Harbor Improvements
- Port’s 2008 Marine Terminals Master Plan
- **Central Waterfront Plan:** Protective maritime zoning (M-2 Heavy Industrial) for the former K-C mill site



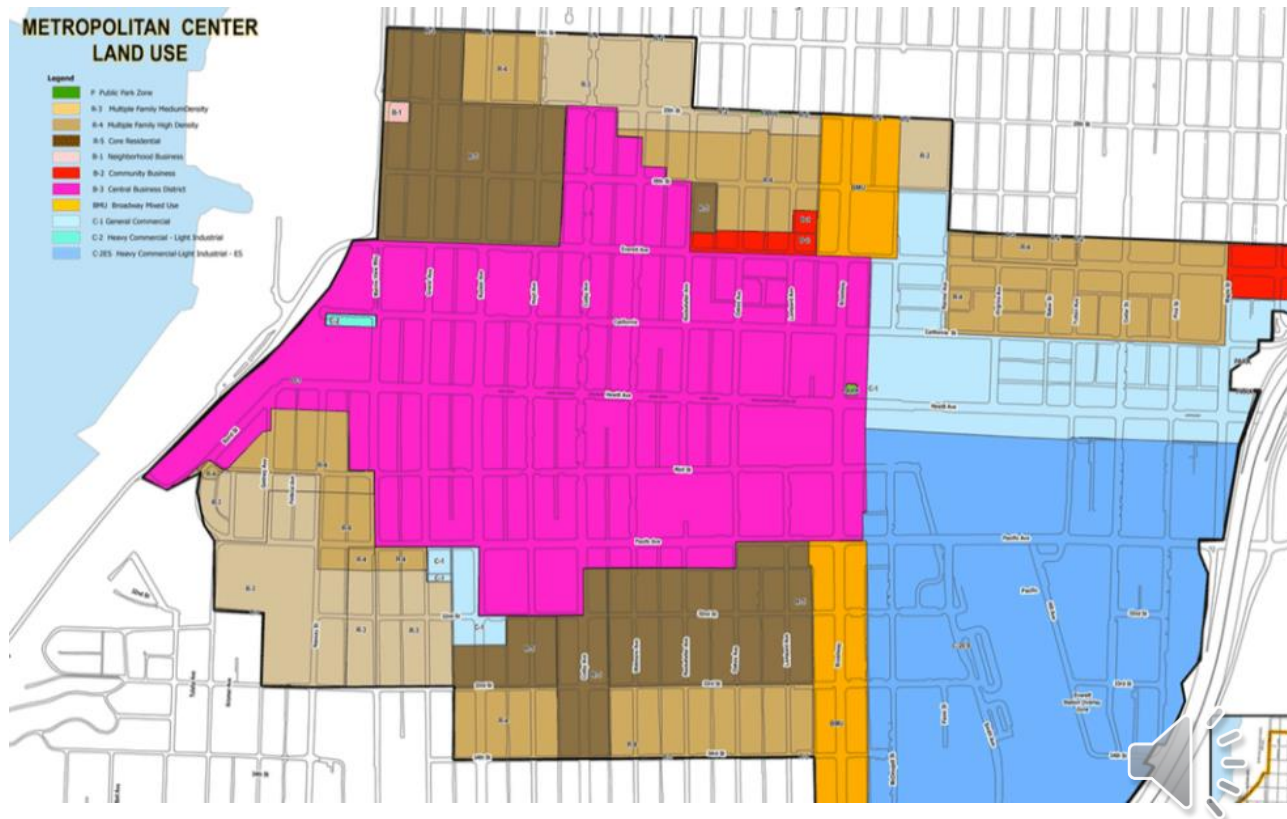
# SUPPORTING **PLANNING FRAMEWORK**

- **City of Everett Zoning Code:** The deep-water marine terminal area of the Port is zoned M-2, Heavy Manufacturing
- **City of Everett’s Growth Management Act Comprehensive Plan:** The deep-water marine terminal area is designated “5.1, Heavy Manufacturing”
- **Marine Port Element of the City of Everett’s Comprehensive Plan:** In 2009, the Washington Legislature passed the Containers Ports bill that ensured compatible land use between cities and ports that are of “statewide significance,” only four ports were listed in the legislation, and the Port of Everett was among them. It was adopted in Chapter 11 of the City’s Comp Plan in October of 2015.
- **Community Vision** “...work closely with the Port, aerospace companies, and other industry sectors to achieve expansion of the marine terminals and assure that specialty cargo handling facilities are developed to ensure the growth and prosperity of Everett’s workforce.”
- **City of Everett’s Metro Plan:** A problem ....



# CITY ZONING UPDATE

- Despite opposition from the Port/Navy/EASC the City increased the heights and densities of the downtown, including up to the edge of our working waterfront
- The net result is this zoning change has increased the land value, creating unneeded pressures on our working waterfront
- Changed zoning around our Seaport from light industrial to “Core Business District” and the land above our future maritime property to Core Residential



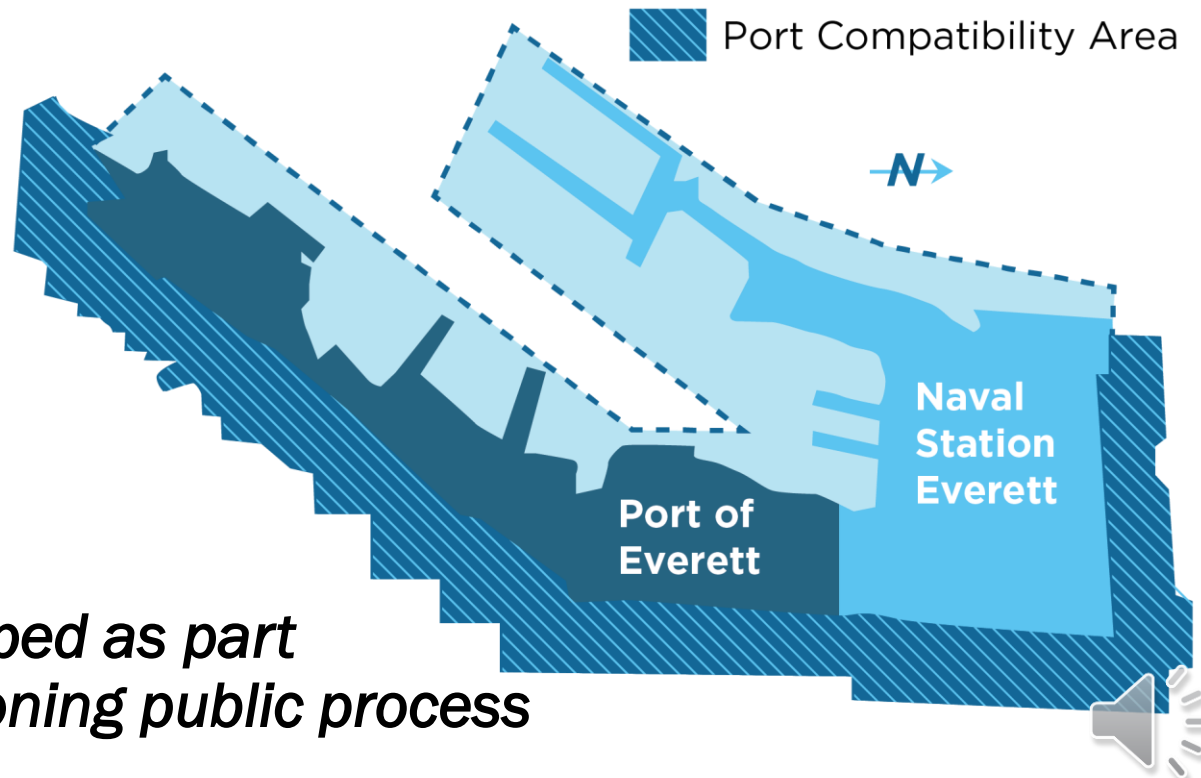
# ENCROACHMENT **CONCERNS**

- Encroachment threatens the viability of Naval Station Everett and the Port's ability to handle international commerce, including Boeing cargoes
- Federal, State and Local regulatory frameworks supports maritime commerce in this area and a proper transition area
- The City and State have placed increased emphasis on compatible land use since the last Downtown Plan update
- Land use compatibility is essential for the Port & Navy's social license to operate
- The economic benefits of the Port provide the financial resources to create a vibrant recreational waterfront at Waterfront Place



# PORT/NAVY LAND USE OVERLAY

- Would apply to Development activities and uses within the Port and Navy Compatibility Area (“PNCA”),
- The City shall provide notice of ALL permit applications and pre-applications
- The City shall allow the entities to submit comments
- The City will notify the applicant in writing that their project is in the PNCA and is subject to industrial activities



*Currently being developed as part of the City's Rethink Zoning public process*





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**Thank You!**



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