



Ferry Maintenance Facility Siting Study - Appendices

June 2024



APPENDIX E

CONCEPTUAL SITE LAYOUT OPTIONS

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LAND USE AREAS
 TOTAL SITE @BAY STREET = 139,786.3 SF
 SETBACKS = 19,086.7 SF
 70% SURFACE AREA = 97,850.4 SF
 FEASIBLE STEEP SLOPE (DEVELOPABLE AREA) = 39,501 SF
 PROPOSED AREA DEVELOPED = 21,900

LAND USE AREAS
 TOTAL SITE @BAY STREET = 112,755 SF
 SETBACKS = 16,117.84 SF
 70% SURFACE AREA = 78,928 SF

NOTES:

1. CONCEPTUAL LAYOUTS REPRESENT GENERAL CONFIGURATIONS OF MAINTENANCE PIER, VESSELS, FLOATS, AND GANGWAYS. SIZES SHOWN ON DRAWINGS ARE BASED ON INITIAL ASSUMPTIONS AND ARE PROJECTED TO CHANGE AS DESIGN PROGRESSES.

ASSUMPTIONS:

- VESSEL WITH LARGEST GEOMETRY THAT THE MAINTENANCE FACILITY WILL ACCOMMODATE IS SHOWN. THE WIDEST VESSEL IS 40' IN WIDTH AND THE LONGEST VESSEL IS 140' IN LENGTH.
- ALL EXISTING IN WATER STRUCTURES WILL BE DEMOLISHED.
- GANGWAY WIDTH IS 6' AND MINIMUM GANGWAY LENGTH IS 80'.
- JIB CRANE IS SHOWN AT THE EDGE OF THE MAINTENANCE PIER FOR LOADING AND UNLOADING PURPOSES.
- TRAVEL LIFT IS SHOWN ON THE MAINTENANCE PIER FOR BOAT LIFTING PURPOSES.
- EACH SITE INCORPORATES SUFFICIENT LAYDOWN TO ACCOMMODATE TWO VESSELS FOR MAINTENANCE.
- A 13' CLEAR PERIMETER AROUND LAID DOWN VESSELS HAS BEEN ASSUMED TO ACCOMMODATE SAFE MOVEMENT OF THE HOIST AND MAINTENANCE VEHICLES (SEE WHITE CROSS-HATCH ZONES @ PERIMETER OF EACH VESSEL)

S1 PLANNING OBSERVATIONS:

- 2 VESSELS ASHORE
- VESSELS HAULED & LAUNCHED INDEPENDENTLY
- ALL PIER OPEN, WITH NO OFFSHORE PIER VESSEL LAYDOWN AREA
- FULL SIZE MULTI-LEVEL STORAGE WATERSIDE OF BAY ST.
- FULL-SIZE HEATED SHOPS WATERSIDE OF BAY ST.
- ADMIN/STAFF FACILITIES ON SECOND LEVEL OF STORAGE WATERSIDE OF BAY ST.
- PROGRAM ASPHALT PARKING ALL ON WATERSIDE OF BAY ST. AUXILIARY GRAVEL PARKING ACROSS BAY STREET.
- STORAGE CONNEX BOXES & SMALL SHEDS ACROSS BAY ST.
- SEPTIC DRAIN FIELD & RESERVE FIELD ACROSS BAY ST.
- NO PERMANENT FACILITIES ON UPLANDS SIDE OF BAY ST.
- REASONABLE SITE CIRCULATION AREA
- FULL CODE COMPLIANCE

CONCLUSION:

MEETS ALL PROGRAMMATIC NEEDS

LEGENDS

- Land & Water**
- DEMOLITION OF (E) BUILDING & PIER
 - HIGH TIDE LINE
 - PROPERTY BOUNDARY
 - BATHYMETRY
 - PARCEL BOUNDARIES
 - MAX ALLOWED HARD SURFACE AREA
 - REQUIRED SETBACK ZONE
 - HABITAT ZONE
 - FEASIBLE DEVELOPMENT AREA (STEEP SLOPES)
 - SITE RETAINING WALL (POTENTIAL)
 - SITE STORAGE - MOBILE

Water Side Equipment & Glossary

- MHHW MEAN HIGHER HIGH WATER (TIDAL)
- MLLW MEAN LOWER LOW WATER (TIDAL)
- CONCRETE FLOAT
- FIXED PIER & GANGWAY ACCESS
- TRAVEL LIFT
- FENDER PILE W/ DONUT PILE
- FENDER PILE
- JIB CRANE W/ 20'R

Facilities

- ADMINISTRATIVE FUNCTIONS (2nd Floor when dashed lines)
- STAFF FUNCTIONS (2nd Floor when dashed lines)
- ENCLOSED & HEATED SHOPS
- HEATED STORAGE
- COVERED CANOPY
- MISC - FUTURE EXPANSION POTENTIAL
- UNCOVERED PARKING ASPHALT/GRAVEL

PARCEL DATA

SHORELINE PARCELS:
 HARD SURFACE AREA @70% = 78,928 S.F.
 SETBACKS = 16,118 S.F.
 TOTAL SITE AREA = 112,755 S.F.

UPLANDS PARCELS:
 HARD SURFACE AREA @70% = 97,850.4 S.F.
 TOTAL SITE @BAY STREET = 139,786.3 SF
 SETBACKS = 19,086.7 SF
 70% SURFACE AREA = 97,850.4 SF

FEASIBLE TO DEVELOP
 (STEEP SLOPES W/ RETAINING WALLS)
 = 39,501 S.F.

LIKELY AREA DEVELOPED
 = 21,900 S.F.

PARKING REQUIRED

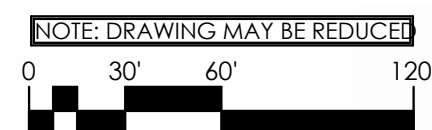
EMPLOYEES	19
VISITORS	4
ACCESSIBLE	4
KT VEHICLES	6
TOTAL	33

LAND USE

SETBACKS
 * 0' @ WATER-DEPENDENT USES (SMP)
 * 20' FROM BAY STREET
 * 10' REAR & SIDES

HARD SURFACES
 70% MAXIMUM SITE COVERAGE

BUILDING HEIGHTS
 35'-0" MAXIMUM



Ferry Maintenance Facility Planning Study

KITSAP TRANSIT

Kitsap Marina & Suldán's Combined Properties

4-Parcel

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LAND USE AREAS
 TOTAL SITE @BAY STREET = 115,698.15 SF
 SETBACKS = 17,390.11 SF
 70% SURFACE AREA = 81,129.12 SF

LAND USE AREAS
 TOTAL SITE @BAY STREET = 139,786.3 SF
 SETBACKS = 19,086.7 SF
 70% SURFACE AREA = 97,850.4 SF
 FEASIBLE STEEP SLOPE (DEVELOPABLE AREA) = 39,501 SF
 PROPOSED AREA DEVELOPED = 21,900

NOTES:

1. CONCEPTUAL LAYOUTS REPRESENT GENERAL CONFIGURATIONS OF MAINTENANCE PIER, VESSELS, FLOATS, AND GANGWAYS. SIZES SHOWN ON DRAWINGS ARE BASED ON INITIAL ASSUMPTIONS AND ARE PROJECTED TO CHANGE AS DESIGN PROGRESSES.
2. ALL EXISTING IN WATER STRUCTURES WILL BE DEMOLISHED.
3. GANGWAY WIDTH IS 6' AND MINIMUM GANGWAY LENGTH IS 80'.
4. JIB CRANE IS SHOWN AT THE EDGE OF THE MAINTENANCE PIER FOR LOADING AND UNLOADING PURPOSES.
5. TRAVEL LIFT IS SHOWN ON THE MAINTENANCE PIER FOR BOAT LIFTING PURPOSES.
6. EACH SITE INCORPORATES SUFFICIENT LAYDOWN TO ACCOMMODATE TWO VESSELS FOR MAINTENANCE.
7. A 13' CLEAR PERIMETER AROUND LAID DOWN VESSELS HAS BEEN ASSUMED TO ACCOMMODATE SAFE MOVEMENT OF THE HOIST AND MAINTENANCE VEHICLES (SEE WHITE CROSS-HATCH ZONES @ PERIMETER OF EACH VESSEL)

S2 PLANNING OBSERVATIONS:

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- VESSELS HAULED & LAUNCHED INDEPENDENTLY
- ALL PIER OPEN, WITH NO OFFSHORE PIER VESSEL LAYDOWN AREA
- FULL SIZE MULTI-LEVEL STORAGE WATERSIDE OF BAY ST.
- FULL-SIZE HEATED SHOPS WATERSIDE OF BAY ST. (NEARER TO VESSELS)
- ADMIN/STAFF FACILITIES ON SECOND LEVEL OF STORAGE WATERSIDE OF BAY ST.
- PROGRAM ASPHALT PARKING ALL ON WATERSIDE OF BAY ST. AUXILIARY GRAVEL PARKING ACROSS BAY STREET.
- STORAGE CONNEX BOXES & SMALL SHEDS ACROSS BAY ST.
- SEPTIC DRAIN FIELD & RESERVE FIELD ACROSS BAY ST.
- NO PERMANENT FACILITIES ON UPLANDS SIDE OF BAY ST.
- REASONABLE SITE CIRCULATION AREA
- FULL CODE COMPLIANCE

CONCLUSION:
 MEETS ALL PROGRAMMATIC NEEDS

LEGENDS

Land & Water

- DEMOLITION OF (E) BUILDING & PIER
- HIGH TIDE LINE
- PROPERTY BOUNDARY
- BATHYMETRY
- PARCEL BOUNDARIES
- MAX ALLOWED HARD SURFACE AREA
- REQUIRED SETBACK ZONE
- HABITAT ZONE
- FEASIBLE DEVELOPMENT AREA (STEEP SLOPES)
- SITE RETAINING WALL (POTENTIAL)
- SITE STORAGE - MOBILE

Water Side Equipment & Glossary

- MHHW MEAN HIGHER HIGH WATER (TIDAL)
- MLLW MEAN LOWER LOW WATER (TIDAL)
- CONCRETE FLOAT
- FIXED PIER & GANGWAY ACCESS
- TRAVEL LIFT
- FENDER PILE W/ DONUT PILE
- FENDER PILE
- JIB CRANE W/ 20'R

Facilities

- ADMINISTRATIVE FUNCTIONS (2nd Floor when dashed lines)
- STAFF FUNCTIONS (2nd Floor when dashed lines)
- ENCLOSED & HEATED SHOPS
- HEATED STORAGE
- COVERED CANOPY
- MISC - FUTURE EXPANSION POTENTIAL
- UNCOVERED PARKING ASPHALT/GRAVEL

PARCEL DATA

SHORELINE PARCELS:
 HARD SURFACE AREA @70% = 81,129.12 S.F.
 SETBACKS = 17,390.11 S.F.
 TOTAL SITE = 115,698.75 S.F.

UPLANDS PARCELS:
 HARD SURFACE AREA @70% = 97,850.40 S.F.
 TOTAL SITE @BAY STREET = 139,786.3 SF
 SETBACKS = 19,086.7 SF
 70% SURFACE AREA = 97,850.4 SF

FEASIBLE TO DEVELOP (STEEP SLOPES W/ RETAINING WALLS) = 39,501 S.F.

LIKELY AREA DEVELOPED = 21,900 S.F.

PARKING REQUIRED

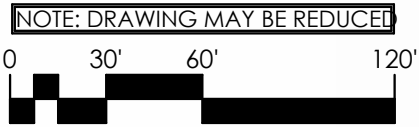
EMPLOYEES	19
VISITORS	4
ACCESSIBLE	4
KT VEHICLES	6
TOTAL	33

LAND USE

SETBACKS
 * 0' @ WATER-DEPENDENT USES (SMP)
 * 20' FROM BAY STREET
 * 10' REAR & SIDES

HARD SURFACES
 70% MAXIMUM SITE COVERAGE

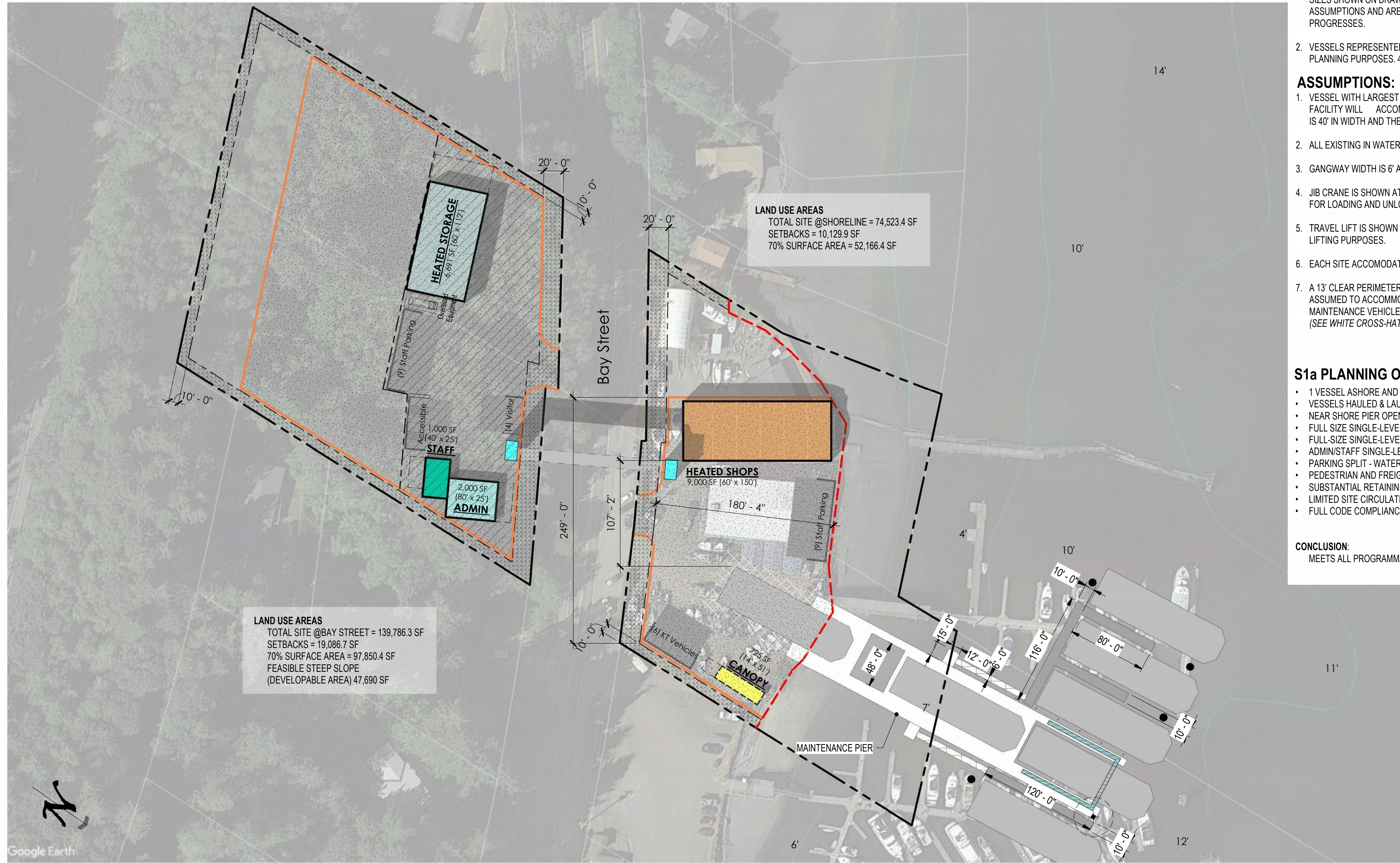
BUILDING HEIGHTS
 35'-0" MAXIMUM



Ferry Maintenance Facility Planning Study

KITSAP TRANSIT

Kitsap Marina, Suldans, Residence Combined Properties, 5-Parcel



LAND USE AREAS
 TOTAL SITE @SHORELINE = 74,523.4 SF
 SETBACKS = 10,129.9 SF
 70% SURFACE AREA = 52,166.4 SF

LAND USE AREAS
 TOTAL SITE @BAY STREET = 139,786.3 SF
 SETBACKS = 19,086.7 SF
 70% SURFACE AREA = 97,850.4 SF
 FEASIBLE STEEP SLOPE
 (DEVELOPABLE AREA) 47,690 SF

NOTES:

1. CONCEPTUAL LAYOUTS REPRESENT GENERAL CONFIGURATIONS OF MAINTENANCE PIER, VESSELS, FLOATS, AND GANGWAYS. SIZES SHOWN ON DRAWINGS ARE BASED ON INITIAL ASSUMPTIONS AND ARE PROJECTED TO CHANGE AS DESIGN PROGRESSES.

2. VESSELS REPRESENTED ARE THE LARGEST POTENTIAL SIZE FOR PLANNING PURPOSES. 40'X140' VESSEL.

ASSUMPTIONS:

1. VESSEL WITH LARGEST GEOMETRY THAT THE MAINTENANCE FACILITY WILL ACCOMMODATE IS SHOWN. THE WIDEST VESSEL IS 40' IN WIDTH AND THE LONGEST VESSEL IS 140' IN LENGTH.
2. ALL EXISTING IN WATER STRUCTURES WILL BE DEMOLISHED.
3. GANGWAY WIDTH IS 6' AND MINIMUM GANGWAY LENGTH IS 80'.
4. JIB CRANE IS SHOWN AT THE EDGE OF THE MAINTENANCE PIER FOR LOADING AND UNLOADING PURPOSES.
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S1a PLANNING OBSERVATIONS:

- 1 VESSEL ASHORE AND 1 VESSEL ON PIER
- VESSELS HAULED & LAUNCHED SEQUENTIALLY
- NEAR SHORE PIER OPEN, WITH OFFSHORE PIER VESSEL LAYDOWN AREA
- FULL SIZE SINGLE-LEVEL STORAGE UPLANDS SIDE OF BAY ST.
- FULL-SIZE SINGLE-LEVEL SHOP WATERSIDE OF BAY ST.
- ADMIN/STAFF SINGLE-LEVEL FACILITIES UPLANDS SIDE OF BAY ST.
- PARKING SPLIT - WATER AND UPLAND SIDES OF BAY ST.
- PEDESTRIAN AND FREIGHT BRIDGING STRUCTURE OVER BAY ST.
- SUBSTANTIAL RETAINING WALL UPLANDS SIDE OF BAY ST.
- LIMITED SITE CIRCULATION AREA
- FULL CODE COMPLIANCE 1°

CONCLUSION:
 MEETS ALL PROGRAMMATIC NEEDS.

LEGENDS

- DEMOLITION OF (E) BUILDING & PIER
- HIGH TIDE LINE
- PROPERTY BOUNDARY
- BATHYMETRY
- PARCEL BOUNDARIES
- MAX ALLOWED HARD SURFACE AREA
- REQUIRED SETBACK ZONE
- HABITAT ZONE
- FEASIBLE DEVELOPMENT AREA (STEEP SLOPES)
- BRIDGE / TUNNEL W/ VERTICAL CIRCULATION TOWER

Water Side Equipment & Glossary

- MHHW MEAN HIGHER HIGH WATER (TIDAL)
- MLLW MEAN LOWER LOW WATER (TIDAL)
- CONCRETE FLOAT
- FIXED PIER & GANGWAY ACCESS
- TRAVEL LIFT
- FENDER PILE W/ DONUT PILE
- FENDER PILE
- JIB CRANE W/ 20'R

Facilities

- ADMINISTRATIVE FUNCTIONS (2nd Floor when dashed lines)
- STAFF FUNCTIONS (2nd Floor when dashed lines)
- ENCLOSED & HEATED SHOPS
- HEATED STORAGE
- COVERED CANOPY
- REDUCED PROGRAM AREA
- MISC - FUTURE EXPANSION POTENTIAL
- UNCOVERED PARKING

PARCEL DATA

SHORELINE PARCELS:
 HARD SURFACE AREA @70% = 52,166.4 S.F.

UPLANDS PARCELS:
 TOTAL POTENTIAL PER LAND USE
 HARD SURFACE AREA @70% = 97,850.40 S.F.
 LIKELY FEASIBLE (STEEP SLOPES):
 HARD SURFACE AREA @70% = 36,525 S.F.

PARKING REQUIRED

EMPLOYEES	19
VISITORS	4
ACCESSIBLE	4
KT VEHICLES	6
TOTAL	33

MOORING OPTION KEY

OPTION 1 = TWO VESSEL LAY-DOWN AREA ASHORE W/ PIER OPTIONS

OPTION 2 = ONE VESSEL LAY-DOWN AREA ASHORE W/ OPTION FOR 2ND VESSEL IN PIER WATER SLOT OR ON PIER

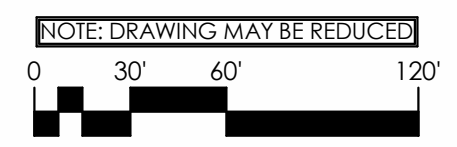
LAND USE

SETBACKS
 * 0' @ WATER-DEPENDENT USES (SMP)
 * 20' FROM BAY STREET
 * 10' @ REAR & SIDE SETBACKS

HARD SURFACES
 70% MAXIMUM SITE COVERAGE

BUILDING HEIGHTS
 35' MAXIMUM

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Ferry Maintenance Facility Planning Study

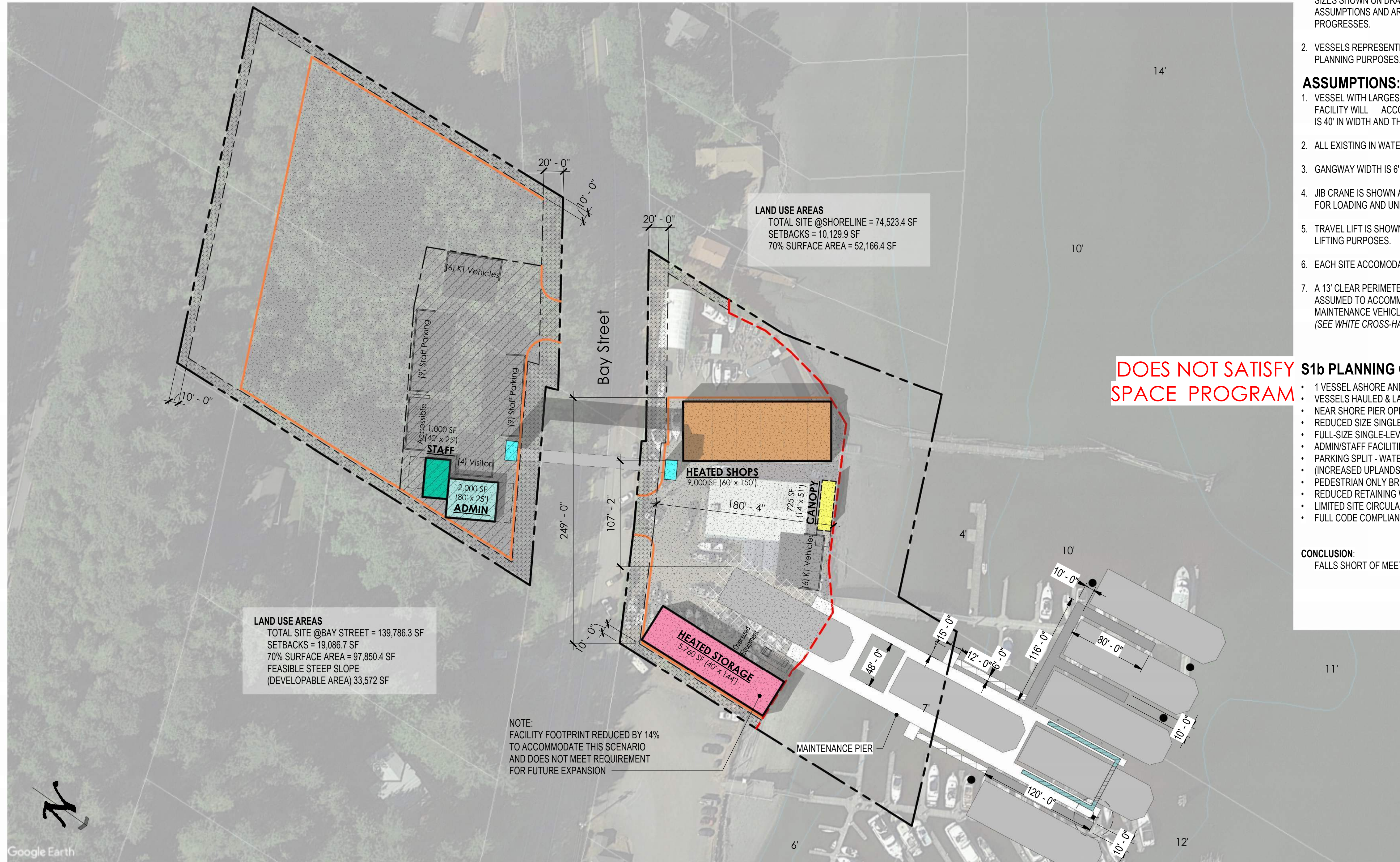
KITSAP TRANSIT

Kitsap Marine Properties 2-Parcels Option 2
 Single-Stories ALTERNATIVE A



Port Orchard, WA

S1.a
 January 24, 2024



LAND USE AREAS
 TOTAL SITE @SHORELINE = 74,523.4 SF
 SETBACKS = 10,129.9 SF
 70% SURFACE AREA = 52,166.4 SF

LAND USE AREAS
 TOTAL SITE @BAY STREET = 139,786.3 SF
 SETBACKS = 19,086.7 SF
 70% SURFACE AREA = 97,850.4 SF
 FEASIBLE STEEP SLOPE
 (DEVELOPABLE AREA) 33,572 SF

NOTE:
 FACILITY FOOTPRINT REDUCED BY 14%
 TO ACCOMMODATE THIS SCENARIO
 AND DOES NOT MEET REQUIREMENT
 FOR FUTURE EXPANSION

**DOES NOT SATISFY S1b PLANNING OBSERVATIONS:
 SPACE PROGRAM**

NOTES:

1. CONCEPTUAL LAYOUTS REPRESENT GENERAL CONFIGURATIONS OF MAINTENANCE PIER, VESSELS, FLOATS, AND GANGWAYS. SIZES SHOWN ON DRAWINGS ARE BASED ON INITIAL ASSUMPTIONS AND ARE PROJECTED TO CHANGE AS DESIGN PROGRESSES.

2. VESSELS REPRESENTED ARE THE LARGEST POTENTIAL SIZE FOR PLANNING PURPOSES. 40'X140' VESSEL.

ASSUMPTIONS:

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S1b PLANNING OBSERVATIONS:

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- VESSELS HAULED & LAUNCHED SEQUENTIALLY
- NEAR SHORE PIER OPEN, WITH OFFSHORE PIER VESSEL LAYDOWN AREA
- REDUCED SIZE SINGLE-LEVEL STORAGE WATERSIDE OF BAY ST.
- FULL-SIZE SINGLE-LEVEL SHOP WATERSIDE OF BAY ST.
- ADMIN/STAFF FACILITIES SINGLE-LEVEL UPLANDS SIDE OF BAY ST.
- PARKING SPLIT - WATER AND UPLAND SIDES OF BAY ST.
- (INCREASED UPLANDS)
- PEDESTRIAN ONLY BRIDGING STRUCTURE OVER BAY ST.
- REDUCED RETAINING WALL UPLANDS SIDE OF BAY ST.
- LIMITED SITE CIRCULATION AREA
- FULL CODE COMPLIANCE

CONCLUSION:

FALLS SHORT OF MEETING ALL PROGRAMMATIC NEEDS (14% SHORTFALL).

LEGENDS

- DEMOLITION OF (E) BUILDING & PIER
- HIGH TIDE LINE
- PROPERTY BOUNDARY
- BATHYMETRY
- PARCEL BOUNDARIES
- MAX ALLOWED HARD SURFACE AREA
- REQUIRED SETBACK ZONE
- HABITAT ZONE
- FEASIBLE DEVELOPMENT AREA (STEEP SLOPES)
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Water Side Equipment & Glossary

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Facilities

- ADMINISTRATIVE FUNCTIONS (2nd Floor when dashed lines)
- STAFF FUNCTIONS (2nd Floor when dashed lines)
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- MISC - FUTURE EXPANSION POTENTIAL
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PARCEL DATA

SHORELINE PARCELS:
 HARD SURFACE AREA @70% = 52,166.4 S.F.

UPLANDS PARCELS:
 TOTAL POTENTIAL PER LAND USE
 HARD SURFACE AREA @70% = 97,850.4 S.F.
 LIKELY FEASIBLE (STEEP SLOPES):
 HARD SURFACE AREA @70% = 33,572 S.F.

PARKING REQUIRED

EMPLOYEES	19
VISITORS	4
ACCESSIBLE	4
KT VEHICLES	6
TOTAL	33

MOORING OPTION KEY

- OPTION 1 = TWO VESSEL LAY-DOWN AREA ASHORE W/ PIER OPTIONS**
- OPTION 2 = ONE VESSEL LAY-DOWN AREA ASHORE W/ OPTION FOR 2ND VESSEL IN PIER WATER SLOT OR ON PIER**

LAND USE

- SETBACKS**
- * 0' @ WATER-DEPENDENT USES (SMP)
 - * 20' FROM BAY STREET
 - * 10' @ REAR & SIDE SETBACKS

HARD SURFACES
 70% MAXIMUM SITE COVERAGE

BUILDING HEIGHTS
 35' MAXIMUM

Ferry Maintenance Facility Planning Study

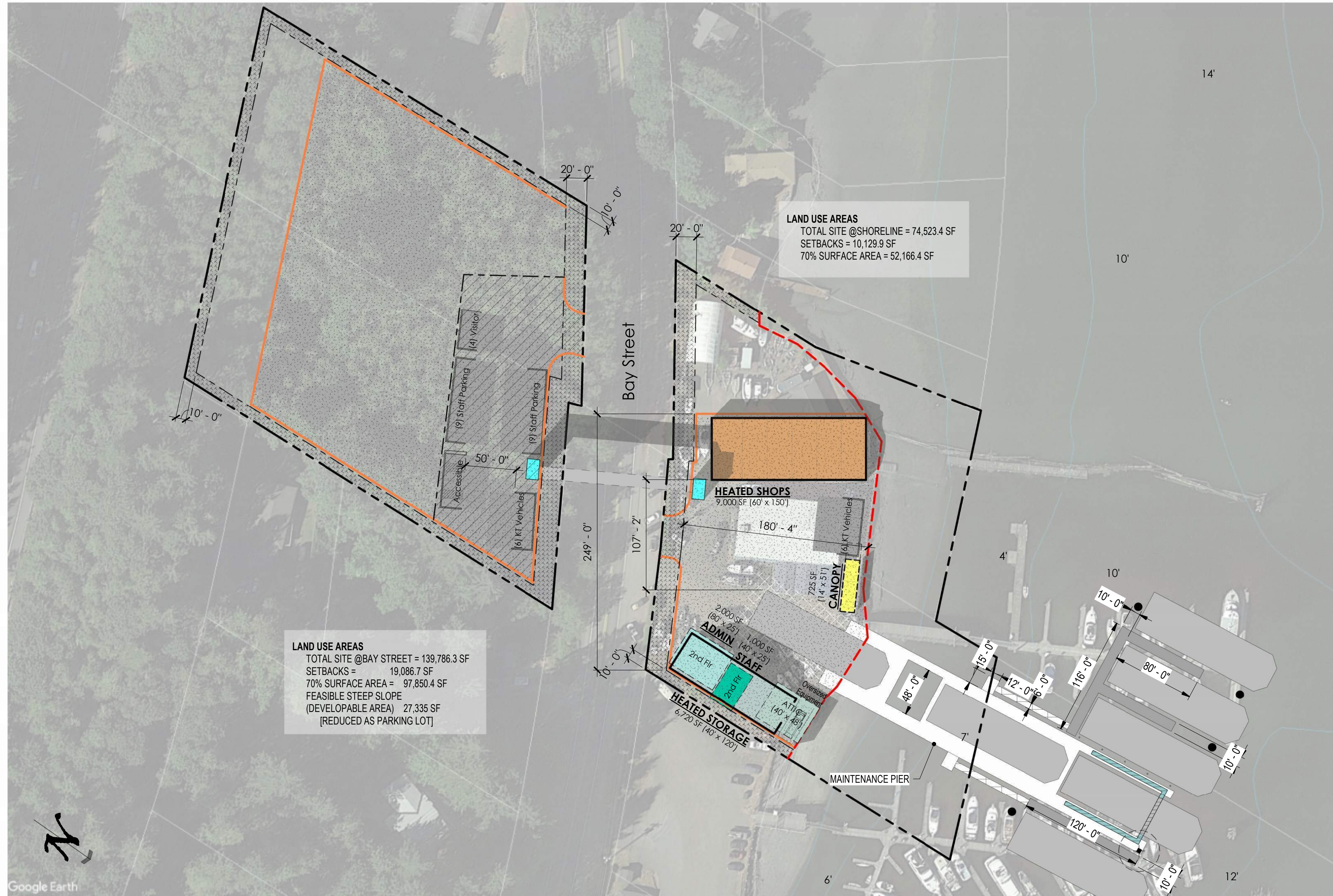
KITSAP TRANSIT

Kitsap Marine Properties 2-Parcels Single-Stories

Option 2 ALTERNATIVE B

S1.b

January 24, 2024



NOTES:

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ASSUMPTIONS:

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- FULL-SIZE SINGLE-LEVEL SHOP WATERSIDE OF BAY ST.
- ADMIN/STAFF FACILITIES ON SECOND LEVEL OF STORAGE WATERSIDE OF BAY ST.
- PARKING PREDOMINANTLY ON UPLAND SIDES OF BAY ST (KT VEHICLES AT WATERSIDE).
- PEDESTRIAN ONLY BRIDGING STRUCTURE OVER BAY ST.
- FURTHER REDUCED RETAINING WALL & DEVELOPED LAND COSTS AT UPLANDS SIDE OF BAY ST.
- LIMITED SITE CIRCULATION AREA
- FULL CODE COMPLIANCE

CONCLUSION:

MEETS ALL PROGRAMMATIC NEEDS.

LEGENDS

- DEMOLITION OF (E) BUILDING & PIER
- HIGH TIDE LINE
- PROPERTY BOUNDARY
- BATHYMETRY
- PARCEL BOUNDARIES
- MAX ALLOWED HARD SURFACE AREA
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- JIB CRANE W/ 20'R

Facilities

- ADMINISTRATIVE FUNCTIONS (2nd Floor when dashed lines)
- STAFF FUNCTIONS (2nd Floor when dashed lines)
- ENCLOSED & HEATED SHOPS
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- UNCOVERED PARKING

PARCEL DATA

SHORELINE PARCELS:
 HARD SURFACE AREA @70% = 52,166.4 S.F.

UPLANDS PARCELS:
 TOTAL POTENTIAL PER LAND USE
 HARD SURFACE AREA @70% = 97,850.40 S.F.
 LIKELY FEASIBLE (STEEP SLOPES):
 HARD SURFACE PARKING AREA = 27,335 S.F.

PARKING REQUIRED

EMPLOYEES	19
VISITORS	4
ACCESSIBLE	4
KT VEHICLES	6
TOTAL	33

MOORING OPTION KEY

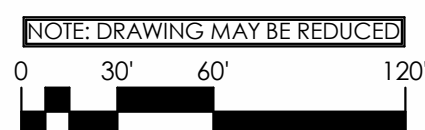
OPTION 1 = TWO VESSEL LAY-DOWN AREA ASHORE W/ PIER OPTIONS

OPTION 2 = ONE VESSEL LAY-DOWN AREA ASHORE W/ OPTION FOR 2ND VESSEL IN PIER WATER SLOT OR ON PIER

[SETBACKS] ISF
 * 0' @ WATER-DEPENDENT USES (SMP)
 * 20' FROM BAY STREET
 * 10' @ REAR & SIDE SETBACKS

HARD SURFACES
 70% MAXIMUM SITE COVERAGE

BUILDING HEIGHTS
 35' MAXIMUM



Ferry Maintenance Facility Planning Study

KITSAP TRANSIT

Kitsap Marine Properties 2-Parcels Option 2

Second-Stories ALTERNATIVE C



LAND USE AREAS
 TOTAL SITE @SHORELINE = 74,523.4 SF
 SETBACKS = 10,129.9 SF
 70% SURFACE AREA = 52,166.4 SF

NOTE:
 LAND USE ASSUMES 100% COVERAGE
 CODE VARIANCE ADOPTION

Land Use Code
 Variance Required

Does not Satisfy
 Parking Program

NOTES:

1. CONCEPTUAL LAYOUTS REPRESENT GENERAL CONFIGURATIONS OF MAINTENANCE PIER, VESSELS, FLOATS, AND GANGWAYS. SIZES SHOWN ON DRAWINGS ARE BASED ON INITIAL ASSUMPTIONS AND ARE PROJECTED TO CHANGE AS DESIGN PROGRESSES.

2. VESSELS REPRESENTED ARE THE LARGEST POTENTIAL SIZE FOR PLANNING PURPOSES. 40'X140' VESSEL.

ASSUMPTIONS:

1. VESSEL WITH LARGEST GEOMETRY THAT THE MAINTENANCE FACILITY WILL ACCOMMODATE IS SHOWN. THE WIDEST VESSEL IS 40' IN WIDTH AND THE LONGEST VESSEL IS 140' IN LENGTH.

2. ALL EXISTING IN WATER STRUCTURES WILL BE DEMOLISHED.

3. GANGWAY WIDTH IS 6' AND MINIMUM GANGWAY LENGTH IS 80'.

4. JIB CRANE IS SHOWN AT THE EDGE OF THE MAINTENANCE PIER FOR LOADING AND UNLOADING PURPOSES.

5. TRAVEL LIFT IS SHOWN ON THE MAINTENANCE PIER FOR BOAT LIFTING PURPOSES.

6. EACH SITE ACCOMMODATES TWO VESSELS FOR MAINTENANCE.

7. A 13' CLEAR PERIMETER AROUND LAID DOWN VESSELS HAS BEEN ASSUMED TO ACCOMMODATE SAFE MOVEMENT OF THE HOIST AND MAINTENANCE VEHICLES (SEE WHITE CROSS-HATCHING @ PERIMETER OF EACH VESSEL)

PLANNING OBSERVATIONS:

- 1 VESSEL ASHORE AND 1 VESSEL ON PIER
- VESSELS HAULED & LAUNCHED SEQUENTIALLY
- NEAR SHORE PIER OPEN, WITH OFFSHORE PIER VESSEL LAYDOWN AREA
- FULL SIZE TWO-LEVEL STORAGE WATERSIDE OF BAY ST.
- FULL-SIZE SINGLE-LEVEL SHOP WATERSIDE OF BAY ST.
- ADMIN/STAFF FACILITIES ON SECOND LEVEL OF STORAGE WATERSIDE OF BAY ST.
- NO PARKING ON UPLAND SIDES OF BAY ST.
- NO BRIDGING STRUCTURE OVER BAY ST.
- ALL OPERATIONS MOVED TO WATERSIDE OF BAY ST. WITH NO RETAINING WALL UPLANDS SIDE OF BAY ST.
- LIMITED SITE CIRCULATION AREA
- VARIANCE FROM LAND USE CODE IS REQUIRED
- FALLS SHORT OF MEETING ALL PROGRAMMATIC NEEDS (INSUFFICIENT PARKING - NO ACCESSIBLE BAYS)

CONCLUSION:

FALLS SHORT OF MEETING ALL PROGRAMMATIC NEEDS (INSUFFICIENT PARKING)

LEGENDS

- DEMOLITION OF (E) BUILDING & PIER
- HIGH TIDE LINE
- PROPERTY BOUNDARY
- BATHYMETRY
- PARCEL BOUNDARIES
- MAX ALLOWED HARD SURFACE AREA
- REQUIRED SETBACK ZONE
- HABITAT ZONE
- FEASIBLE DEVELOPMENT AREA (STEEP SLOPES)
- BRIDGE / TUNNEL W/ VERTICAL CIRCULATION TOWER

Water Side Equipment & Glossary

- MHHW MEAN HIGHER HIGH WATER (TIDAL)
- MLLW MEAN LOWER LOW WATER (TIDAL)
- CONCRETE FLOAT
- FIXED PIER & GANGWAY ACCESS
- TRAVEL LIFT
- FENDER PILE W/ DONUT PILE
- FENDER PILE
- JIB CRANE W/ 20'R

Facilities

- ADMINISTRATIVE FUNCTIONS (2nd Floor when dashed lines)
- STAFF FUNCTIONS (2nd Floor when dashed lines)
- ENCLOSED & HEATED SHOPS
- HEATED STORAGE
- COVERED CANOPY
- REDUCED PROGRAM AREA
- MISC - FUTURE EXPANSION POTENTIAL
- UNCOVERED PARKING

PARCEL DATA

SHORELINE PARCELS:
 HARD SURFACE AREA @70% = 52,166.4 S.F.

LAND USE ADDED PARCEL AREA:
 HARD SURFACE AREA = 22,432 S.F.
 TOTAL @100% = 74,598 S.F.

PARKING REQUIRED

EMPLOYEES	19
VISITORS	4
ACCESSIBLE	4
KT VEHICLES	6
TOTAL	33

MOORING OPTION KEY

OPTION 1 = TWO VESSEL LAY-DOWN AREA ASHORE W/ PIER OPTIONS

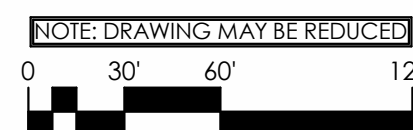
OPTION 2 = ONE VESSEL LAY-DOWN AREA ASHORE W/ OPTION FOR 2ND VESSEL IN PIER WATER SLOT OR ON PIER

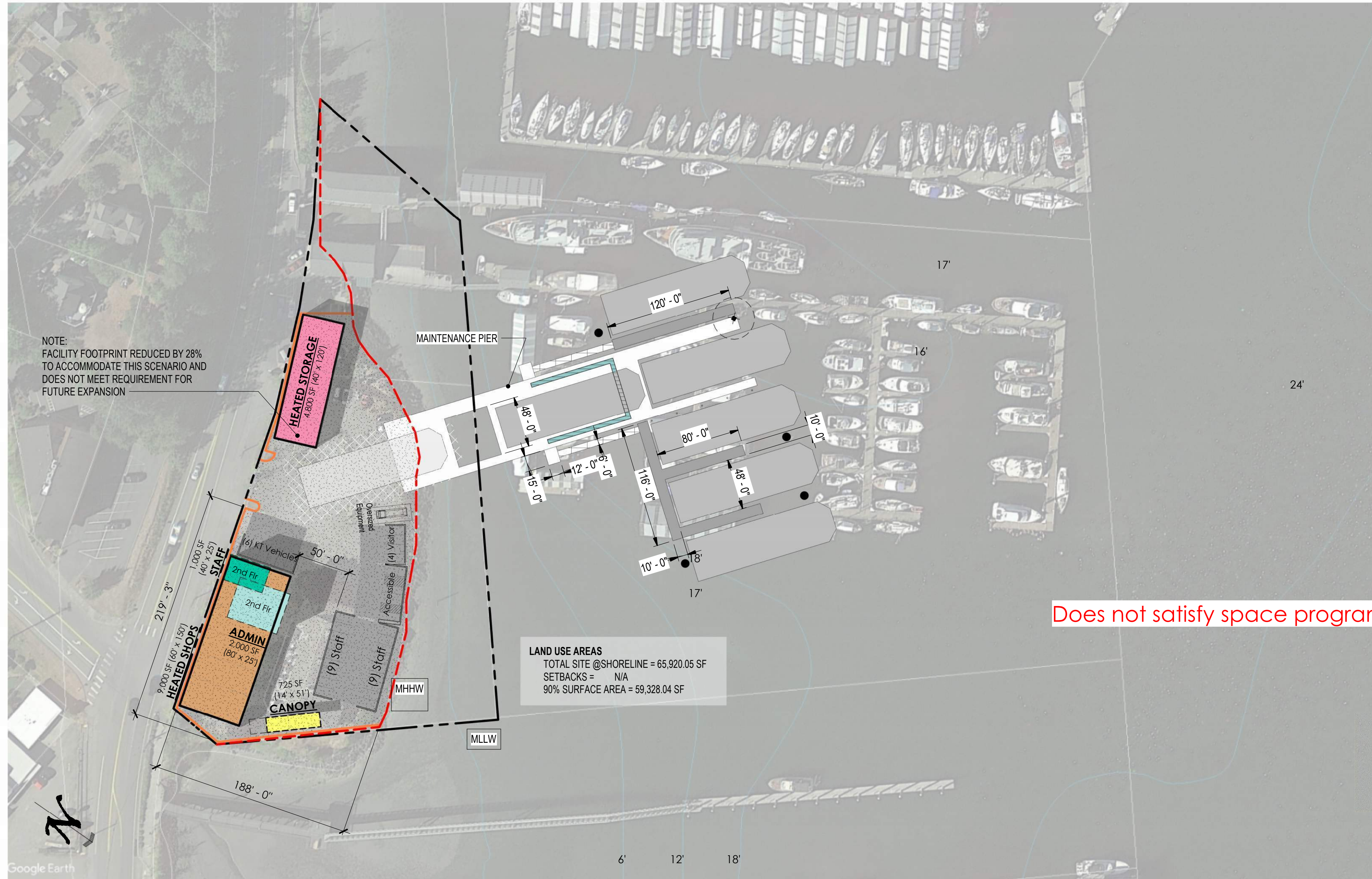
LAND USE

SETBACKS
 * 0' @ WATER-DEPENDENT USES (SMP)
 * 20' FROM BAY STREET
 * 10' @ REAR & SIDE SETBACKS

HARD SURFACES
 70% MAXIMUM SITE COVERAGE

BUILDING HEIGHTS
 35' MAXIMUM





NOTE:
FACILITY FOOTPRINT REDUCED BY 28%
TO ACCOMMODATE THIS SCENARIO AND
DOES NOT MEET REQUIREMENT FOR
FUTURE EXPANSION

LAND USE AREAS
TOTAL SITE @SHORELINE = 65,920.05 SF
SETBACKS = N/A
90% SURFACE AREA = 59,328.04 SF

Does not satisfy space program

NOTES:

1. CONCEPTUAL LAYOUTS REPRESENT GENERAL CONFIGURATIONS OF MAINTENANCE PIER, VESSELS, FLOATS, AND GANGWAYS. SIZES SHOWN ON DRAWINGS ARE BASED ON INITIAL ASSUMPTIONS AND ARE PROJECTED TO CHANGE AS DESIGN PROGRESSES.
2. VESSELS REPRESENTED ARE THE LARGEST POTENTIAL SIZE FOR PLANNING PURPOSES. 40'X140' VESSEL.

ASSUMPTIONS:

1. VESSEL WITH LARGEST GEOMETRY THAT THE MAINTENANCE FACILITY WILL ACCOMMODATE IS SHOWN. THE WIDEST VESSEL IS 40' IN WIDTH AND THE LONGEST VESSEL IS 140' IN LENGTH.
2. ALL EXISTING IN WATER STRUCTURES WILL BE DEMOLISHED.
3. GANGWAY WIDTH IS 6' AND MINIMUM GANGWAY LENGTH IS 80'.
4. JIB CRANE IS SHOWN AT THE EDGE OF THE MAINTENANCE PIER FOR LOADING AND UNLOADING PURPOSES.
5. TRAVEL LIFT IS SHOWN ON THE MAINTENANCE PIER FOR BOAT LIFTING PURPOSES.
6. EACH SITE ACCOMMODATES TWO VESSELS FOR MAINTENANCE.
7. A 13' CLEAR PERIMETER AROUND LAID DOWN VESSELS HAS BEEN ASSUMED TO ACCOMMODATE SAFE MOVEMENT OF THE HOIST AND MAINTENANCE VEHICLES (SEE WHITE CROSS-HATCHING @ PERIMETER OF EACH VESSEL)

S3a PLANNING OBSERVATIONS:

- 1 VESSEL ASHORE AND 1 VESSEL ON PIER
- VESSELS HAULED & LAUNCHED SEQUENTIALLY
- NEAR SHORE PIER PARTIALLY OPEN, WITH OFFSHORE PIER VESSEL LAYDOWN AREA 30'
- REDUCED SIZE SINGLE-LEVEL STORAGE WATERSIDE OF BAY ST. (28% SHORTFALL)
- FULL-SIZE MULTI-LEVEL SHOP WATERSIDE OF BAY ST.
- ADMIN/STAFF FACILITIES ON SECOND LEVEL OF SHOP WATERSIDE OF BAY ST.
- PARKING ALL ON WATERSIDE OF BAY ST.
- NO BRIDGING STRUCTURE OVER BAY ST.
- LIMITED SITE CIRCULATION AREA
- FULL CODE COMPLIANCE

CONCLUSION:

FALLS SHORT OF MEETING ALL PROGRAMMATIC NEEDS

LEGENDS

- DEMOLITION OF (E) BUILDING & PIER
- HIGH TIDE LINE
- PROPERTY BOUNDARY
- BATHYMETRY
- PARCEL BOUNDARIES
- MAX ALLOWED HARD SURFACE AREA
- REQUIRED SETBACK ZONE
- HABITAT ZONE
- FEASIBLE DEVELOPMENT AREA (STEEP SLOPES)
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- FENDER PILE
- JIB CRANE W/ 20'R

Facilities

- ADMINISTRATIVE FUNCTIONS (2nd Floor when dashed lines)
- STAFF FUNCTIONS (2nd Floor when dashed lines)
- ENCLOSED & HEATED SHOPS
- HEATED STORAGE
- COVERED CANOPY
- REDUCED PROGRAM AREA
- MISC FUTURE EXPANSION POTENTIAL
- UNCOVERED PARKING

PARCEL DATA

HARD SURFACE AREA @90%
= 59,328.04 S.F.

PARKING REQUIRED

EMPLOYEES	19
VISITORS	4
ACCESSIBLE	4
KT VEHICLES	6
TOTAL	33

MOORING OPTION KEY

- OPTION 1** = TWO VESSEL LAY-DOWN AREA ASHORE W/ PIER OPTIONS
- OPTION 2** = ONE VESSEL LAY-DOWN AREA ASHORE W/ OPTION FOR 2ND VESSEL IN PIER WATER SLOT OR ON PIER

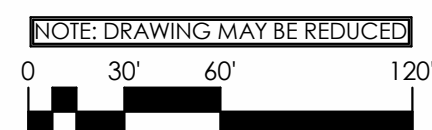
LAND USE

SETBACKS
* 0 @ WATER-DEPENDENT USES (SMP)
(NO OTHER REQUIREMENTS)

HARD SURFACES
90% MAXIMUM SITE COVERAGE

BUILDING HEIGHTS
3 STORIES MAXIMUM

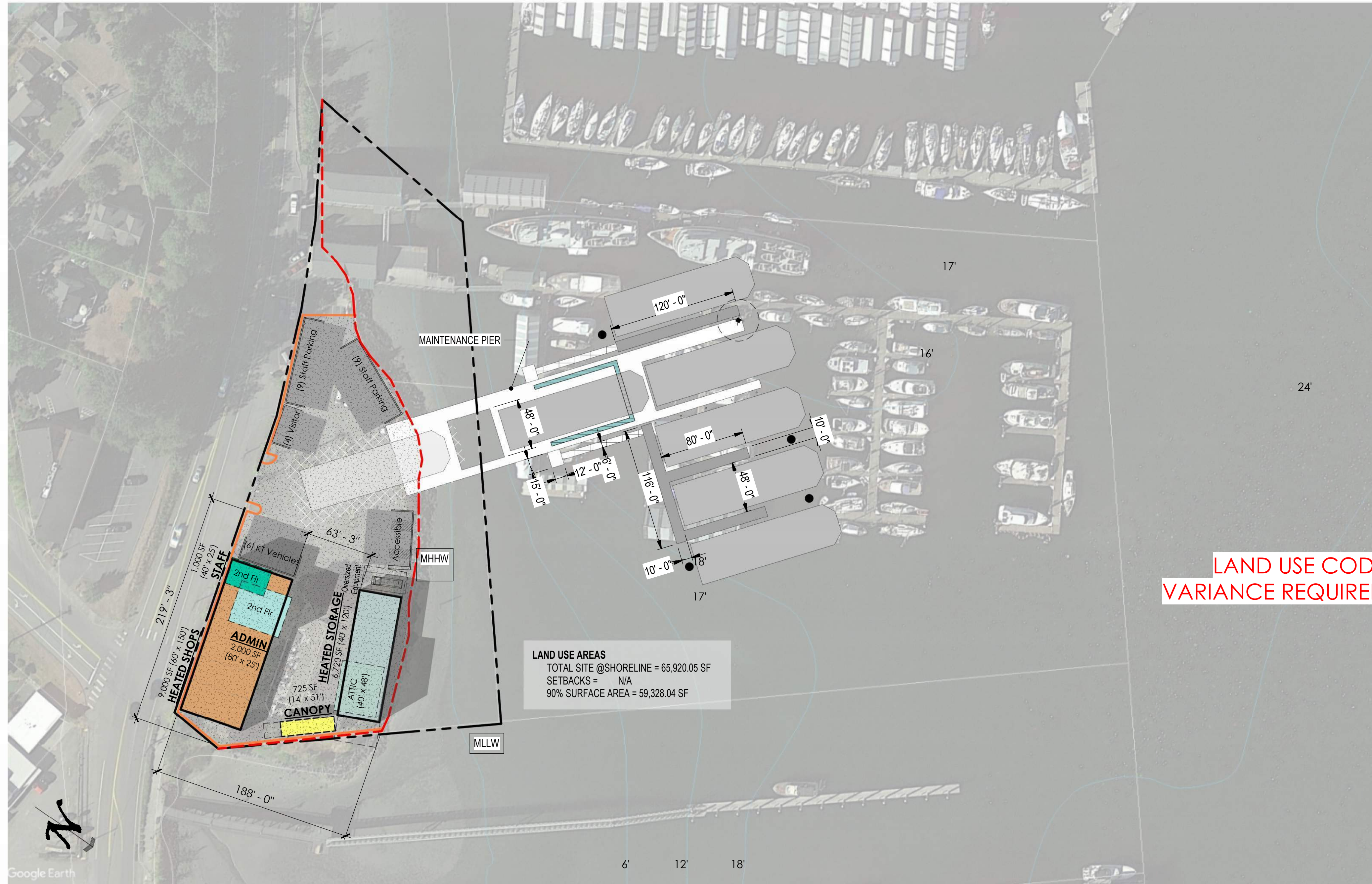
NOTE:
PARKING IS ONLY
ALLOWED ON SIDES AND
REAR OF BUILDINGS



Ferry Maintenance Facility Planning Study

KITSAP TRANSIT

Port Orchard Railway Marina & Bar & Grille
Properties 2-Parcels Second-Stories ALTERNATIVE A



NOTES:

1. CONCEPTUAL LAYOUTS REPRESENT GENERAL CONFIGURATIONS OF MAINTENANCE PIER, VESSELS, FLOATS, AND GANGWAYS. SIZES SHOWN ON DRAWINGS ARE BASED ON INITIAL ASSUMPTIONS AND ARE PROJECTED TO CHANGE AS DESIGN PROGRESSES.
2. VESSELS REPRESENTED ARE THE LARGEST POTENTIAL SIZE FOR PLANNING PURPOSES. 40'X140' VESSEL.

ASSUMPTIONS:

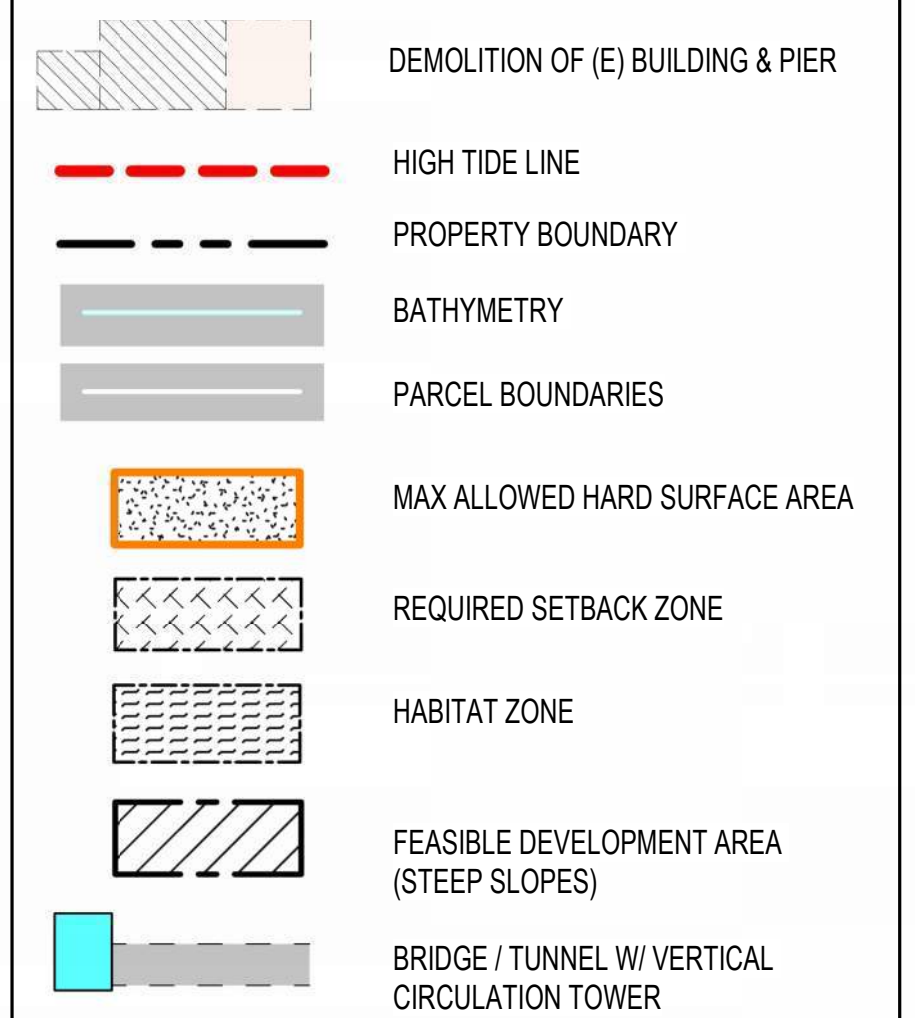
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S3.b PLANNING OBSERVATIONS:

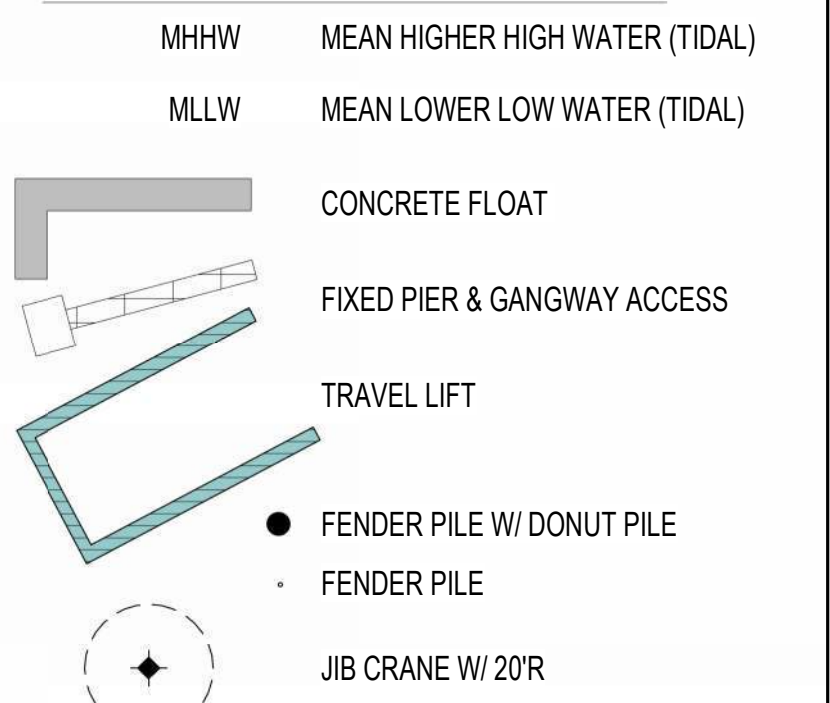
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- FULL-SIZE SINGLE-LEVEL SHOP WATERSIDE OF BAY ST.
- ADMIN/STAFF FACILITIES ON SECOND LEVEL OF SHOP WATERSIDE OF BAY ST.
- PARKING ALL ON WATERSIDE OF BAY ST.
- LIMITED SITE CIRCULATION AREA
- VARIANCE FROM LAND USE CODE IS REQUIRED (PARKING ALONG BAY ST.)

CONCLUSION:
MEETS ALL PROGRAMMATIC NEEDS

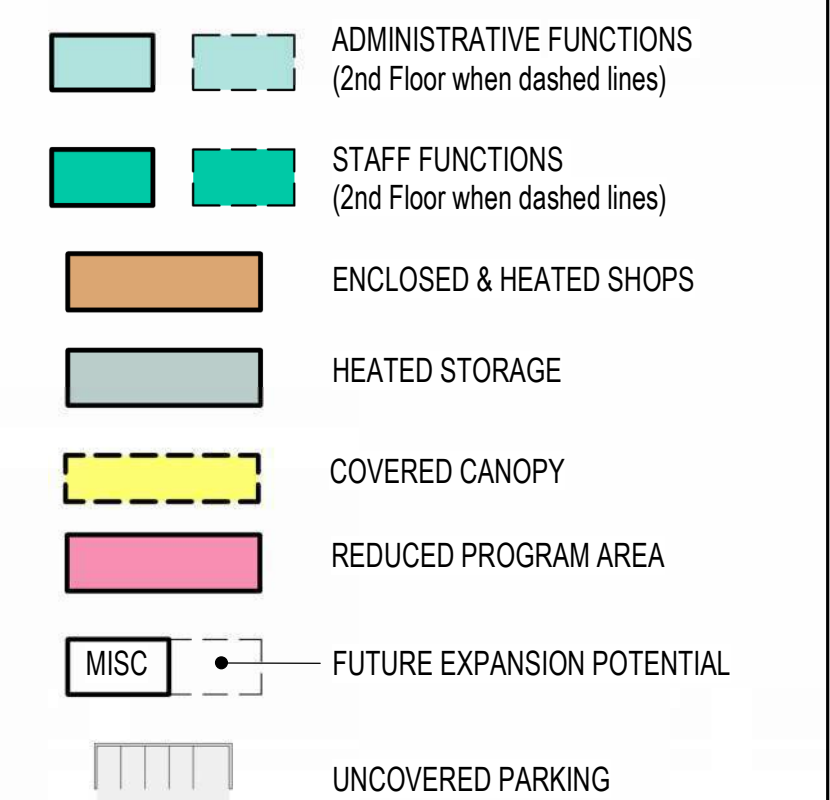
LEGENDS



Water Side Equipment & Glossary



Facilities



PARCEL DATA

HARD SURFACE AREA @90%
= 59,328.04 S.F.

PARKING REQUIRED

EMPLOYEES	19
VISITORS	4
ACCESSIBLE	4
KT VEHICLES	6
TOTAL	33

MOORING OPTION KEY

- OPTION 1** = TWO VESSEL LAY-DOWN AREA ASHORE W/ PIER OPTIONS
- OPTION 2** = ONE VESSEL LAY-DOWN AREA ASHORE W/ OPTION FOR 2ND VESSEL IN PIER WATER SLOT OR ON PIER

SETBACKS | ISF
0' @ WATER-DEPENDENT USES (SMP)
(NO OTHER REQUIREMENTS)

HARD SURFACES
90% MAXIMUM SITE COVERAGE

BUILDING HEIGHTS
3 STORIES MAXIMUM

NOTE:
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Ferry Maintenance Facility Planning Study

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