



Recreating a Community Waterfront Destination

2023 APA Washington Conference

nbbj

Introductions



Laura Gurley
Director of Planning
Port of Everett



Steve Powers
City Administrator
City of Mukilteo



Kim Selby
Urban Planner &
Designer, NBBJ

Agenda

- History of Mukilteo Waterfront
- Opportunity for Redevelopment
- Overview of Visioning Process & Committee
- Public Outreach
- City Council Outreach
- City-Port Engagement & Discussion of Next Steps



History of Mukilteo Waterfront

1958, Airforce tank farm

WSDOT Ferry



History of Mukilteo Waterfront

Mount Baker Terminal, 2006



History of Mukilteo Waterfront

Tank Farm, 1989



Waterfront Today: Ownership

10 owners

26 acres

- Port of Everett
- Municipal
- State of Washington
- Private Ownership

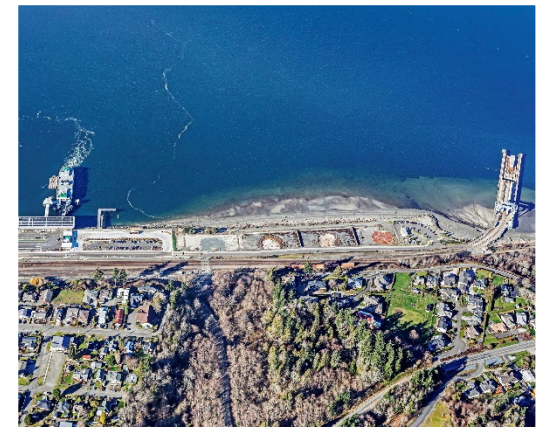


Waterfront Today (east)

Tank Farm, 2022

- WA Ferries' new terminal
- Mount Baker Terminal
- Tribal ownership





Waterfront Today (west)

1. Lighthouse Park
2. Losvar Condominiums
3. Diamond Knot Brewing
4. WA Ferries access
5. Port of Everett Parklet
6. Ivar's Restaurant
7. Silver Cloud Hotel
8. NOAA Site and Pier
(under transfer to Port)
9. City Interim Park
Property

Waterfront Today

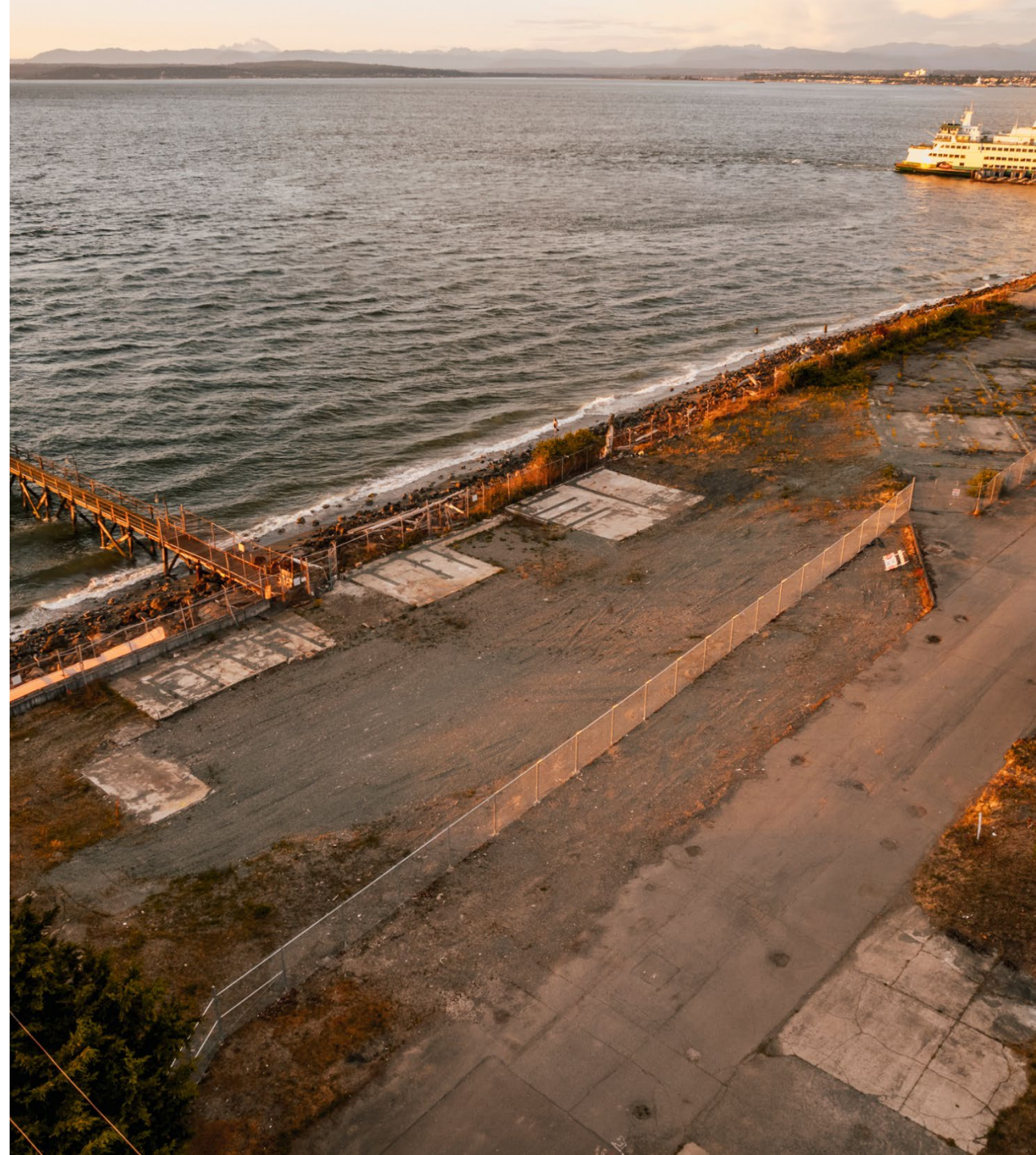
Opportunities abound!



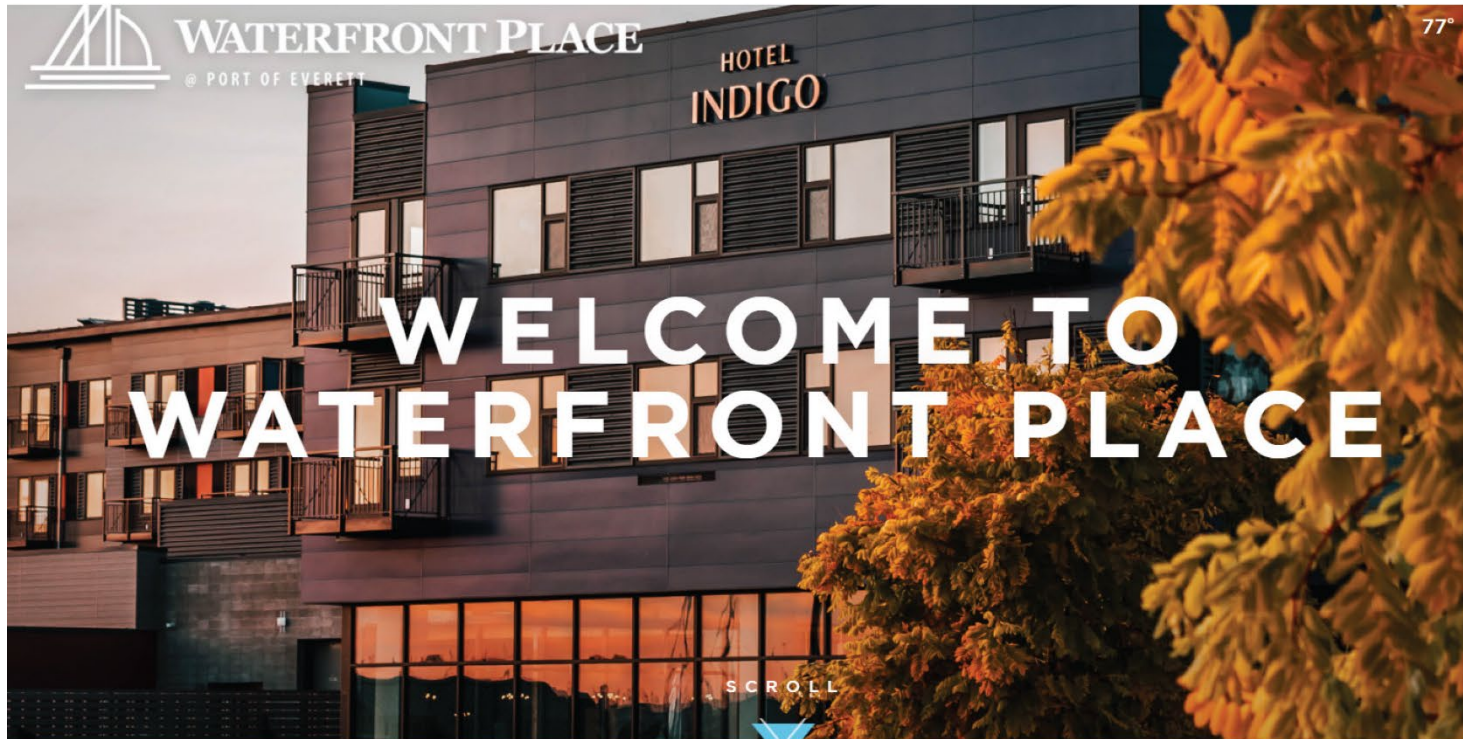
Waterfront Today

NOAA site demolition

Future Port ownership spurred thoughts of cooperative redevelopment



Example: Waterfront Place Redevelopment



SCROLL

WATERFRONT PLACE BY THE NUMBERS

RETAIL OPPORTUNITIES

SITE KEY

WEYERHAEUSER RFI

WATERFRONT HOUSING

WATERFRONT PLACE INVESTMENT

100+
ACRES AT THE EVERETT WATERFRONT

65
ACRES OF MIXED-USE DEVELOPMENT UNDERWAY NOW

1.5M
SQUARE FEET OF RETAIL, RESTAURANT, OFFICE & HOUSING

\$550M+
PUBLIC/PRIVATE DEVELOPMENT

\$150M+
INVESTED TO DATE

BY THE NUMBERS

325K+
UNIQUE VISITORS PER YEAR

1.13M+
VISITOR DAYS SPENT

2,900
AVERAGE WEEK DAY VISITORS

3,500
AVERAGE WEEKEND DAY VISITORS

8,942
GUEST MOORAGE STAYS IN 2020

TRIP LENGTH:

- Day Trip
- 1 Night
- 2 Nights
- 3 Nights
- 4 Nights
- 5+ Nights

PREVALENT VISITOR DEMOGRAPHIC SEGMENT:

 AGE: GENX (45-54)	 INCOME: \$100-150K
 EDUCATION: BACHELOR'S	 HOUSEHOLD: 1-2 PEOPLE

2020 Snohomish County SeeSource data based on geofencing metrics; does not include Canadian or other international visitors

Example: Waterfront Place Redevelopment

Everett, WA 2002

From old to new



Waterfront Place Today

2023



Waterfront Place Today

Bayside Marine
Before and after



Waterfront Place Today

Harbor Marine

Before and After



Waterfront Place Today

Fisherman's Harbor District, 2023



Waterfront Place Today

Hotel Indigo, 2022

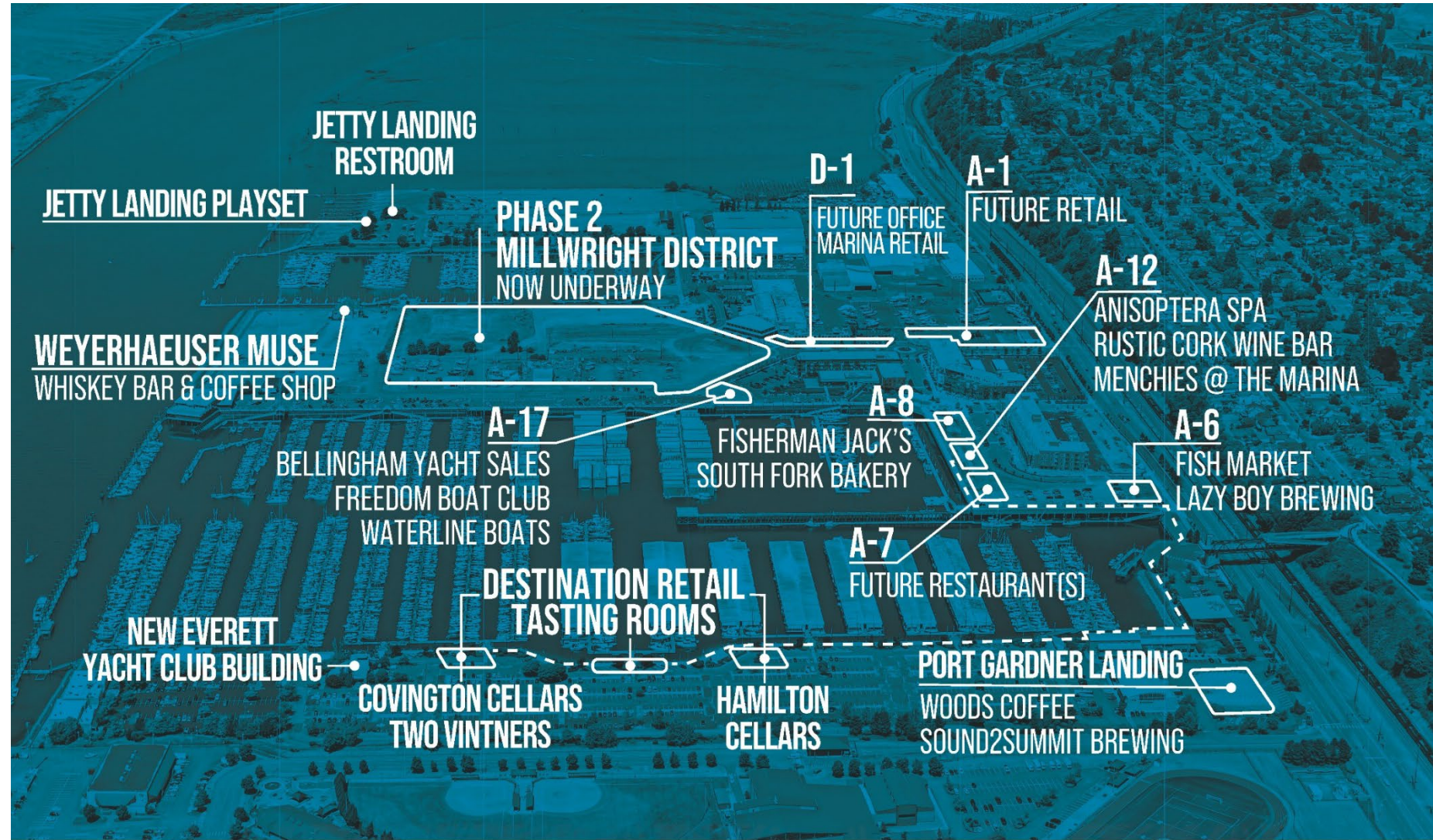
Pacific Rim Plaza

Splash pad



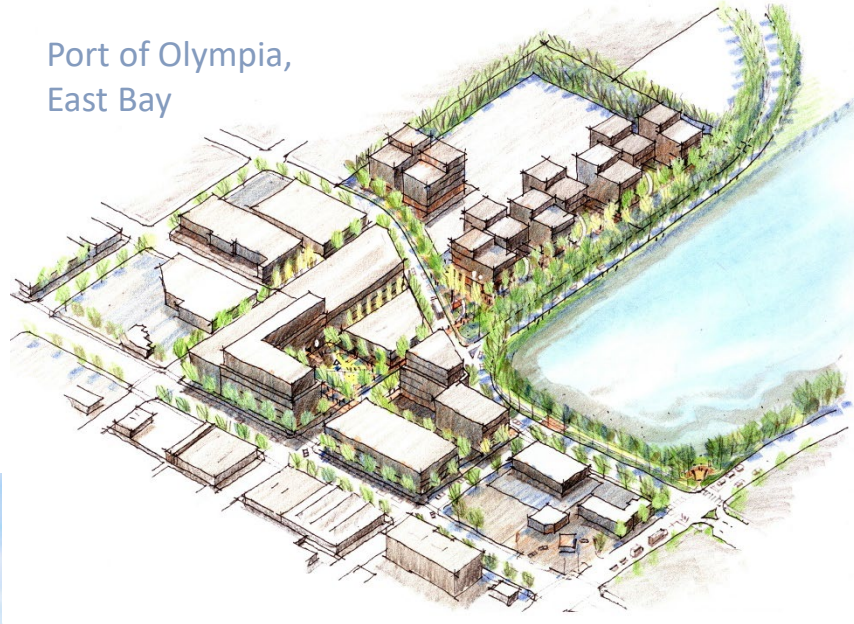
Waterfront Place Today

Look what's coming!



Ports, Waterfronts & Long-Term Visioning

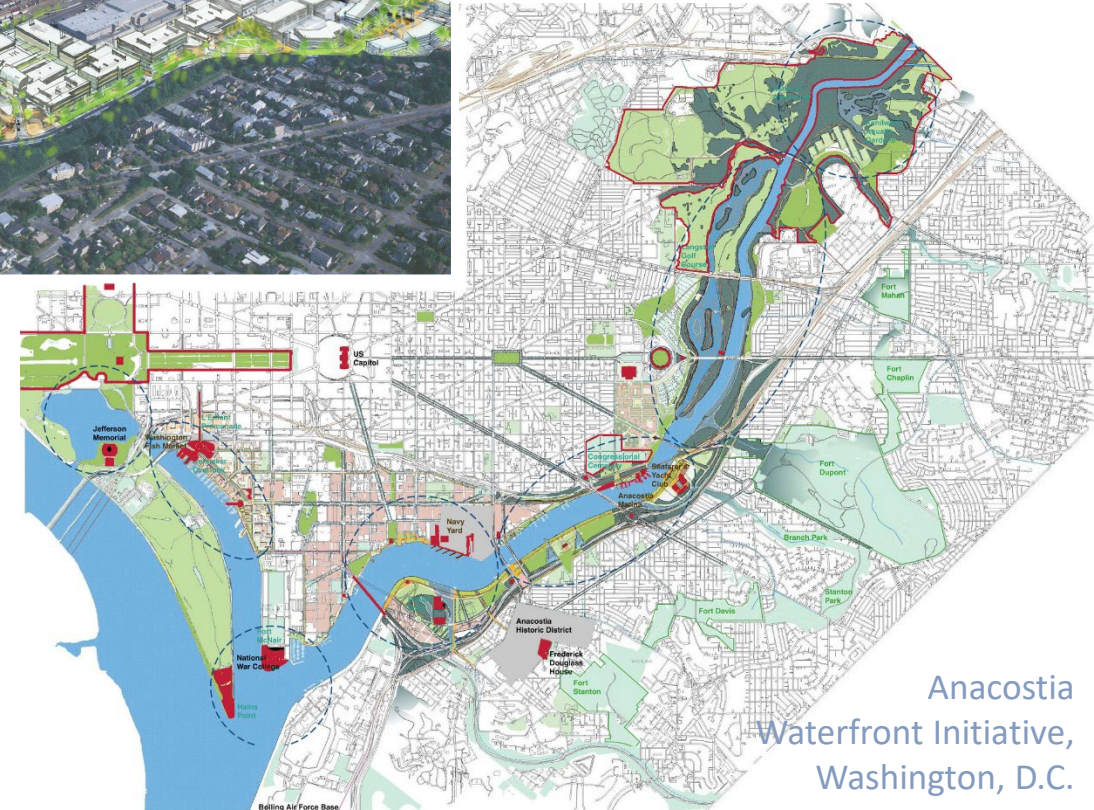
Port of Olympia,
East Bay



Port of Seattle,
North Bay

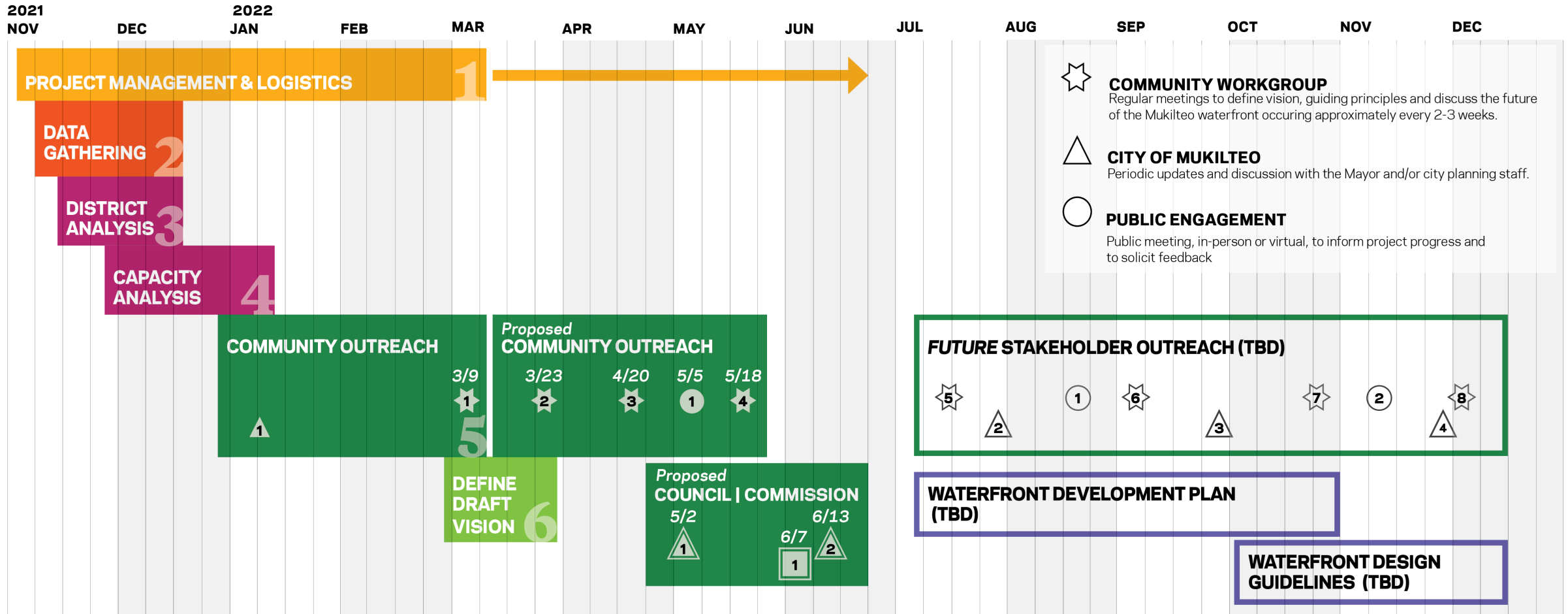


Port of Vancouver USA

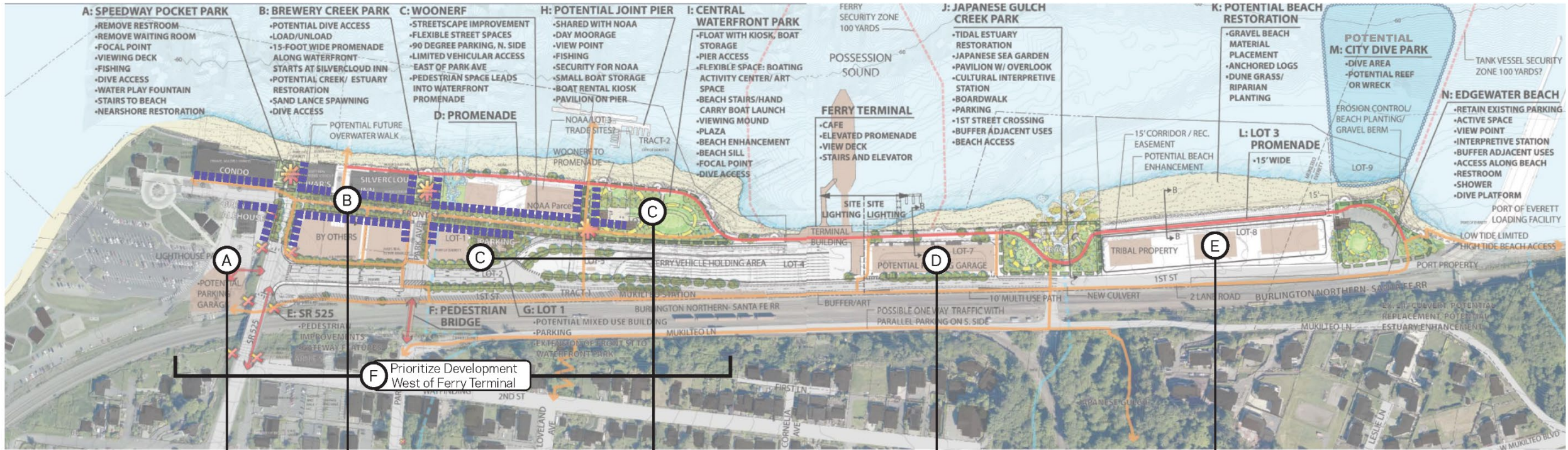
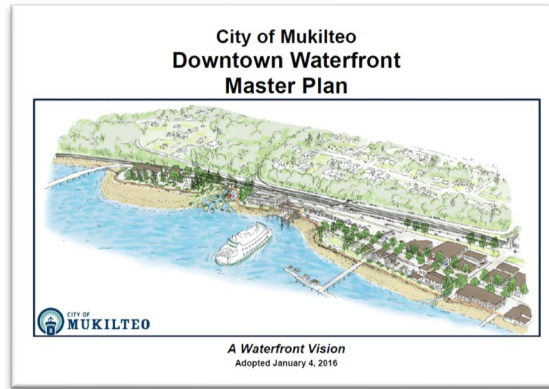


Anacostia
Waterfront Initiative,
Washington, D.C.

Designing a Visioning Process



Capacity Analysis: Review of City Plans



Parking structure size and shape as shown does not appear to be optimized or efficient.

Prioritize development along Front St. to reinforce pedestrian atmosphere depicted by streetscape plan

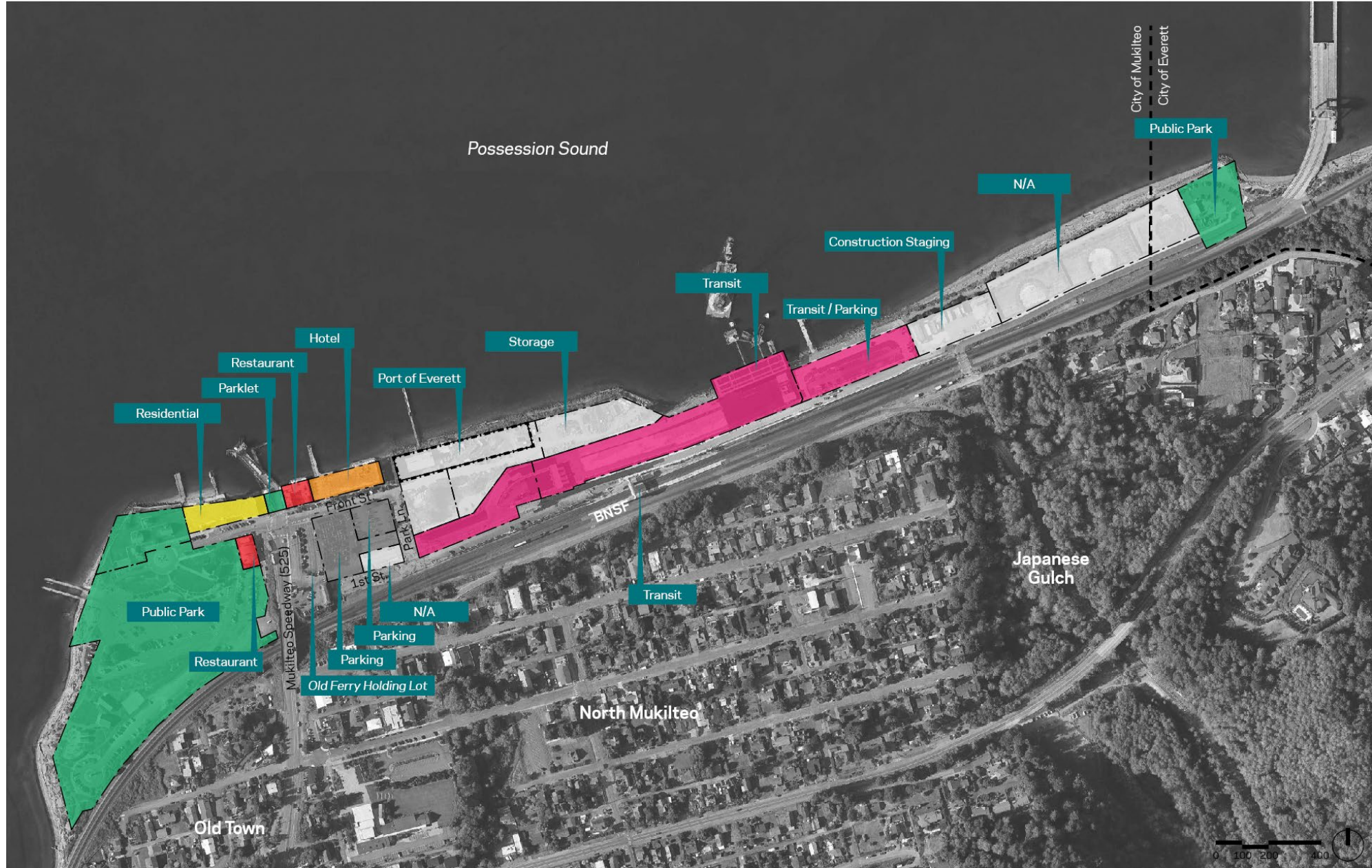
All new development will be primarily constrained by parking requirements -- Consider how municipal owned parcels can help relieve that pressure, not just provide public open space.

Site dimensions are not ideal for parking garage; WMU zoning would limit to 2 levels

Due to limited connectivity to other waterfront parcels, consider a unique destination to attract visitors and special trips.

Capacity Analysis: Current Uses

- Public Park
- Residential
- Retail
- Hotel
- Parking
- Transit
- Storage / NA



Capacity Analysis: Current Zoning

- Open Space (OS)
- Downtown Business (DB)
- Waterfront Mixed Use (WMU)
- Mixed Urban (MU) - City of Everett



Capacity Analysis: Zoning Review



- Open Space (OS)
- Downtown Business (DB)
- Waterfront Mixed Use (WMU)

Zoning Designations
 Downtown Business (DB)
 Waterfront Mixed Use (WMU)

Lot Bulk Matrix - 17.20.015

Zone	Min. Lot Area	Minimum Lot Width			Minimum Avg. Depth
		Setback Line	Lot Line	Corner Lot Line	
WMU	Varies	None	None	None	None
DB	None	25'	25'	25'	None

Structure Bulk Matrix - 17.20.020

Zone	Max. Lot Cover. ²⁰	Max. Bldg. Height ¹	Property Line Setbacks ^{19,20}				Roadway Setbacks ²⁴			
			Front ¹¹	Side		Rear	Private Road		Common Drive	Drive Aisle ²⁵
				Interior	Corner		No Access from Road	Access from Road		
WMU	None ¹⁶	Varies ¹⁵	None	None	None	None ¹⁷	n.a.	n.a.	n.a.	10' habitable; 20' private garage
DB	None	35'	Varies ²⁶	None	Varies ²⁶	None	10'	20'	20'	n.a.

Notes:

1. Stairwells, mechanical equipment, and elevator shafts that do not exceed the maximum building height by more than ten feet are allowed
13. Building height in the OS district: thirty-five feet, except twenty-five feet within two hundred feet of the ordinary high water mark at the Mukilteo Lighthouse Park.
15. **a. The height of buildings north of Front Street shall be a maximum of twenty-five feet with no more than two stories in order to allow for a pitched roof no less than a 6:12 pitch over fifty percent of the roof area. No flat roofs are allowed.**
 b. The height of buildings south of Front Street, outside the shoreline management program area and north of BNSF right-of-way shall not exceed forty feet with no more than three stories to allow for pitched roofs and building stories shall be tiered back to allow for views from different floors, while limiting the blockage of views from up the hill at 2nd Street
16. Breaks in the facade and building footprint along the waterfront shall be included to retain water views from Front Street and for pedestrian access to the waterfront promenade and beach, as regulated by the shoreline master plan.
17. **Buildings shall be set back thirty to fifty feet along the waterfront to allow for a twenty-five foot pedestrian promenade, landscaping, and additional space to be used for outside uses associated with public, commercial and retail uses.**
26. All structures shall have a majority of their front facade built up to the front and corner property lines unless:
 - a. An option provided for in Chapter 17.25A, Design Standards for the DB District, is used that requires the structure to be located off of the property lines to allow for outdoor seating, small item display areas, or additional pedestrian circulation; or
 - b. How adjacent property has been developed makes it undesirable to build on the property line near the adjacent property; or,
 - c. Doing so is shown to be unfeasible.

Maximum hard surface coverage matrix - 17.20.028

Mixed Use: 90%

Waterfront development - 17.25.015

Development within two hundred feet of the shoreline shall comply with Title 17B, Shoreline Management Regulations

Design Review for WMU - 17.25.020

Administrative design review will be used by the city to approve development (site plans and architectural designs) in mixed-use districts. The planning director will make urban design decisions based on the following guidelines to promote visual quality in these areas of the city.

Overall District Design - 17.25.030

- A. Mixed-use development should create a new diverse and pedestrian-friendly neighborhood, with a mix of housing, shopping, workplace and entertainment uses and nodes for transportation access, all within a short walk of each other. A range of types, sizes, amenities, and uses will enhance a series of inviting functional public spaces, including shopping streets and pedestrian-friendly streetscapes, open spaces, courtyards, trails, residential, office, and retail in mixed-use buildings. The design principles for buildings and streets are taken from traditional small towns that provided a close-in community life.
- B. To foster pedestrian usage in the mixed-use district, **sidewalks must be a minimum of ten feet in width**, except when the public works director determines this width is not feasible. Permeable surfaces shall be utilized to the maximum extent feasible.
- C. Properties or development **projects abutting major streets in the district shall have zero- to ten-foot setbacks from the right-of-way, pedestrian-friendly storefronts with display windows along fifty percent of their facade** and the facades shall not be plain or sterile but incorporate architectural features, such as windows, entrances and variations in setback, so that no wall plane is wider or longer than two and one-half times the height of the wall plane.

Capacity Analysis

Theoretical Development

If each parcel is required to park its own program, i.e., there is no shared or district parking – the expected development capacity is significantly limited by surface parking capacity.



Designing a Visioning Process



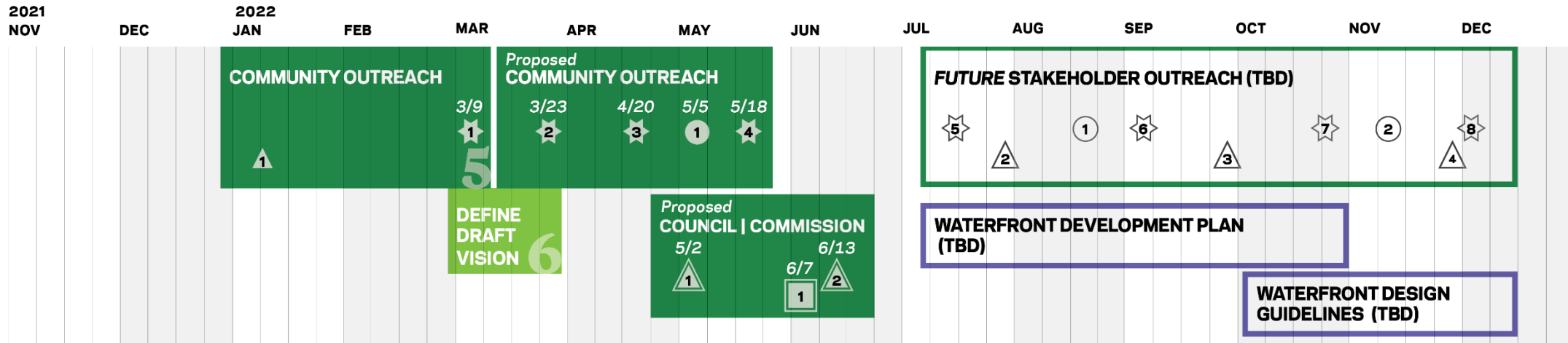
- **Lisa Lefeber**, CEO
- **Laura Gurley**, Planning
- **Adam LeMieux**, Government Relations
- **Steve Hager**, Engineering
- **Cat Soper**, Communications & Marketing
- ✓ **Tom Stiger**, Port Commissioner

- **Mayor Joe Marine**
- **Steve Powers**, City Administrator
- ✓ **Tom Jordal**, City Council Member

COMMUNITY WORK GROUP

- | | |
|---|--|
| ✓ Teri Gobin,
Tulalip Tribes | ✓ Larry Hanson,
Losvar Resident |
| ✓ Bob Donegan,
Ivar's | ✓ John Collier,
Historical Society |
| ✓ Andy Eason,
Diamond Knot | ✓ Curt Gordon,
Whidbey Island |
| ✓ Carmen Bendixen,
WSDOT | ✓ Annie Crawley
& Chris Wells,
Mukilteo Dive Park |
| ✓ Erik Ashlie-Vinke,
Sound Transit | ✓ Kandace Barnes,
Chamber of Commerce |
| ✓ Emory Cole,
Old Town | ✓ Bill Tackett,
Mukilteo Landing |
| ✓ Fred Baxter,
Mukilteo Business District | |
| ✓ Kevin Stoltz,
Old Town Resident | |

Designing a Visioning Process



Community Work Group Meetings & Intent

- 1 Understand Port of Everett’s interest and intent; Project Process; Review capacity study analysis to date; Discuss outline of draft vision statement; Next steps.
- 2 Review draft vision statement outline & create draft. Brainstorm design principles.
- 3 Review & edit design principles for draft consideration
- 4 Review public input on vision & design principles – finalize draft document for review by City Council & Port Commissioners

Public Open House & Intent

- 1 Understand Port of Everett’s interest and intent; Project Process; Review capacity study analysis to date; Discuss outline of draft vision statement & draft design principles; Next Steps.

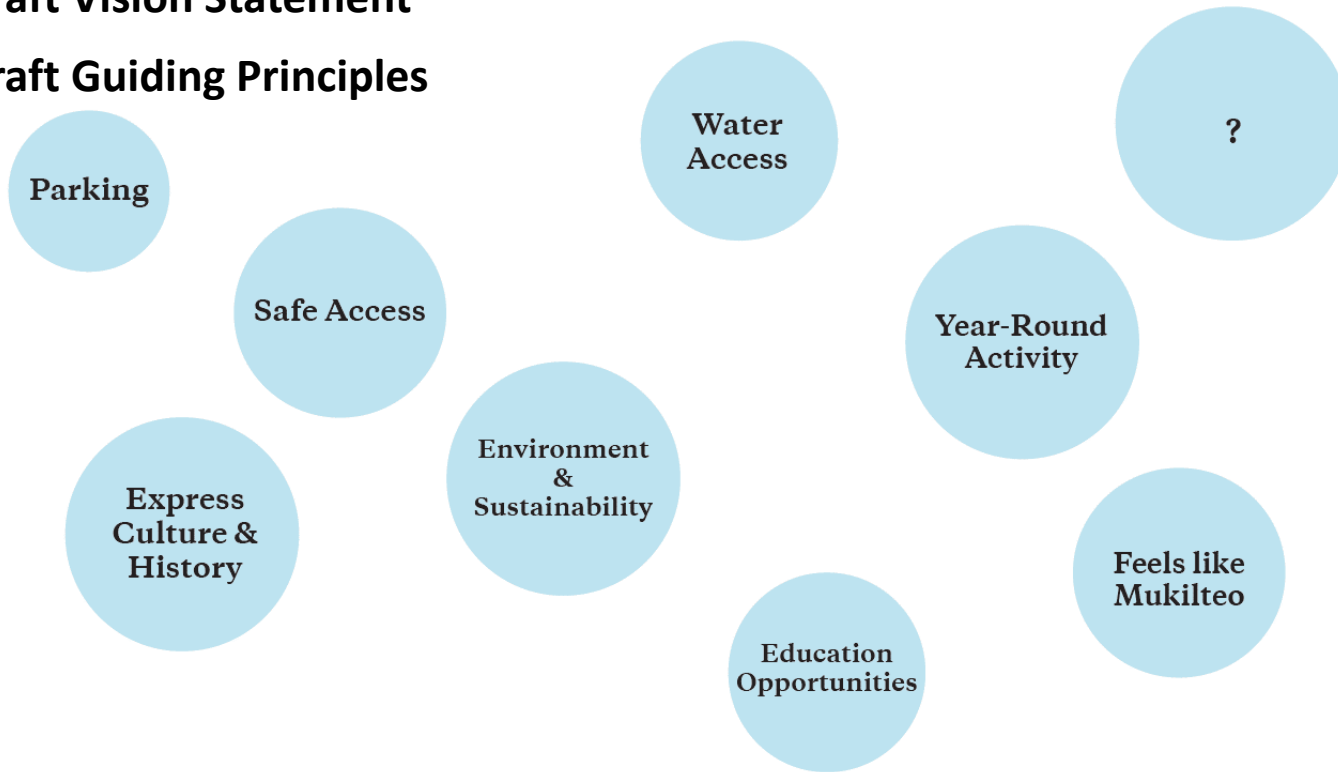
Community Work Group Meeting #1

- **Introductions & Overview of Opportunity**
 - **Initial Visioning Brainstorm:**
 - A great Mukilteo Waterfront will have...?
 - What's working now?
 - Key priorities for the Mukilteo Waterfront are...?
 - **Introduce Vision Statement Discussion**
-
- ➔ **Port & City Identified Candidates**
 - ➔ **Port & City Sent Personal Invitations**
 - ➔ **Lunch Provided**
 - ➔ **Convenient Location: Hosted at Community Center**



Community Work Group Meeting #2

- Zoning 101 – Allowed Uses & Shoreline Management
- Draft Vision Statement
- Draft Guiding Principles



➔ Starting Drafts Provided for Editing & Co-Creation



Community Work Group Meeting #3

- Refinement of Open House Materials
- Council Member Jordal's Report Out

Mukilteo BEACON
YOUR HOMETOWN NEWS SOURCE
www.mukilteobeacon.com

News Opinion Schools Sports A & E Obits & Milestones

What do you want to see on the waterfront? By David Pan

Waterfront Stakeholder Group seeks public's input on redevelopment

Share Tweet Pin + 2 Comments Last updated 4/13/2022 at 1:17pm | View PDF

David Pan

Mukilteo City Councilmember Tom Jordal would like to hear from you.

As the City's representative on the Mukilteo Waterfront Stakeholder Group, Jordal is one of 19 community members drafting a set of guiding principles and forming a vision for the future redevelopment of the Mukilteo waterfront.

The group includes representatives from government, business, Old Town, the Mukilteo Historical Society, the Mukilteo Dive Park, Whidbey Island, Everett Community College's Ocean Research College Academy, and the Tulalip Tribes.

The group has met twice so far, and is off to a good start, according to Jordal, who praised the approach taken by Port of Everett CEO/Executive Director Lisa Lefeber.

Mukilteo Waterfront

Authentically Mukilteo.

Celebrate what is authentic to the local community, emphasizing direct connections and views to the Puget Sound and improving the appearance of the physical environment through design with an emphasis on the public realm.

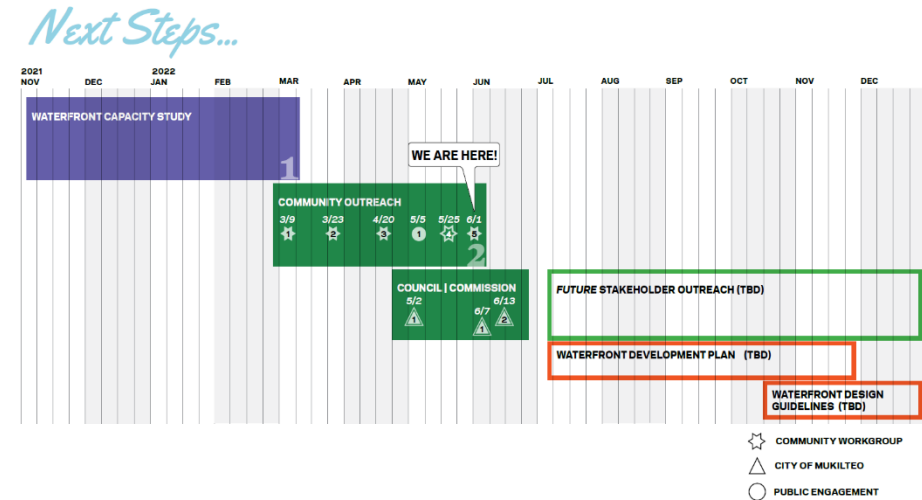
- ➔ Continued Editing & Co-Creation
- ➔ Discussion of Public Outreach Process

Next Steps

Port of Everett | nbbj | City of Mukilteo

Community Work Group Meetings #4 & #5

- Review of Public Input
- Continued Refinement of Vision Statement & Guiding Principles
- Discussion of Next Steps with City Council



- ➔ Flexibility – Virtual Session (#4)
- ➔ Engaged, Very Willing Group



Public Open House



OPEN HOUSE

175
ATTENDEE
SIGN-IN

225+
ESTIMATED ATTENDEES

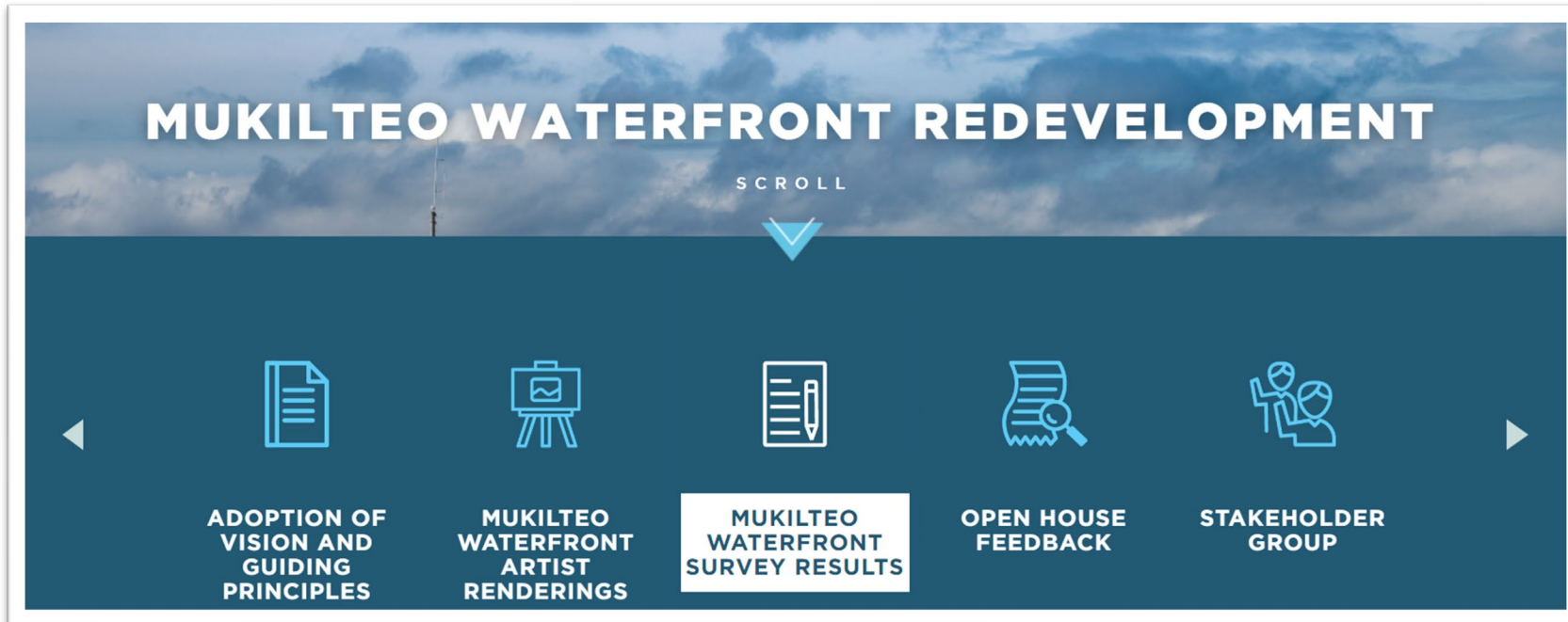
284
COMMENTS

Public Open House



Public / Online Survey

- Demographic Data (6 Questions)
- Connections & Knowledge of Mukilteo Waterfront Today (7 Questions)
- Dreaming about Future Needs (4 Questions)
- Review Draft Vision Statement & Guiding Principles (9 Drafts)



Public / Online Survey

PUBLIC SURVEY

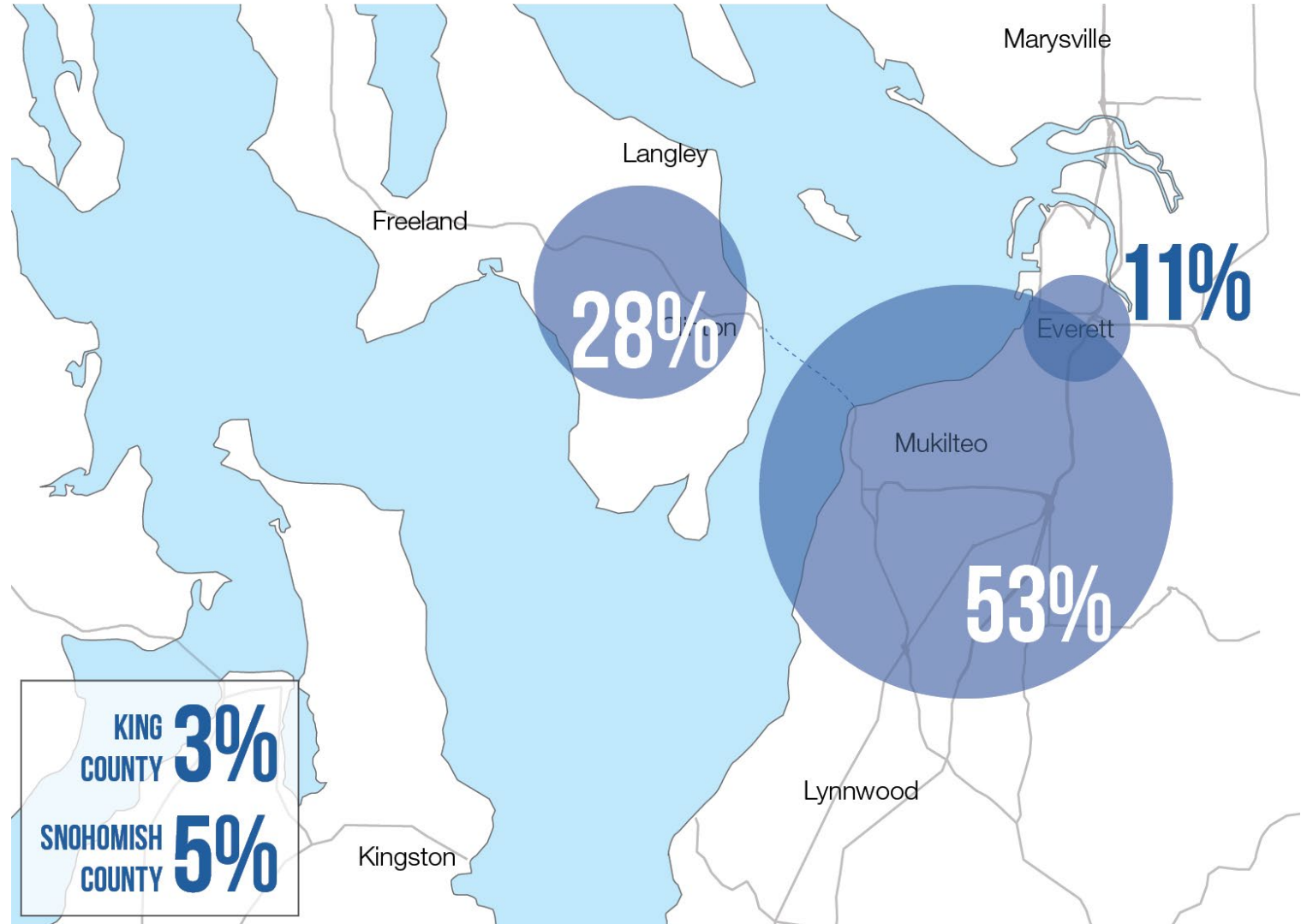
559

UNIQUE RESPONDERS

88%

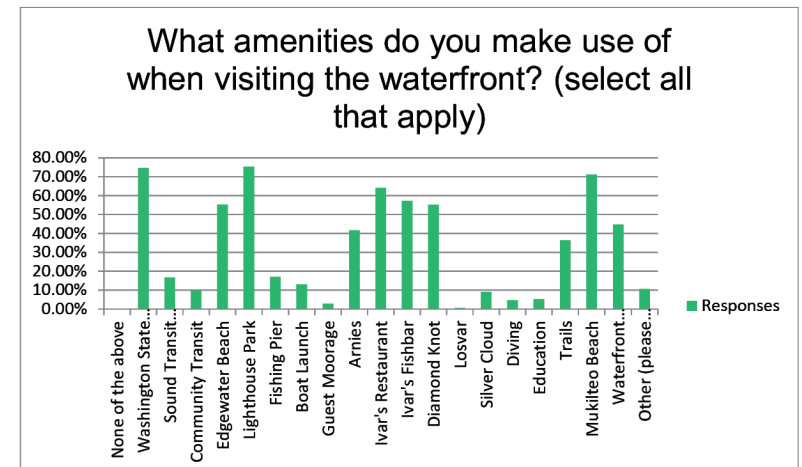
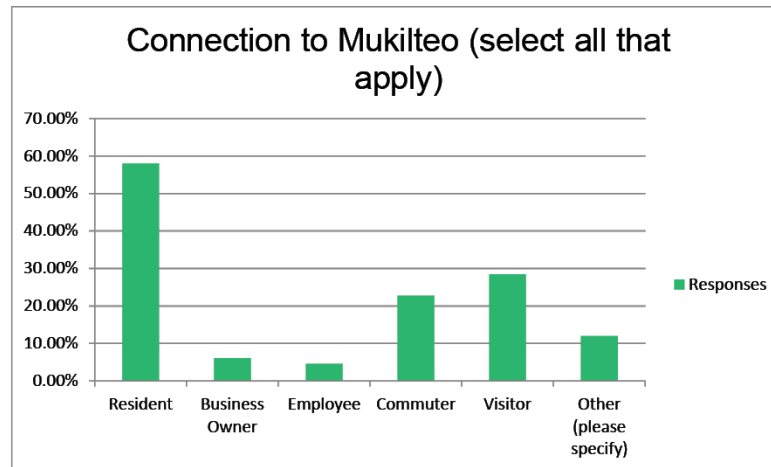
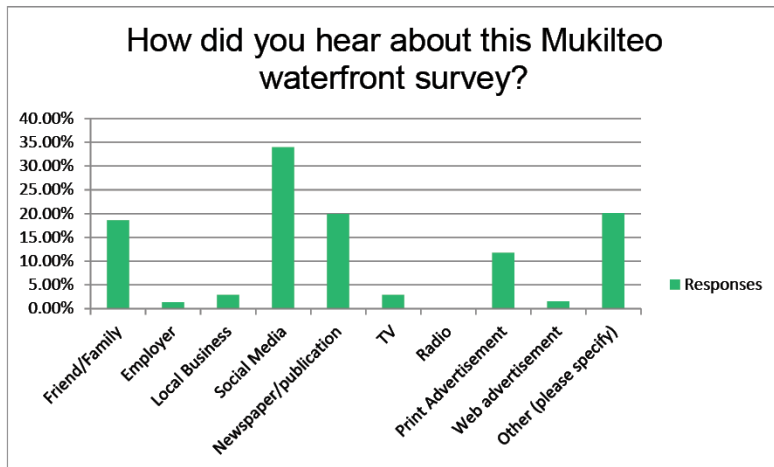
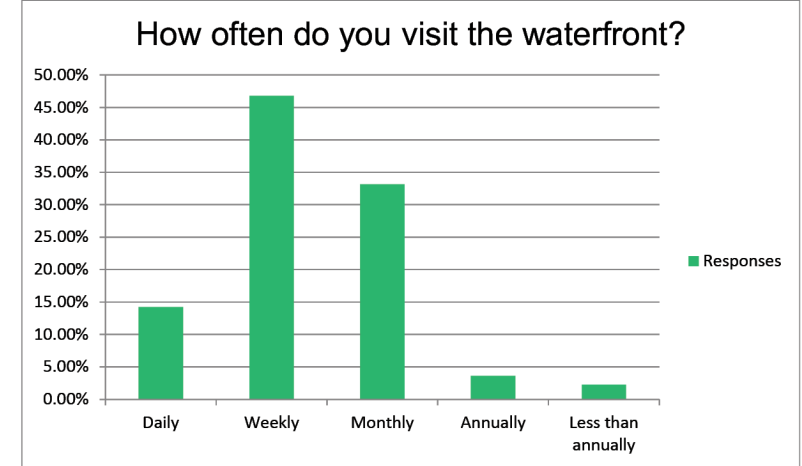
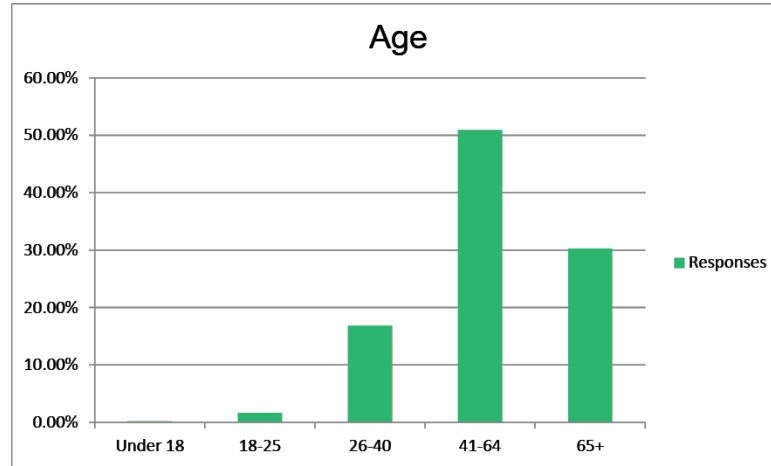
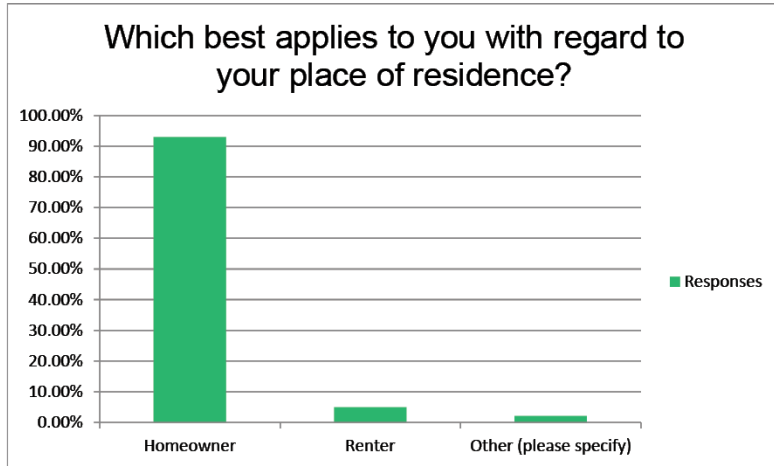
RESPONSE RATE OF
OPEN ENDED QUESTIONS

- ➔ Well Advertised, via Multiple Channels
- ➔ Extensive & Relevant Reach



Public / Online Survey

SURVEY DATA



Public / Online Survey

WHAT ISN'T WORKING WELL AT THE MUKILTEO WATERFRONT NOW?



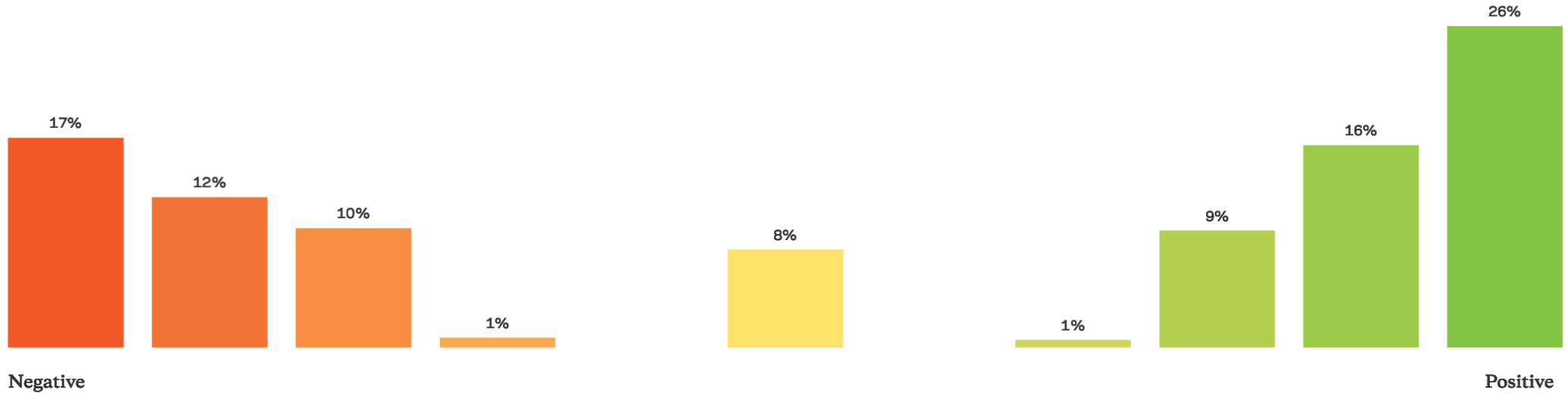
WHAT IS WORKING WELL AT THE MUKILTEO WATERFRONT NOW?



Public / Online Survey

DESCRIBE HOW YOU FEEL ABOUT THE MUKILTEO WATERFRONT NOW.

GENERAL SENTIMENT OF COMMENTS



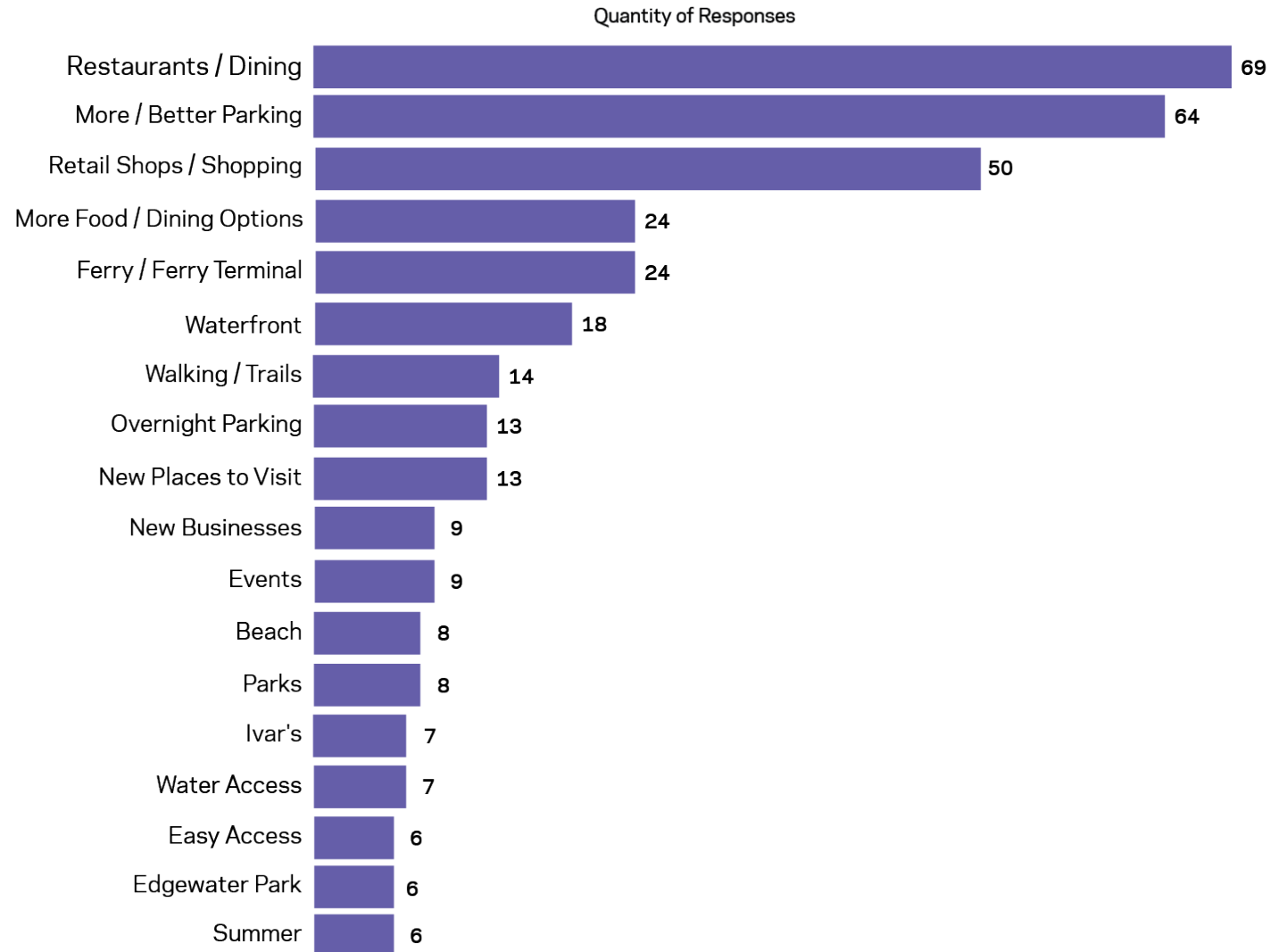
Negative

Positive



Public / Online Survey

WHAT WOULD ENCOURAGE YOU TO VISIT THE WATERFRONT MORE OFTEN OR RECOMMEND A VISIT TO OTHERS?



City Council 1 on 1s

A great Mukilteo

waterfront will have...?

enjoys waterfront, with family	Clinton residents come for shopping	ferry terminal is award winning, indigenous, LEED	walkability	scuba diving, kayaking fishing (boat & pier)	tribal ownership may have interest in education?	visual enhance shoreline	innovative architecture	food	Trader Joes?? closest is everett mall	Facilitate access with the access we have	Jordal's input should weigh heavily
amenities for visitors: food, sweets	experience as resident, tenant & business owner	shuttle service - to reduce traffic in the area	only 1 member on workgroup; must go thru council	multiple cafes, shops	running along the water	maybe up the Speedway	recreation opportunities - kayak, SUP	historical narratives - seaside town, tourism - walk the beach & grab ice cream	5/9 discussion on interim uses	always thinking of the future	waterfront as destination for a whole day - there's so much to do!
beach is okay, as rocky beach	how do we make it cohesive?	school field trips	educational opportunities	waterfront should be a place for recreation &	bike, boat rentals	graveling area for food trucks and picnicking. take fence down	NOAA was an asset	parking. lot of debate!	parking	we've done a "good" job of paving the waterfront	consistent boardwalk
all ages accessibility, parking, roads, sidewalks	diversity of spaces, more choices	multiple trips. want to come back	protecting the Puget Sound	improve water access on east side of 525	Regular service to harbour point loop	more recreation space	cohesive waterfront that highlights natural beauty of Puget Sound, doesn't take away	revenue stream; bring in business	art, sculpture	day dock (wrong place where it is now?)	waterfront = brand, visual for city as a whole
great place for kids, families	concern about gridlock	arrival @ ferry into MUKILTEO	incorporate old town*	placemaking opportunity, identity	put in as much green space & rec space as possible	stores, restaurants	recreation: small boat rentals, kayaks	recreation, access to waterfront	walking, biking, scootering, walking the dog	recreational transportation - bikes, kayaks	eg, Langley
retail is relative. not sure it's viable	park	education on the waterfront	recreational - another fishing pier?	tall order to say multi-day adventure at waterfront	food trucks? at least interim/temp	vision may be a little different than others	business fronts, restaurant	Lisa presented graphics that helped him rethink position(?)	less input council gets, longer process will take	Mukilteo jamboree, triathlon	recreational opportunities
Old town business district - should enhance waterfront; partners	shopping	dock needs redesign or moved elsewhere; too small (only 4 boats)	attraction is the WATER	backing off his adamant resistance to parking garage. it's important to make this work	enjoy a meal, drinks w/views	wanted mixed-use & public space instead of ferry moving	you can't build enough parking to satisfy need	year round access?	easy arrival, access to destination	city owns 3 parcels - japanese gulch; talked 5/9 about interim use; across from NOAA	good experience, no trash. vibrant.
interactive, display	architectural art installation	would like to see what the WMP said - a park	boaters coming for a day sail, landside and then go home	brand / rebrand mukilteo	place for remembering	[more] good food, choices	indoor/outdoor shops or restaurants that open up to outside	MORE THAN ONE ACCESS POINT	value is close to or in/around the water	keep them wanting to come back	not tall buildings; nothing taller than Losvar (4 stories is too big)

➔ Private Discussions

➔ Anonymous Input

City Council Work Sessions

- **Review of Task Force Meetings/Content**
- **Review of Public Comments (Mukilteo Only)**
- **Discussion of Next Steps**
 - **Memorandum of Understanding (MOU)**
 - **Master Plan & Potential Deliverables**
 - **Potential Land Acquisition / Swap**
 - **Request for Proposal with Developers**



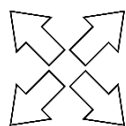
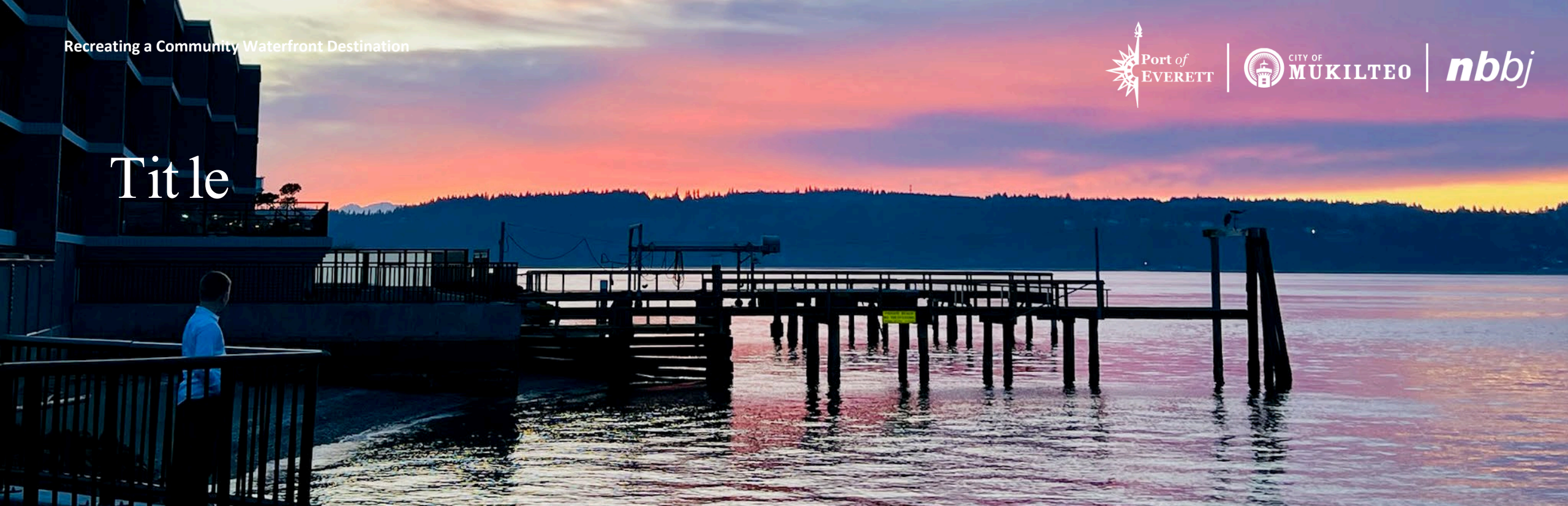
Communication Procedures

- ➔ **Open Public Meetings**
- ➔ **Opportunity to talk Next Steps & Dispel Mistruths**

Process

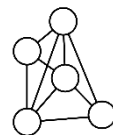
Development Agreement, entitlements,
permits, partners, deals, coordination....

Title



Text

Explanation



Text

Explanation