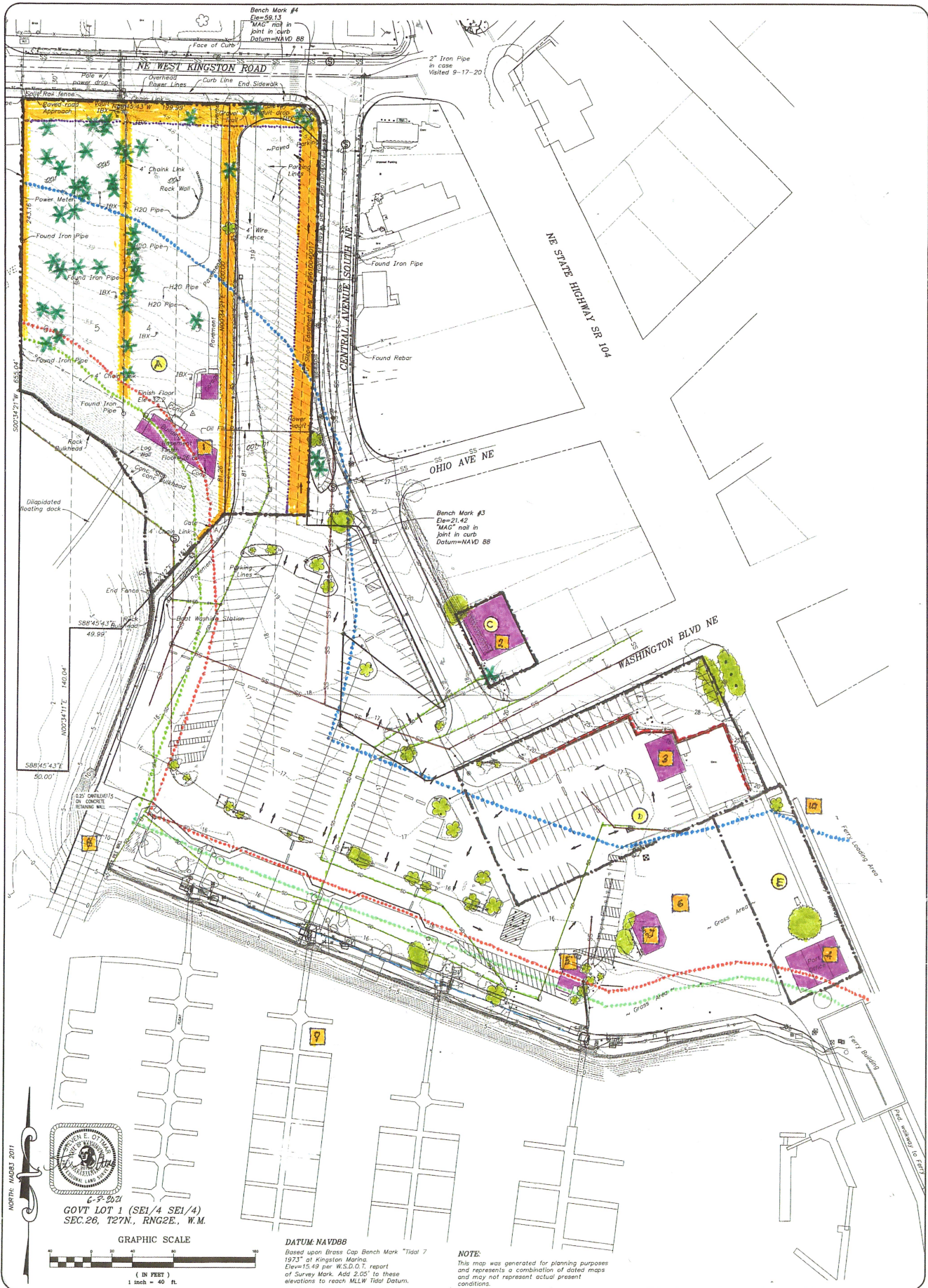


Port of Kingston Economic Development: Considering the Alternatives

- I. The Purpose of Ports in Washington
- II. The Goal: Creating a “Win/Win” Solution for the Port and the Community of Kingston
- III. Port Contract with GPlanz to Explore Alternatives
- IV. Status of the Port’s Rezoning Application: Urban Village Commercial
- V. Status of Kitsap County’s Title 17 and Use Table Amendments
- VI. The Port’s Planning Areas: A, D and E
- VII. Results of Community Interviews
- VIII. Opportunities and Constraints: Existing Conditions
- IX. Focusing Now on Areas D and E but Area A on Hold for Now
- X. Presenting the Alternatives: Features and Implications
 - Alternative I: Visitor Serving Emphasis
 - Alternative II: Community Serving Emphasis
- XI. Preliminary Commission and Staff Feedback on the Alternatives
 - Complete Feedback Forms By When?
- XII. Next Steps
 - Prepare Updated Development Program for a Refined Concept Plan to Include the Best Features of Alternatives I and II
 - Preparing a Refined Concept Plan with Design Character Photos
 - What’s Needed to Make Good Decisions and Attract Users/Investors?
 - Market Feasibility Analysis?
 - Community Outreach?
 - Other?





WASHINGTON BLVD NE

~ Grass Area ~

~ Grass Area ~

E

Ferry Building

Port Office

C

3

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18

17

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16

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17-2

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Washington Blvd.

Loading

Loading

Lobby

Retail

Covered Arcade

Sports Bar

Patio

Plaza Area

Expanded Park Area

ADA Lift

Rental Spaces

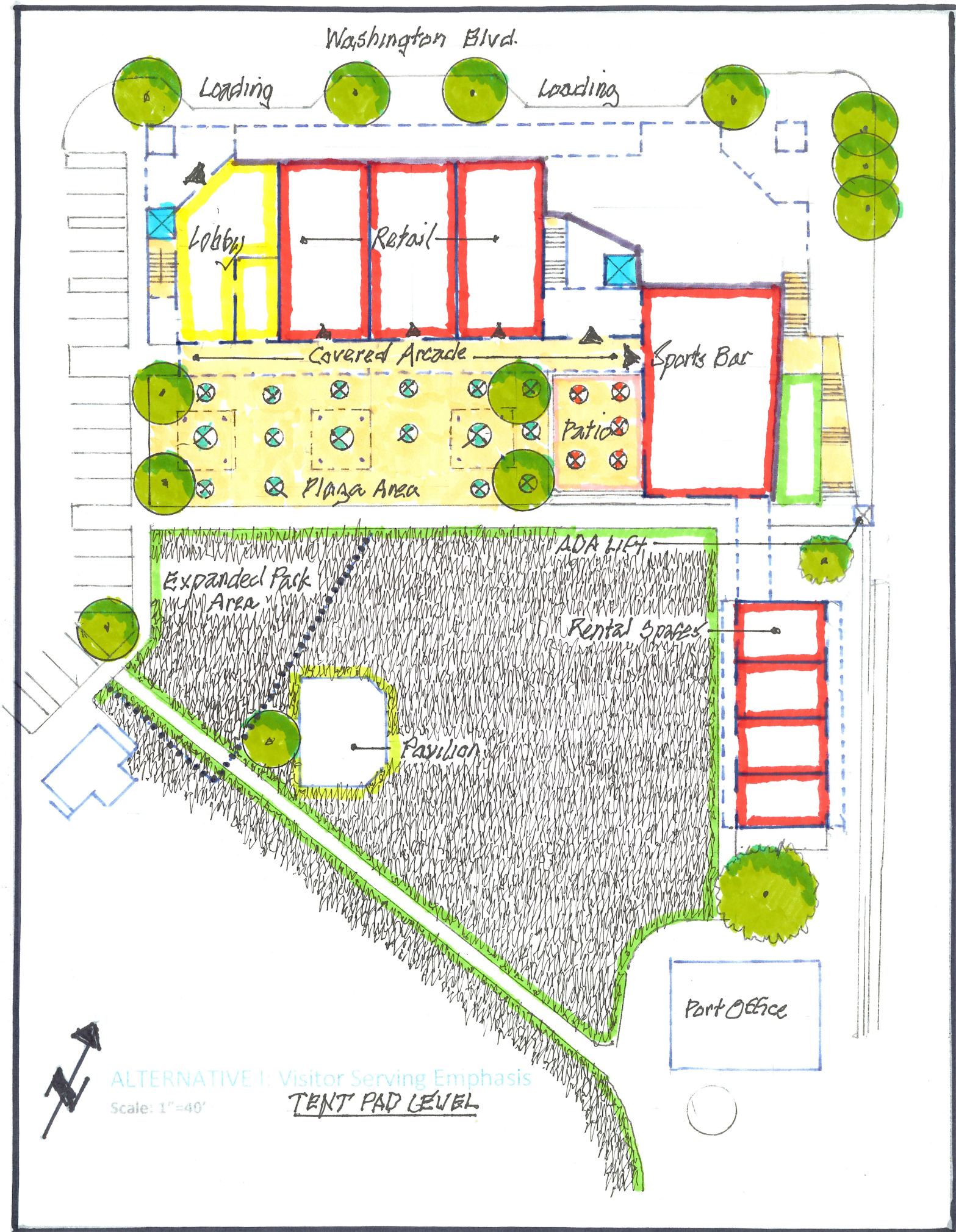
Pavilion

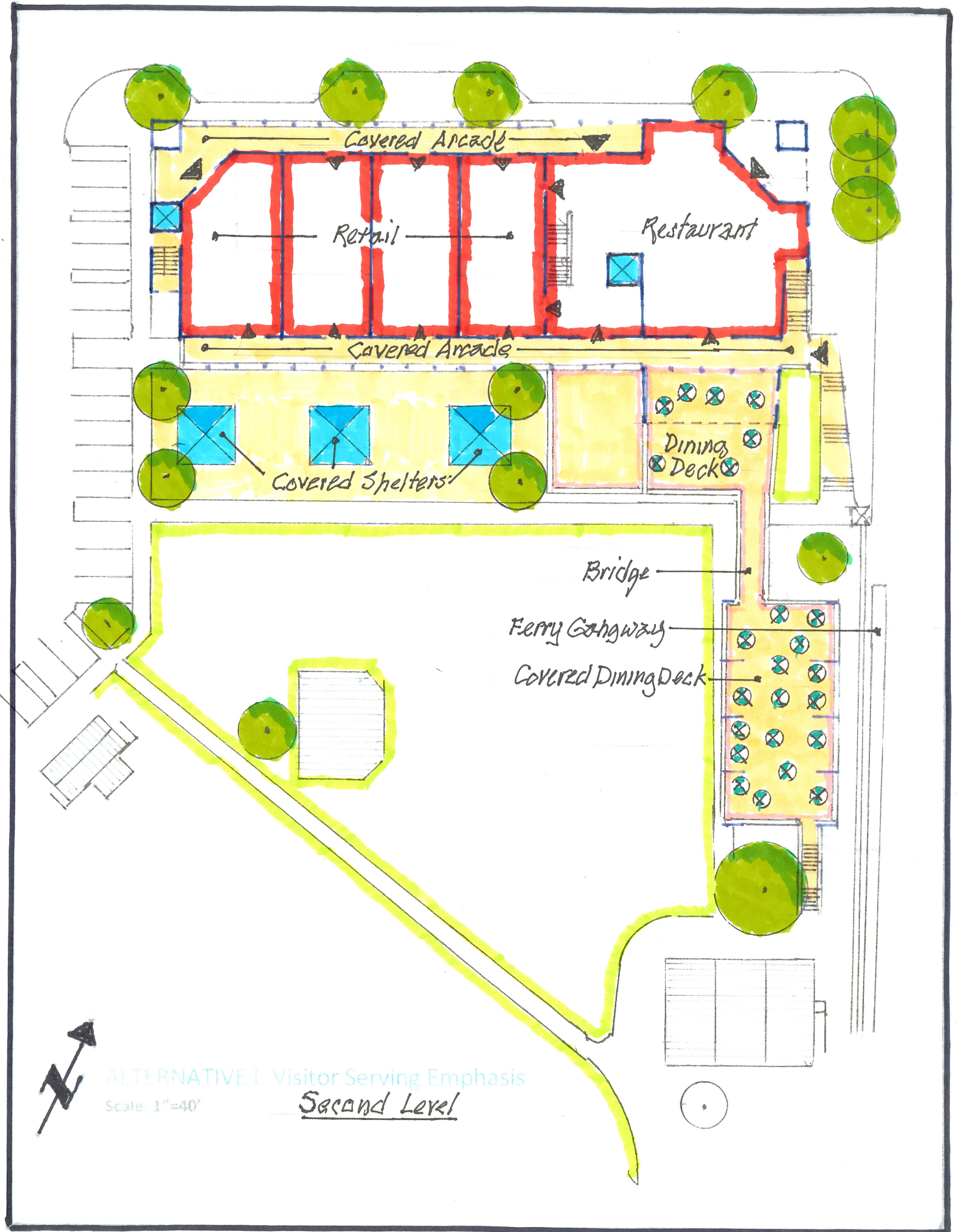
Port Office

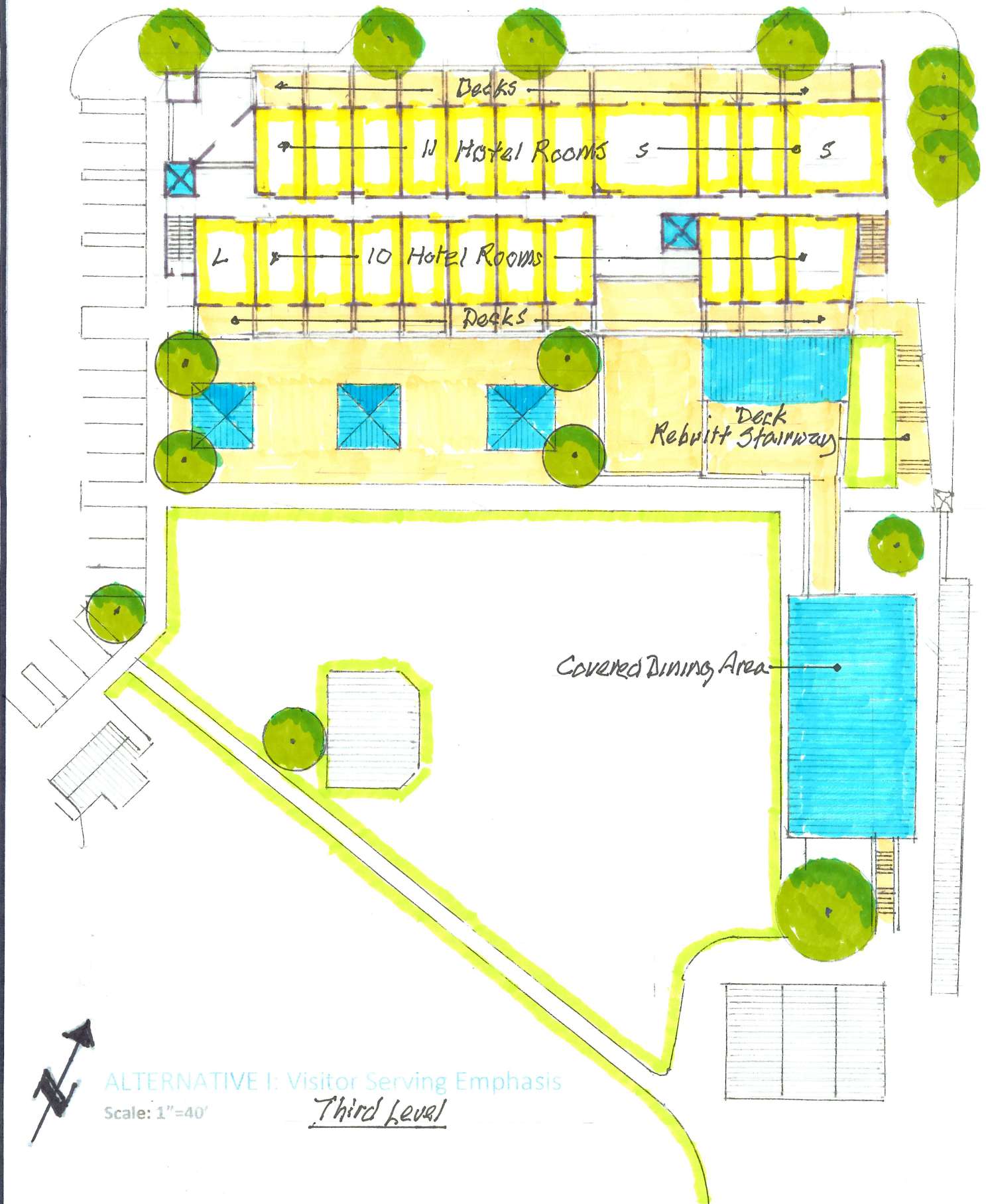
ALTERNATIVE I: Visitor Serving Emphasis

Scale: 1"=40'

TENT PAD LEVEL







ALTERNATIVE I: Visitor Serving Emphasis

Site Statistics:

1. Tent Pad Level:

- Sports Bar: $45 \times 72 = 3240\text{sf}$
- Sports Bar Patio: $30 \times 42 = 1260\text{sf}$
- Retail Spaces: $3 \times 30 \times 60 = 5400\text{sf}$
- Hotel Lobby: $36 \times 60 = 2160\text{sf}$
- Outdoor Shelters: $3 \times 20 \times 20 = 1200\text{sf}$
- TOTALS: 10,604sf*
 - Commercial Uses: $3240\text{sf} + 5400\text{sf} + 1260\text{sf} = 9900\text{sf}$
 - Hotel Uses: 1964sf

2. Second Level:

- Retail: $3240\text{sf} + 1964\text{sf} = 5204\text{sf}$
- Restaurant: $60 \times 72 = 5280\text{sf}$
- Dining Deck: $52 \times 45 = 2340\text{sf}$
- TOTALS: 12,824sf*
 - Commercial Uses: $5204\text{sf} + 5280\text{sf} + 2340\text{sf} = 12,824\text{sf}$

3. Third Level:

- Hotel Rooms: $18 \text{ rooms} \times 15 \times 28 = 18 \times 420\text{sf} = 7560\text{sf}$
- Hotel Suites: $644\text{sf} + 2(894\text{sf}) = 2432\text{sf}$
- Back of House: $20 \times 28 = 560\text{sf}$
- TOTALS: 10,552sf*
 - Hotel Uses: $7560\text{sf} + 2432\text{sf} + 560\text{sf} = 10,552\text{sf}$

4. GRAND TOTALS: 35,800sf*

- Commercial Uses: $9900\text{sf} + 12,824\text{sf} = 22,724\text{sf}$
- Hotel Uses: $1964\text{sf} + 10,552\text{sf} + 560\text{sf} = 13,076\text{sf}$

5. Planning Area E Uses:

- Tent Pad Level: 4 X 600sf rental facilities = 2400sf of commercial use
- Second Level: 2400sf of covered outdoor dining deck as commercial use
- TOTALS: 4800sf of commercial use

*Totals do not include interior hallways, hotel decks, or exit stairways.



Lobby

Open Air Market

Retail

Playground Shelter

Sports Bar

Rebuilt Stairs

Patio

Expanded Park Area

ADA Lift

Port Storage Bldg

Ferry Gangway

ALTERNATIVE II: Community Saving Emphasis

Scale: 1" = 40'

Tent Pad Level

Washington Blvd

Loading

Loading

Covered Arcade

Lobby

Retail

Grab & Go

Break Way

Office

Arcade

Restaurant

Dining Deck

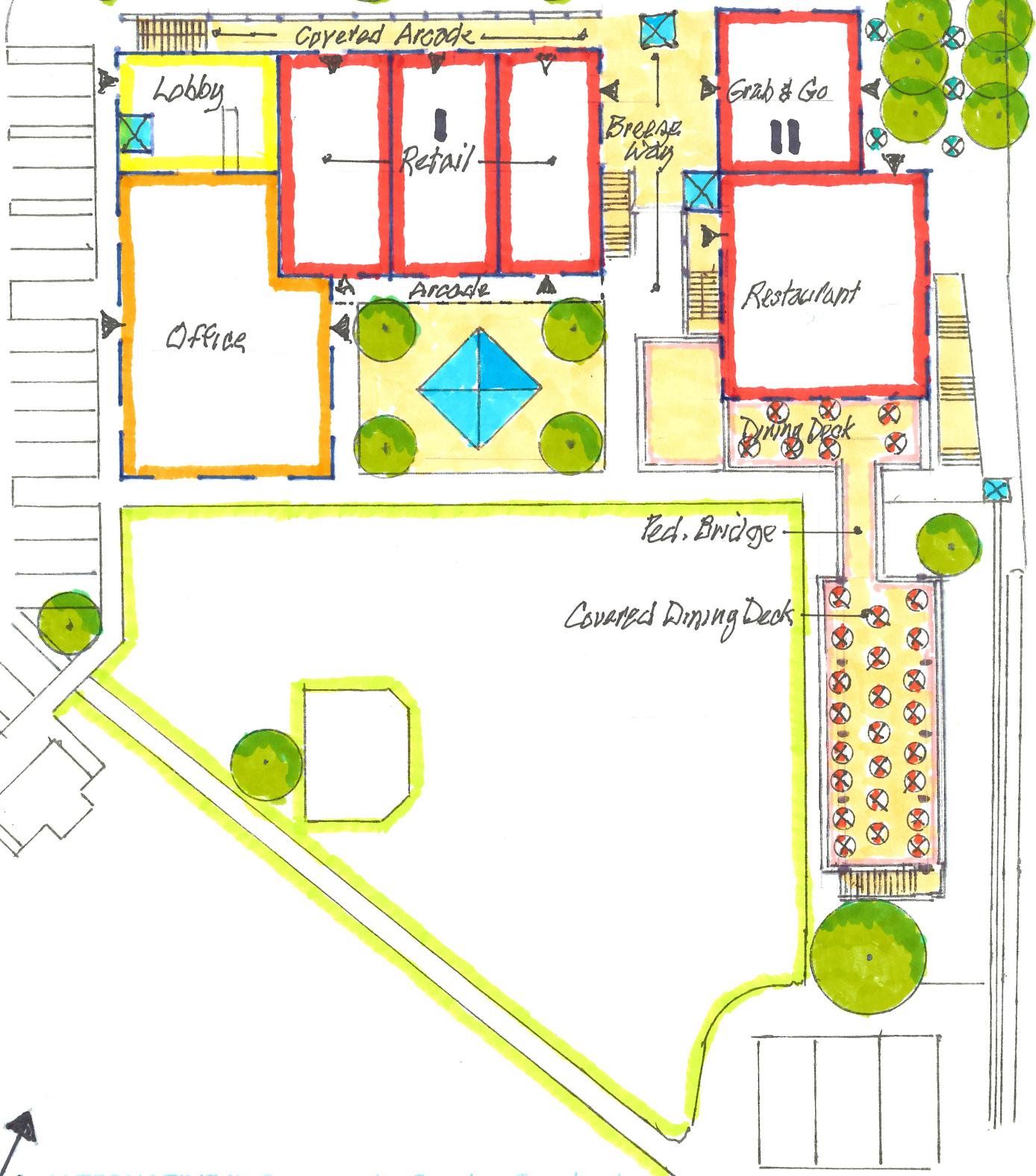
Ped. Bridge

Covered Dining Deck

ALTERNATIVE II: Community Serving Emphasis

Scale: 1"=40'

Second Level





ALTERNATIVE II: Community Serving Emphasis

Scale: 1"=40'

Third Level

ALTERNATIVE II: Community Serving Emphasis

Site Statistics:

I. Building #1:

1. Tent Pad Level:

- Open Air Market: $60 \times 90 = 5400\text{sf}$
- Retail Commercial Spaces: $60 \times 54 = 3240\text{sf} + 1200 = 4440\text{sf}$
- Hotel Lobby: $32 \times 36 = 1152\text{sf}$
- TOTALS: 10,992 sf*
 - Commercial Uses: $5400\text{sf} + 4440\text{sf} = 9840\text{sf}$
 - Hotel Uses: 1152sf

2. Second Level:

- Retail Commercial: $3 \times 1800 = 5400\text{sf}$
- Offices: $56 \times 60 = 3360\text{sf} + 1320\text{sf} = 4680\text{sf}$
- TOTALS: 10,080sf*
 - Commercial Uses: $5400\text{sf} + 4680\text{sf} = 10,080\text{sf}$

3. Third Level:

- Lobby/ Reception Area: $34 \times 44 = 1496\text{sf}$
- Office: $60 \times 84 = 5040\text{sf}$
- Hotel Uses: $60 \times 75 = 4500\text{sf} + 510\text{sf} = 5010\text{sf}$
- TOTALS: 10,798sf*
 - Office Uses: $5040\text{sf} + 748\text{sf} = 5788\text{sf}$
 - Hotel Uses: $5010\text{sf} + 748\text{sf} = 5758\text{sf}$

4. GRAND TOTALS FOR BUILDING #1: 32,619sf*

- Commercial/Office uses: $9840\text{sf} + 10,080\text{sf} + 5788\text{sf} = 25,708\text{sf}$
- Hotel Uses: $1152\text{sf} + 5758\text{sf} = 6910\text{sf}$

II. Building #2:

1. Tent Pad Level:

- Sports Bar: $60 \times 72 = 4320\text{sf}$
- Sports Bar Patio: $30 \times 42 = 1260\text{sf}$
- TOTALS: 5580sf*
 - Commercial Uses: $4320\text{sf} + 1260\text{sf} = 5580\text{sf}$

2. Second Level:

- Grab and Go Deli: $40 \times 44 = 1760\text{sf}$
- Restaurant with Dining Deck: $60 \times 84 = 5040\text{sf}$
- TOTALS: 6800sf*
 - Commercial Uses: $1760\text{sf} + 5040\text{sf} = 6800\text{sf}$

*Totals do not include square footage of interior corridors, hotel decks, or exterior stairways.

II. Building #2 cont'd.

3. Third Level:

- **Condos or VRBOs:** $40 \times 84 = 3360\text{sf} + 750\text{sf} = 4110 \text{ sf}$
- **TOTALS:** 4110sf*
- **Residential Uses:** 4110 sf

4. GRAND TOTALS FOR BUILDING #2: 16,490sf *

- **Commercial Uses:** $5580\text{sf} + 6800\text{sf} = 12,380\text{sf}$
- **Residential Uses:** 4110sf

III. Planning Area E:

1. Park Level:

- **Port Storage Spaces:** $4 \times 24 \times 20 = 1920\text{sf}$

2. Covered Dining Deck with Bridge to Restaurant: $32 \times 80 = 2560\text{sf}$

3. TOTALS: 4480sf*

- **Nonresidential Uses:** $1920\text{sf} + 2560\text{sf} = 4480\text{sf}$

4. GRAND TOTALS FOR BUILDINGS #1, #2, AND PLANNING AREA E: 64,760sf*

- **Commercial Uses:** $4480\text{sf} + 9840\text{sf} + 10,080\text{sf} + 5580\text{sf} + 6800\text{sf} = 39,340\text{sf}$
- **Office Uses:** $5680\text{sf} + 6800 \text{ sf} = 12,480\text{sf}$
- **Hotel Uses:** 6910sf
- **Residential Uses:** 4110sf
- **Other Nonresidential Uses:** 1920sf

***Totals do not include square footage of interior corridors, hotel decks, or exit stairways.**

Considering the Alternatives:

Site Plan Commonalities and Contrasts

I. Site Plan Commonalities:

- Elimination of parking on the Tent Pad
- Expansion of Mike Wallace Park
- Relocation of Port storage and shop building
- Reconfiguration of parking area adjacent to Mike Wallace Park
- Sports bar with patio on the Tent Pad with Restaurant above
- Public plazas with open air shelter adjacent to Mike Wallace Park
- Reconstruction of the stairway from Main Street to Mike Wallace Park
- ADA lift connecting the ferry gangway to Mike Wallace Park
- Shown as three-story buildings
- Hotel lobby and retail commercial at the Tent Pad level
- Boutique hotel lodging on the third level
- Incubator spaces at ground level on Parcel E with covered dining deck above
- Pedestrian bridge connecting elevated dining deck to restaurant at street level
- Covered pedestrian arcade along Washington Blvd. frontage
- Loading zones along Washington Blvd.

II. Site Plan contrasts: Alternative I vs. Alternative II

- Alt. I shows a single building; Alt. II shows two buildings with breezeway between
- Alt. I shows retail, restaurant, and lodging uses; Alt. II shows similar uses but with the addition of a public market and office uses
- Alt. I shows an expanded public plaza area with 3 covered shelters; Alt. II shows a smaller courtyard with a single covered shelter
- Alt. I shows one restaurant at Main and Washington; Alt II shows two in building number two
- Alt. I shows all retail accessible from Washington Street; Alt. II shows retail and office uses in building number one
- Alt. I has a 21 room boutique hotel with viewing decks; Alt II has 11 hotel rooms in building one and five condos in building two
- Alt. I shows 4X600 sf rental spaces on the ground level of Parcel E; Alt. II shows 4X480 sf spaces for Port storage and shop uses
- Alt. I shows one building totaling 35,800 sf; Alt. II shows two buildings totaling 64,760 sf.

Considering the Alternatives for Port of Kingston

Name (please print) _____

Contact Info (email and phone number) _____

1. What I like about Alternative I: Visitor Serving Emphasis:

2. What I don't like about Alternative I:

3. What I like about Alternative II: Community Serving Emphasis:

4. What I don't like about Alternative II:

5. The Alternative I prefer is Alternative I II (please circle your preference)

6. The Alternative I prefer could be improved how?

7. What is missing in these Alternatives?

8. What features should be included in a Refined Concept Plan?
