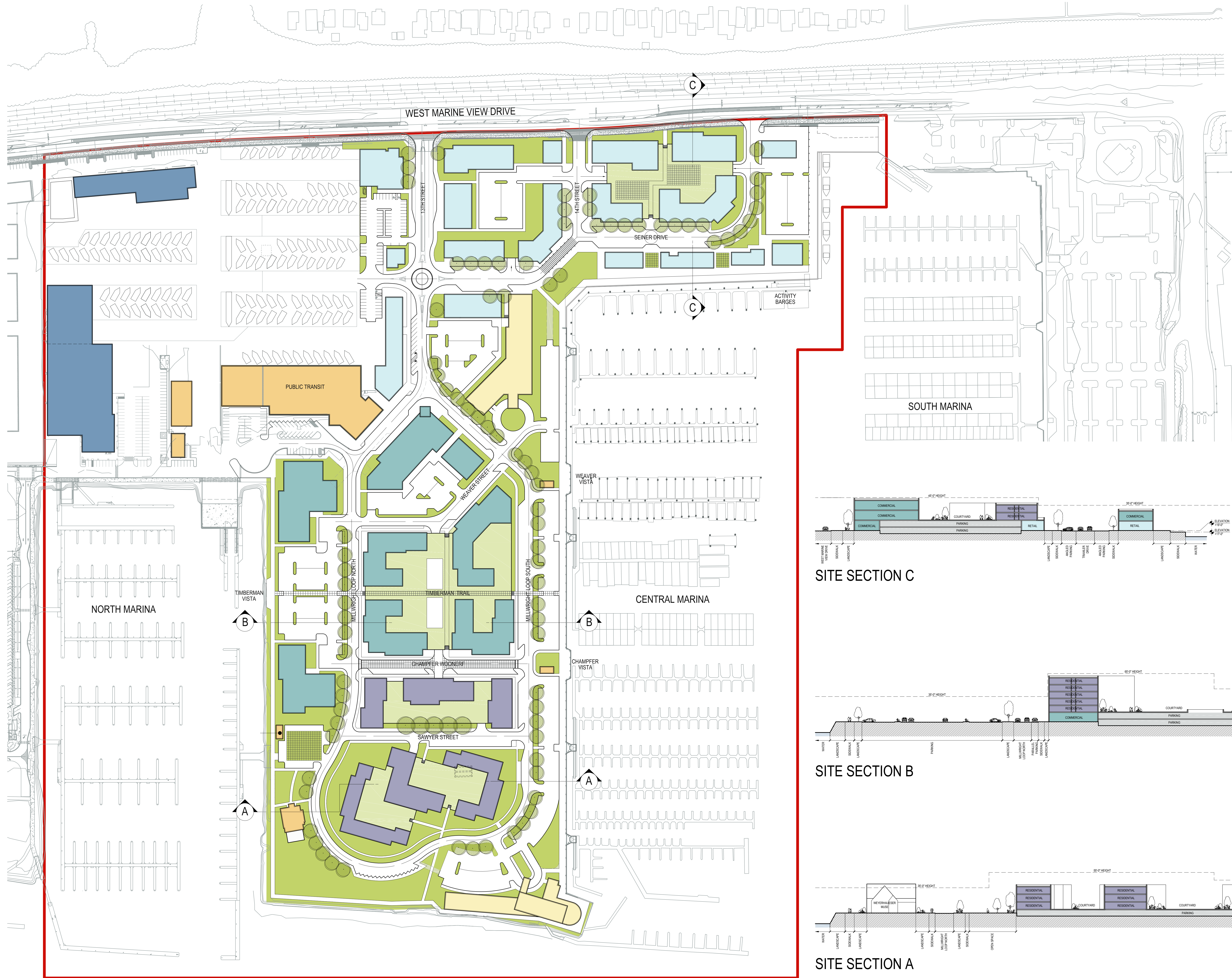
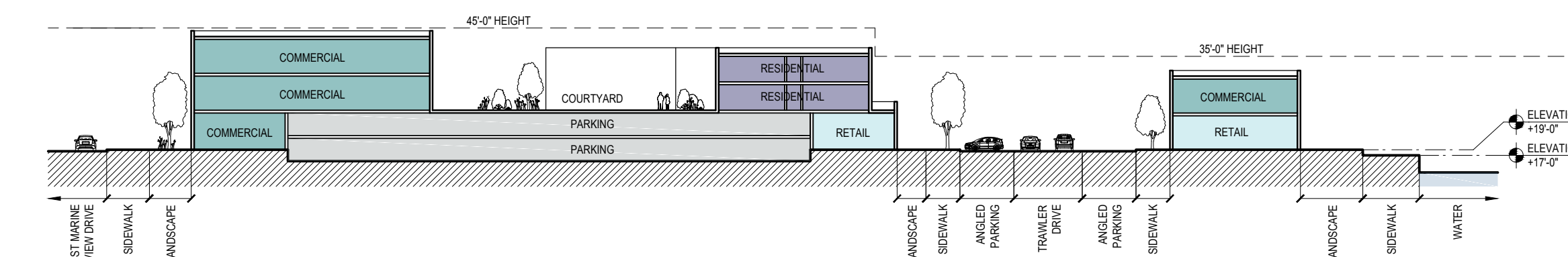




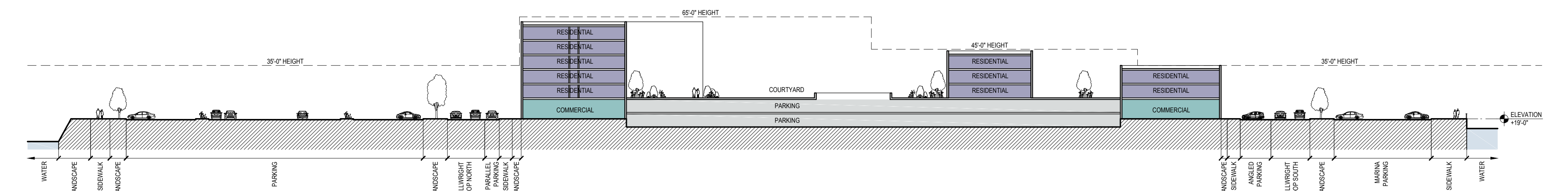
SITE PLAN

SCALE: 1" = 100'

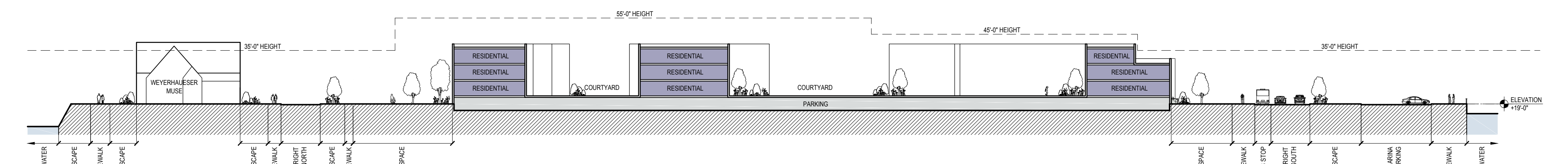
- | | |
|--|--|
| PUBLIC USE | RESIDENTIAL MIXED-USE |
| HOSPITALITY | EMPLOYMENT MIXED-USE |
| MARINE SERVICES | COMMERCIAL MIXED-USE |
| | PARKING WITH PLAZA ABOVE |



SITE SECTION C



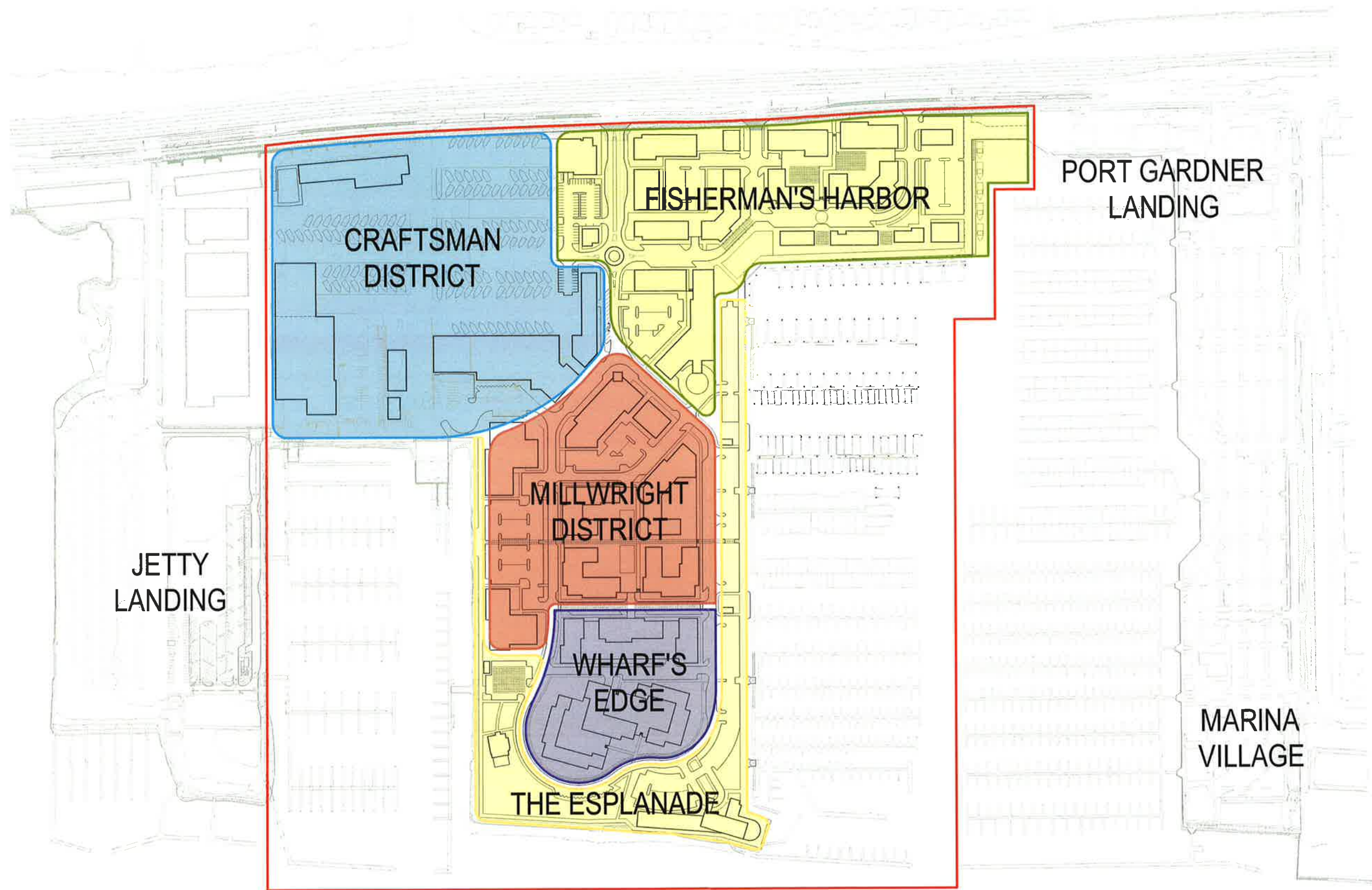
SITE SECTION B

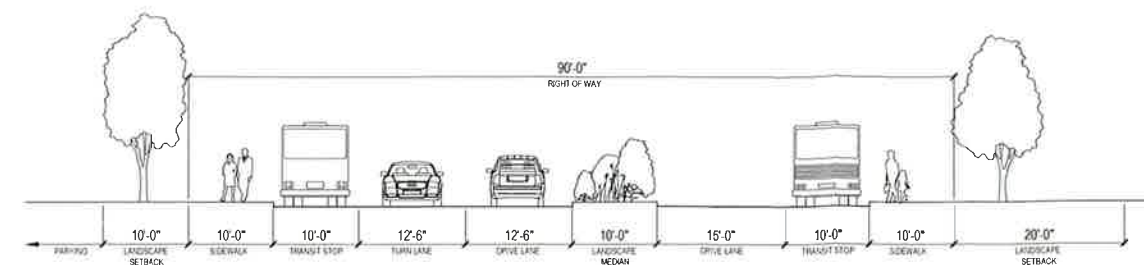
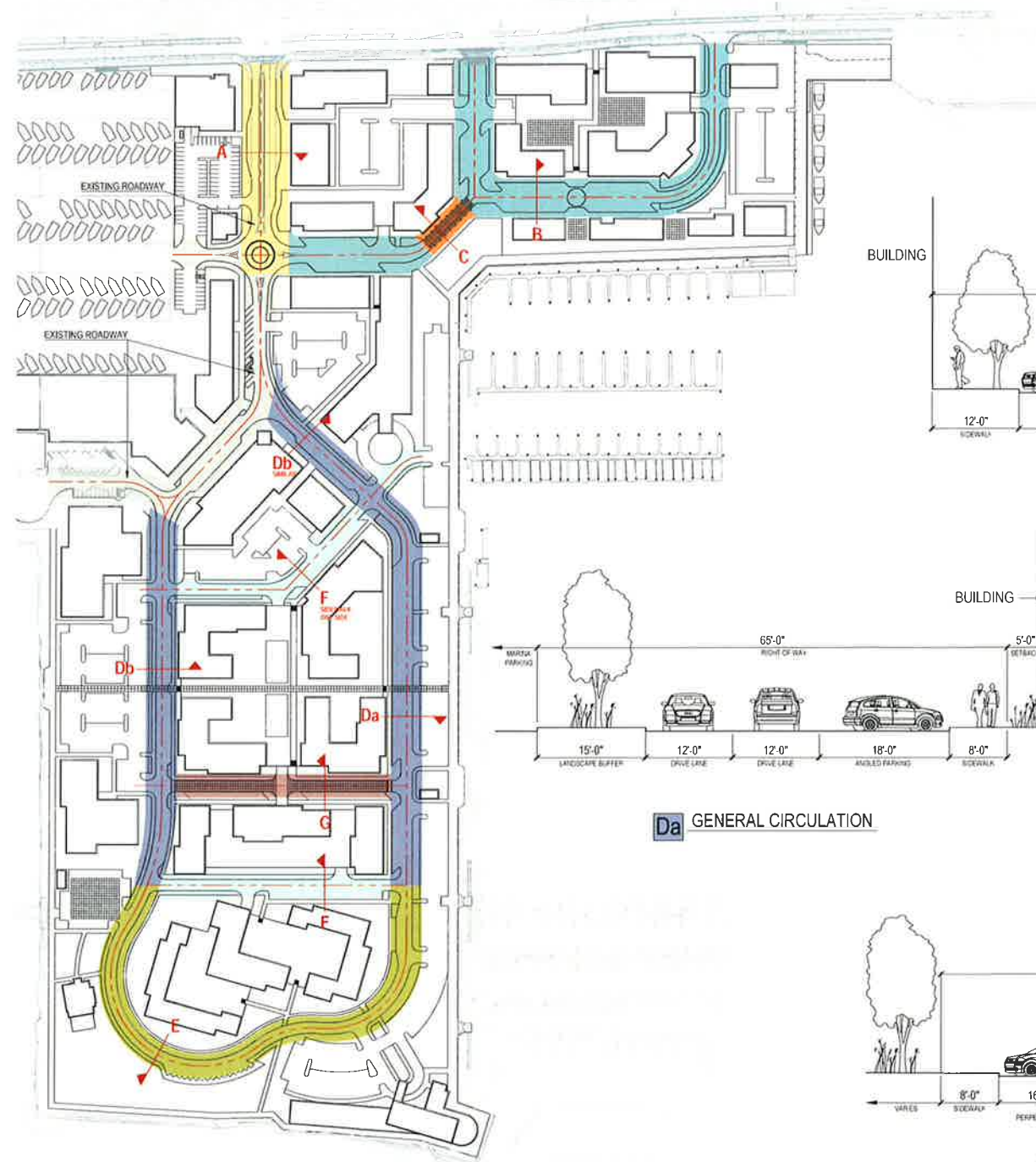


SITE SECTION A

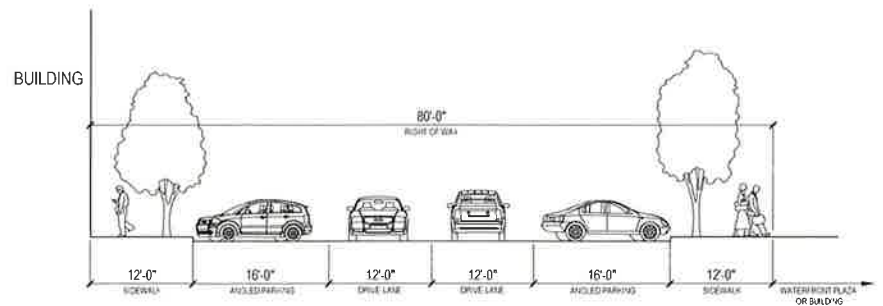
1.1
SEPT14

Phase II - Implementation Planning
CONCEPTUAL SITE PLAN
RMC ARCHITECTS PLLC | LELAND CONSULTING GROUP

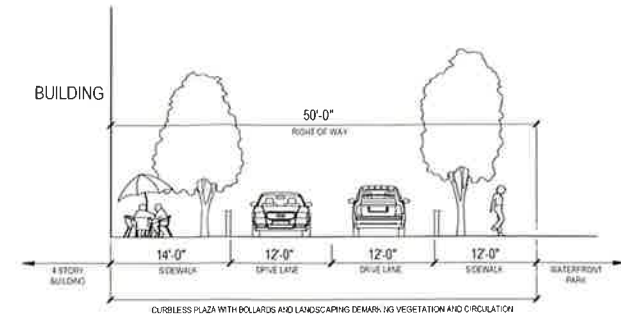




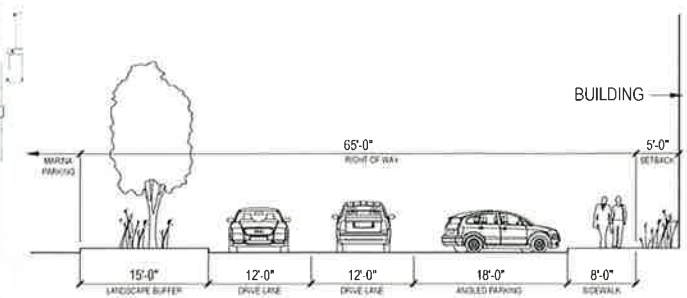
A ENTRY BOULEVARD (EXISTING)



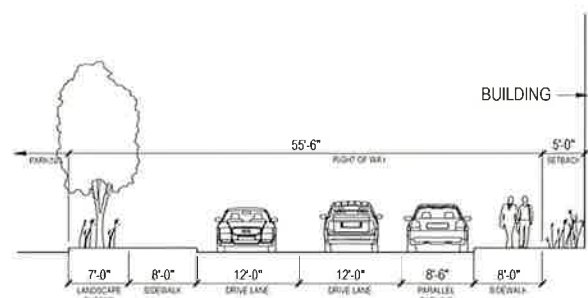
B PEDESTRIAN STREET



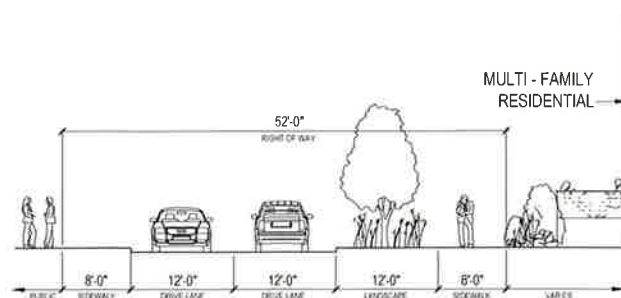
C PLAZA STREET



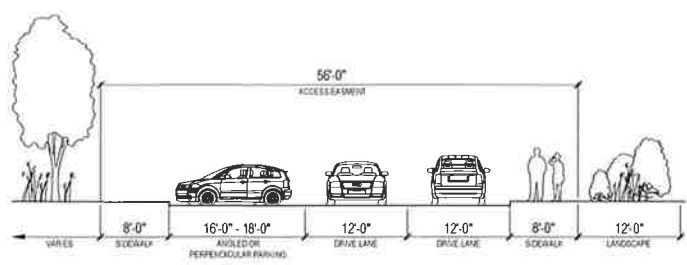
Da GENERAL CIRCULATION



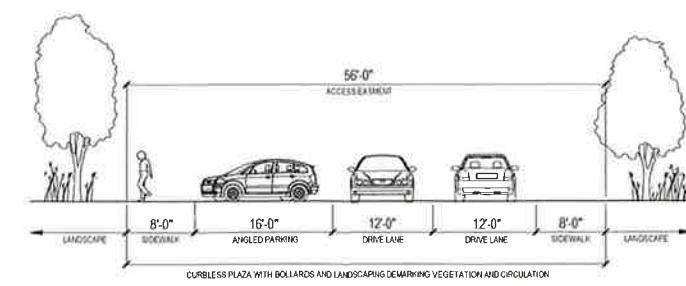
Db GENERAL CIRCULATION



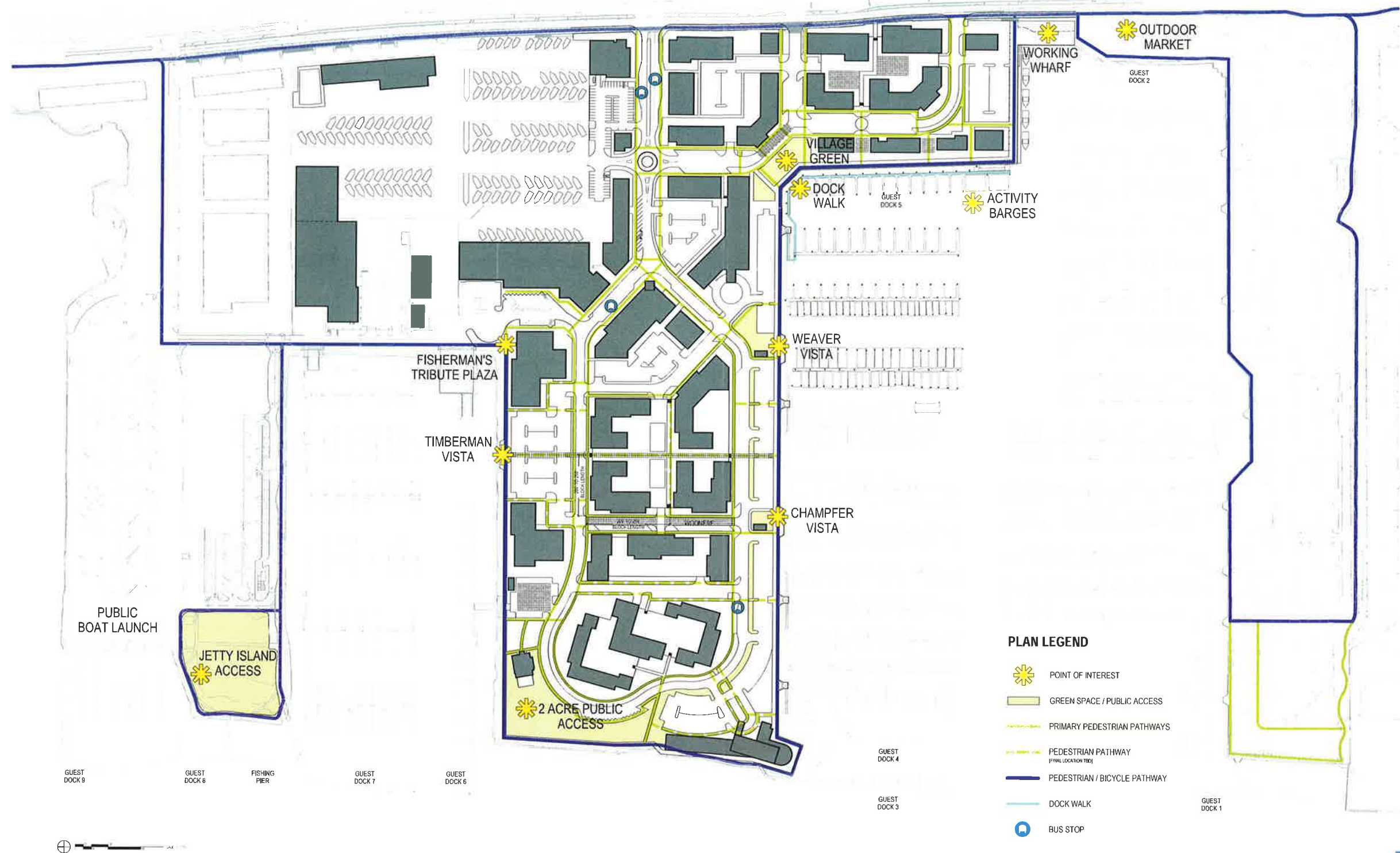
E GENERAL CIRCULATION @ PUBLIC ACCESS

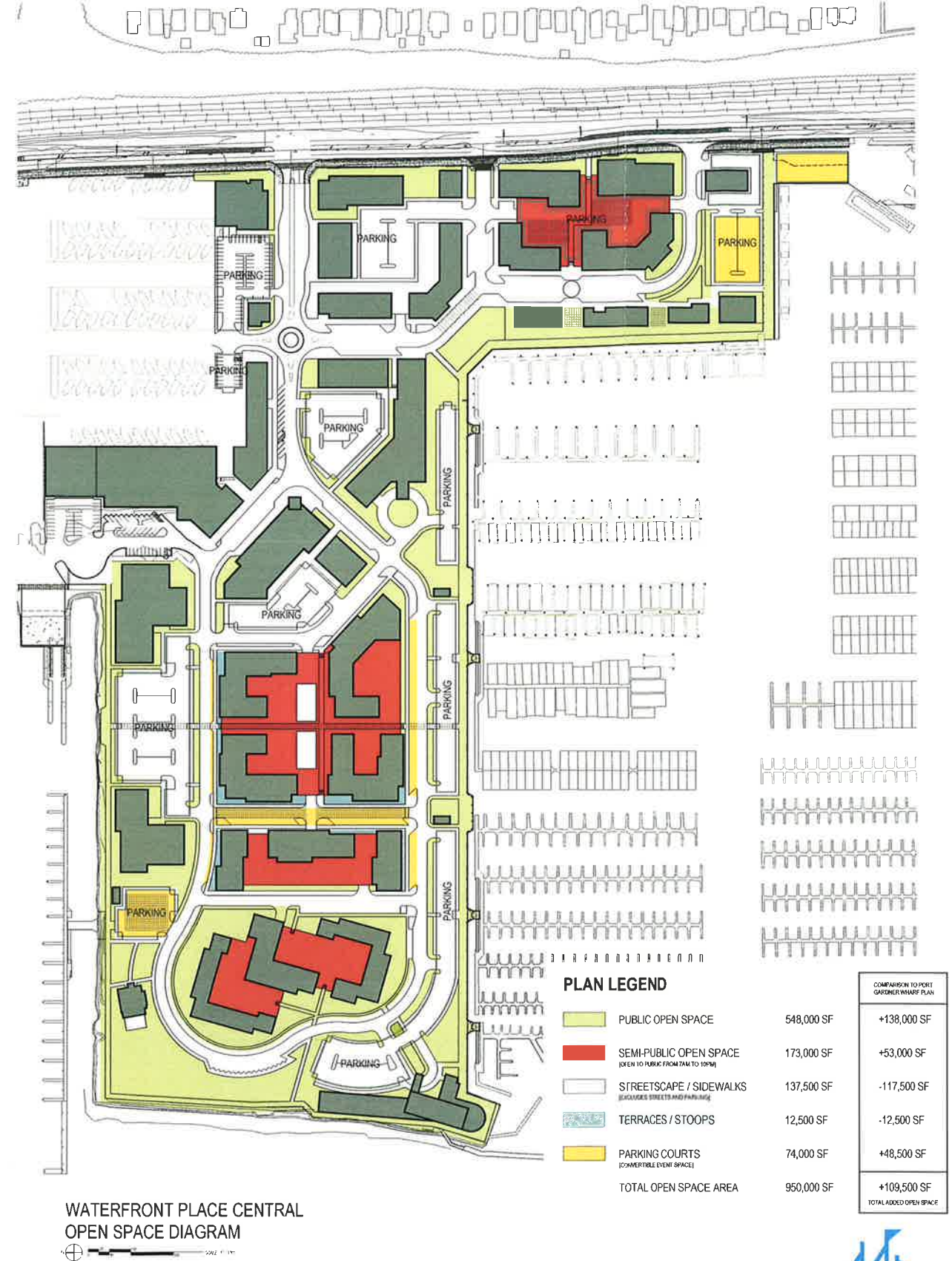
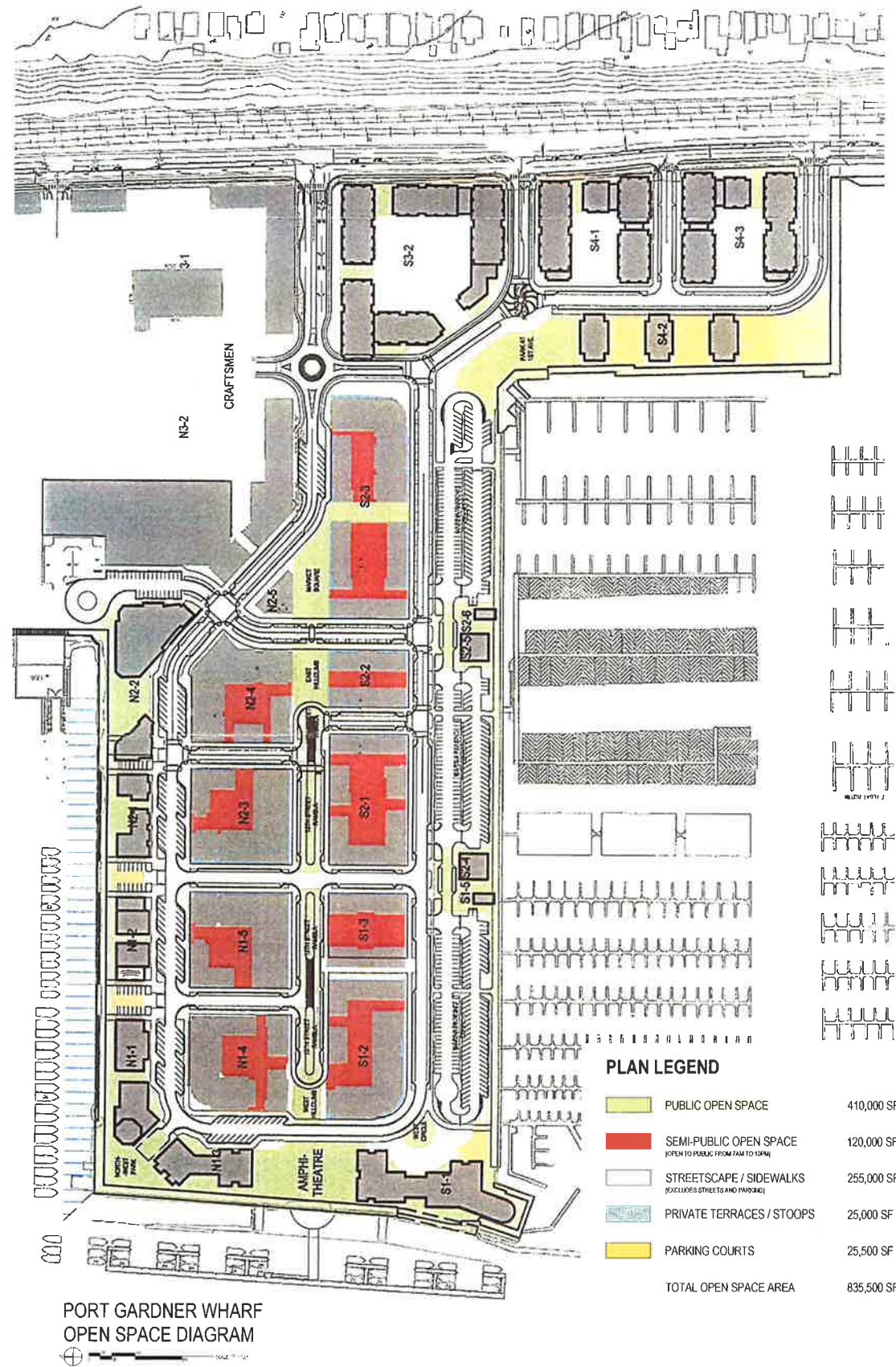


F INTERIOR CROSS STREETS

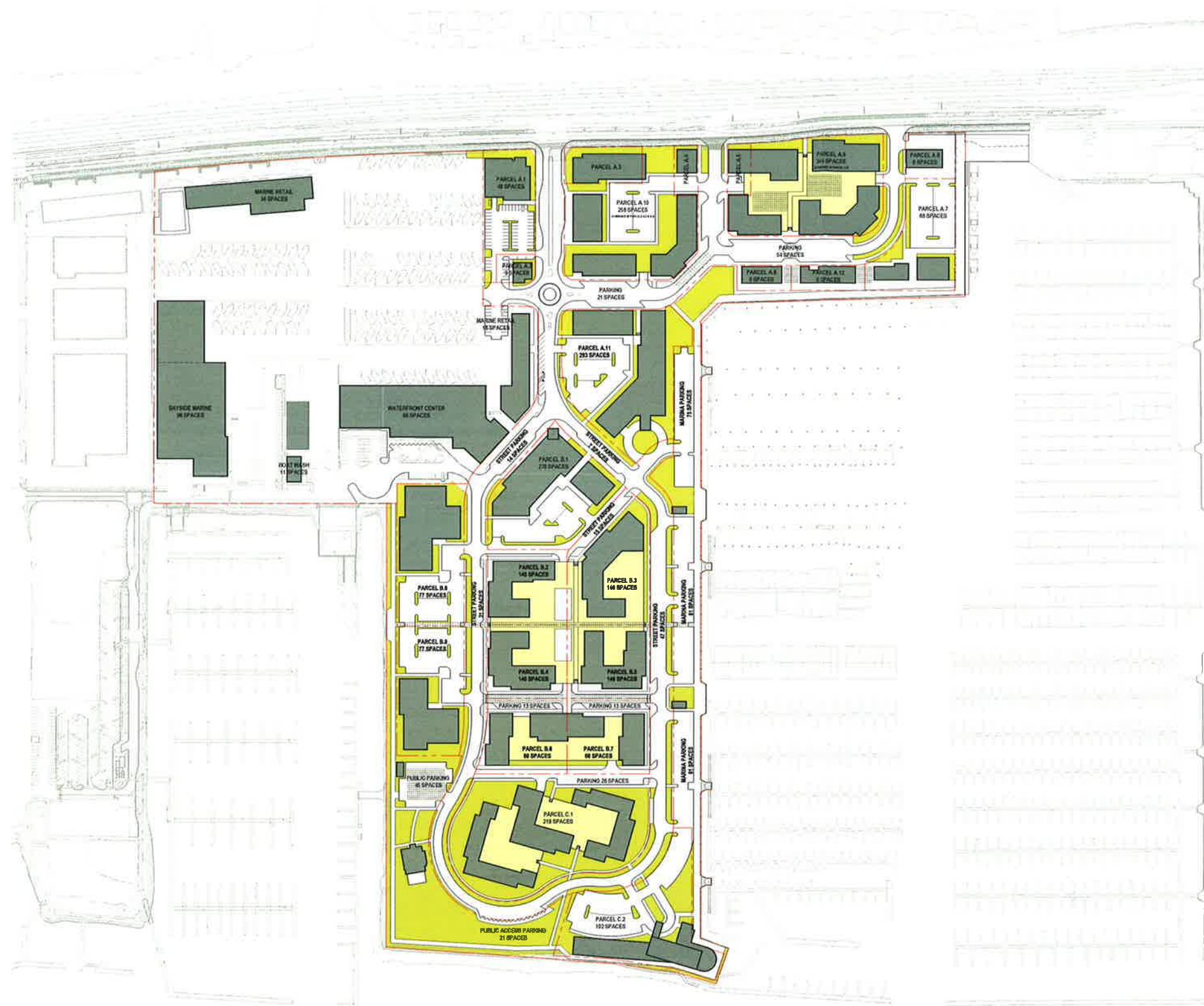


G WOONERF



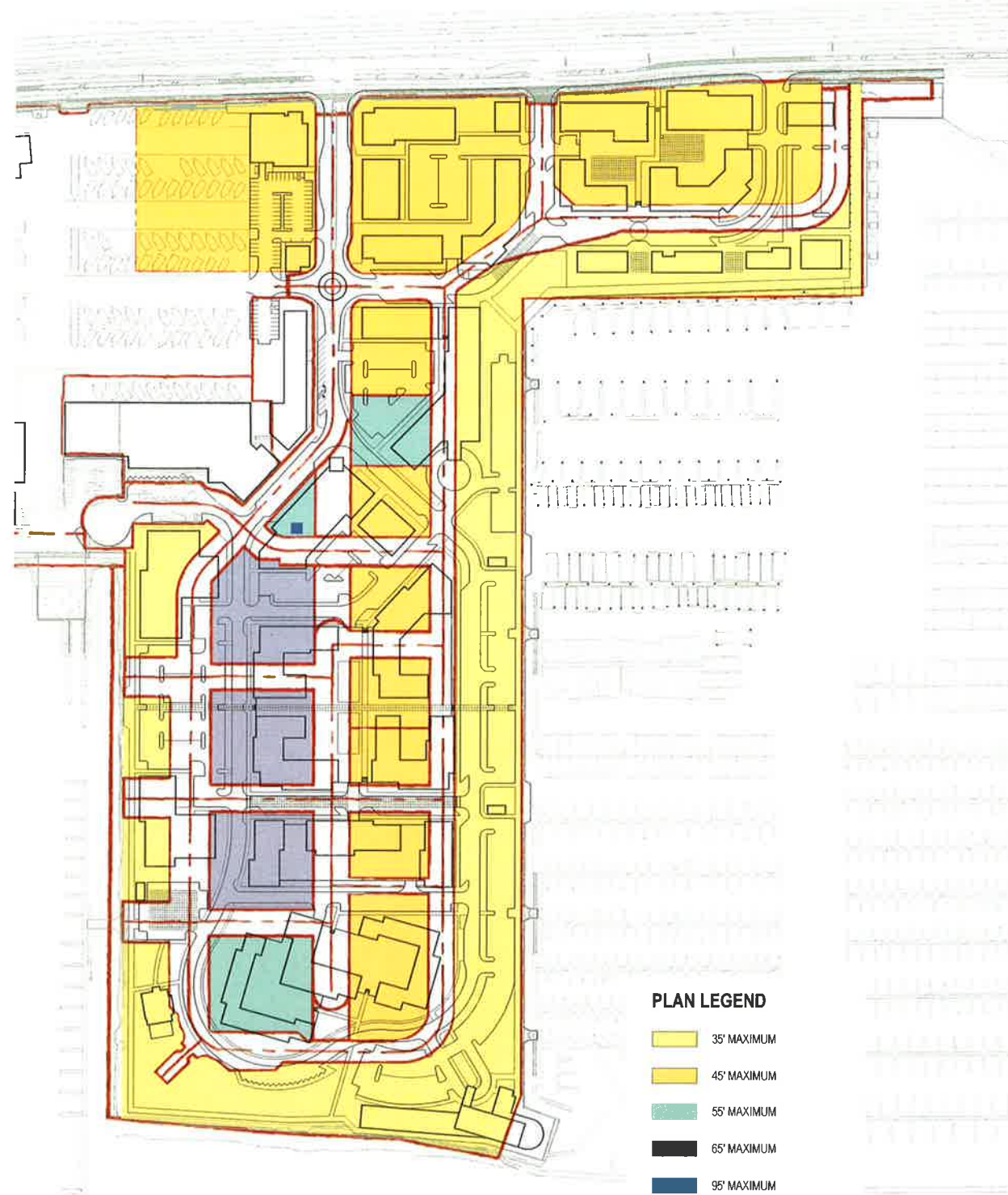


COMPARISON TO PORT GARDNER WHARF PLAN	
PUBLIC OPEN SPACE	+138,000 SF
SEMI-PUBLIC OPEN SPACE	+53,000 SF
STREETSCAPE / SIDEWALKS	-117,500 SF
TERRACES / STOOPS	-12,500 SF
PARKING COURTS	+48,500 SF
TOTAL ADDED OPEN SPACE	+109,500 SF

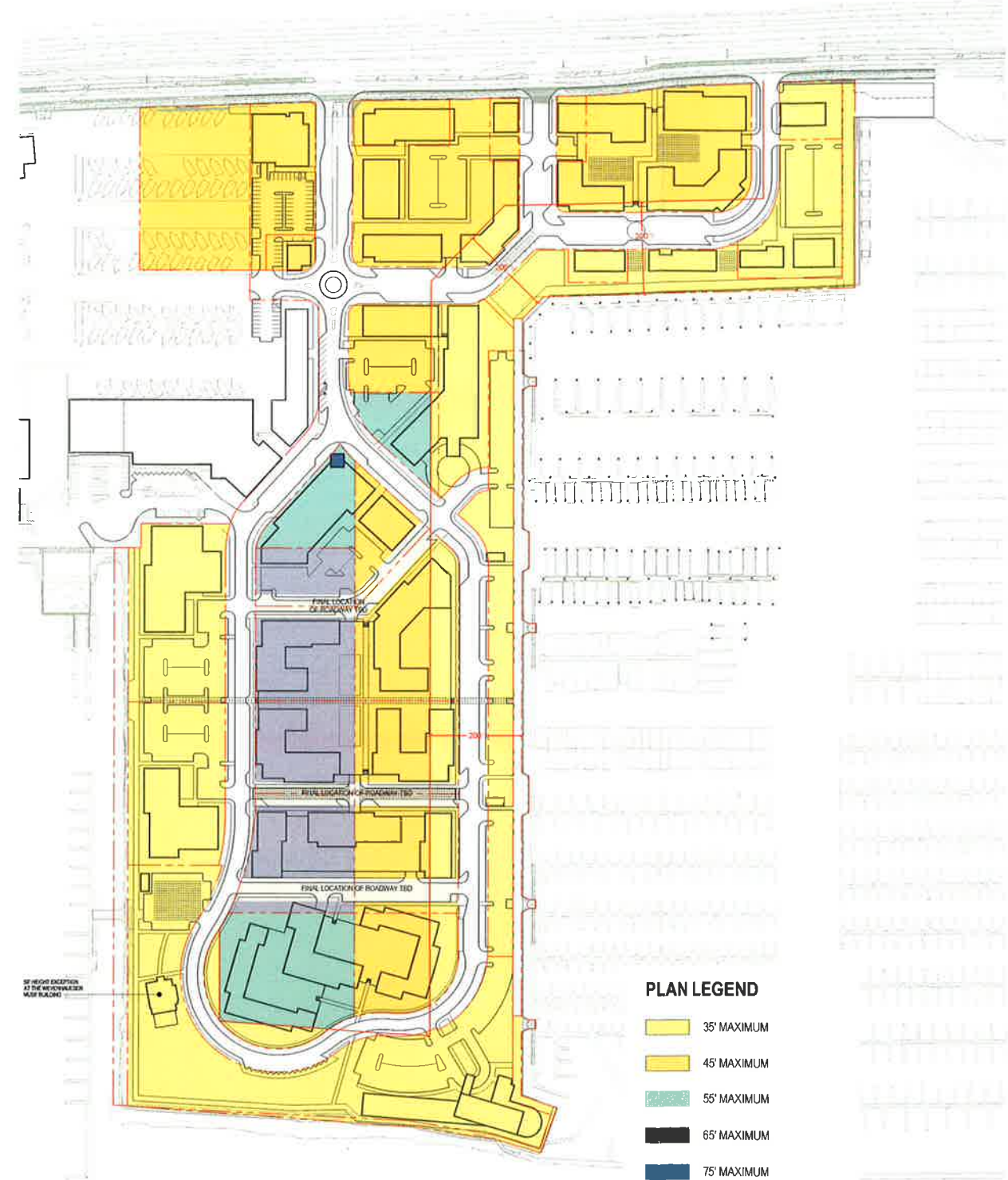


PARKING SUMMARY

PARCEL	USE TYPE	SIZE	PARKING SHOWN
A.1	15,000 SF RETAIL	1 ACRES	48
A.2	3,000 SF RETAIL	.19 ACRES	9
A.3 + A.4 + A.10	10,500 SF RETAIL 61,000 SF COMMERCIAL 114 UNITS MULTI-FAMILY	2.98 ACRES	258
A.5 + A.9	10,500 SF RETAIL 74,500 SF COMMERCIAL 90 UNITS MULTI-FAMILY	2.98 ACRES	345
A.6	5,000 SF WEB LOCKER	.40 ACRES	0
A.7	4,000 SF RETAIL 8,000 SF RESTURANT	1.65 ACRES	68
A.8	5,000 SF RETAIL	.23 ACRES	0
A.11	10,000 SF RETAIL 20,000 SF COMMERCIAL 120 ROOM HOTEL + MEETING ROOMS	2.5 ACRES	293
A.12	4,300 SF RETAIL 4,300 SF OFFICE	32 ACRES	0
STREET PARKING			75
SUBTOTAL			1096
B.1	114,000 SF COMMERCIAL		270
B.2	75 UNITS MULTI - FAMILY + 8,200 SF COMMERCIAL		140
B.3	51 UNITS MULTI - FAMILY + 15,000 SF COMMERCIAL		140
B.4	75 UNITS MULTI - FAMILY + 8,200 SF COMMERCIAL		140
B.5	44 UNITS MULTI - FAMILY + 11,000 SF COMMERCIAL		140
B.6	53 UNITS MULTI - FAMILY + 8,200 SF COMMERCIAL		60
B.7	38 UNITS MULTI - FAMILY + 8,200 SF COMMERCIAL		60
B.8	55,900 SF COMMERCIAL	1.42 ACRES	77
B.9	40,000 SF COMMERCIAL	1.46 ACRES	77
WATERFRONT CENTER	6,500 RESTAURANT 18,000 RETAIL 8,000 OFFICE 6,000 CLASSROOM 5,000 MEETING ROOM 14,000 SERVICE SHOPS		60
BAYSIDE MARINE	56,000 SF DRYSTACK 19,000 SF MARINE SALES/SERVICES		96
BOAT WASH	4,000 SF OFFICE + MAINTENANCE		11
MARINE RETAIL	24,900 SF SALES + SERVICE		34
MARINE RETAIL	15,000 SF SALES + SERVICE		18
MARINA PARKING	520 SLIPS		217
STREET PARKING			151
SUBTOTAL			1691
C.1	120 UNITS MULTI - FAMILY	3.61 ACRES	219
C.2	60 ROOM HOTEL + 4,000 SF RESTAURANT	2.10 ACRES	102
PUBLIC PARKING	2.23 ACRE PARK		66
SUBTOTAL			387
COMBINED TOTAL PARKING			3174



EXISTING HEIGHT ZONE MAP



PROPOSED HEIGHT ZONE MAP





SCALE 1" = 100'

SITE AREA SUMMARY

PARCEL	USE TYPE	SITE AREA	
A.1	COMMERCIAL / MIXED-USE	1 ACRES	
A.2	COMMERCIAL / MIXED-USE	19 ACRES	
A.3	COMMERCIAL / MIXED-USE	64 ACRES	
A.4	COMMERCIAL / MIXED-USE	26 ACRES	
A.5	COMMERCIAL / MIXED-USE	60 ACRES	
A.6	COMMERCIAL / MIXED-USE	40 ACRES	
A.7	COMMERCIAL / MIXED-USE	1.65 ACRES	
A.8	COMMERCIAL / MIXED-USE	23 ACRES	
A.9	COMMERCIAL / MIXED-USE	1.97 ACRES	
A.10	COMMERCIAL / MIXED-USE	2.09 ACRES	
A.11	HOSPITALITY / MIXED-USE	2.44 ACRES	
A.12	COMMERCIAL / MIXED-USE	.32 ACRES	
SUBTOTAL		11.79 ACRES	
B.1	EMPLOYMENT / MIXED-USE	1.92 ACRES	
B.2	EMPLOYMENT / MIXED-USE	1.02 ACRES	
B.3	EMPLOYMENT / MIXED-USE	1.57 ACRES	
B.4	EMPLOYMENT / MIXED-USE	1.01 ACRES	
B.5	EMPLOYMENT / MIXED-USE	1.05 ACRES	
B.6	RESIDENTIAL / MIXED-USE	1.10 ACRES	
B.7	RESIDENTIAL / MIXED-USE	1.08 ACRES	
B.8	EMPLOYMENT / MIXED-USE	1.64 ACRES	
B.9	EMPLOYMENT / MIXED-USE	1.46 ACRES	
SUBTOTAL		11.85 ACRES	
C.1	RESIDENTIAL / MIXED-USE	3.61 ACRES	
C.2	HOSPITALITY / MIXED-USE	2.10 ACRES	
SUBTOTAL		5.71 ACRES	
		CRAFTSMAN DISTRICT	20.25 ACRES 882,100 SF
		PUBLIC ACCESS	5.38 ACRES 217,800 SF
		PUBLIC PARKING	1.80 ACRES 78,400 SF
		RIGHT - OF - WAY	9.08 ACRES 395,600 SF
SUBTOTAL		36.51 ACRES	1,586,500 SF
TOTAL SITE AREA		65.86 ACRES	

DRAWING LEGEND

- DEVELOPMENT PARCEL
- PUBLIC ACCESS
- ROW / PUBLIC PARKING
- CRAFTSMAN DISTRICT
- PDO BOUNDARY (APPROXIMATE)
- PARCEL LINES



Phase II - Implementation Planning

ZONE 1		COST CATEGORIES				NOTES
		UPLANDS	MARINA	MITIGATION	PUBLIC ACCESS	
1A	ROADWAY, SIDEWALK, PARKING AND UTILITIES	●				INCLUDES STREET LIGHTING, TREES, SITE FURNISHINGS, ETC.
1B	PLAZA STREET	●				SIDEWALK AND STREET FINISHED WITH CONCRETE PAVERS - BOLLARDS USED TO DEFINE DRIVE LANES AND PEDESTRIAN ZONES
1C	RECONSTRUCT OVER WATER WHARF AND BULKHEAD NEAR W. MARINEVIEW DR.			●		BUDGET PROVIDED BY PORT
1D	RECONSTRUCT BULKHEAD AND ADD 20' WIDE PEDESTRIAN ESPLANADE	●		●	●	BUDGET PROVIDED BY PORT AND COST SHARED BETWEEN UPLANDS, MITIGATION AND PUBLIC ACCESS
1E	REPLACE EXISTING OVER WATER WHARF AND EXPAND WORK AREA		●			BUDGET PROVIDED BY PORT (11,200 SF x \$250/SF)
1F	NOT USED					
1G	GREEN SPACE				●	
1H	FILL DIRT			●		AS REQUIRED TO ACCOMMODATE SEA LEVEL RISE STRATEGY (SEE CIVIL)
1J	TRAFFIC SIGNAL	●				INFRASTRUCTURE ALREADY INSTALLED
ZONE 2						
2A	ROADWAY, SIDEWALK, PARKING AND UTILITIES	●				INCLUDES STREET LIGHTING, TREES, SITE FURNISHINGS, ETC.
2B	MARINA PARKING AND ACCESS PLUS ESPLANADE IMPROVEMENTS		●		●	PARKING SERVING MARINA PLUS HALF OF ACCESS ROAD PLUS WIDENING OF ESPLANADE TO 20'
2C	TOILET ROOMS, SHOWERS AND LAUNDRY FACILITIES SERVING THE MARINA		●			TWO 1,500 SF BUILDINGS
2D	INTERIOR CROSS STREETS	●				
2E	16' WIDE CONCRETE WALKING TRAIL AND LANDSCAPING				●	35' WIDE PUBLIC ACCESS ZONE TO BE FULLY LANDSCAPED
2F	SEWER PUMP STATION	●				
2G	FILL DIRT			●		AS REQUIRED TO ACCOMMODATE SEA LEVEL RISE STRATEGY (SEE CIVIL)
ZONE 3						
3A	ROADWAY, SIDEWALK, PARKING AND UTILITIES	●			●	INCLUDES STREET LIGHTING, TREES, SITE FURNISHINGS, ETC. DIVIDED 50/50 BETWEEN UPLANDS AND PUBLIC ACCESS
3B	PUBLIC PARKING				●	
3C	TOILET ROOMS, SHOWERS AND LAUNDRY		●			INCORPORATED INTO RENOVATED WEYERHAUSER BUILDING [SEE 3J BELOW]
3D	PUBLIC ACCESS / GREEN SPACE				●	PASSIVE OPEN SPACE WITH TRAIL NETWORK AND LIMITED AMOUNT OF OUTDOOR STRUCTURES
3E	REMOVE EXISTING FUEL TANKS AND INSTALL NEW FUEL TANKS	●	●			
3F	INTERIOR CROSS STREET	●				
3G	FILL DIRT			●		AS REQUIRED TO ACCOMMODATE SEA LEVEL RISE STRATEGY (SEE CIVIL)
3H	DEMOLITION OF EXISTING STRUCTURES	●				
3J	RELOCATE EXISTING WEYERHAUSER BUILDING				●	