

# Port of Everett Port Report

## WPPA Annual Meeting

December 12, 2024

**Lisa Lefeber**

EXECUTIVE DIRECTOR/CEO  
PORT OF EVERETT



PEOPLE | OPPORTUNITY | RECREATION | TRANSPORTATION | SUSTAINABILITY

**PEOPLE**

**OPPORTUNITY**

**RECREATION**

**TRANSPORTATION**

**SUSTAINABILITY**



# WHO WE ARE

- ✓ Port District and boundaries formed in 1918; currently serve about 110,000 people
- ✓ Governed by three elected commissioners; six-year terms
- ✓ Special Purpose District chartered with 'economic development' with end goal of creating jobs
- ✓ Support 40,000+ jobs in the region
- ✓ Port activities contribute \$433M+ to state & local tax rolls
- ✓ 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-\$30 BILLION in exports (including airplanes)
- ✓ 3<sup>rd</sup> largest container port in the state
- ✓ Designated MARAD Strategic Commercial Seaport – one of only 18 nationwide



*Named 2022 Port of the Year by the Washington Public Ports Association*



# JOBS + ECONOMIC BENEFITS



PORT ACTIVITIES SUPPORT  
**40,000+** JOBS  
AND CONTRIBUTE  
**\$433.4M** TO STATE & LOCAL TAXES

**\$7.9B**  
Economic  
Value Supported  
in the Region

**\$4.7B**  
Total Personal Income/  
Local Consumption





# Port Boundaries + Governance



**David Simpson**  
District 1  
Vice President

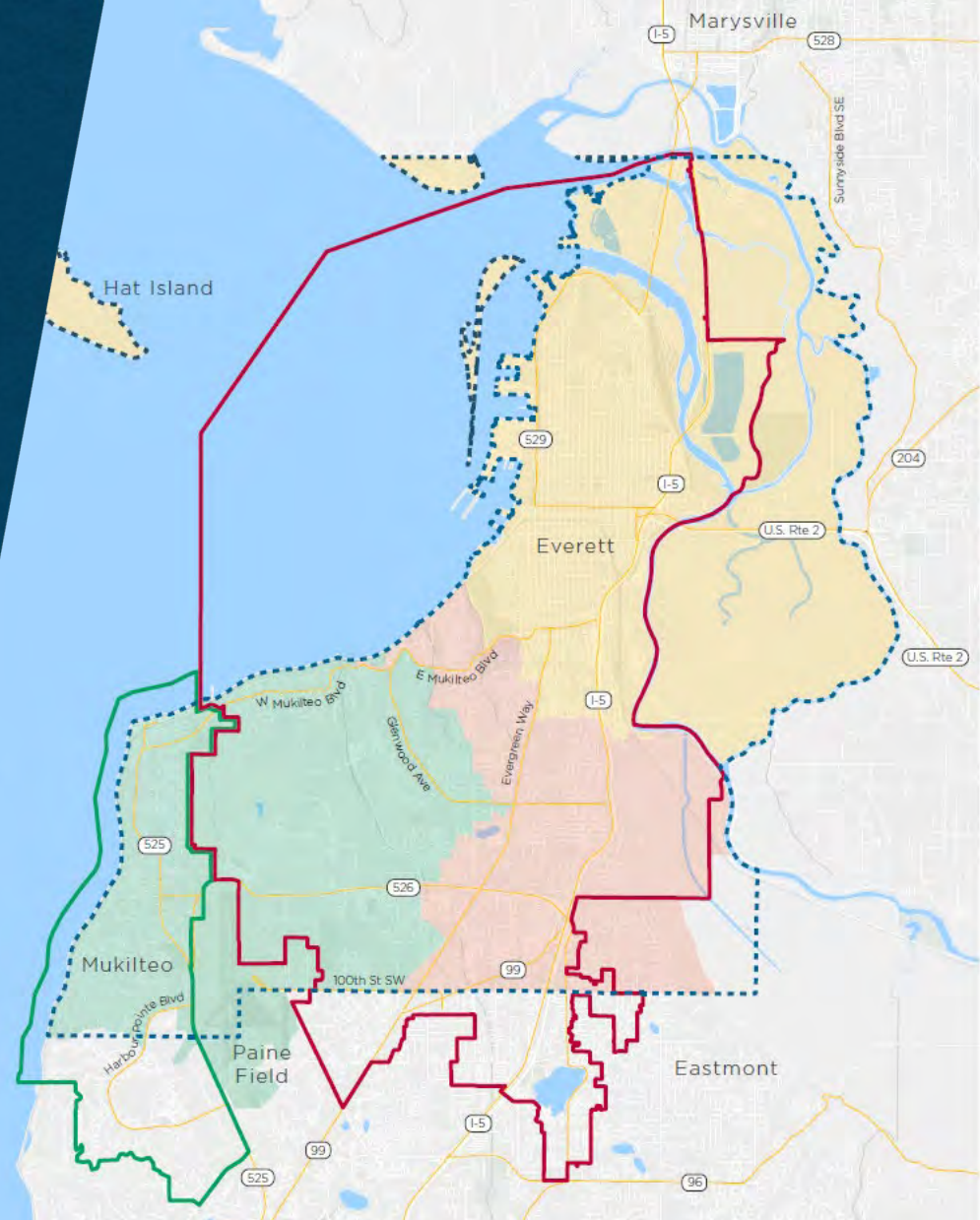


**Tom Stiger**  
District 2  
President



**Glen Bachman**  
District 3  
Secretary

- ✓ *The Port is governed by three elected commissioners; six-year terms*
- ✓ *The Port District encompasses most of Everett, portions of Mukilteo, and parts of unincorporated Snohomish County in the Marysville/Tulalip area*

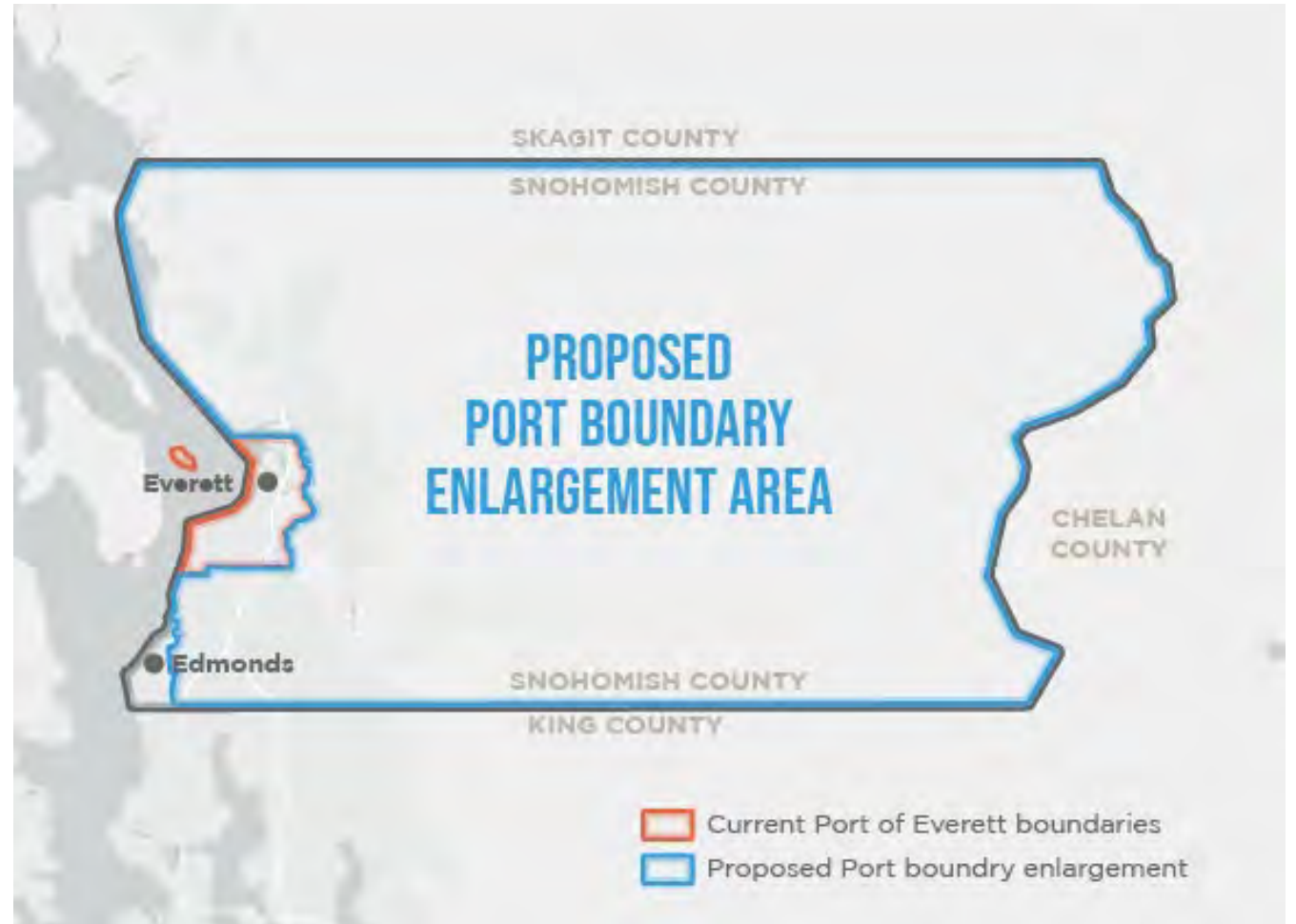


## Port District Boundaries

- Port of Everett Boundary
- Port of Everett 1st District
- Port of Everett 2nd District
- Port of Everett 3rd District
- Everett City Limits
- Mukilteo City Limits
- Streets and Highways

# Port Boundary Enlargement Ballot Measure

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# Balanced Waterfront





# WORKING WATERFRONT



**\$21B**

In U.S. Exports Annually

**3<sup>RD</sup>** Largest  
Container Port in  
Washington State

**#5**

Largest Export  
Customs  
District by  
Value on the  
U.S. West Coast

**60% OF JOBS IN  
SNOHOMISH COUNTY  
ARE TIED TO TRADE**



*Snohomish County's Global Gateway  
Supporting Two of the Largest Employers in the County*





2024 Heavy Lift  
Port Operator  
of the Year

**GO BIG. GO EVERETT.**





**CONTAINERS**



**MILITARY**



**BREAKBULK**



**BULK**



**ENERGY**



**RO/RO**



# Strategic + Essential Working Waterfront

- ✓ *Preparing for trade of the future is our standard*
- ✓ *Port Commission adopted forward-thinking Marine Terminals Master Plan in 2008*
- ✓ *Have been strategically investing in seaport modernization for over past two decades*
- ✓ *\$150M+ in last 10 years; docks, rail, equipment, cleanup + sustainability*
- ✓ *Recruited commercial and military approved shipyard — Everett Ship Repair, to keep region competitive*
- ✓ *Opened modernized South Terminal and new Norton Terminal*





# Seaport Highlights

South Terminal



Strategic Commercial Seaport



Greening the Supply Chain



Norton Terminal



Military & Commercial Shipyard

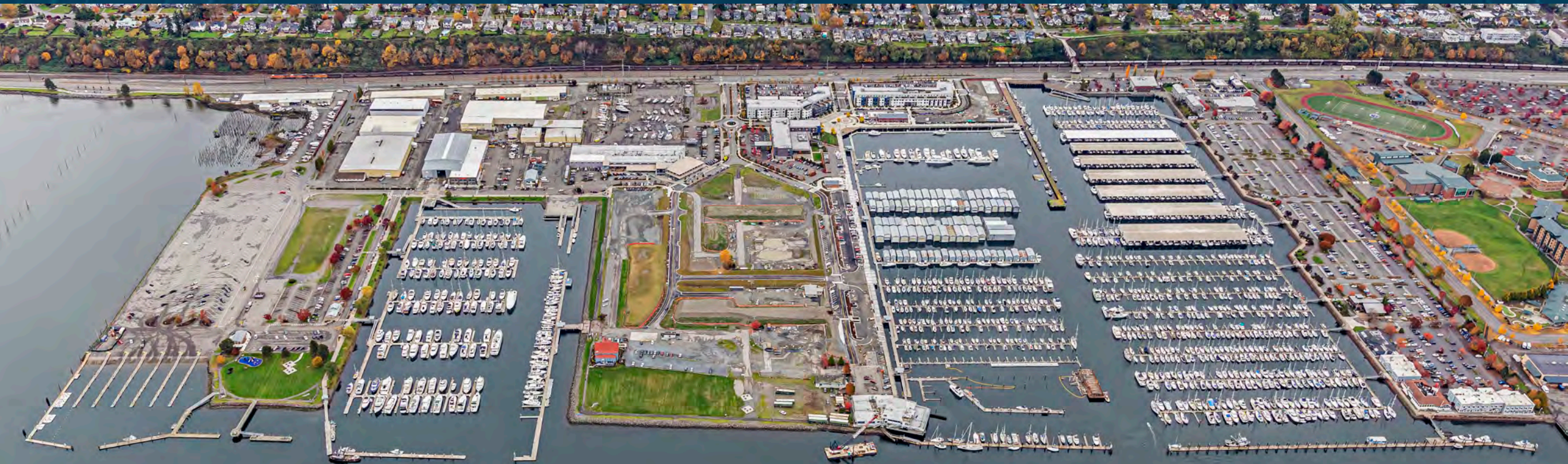


Mill A Cleanup





# DESTINATION MARINA



**2,300**  
**SLIPS**

Largest Public  
Marina on the  
West Coast

**13**

Lane Boat Launch;  
Largest Launch  
in the State

**5,000**

Lineal Feet of  
Guest Moorage

**WATERFRONT** 100 ACRE  
**PLACE:** MIXED-USE  
DEVELOPMENT

**PORTS**

PEOPLE | OPPORTUNITY | RECREATION | TRANSPORTATION | SUSTAINABILITY



# Evolution of the North Waterfront

*From Industry to Destination – Always a Regional Asset for Snohomish County*





# Creating a Quality Destination at Waterfront Place

- ✓ Official switch from industrial waterfront to destination waterfront
- ✓ Developing a place where you can do five things year-round: eat, drink, sleep, work & recreate
- ✓ A \$1B+ public/private project with \$300M+ invested to date
- ✓ At full build out to add 2,000+ jobs & generate \$8.6M in state/local taxes back into the community





# 100+

Acres at the  
Everett Waterfront

# 65

Acres of new  
mixed-use  
development

# 1.5M

Square feet of retail,  
restaurant, office  
& housing

# \$1B+

In total public/private investment

# \$350M+

In public/private dollars invested  
to date







NEW EVERETT  
YACHT CLUB BUILDING

THE MUSE  
WHISKEY & COFFEE

JETTY LANDING  
PLAYSET

BELLINGHAM YACHT SALES  
FREEDOM BOAT CLUB  
WATERLINE BOATS

MILLWRIGHT  
DISTRICT

FISHERMAN JACK'S  
SOUTH FORK BAKING CO.

SOUND2SUMMIT BREWERY  
WOODS COFFEE

NEW MARITIME  
INSTITUTE BUILDING

A6  
THE NET SHEDS

A7  
RESTAURANT  
ROW

A12  
ALEXA'S CAFE  
MENCHIE'S @ THE MARINA  
RUSTIC CORK WINE BAR  
TAPPED PUBLIC HOUSE

FUTURE DEVELOPMENT  
UNDER CONSTRUCTION

DISCOVER *what's* NEW!





# What's New

Fisherman Jack's Asian Fusion Restaurant



South Fork Baking, Co.



Sound 2 Summit Brewing & Pizza



The Muse Whiskey & Coffee



Woods Coffee



Jetty Landing Playset







# Under Construction

## at Fisherman's Harbor Restaurant Row

ALEXA'S  
*cafe*

menchie's  
frozen yogurt

The  
**NET SHED**  
FISH MARKET  
EVERETT, WA

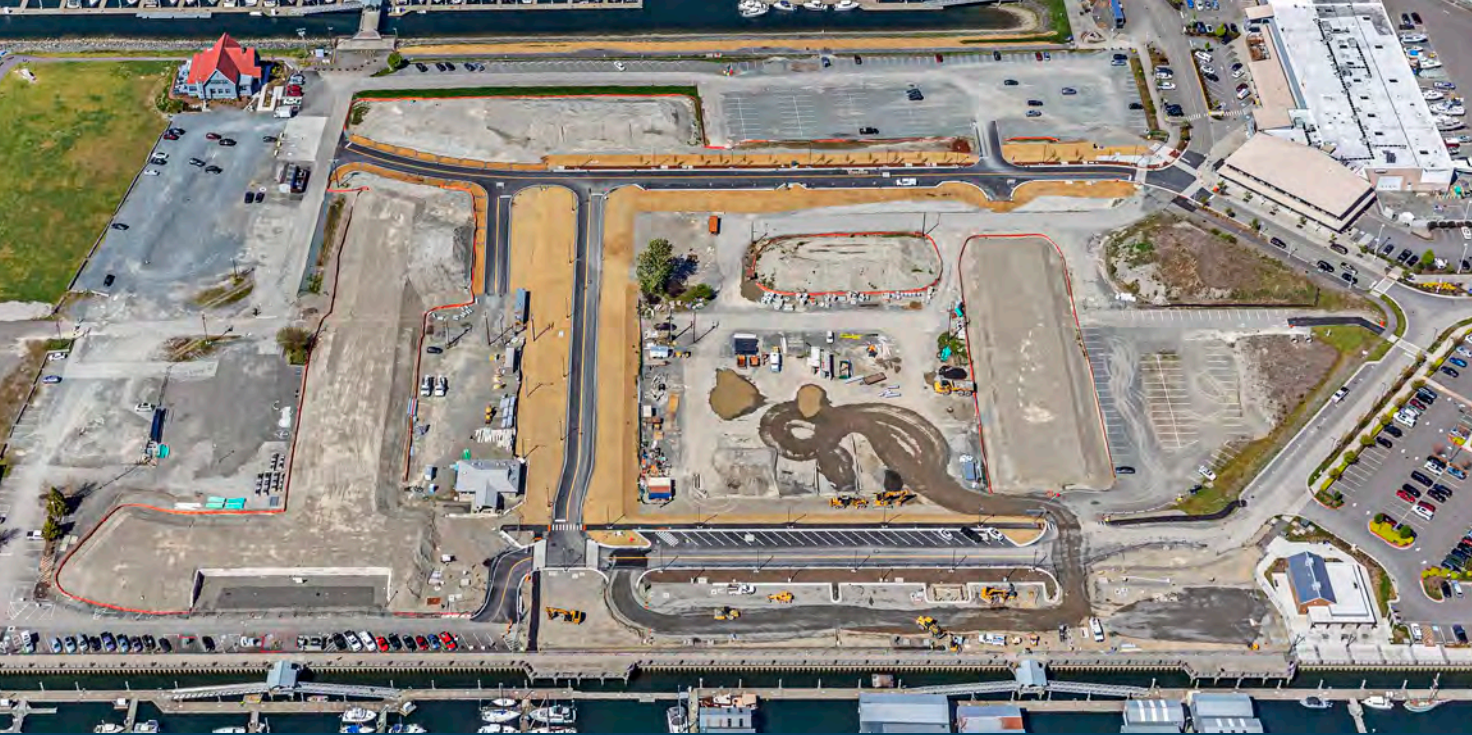
Rustic Cork  
WINE & BAR

**TAPPED**  
publichouse  
EST. 2019



**NOW LEASING: Targeting experiential dining**





# Millwright District

## Under Construction





# PUBLIC ACCESS



1,500+ ACRES

Investing and maintaining 1,500+ acres (nearly 50% of landholdings) of appropriate public access

\$100M

Invested in new public access amenities in the last 20 years

4

More than four miles of continuous waterfront trails

2%

Working waterfront supports City-wide public access through Port's 2% for public access policy





# 75+ Waterfront Special Events

Outdoor Movies



Waterfront Concerts



Festivals



Harbor Tours



Fishing Derbies



Holiday Events



Jetty Island Days



Walks and Runs



Full lineup @ [www.portofeverett.com/events](http://www.portofeverett.com/events)



# REAL ESTATE



**3,400**

The Port owns more than  
3,400 acres of property

**353**

Added 353 acres of  
salmon habitat at  
Blue Heron Slough

**1K** ACRES

Which either have been  
or can be developed

MORE THAN  
**HALF** OF PORT  
PROPERTIES  
DEDICATED TO HABITAT





# Real Estate Highlights

Mixed-use Waterfront Place



Blue Heron Slough Restoration



Light Industrial



Future Mukilteo Waterfront



Habitat + Tideland Sites



Cascade Industrial Center





# ENVIRONMENT

# \$238M+

Invested by the Port of Everett and its partners to cleanup historic contamination since 2007

# 250

Acres of waterfront are now clean or currently under cleanup action

FOR EVERY \$1 SPENT  
ON ENVIRONMENTAL  
CLEANUP, \$7 IN ECONOMIC  
OUTPUT IS GENERATED







## Active Cleanup Projects



## Completed Cleanup Projects

Weyerhaeuser  
Everett East

Kimberly-Clark  
Mill-A  
East Waterway

14<sup>th</sup> Street VCP  
Everett Shipyard  
ABW VCP  
Ameron-Hulbert  
Phase 1 VCP  
West End  
TC Systems

Bay Wood  
(In Water)

## WHY CLEANUPS MATTER



Restores healthy land and water from our City's mill town past; Port works in partnership with legacy parties to clean up sites



Puget Sound Initiative (2006) identified 215 acres to be cleaned up, all either complete or under cleanup action now



Facilitated more than \$33M in cleanup since early 2000s; \$25M at the destination waterfront



For every \$1 spent on environmental cleanup, \$7 in economic output is generated



In the next few years, the Port will double its environmental cleanup investment on the waterfront



# Workforce Development

Presentations/Fairs



Port Tours



Children's Museum Exhibit



EvCC ORCA



Maritime Institute



Interns/Seasonals/Apprentice





**Thank you!**

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**Q&A**



PEOPLE | OPPORTUNITY | RECREATION | TRANSPORTATION | SUSTAINABILITY

**PEOPLE**

A photograph of three women working behind a bar with a yellow counter. The background shows shelves with various bottles.

**OPPORTUNITY**

A photograph of a young boy in a blue shirt and cap sitting on a slide at a playground. The slide has the word "EQUATOR" written on it.

**RECREATION**

A photograph of a group of people walking along a boardwalk or promenade. In the background, there are colorful buildings, one of which has the word "INDIGO" on it.

**TRANSPORTATION**

A photograph of several construction workers in safety vests standing on a port area. A large blue container with the words "PORT OF EVERETT" is visible in the background.

**SUSTAINABILITY**

A photograph of a bird, possibly a heron, standing on a rock. The background is a soft, hazy landscape.