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Schuster Group delivers new retail building for Port of Everett revamp

By [JOURNAL STAFF](#)

The Port of Everett and private development partner The Schuster Group are celebrating the opening of a new two-unit retail building at the port's Port Gardner Landing.

The new building fully opened to the public on June 29. It brings two new businesses to the waterfront, Sound2Summit Brewing (which opened June 10) and Woods Coffee (which opened June 29).

The project comprises two one-story structures bifurcated by an uncovered courtyard space, which provides outdoor seating for the brewery, and a drive-thru space for Woods Coffee.

The 6,500-square-foot project was designed by Cushing Terrell and built by Kirtley Cole Associates. The project team also includes PND Engineers, civil/structural engineer, and HBB Landscape Architecture, landscape architect.

The new businesses are located at 1710 W. Marine View Drive, which is the former site of the port's historic Weyerhaeuser Building. That building was relocated to Boxcar Park at the port's Central Marina in 2016. A new coffee shop/whiskey lounge opened at that historic property this month.

Development for the Port Gardner Landing retail building began in 2022 and the Schuster Group delivered the building to the tenants in March 2023 for interior build-outs.

The project is part of Phase One of the port's much larger \$1 billion multi-step redevelopment of Everett's waterfront (called Waterfront Place). The Waterfront Place project spans five development districts and is being completed in partnership with several private partners. Phase One includes a long-term ground lease deal agreement with The Schuster Group that stretches through 2027 and covers seven additional project sites in an area known as Fisherman's Harbor.

Schuster's additional phase one projects include a two-story retail building located along the waterfront esplanade, to be occupied by Rustic



Photos courtesy of The Schuster Group and Port of Everett [\[enlarge\]](#)

The new building is occupied by Sound2Summit Brewing and Woods Coffee.



[\[enlarge\]](#)

A celebratory ribbon cutting was held last month.

Cork Wine Bar, Anisoptera Spa, and Menchies frozen yogurt, and a 5,000 square foot building, also along the esplanade and West Marine View drive, that will house Lazy Boy Brewing and a new Fish Market. Those buildings are scheduled to be completed in 2024, with leasing opportunities still available.

The developer said it will focus on projects at the Waterfront Wine Walk at Fisherman's Harbor in late 2024 with plans to bring in an assortment of up to 12 local wineries including Covington Cellars, Two Vinters and Hamilton Cellars.

The developer's final planned projects are a new retail site, which will sit at the entrance to Waterfront Place, and a new premium corner restaurant site. Development is expected to begin on those projects after 2025. The Schuster Group is currently searching for retail partners for both sites.

In addition to the eight retail parcels The Schuster Group is developing, its consulting division, Full Scale, was also involved in the renovation management of the new Muse Coffee and Whiskey Bar which opened at the historic Weyerhaeuser Building this month. Full Scale worked with architect Eric Richmond from Flat Rock Productions and general contractor Graham Construction on that project. The Muse is operated by restaurateurs Jack and Jin Ng of the NGMA Group.

Additionally, Full Scale is assisting in the interior build-out of Fisherman Jack's, a new seafood inspired dim sum restaurant, also operated by the Ngs, set to open at Fisherman's Harbor this summer.

At full build out Waterfront Place will cover 65 acres. The 1.5 million-square-foot mixed-use development will include 63,000 square feet of retail/restaurant space, another 20,000 square feet of marine retail, 447,500 square feet of office space, two waterfront hotels, and up to 660 waterfront housing units. Featured amenities include new trails and regional parks, public gathering spaces, a variety of fine and casual dining, local shops, and marine sales and services.

The second and next phase of development will be the 10-acre Millwright District. The port is partnering with private developer LPC West on that phase. Along with architect RIOS, LPC West is planning to develop the district with up to 60,000 square feet of destination retail, 200,000 square feet of commercial space, and over 200 multifamily housing units.

Earlier this year, the Millwright District was preloaded for future roadway construction. Port contractor Strider Construction finished importing about 33,000 cubic yards — or about 2,000 dump truck loads — of clean fill dirt known as “preload” in February. The preload is mounded up where the future Millwright Loop Roads will be built on the 10-acre plot. The fill dirt compacts the site to prevent settlement after construction. It also provides the additional material needed to mitigate for rising sea levels. Strider Construction's work has also included hardscape demolition, widening a trail, building temporary roads, and realignment of traffic flow and parking lots to support construction.

In a press release, the port said it will seek bids for the next phase of ground work at the Millwright District, which includes construction of new roadways and new Central Marina parking lots, while the preload is settling (settlement is expected to take around six months). LPC West is slated to develop the district between 2023-2027.