



Northwest Yacht Brokers Association

2018 ANNUAL MEETING

SEATTLE – GROWTH & DEVELOPMENT



BY THE NUMBERS

Seattle is growing at an exponential rate – it is continually ranked as one of the fastest growing cities in the United States, with little indication of losing any steam.



POPULATION

City of Seattle: 713,700

Seattle-Tacoma-Bellevue
Metropolitan Area:
3,798,902



GROWTH

More than 1,000 people
move to Seattle per week.

Projections that another
1.4 million people will
move to the metro area by
2040.



TRAFFIC

Commuters spend 55 hours
per year in traffic
congestion.

Ranked 20th worst city in
the world.

DOWNTOWN CONSTRUCTION

The era from 2018 to 2021 is being called the 'period of maximum constraint' by transportation planners due to upcoming construction and transit projects.

74

Projects under construction in
June 2017
(14% increase over 2016)

83

Additional projects with
completion dates of 'TBD'
(still waiting on permits)

264

Total projected upcoming
projects total (pre-
development, permitting,
under construction, etc.)

37

Completed in 2017



21

Completed in 2018



70

Completed in 2019

** Stats from the Downtown Seattle Association's 'Development Guide Mid-2017'*

SEATTLE'S FUTURE SKYLINE



CONSTRUCTION HIGHLIGHTS

*Stats pulled from Seattle Times Traffic Lab studies, an article titled 'If you think Seattle traffic is bad now, just wait until these projects start,' as well as conversations with SDOT.

- 5 million sq. ft. of space is currently under construction downtown. An additional 11.4 million sq. ft. scheduled for completion in next 3.5 years, plus another 3.5 million sq. ft. in pipeline.
- Just within a block of Denny Way, some 14 towers of 40 stories or higher are planned or underway.
- The WA State Convention Center's expansion will block a couple of road lanes during construction. Closing the Convention Place bus station will push hundreds of buses per day onto city streets.
- Demolition of the Alaska Way Viaduct and the opening of a tolled Highway 99 tunnel will force more traffic onto these city streets.
- The Key Arena project is being fast-tracked for a 2020 completion. The rebuild will add trucks to Mercer St. from Jan. 2019 to Sept. 2020 – potentially followed by hockey traffic, if the proposal stays on course.

CONSTRUCTION HIGHLIGHTS

- Relief from Sound Transit's light rail tunnel to Northgate and a huge order of railcars won't arrive until 2021.
- Amazon will increase its ownership of office space from 10 million to 12 million sq. ft. once planned construction is completed. They have recently purchased the old Pemco building as well.
- A potential 48% increase in hotel capacity is underway.
- In the past 10 years, 20,000 residential units were added to the downtown inventory and more than 30,000 are under construction or in development. Overall, a 10-year forecast calls for 240,000 single-family and multifamily housing units to be built in the Puget Sound region.
- More bike lanes, buses that feed rail stations and wider sidewalks are coming. Car capacity, however, won't improve. Curbside parking will be swept away.



REDEVELOPMENT OF SOUTH LAKE UNION

DEVELOPMENT FORECAST

Vulcan

“We’re working to create a pedestrian-oriented urban environment where residents, tenants and visitors can experience a car-free sustainable lifestyle.”

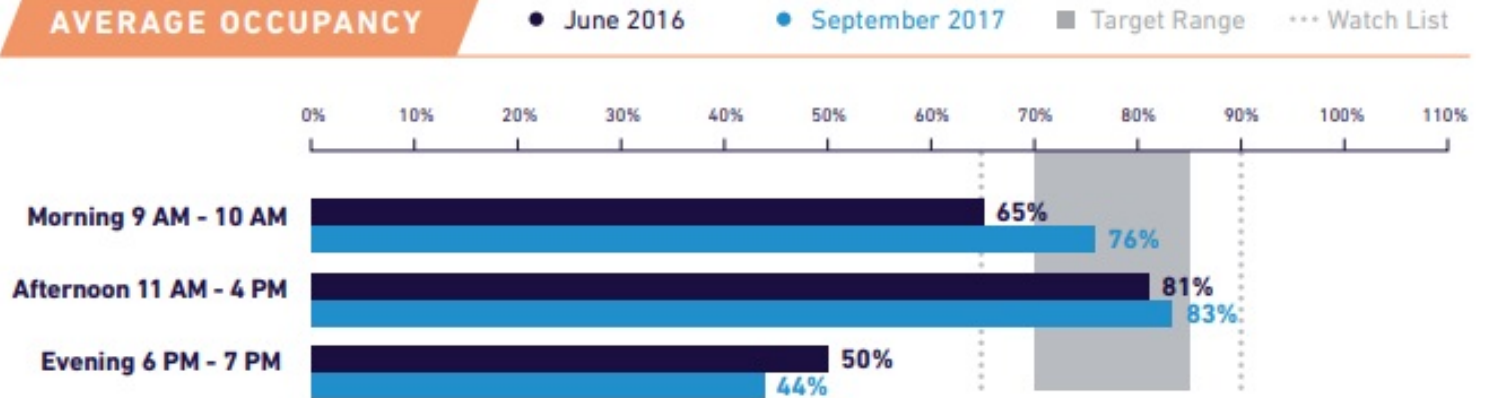
PARKING – CURRENTLY

Current occupancy of parking stalls is at 83% from 11am – 4pm.

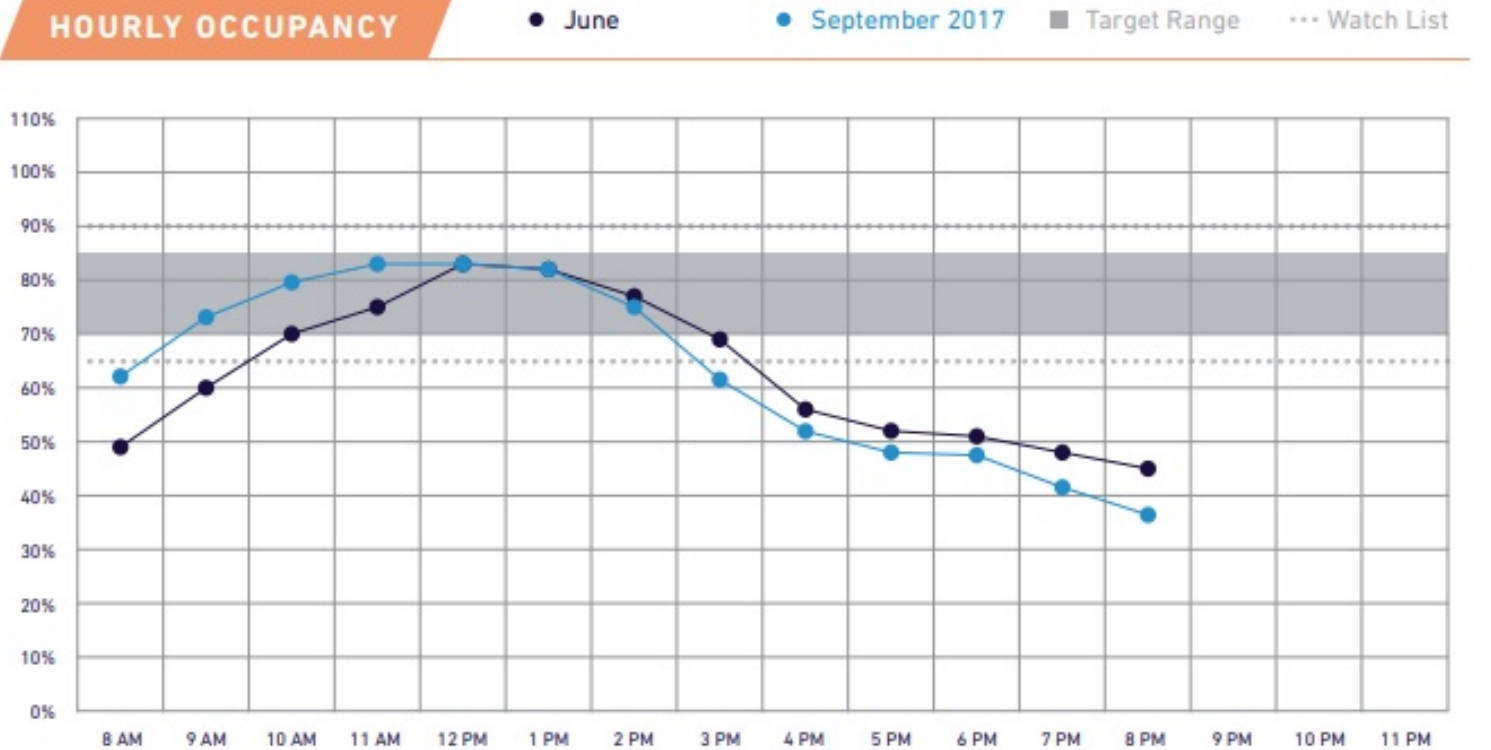
This is during peak boat show hours.

South Lake Union North

AVERAGE OCCUPANCY



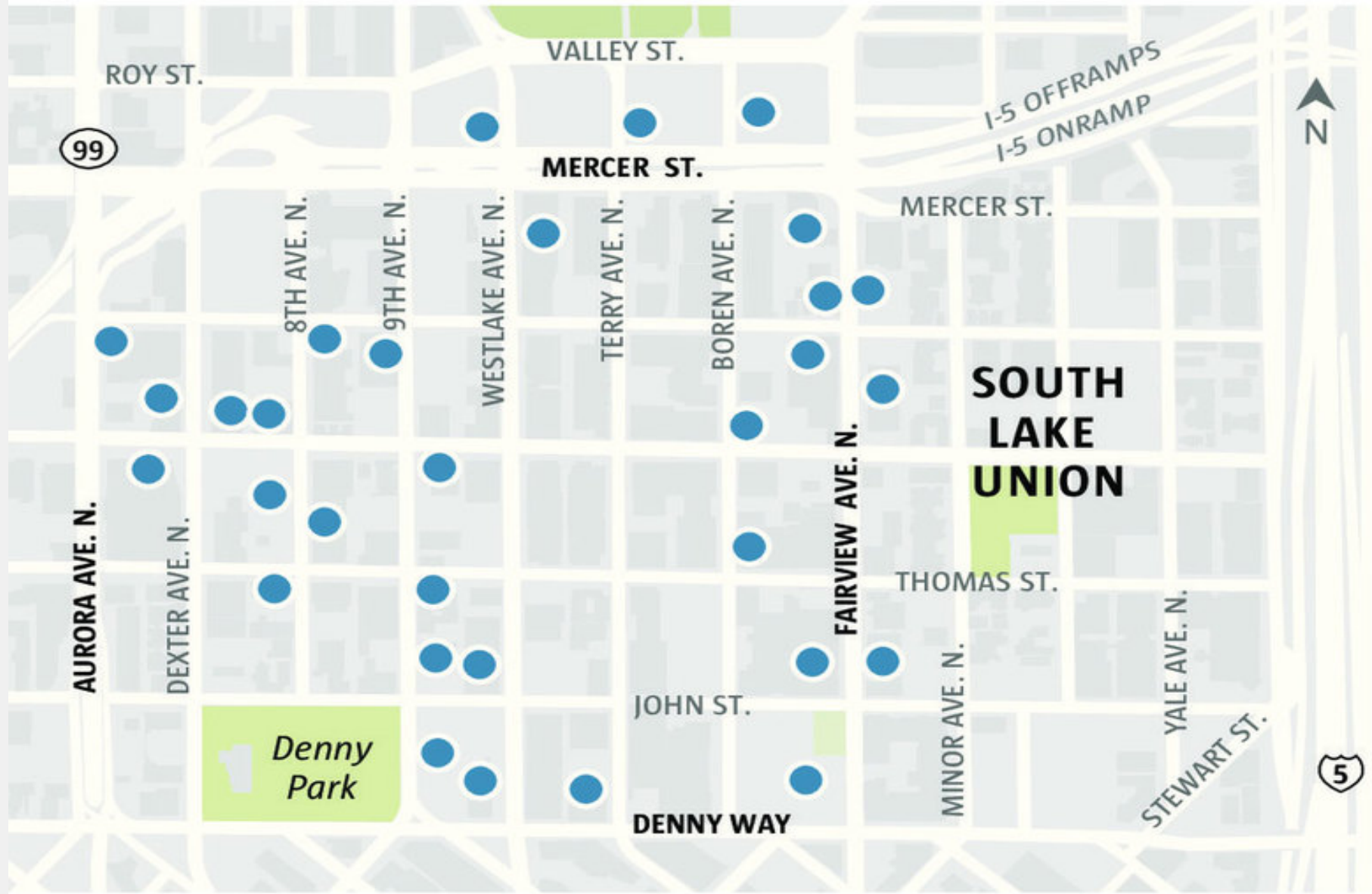
HOURLY OCCUPANCY



SLU PARKING PLANS

- The 5-block by 7-block heart of South Lake Union (Aurora on the west, Fairview on the east, Mercer on the north and Denny on the south) makes up a square of only 160 acres, but is one of the most active development sites in America.
- In this space, there are 34 projects in the works with 11,835 parking spaces planned in 31 underground structures.
- Three of the garages clock in at more than 1,000 stalls each. The total amounts to 6 Safeco Field garages.

● *Developments in permitting or under construction*



SLU PARKING PLANS

- **HOWEVER** – a parking space in an office building can generate 2 – 4 car trips per day. So if all 12,000 spaces fill up, that's another 24,000 – 48,000 more daily car trips in this 160-acre area than we already have.
- Denny Way (aka the 'Denny Disaster') already carries 22,000 cars/day. Mercer Street (aka the 'Mercer Mess') carries 49,000 cars/day.
- Scott Kubly, former Seattle Transportation Chief: 'I think we've reached saturation point with the traffic we have right now in South Lake Union.'

SOUTH LAKE UNION PROJECTS



BLOCK 25

14-STORY STRUCTURE
70 APARTMENTS
148,115 SQ FT OFFICE
2,291 SQ FT RETAIL
210 PARKING

6-STORY STRUCTURE
185,000 SQ FT OFFICE
226 PARKING



BLOCK 31

14-STORY STRUCTURE
79 APARTMENTS
312,712 SQ FT OFFICE
8,620 SQ FT RETAIL
362 PARKING



BLOCK 37

(Estimates)
16-STORY STRUCTURE
368 APARTMENTS
~14,150 SQ FT RETAIL
365 PARKING



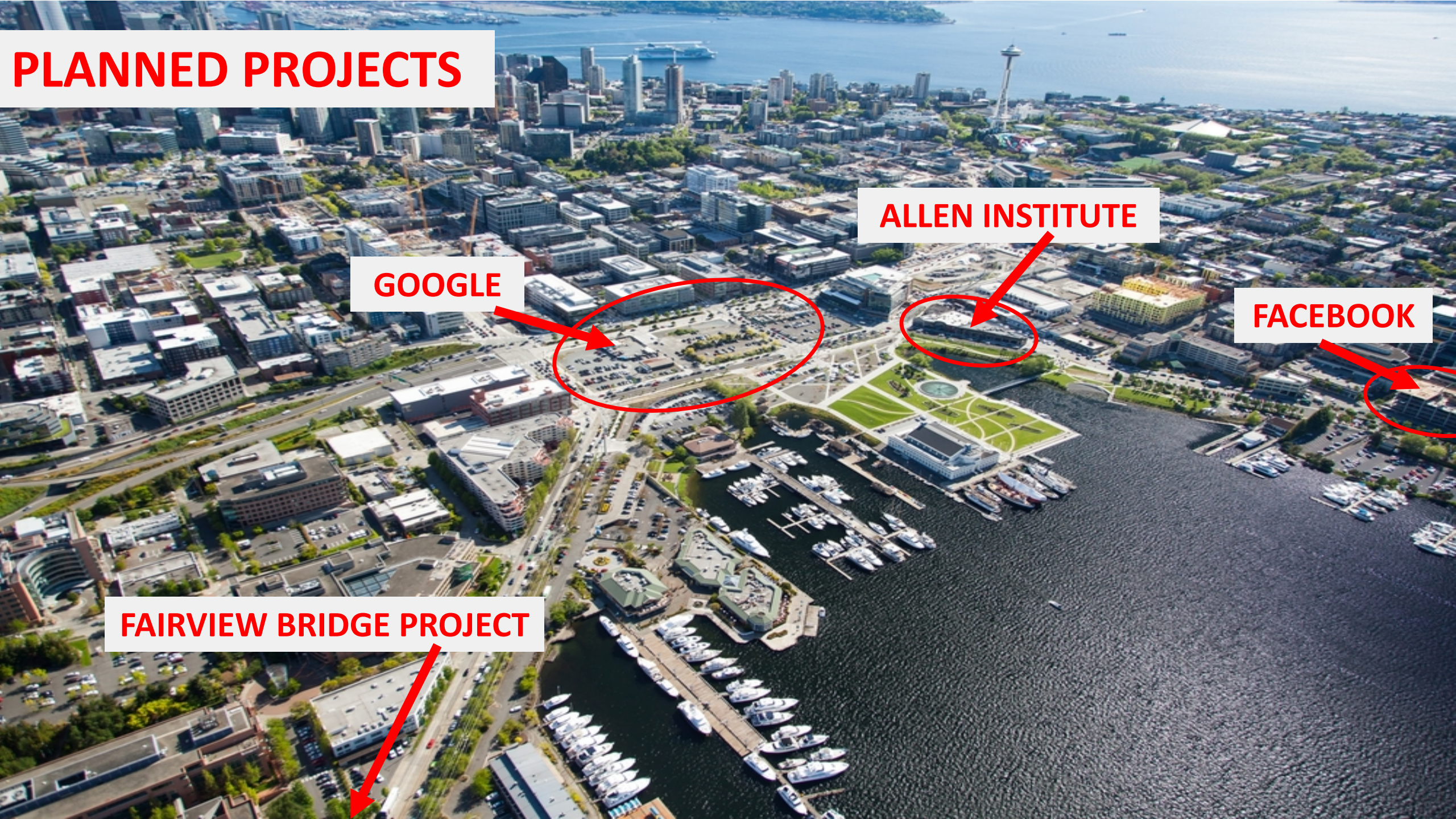
PLANNED PROJECTS

GOOGLE

ALLEN INSTITUTE

FACEBOOK

FAIRVIEW BRIDGE PROJECT



PROPOSED PROJECTS

7-STORY, 162,963 SQ FT OFFICE +
16,050 SQ FT RETAIL. 179 PARKING

2-TOWER, 14-STORY
OFFICE/RETAIL/PARTICIPANT SPORTS.
467 PARKING.

7-STORY HOTEL W/ 4,000 SQ FT RETAIL +
1,700 SQ FT RESTAURANT. NO PARKING.

ROOSEVELT RAPID RIDE



ROOSEVELT RAPID RIDE



- Will connect downtown Seattle with South Lake Union, Eastlake, U District and Roosevelt.
- Proposal will add another lane of traffic along Eastlake and Fairview – new lane will be solely for mass transit, eliminating competition with cars.
- New cycle track and lane will eradicate city parking along Fairview – a loss of 90 spaces.
- Timeline:
 - 2017 – 2019 Develop Design
 - 2020 – 2021 Construct Improvements
 - 2021 Roosevelt Rapid Ride Line service begins

ROOSEVELT RAPID RIDE



FAIRVIEW BRIDGE

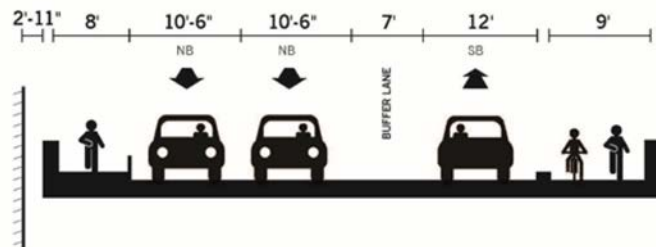


Fairview Bridge replacement is not expected to overlap with the Sept. 2018 Boats Afloat Show – if anything, they'll only start the detour prep (bridge won't be closed).

FAIRVIEW BRIDGE

BEFORE

Existing

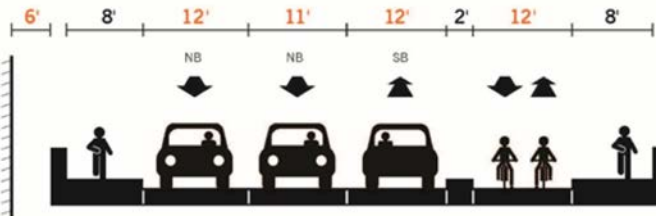


Facing South

Existing Floating Walkway

AFTER

New Bridge



Facing South

5'

Relocated Floating Walkway



← Bicycle, pedestrian, local traffic, and transit detour

← Suggested freight and general traffic detour
General traffic will be encouraged to use alternate routes.

RECENT UPDATES

- In the past few weeks, reports have crept out that the City is considering barring cars from one lane on 3 blocks of Terry Ave N and on 2 blocks of Fairview Ave N to allow unencumbered streetcar access.
- Also considering adding two light rail stations in SLU.
- On Monday, the City Council voted to allow developers to build housing with no off-street parking – further evidence of the city’s goals to limit car accessibility.
 - “The legislation continues a trend that’s been driven by City Council over the last decade or so: The city is requiring less parking in urban centers, and developers are building less.” – *The Seattle Times*

An aerial photograph of Seattle, Washington, showing the city's urban landscape, including buildings, roads, and the waterfront. A large, semi-transparent pink rectangular box is centered over the image, containing the text "GOODBYE, SEATTLE OF YESTERYEAR" in a bold, white, sans-serif font. The text is arranged in two lines, with "GOODBYE, SEATTLE" on the top line and "OF YESTERYEAR" on the bottom line. The background image shows a wide view of the city, with the waterfront and the city's skyline visible in the distance. The overall tone of the image is nostalgic and reflective.

GOODBYE, SEATTLE OF YESTERYEAR



QUESTIONS?





*We Provide Value:
We Create Economic Opportunities*

Boats Afloat Show

Port of Everett Marina Relocation Consideration

April 4, 2018

WWW.PORTOFEVERETT.COM



Port of Everett Marina



- 2,300 slips
- 9 visitor docks (working on 10th)
- 13-lane boat launch
- Fuel dock
- Full Service Boatyard
- Pump-out facilities
- Recycle stations
- Laundry/Shower facilities
- Jetty Island & great walking trails
- Five great restaurants
- Mixed-use development underway

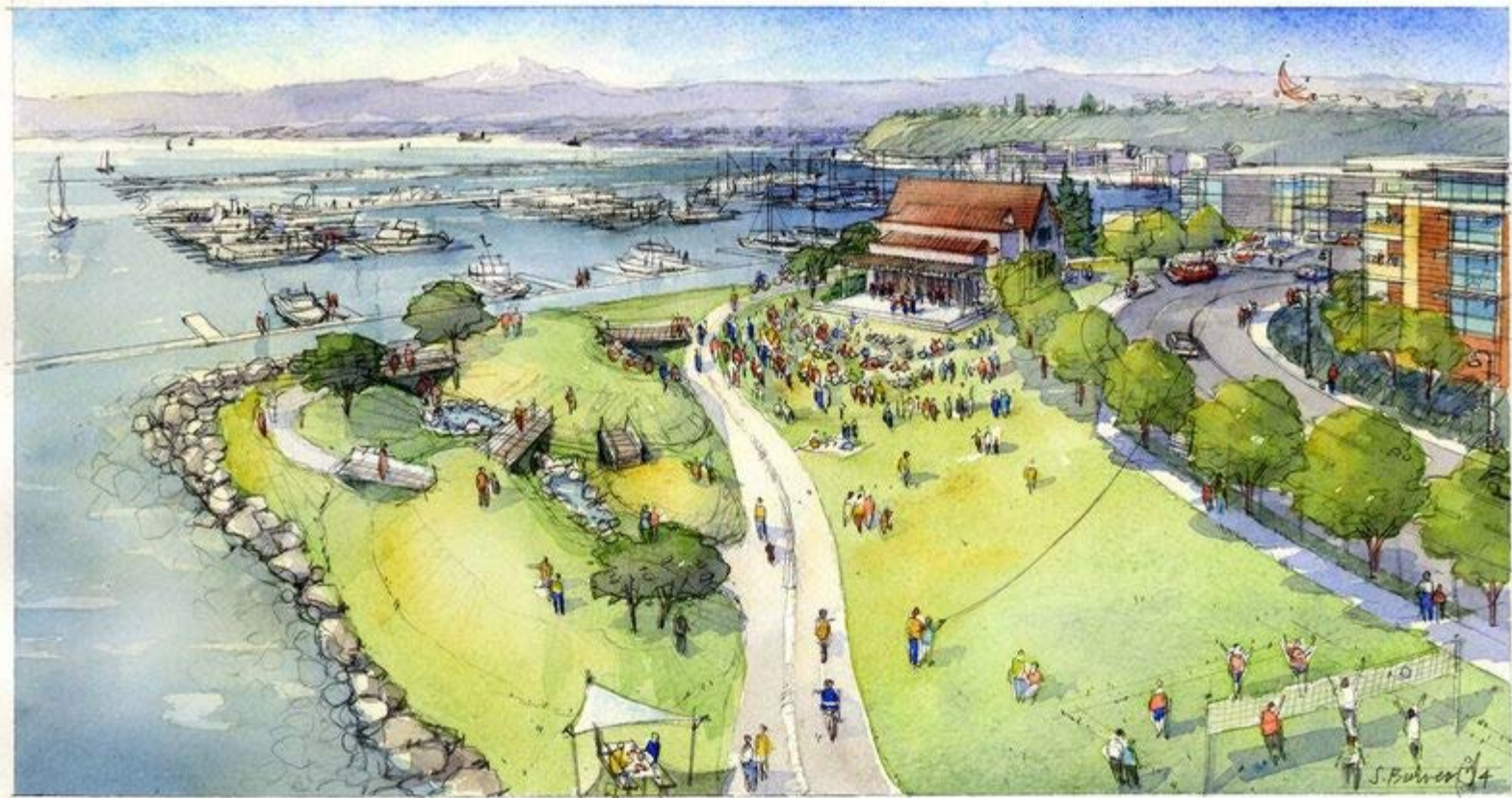
Current Waterfront Amenities

- Variety of restaurants
 - Year round & seasonal options
 - Destination distillery/brewery
 - New! Food Trucks
- Mix of marine businesses
- On-site & nearby hotels
- Proximity to other area recreation:
 - Tulalip Casino/Outlet Mall - Free shuttles
 - Golfing, hiking, fishing etc.



Venue Features

- Pacific Rim Plaza with splash fountain, benches and international trade tribute (central gathering hub)
- Overwater Viewing Platform
- Walkable esplanade around the site
- Overwater Viewing Platform
- Guest Dock 5/Dock Walk
- Hotel Indigo
- American Classic Homes luxury apartments
- Restaurants



Waterfront Place Rendering



Pacific Rim Plaza View



S. Bower 2016

New Guest Dock 5

- Guest Dock 5 would be available for the event; located at Fisherman's Harbor (anticipated completion spring 2019)
- Approximately 800 lineal feet of dock; no finger piers
- Guest Dock 5 doubles as a public dock walk
- Could be used in addition to the planned portable dock structure to be brought in for event
- Reference diagram provided with approximate dimensions of available open water space near Guest Dock 5 for portable docks





**Basin for Boats Afloat Show
Will Include a Lower Dock Walk**



Basin in Front of Hotels, Restaurants



Upland Space Availability

- Upland booth space is available and would run the perimeter of the basin
- Upland space for a trailer boat display is also available in proximity to the in-water show
- Seminars and events could be held at Hotel Indigo's large conference room



Marina Attractions

- Moorage – Attend the Boat Show by boat!
- Dock space for boat demo's
- Waterfront trails
- Fishing docks
- Beaches and paddleboard rentals
- Jetty Island
- Parks and open spaces
- Dining and distilleries
- Future opportunity for retail shopping
- On-site chandleries
- Classic car show in September
- Farmer's market



On-site & Area Hotels

- Hotel Indigo (set to open in 2019)
 - 142-rooms; all with water views
 - Restaurant/bar
 - Swimming pool
 - 5,000 square-foot event space
- Inn at Port Gardner
 - Boutique hotel
 - 33 rooms
 - Event space
- Downtown Hotels
 - New 2018! Delta by Marriott
 - Plus many other options with a variety of rates



Restaurants

- Restaurants at the Port
 - Anthony's Homeport
 - Anthony's Woodfire Grill
 - Scuttlebutt Brewing Company
 - Bluewater Distilling
 - Lombardi's Italian
 - Moon Tree Asian Tapas
 - Fisherman's Market & Grill
 - Seas the Day Café
- Seasonal eateries in summer (including food trucks)
- Anticipate up to nine more restaurants; five at Fisherman's Harbor



Parking

- At full build out of Waterfront Place there will be 3,200 stalls
 - Combination of marina, residential, employer, shared and visitor
- As parcels are developed, associated parking requirements are being built at the same time
- Approximately 450 spots currently available for event parking; subject to change based on construction impacts
- Walker Parking Consultants developed a comprehensive Parking Management Plan; plan is updated as development builds out to support the development, marina and special event needs
- Large FREE parking garage located a mile a way to which we could run a FREE shuttle

Area Transportation

- Everett Station (Sounder train)
- Paine Field (to begin commercial flights in 2019)
- Everett Transit (local bus service)
- Ride share options (i.e. Uber, Lyft)
- Based on parking need, event host may be required to coordinate shuttle service and off-site parking
 - i.e. EverPark garage, Snohomish County parking garage, potential use of Everett Community College or other businesses parking areas during off-peak use.



Construction Timeline

- Fisherman's Harbor – the first phase of the Port's larger Waterfront Place mixed-use development – is anticipated to open mid-to-late 2019
 - Hotel Indigo currently under construction (anticipate 14 months)
 - Housing construction anticipated to begin in fall 2018 (266 units)
 - Guest Dock 5 construction anticipated to begin fall 2018 with anticipated completion in spring 2019
 - Additional roadway and utilities infrastructure construction to continue now thru 2019
- Full build out of Waterfront Place anticipated in 2025; future phase construction timeline TBD

District Roadways/Utilities Complete



Pacific Rim Plaza Complete





Boats Afloat Show Coming 2020

