

1.) BOAT YARD/FLEX SPACE

- +/- 8 acres of land total dedicated to the commercial core (see sheet A4.1 & A4.2 for more details)
- +/- 43,000 sf for boat yard/flex space including:
 - 20,000 sf boat yard building
 - 20,000 sf boat yard land area
 - 3,000 sf boat yard water area (travel lit)
- +/- 143,000 sf in commercial core (see sheet A4.2 for more details):
 - In combination of existing and new buildings/spaces
 - Horizontally and vertically mixed in the site
 - Commercial spaces A and B integrated within Multifamily Wrap buildings

2.) EXISTING BUILDINGS

- 11 existing buildings (shown as hatched buildings) for adaptive re-use in site plan (see sheets A7.0 to A7.4 for more details and analysis on trade-offs of keeping existing buildings)
- Buildings located mainly in commercial core to provide opportunities for maritime and other commercial businesses.

3.) GRAVING DOCK

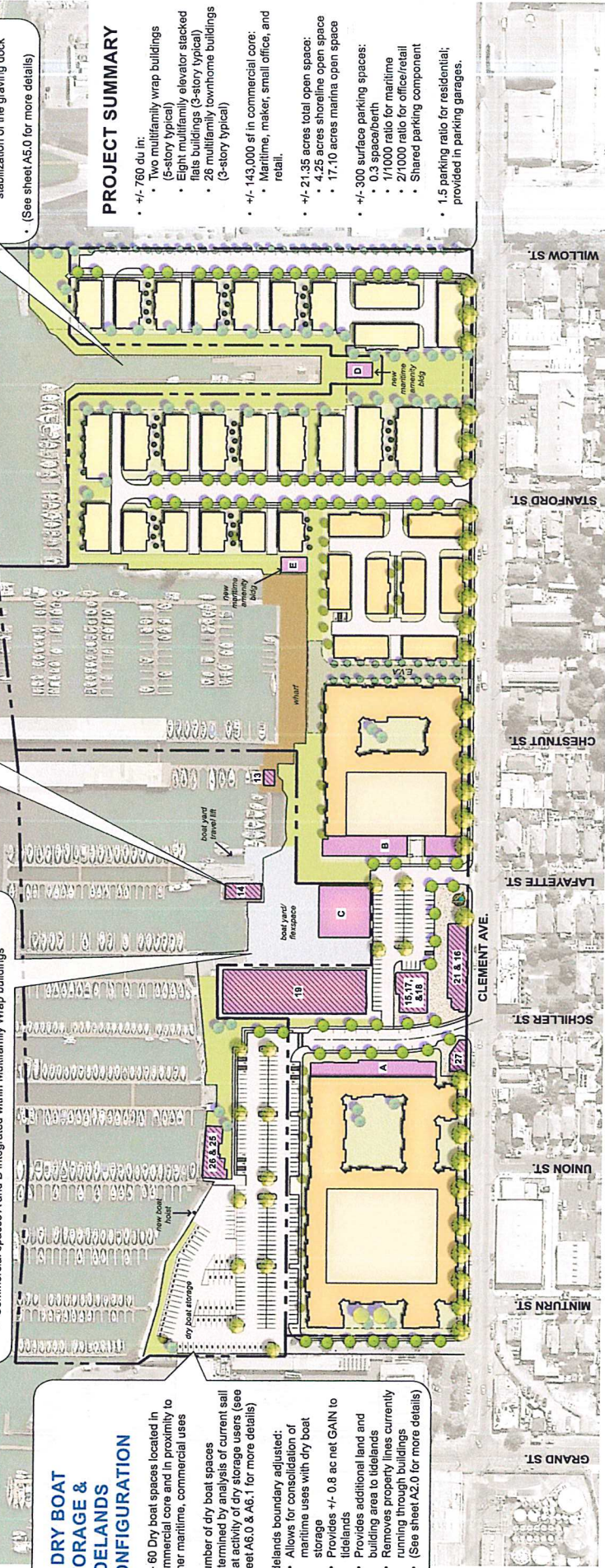
- Graving dock is preserved to be used as a unique water feature in the site
- A 50' setback from the graving dock is shown:
 - To provide additional shoreline open space
 - For maintenance of existing life back structures currently used for stabilization of the graving dock
- (See sheet A5.0 for more details)

PROJECT SUMMARY

- +/- 760 du in:
 - Two multifamily wrap buildings (5-story typical)
 - Eight multifamily elevator stacked flats buildings (3-story typical)
 - 28 multifamily townhome buildings (3-story typical)
- +/- 143,000 sf in commercial core:
 - Maritime, maker, small office, and retail.
- +/- 21.35 acres total open space:
 - 4.25 acres shoreline open space
 - 17.10 acres marina open space
- +/- 300 surface parking spaces:
 - 0.3 space/du
 - 1/1000 ratio for maritime
 - 2/1000 ratio for office/retail
 - Shared parking component
- 1.5 parking ratio for residential; provided in parking garages.

4.) DRY BOAT STORAGE & TIDELANDS CONFIGURATION

- +/- 60 Dry boat spaces located in commercial core and in proximity to other maritime, commercial uses
- Number of dry boat spaces determined by analysis of current sail boat activity of dry storage users (see sheet A6.0 & A6.1 for more details)
- Tidelands boundary adjusted:
 - Allows for consolidation of maritime uses with dry boat storage
 - Provides +/- 0.8 ac net GAIN to tidelands
 - Provides additional land and building area to tidelands
 - Removes property lines currently running through buildings
- (See sheet A2.0 for more details)



Submitted by Nancy Hird
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