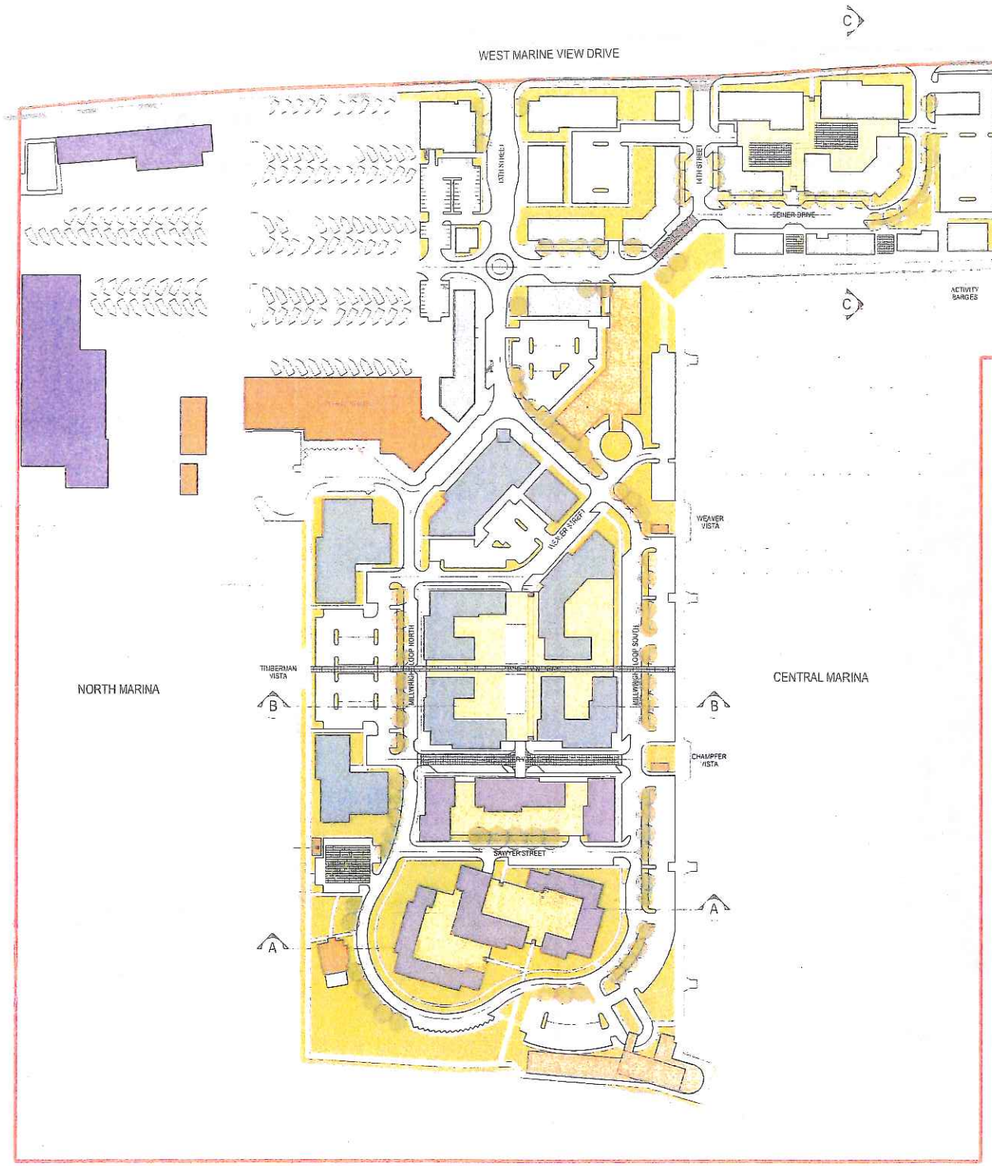
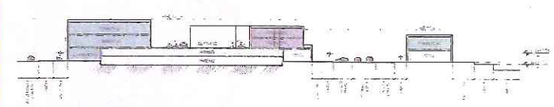
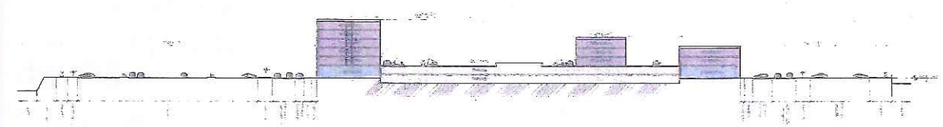


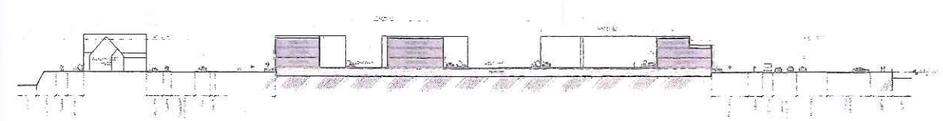
SITE PLAN



SITE SECTION C



SITE SECTION B



SITE SECTION A

PUBLIC USE

HOSPITALITY

MARINE SERVICES

RESIDENTIAL MIXED-USE

EMPLOYMENT MIXED-USE

COMMERCIAL MIXED-USE

PARKING WITH PLAZA ABOVE

Phase II - Implementation Planning

1.1 CONCEPTUAL SITE PLAN

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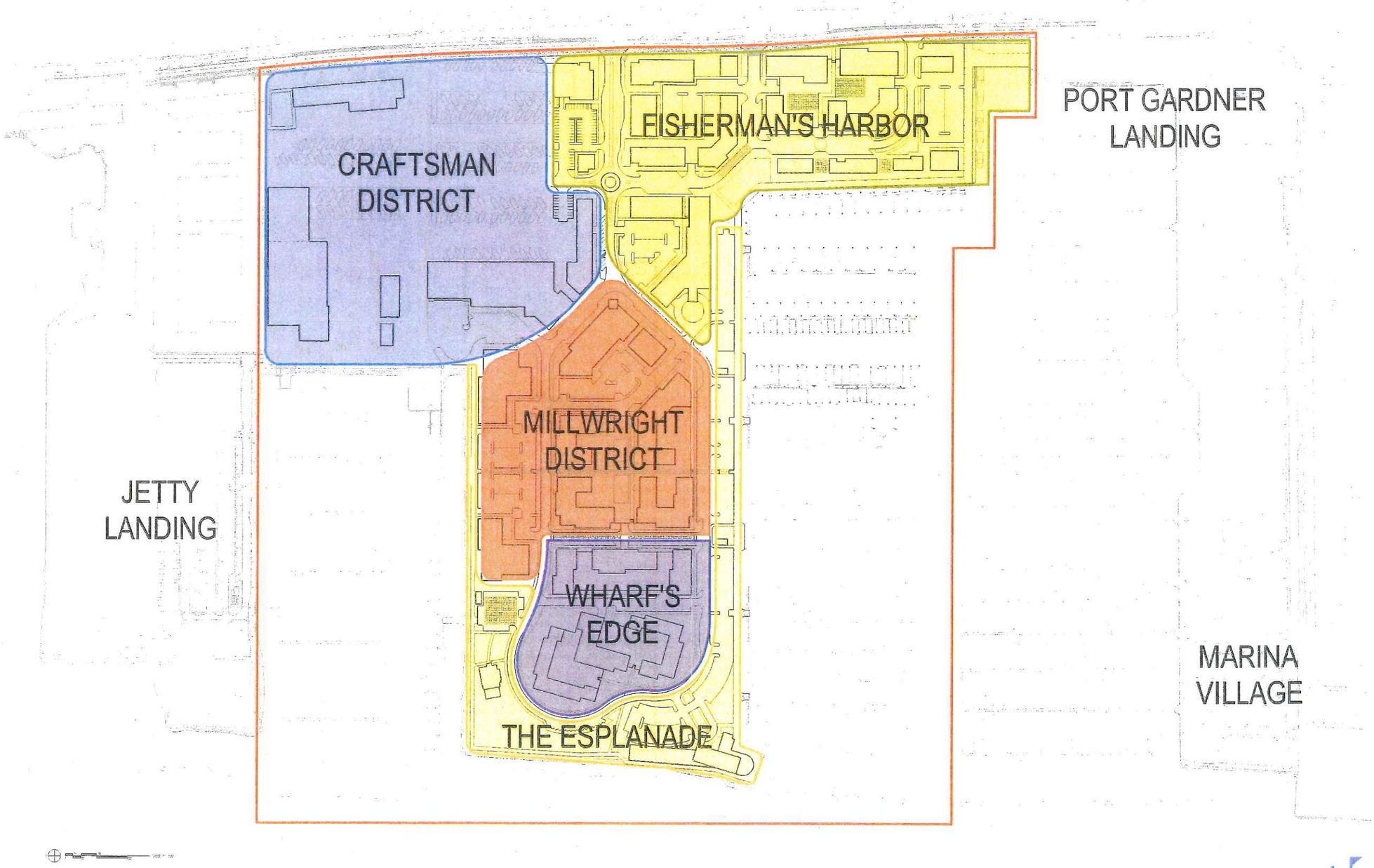
WATERFRONT PLACE

A PORT OF EVERETT

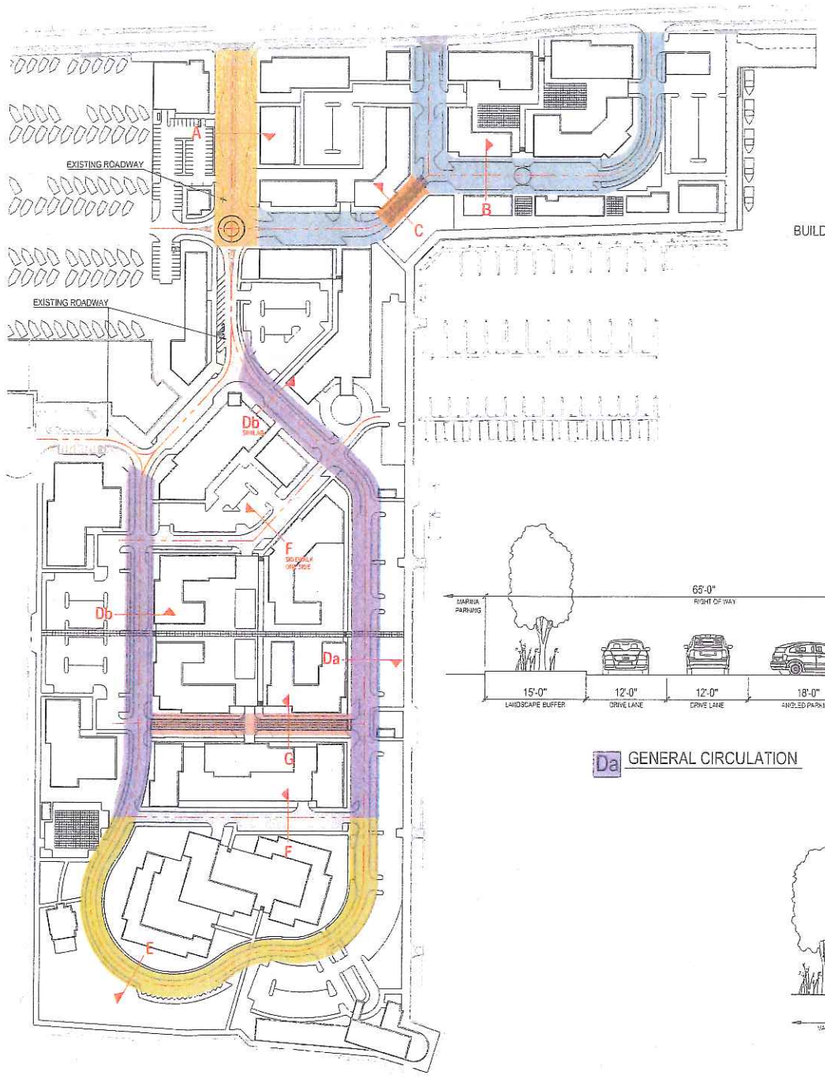


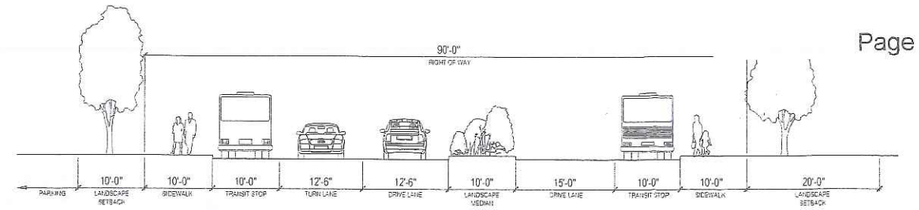
Phase II - Implementation Planning

2.0 NEIGHBORHOODS AND DISTRICTS

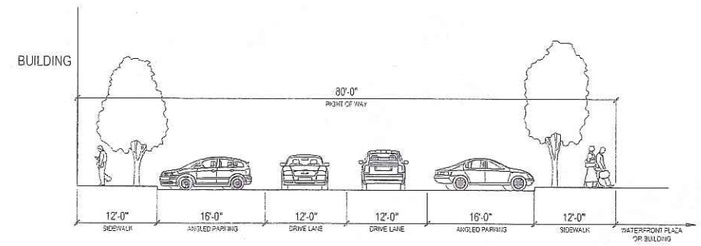
30MAY14 RMC ARCHITECTS PLLC | LELAND CONSULTING GROUP

WATERFRONT PLACE @ PORT OF EVERETT

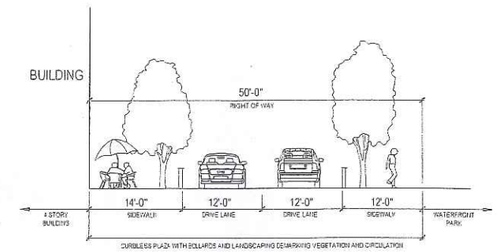




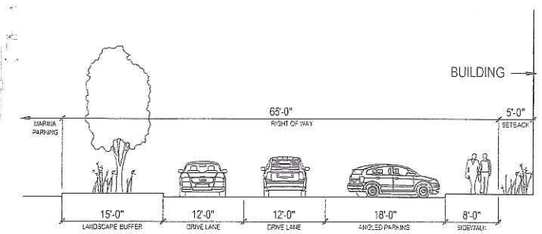
A ENTRY BOULEVARD (EXISTING)



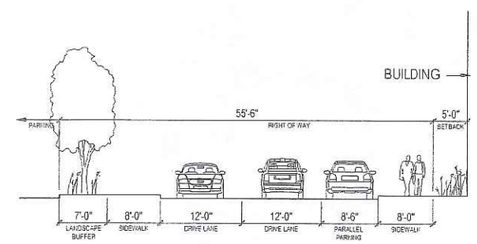
B PEDESTRIAN STREET



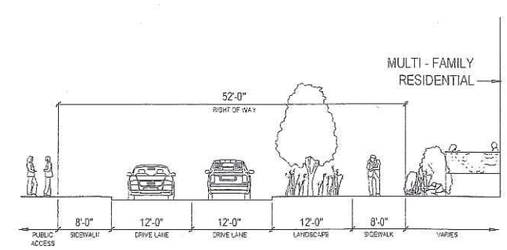
C PLAZA STREET



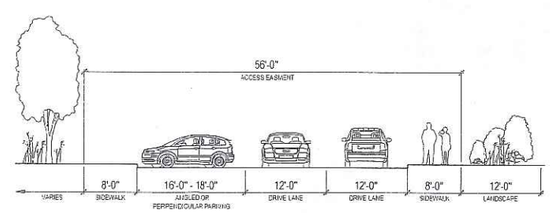
Da GENERAL CIRCULATION



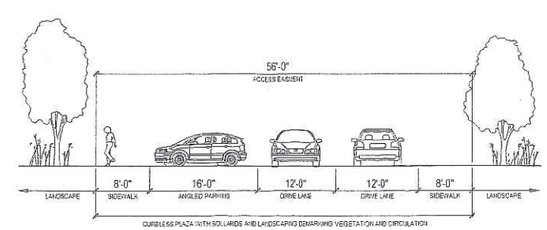
Db GENERAL CIRCULATION



E GENERAL CIRCULATION @ PUBLIC ACCESS



F INTERIOR CROSS STREETS



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Phase II - Implementation Planning

2.1 RIGHT OF WAY IMPROVEMENTS

30MAY14
REV 11AUG14

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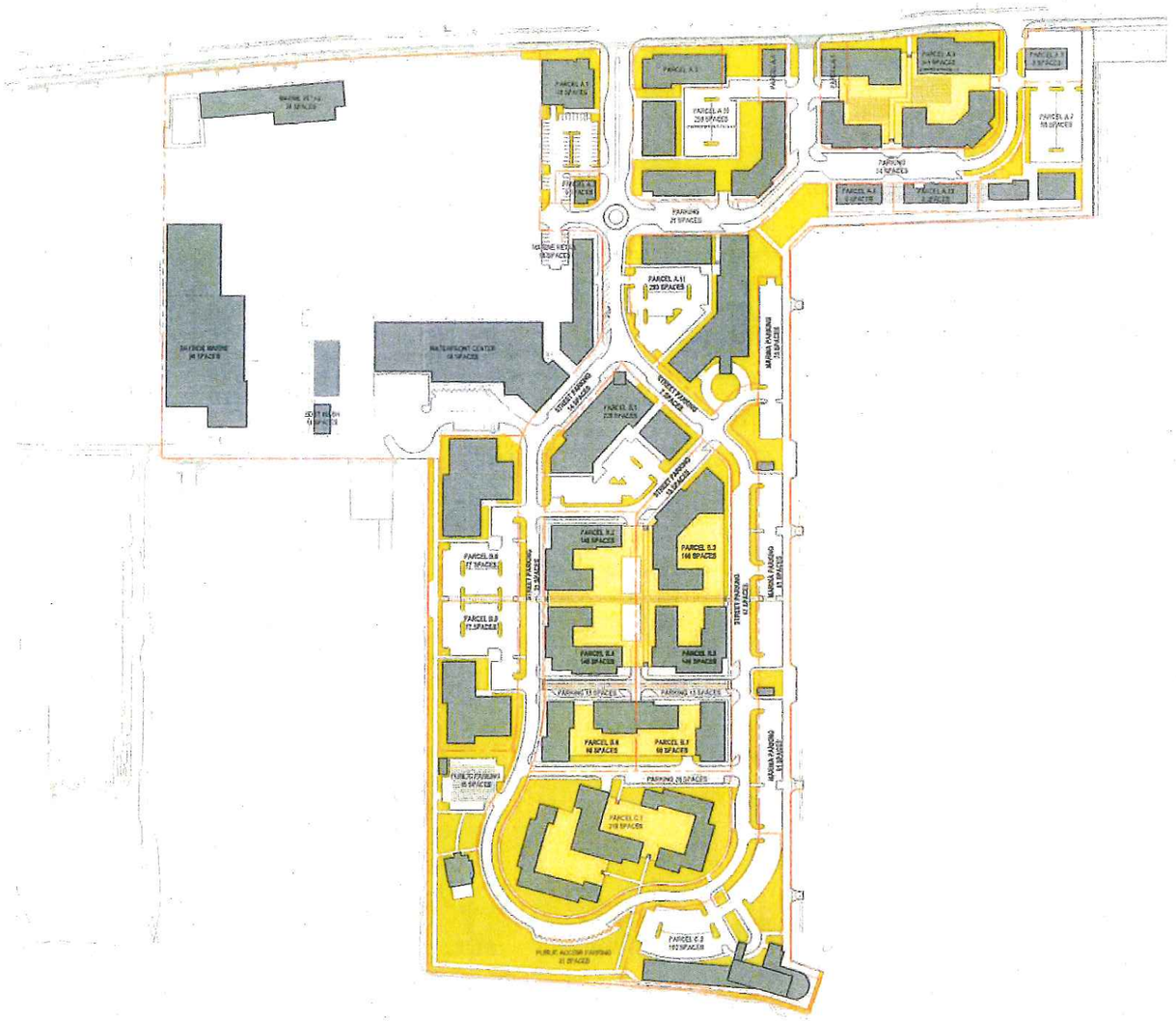
WATERFRONT PLACE
PORT OF EVERETT



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	55,000 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

Phase II - Implementation Planning

2.3c PARKING STRATEGY | STRUCTURED PARKING OPTION 2

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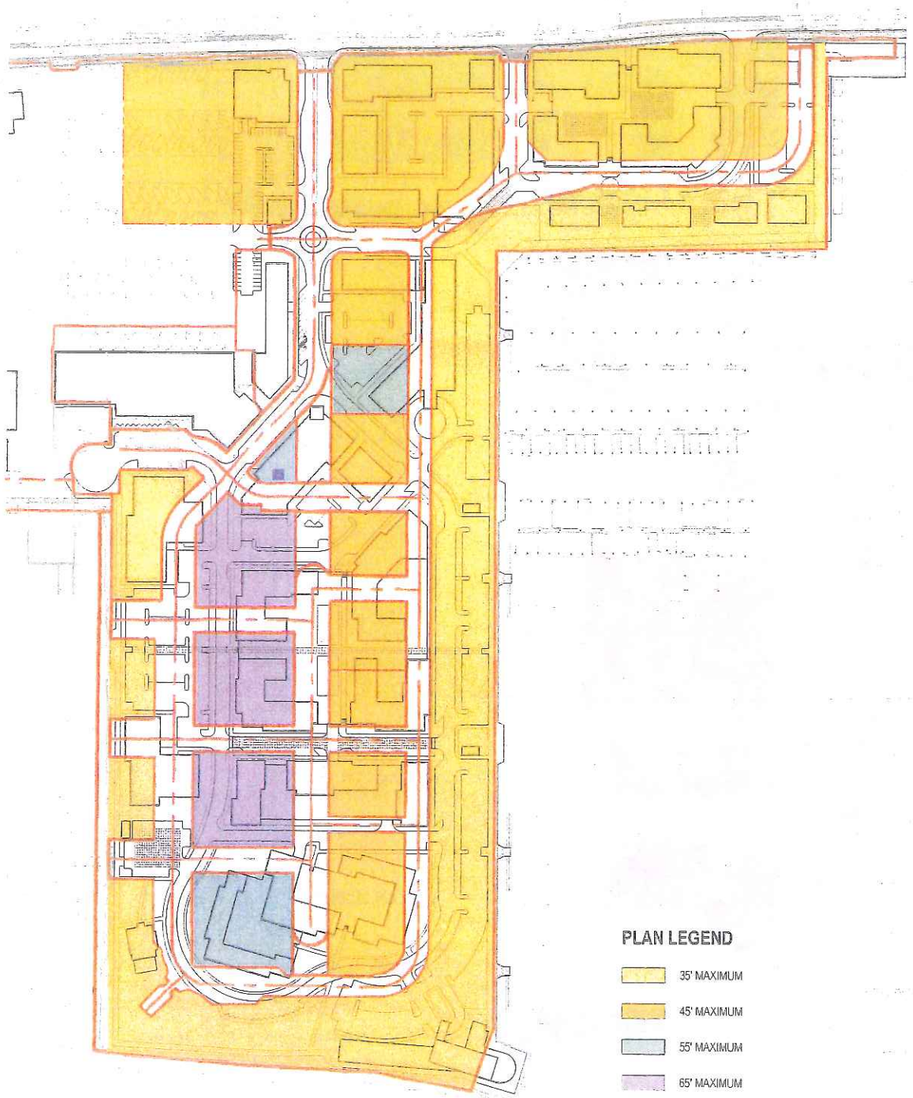
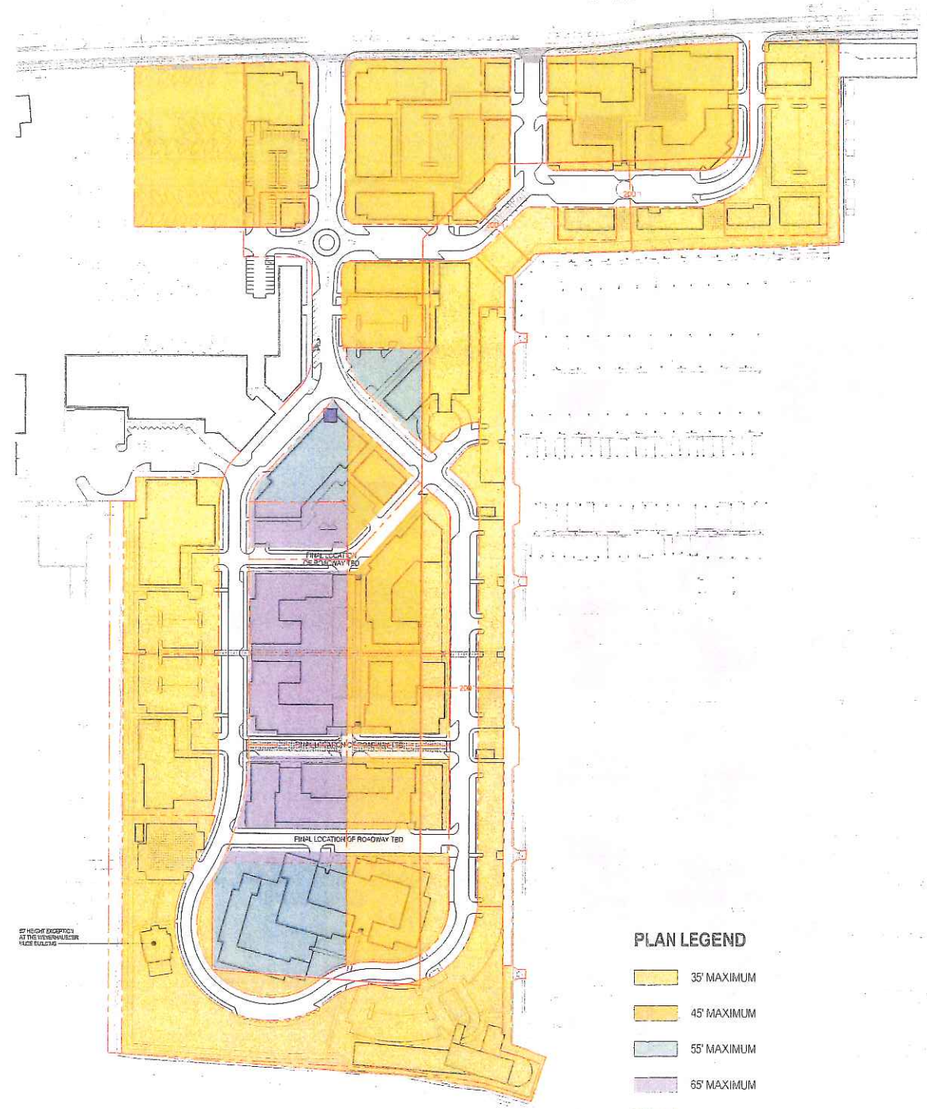
WATERFRONT PLACE @ PORT OF EVERETT



PLAN LEGEND

- 35' MAXIMUM
- 45' MAXIMUM
- 55' MAXIMUM
- 65' MAXIMUM
- 95' MAXIMUM

EXISTING HEIGHT ZONE MAP



PLAN LEGEND

- 35' MAXIMUM
- 45' MAXIMUM
- 55' MAXIMUM
- 65' MAXIMUM
- 75' MAXIMUM

NOTE: BASE ELEVATION AS SPECIFIED IN DEVELOPMENT AGREEMENT

PROPOSED HEIGHT ZONE MAP

Phase II - Implementation Planning

2.4 HEIGHT ZONES

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WATERFRONT PLACE @ PORT OF EVERETT