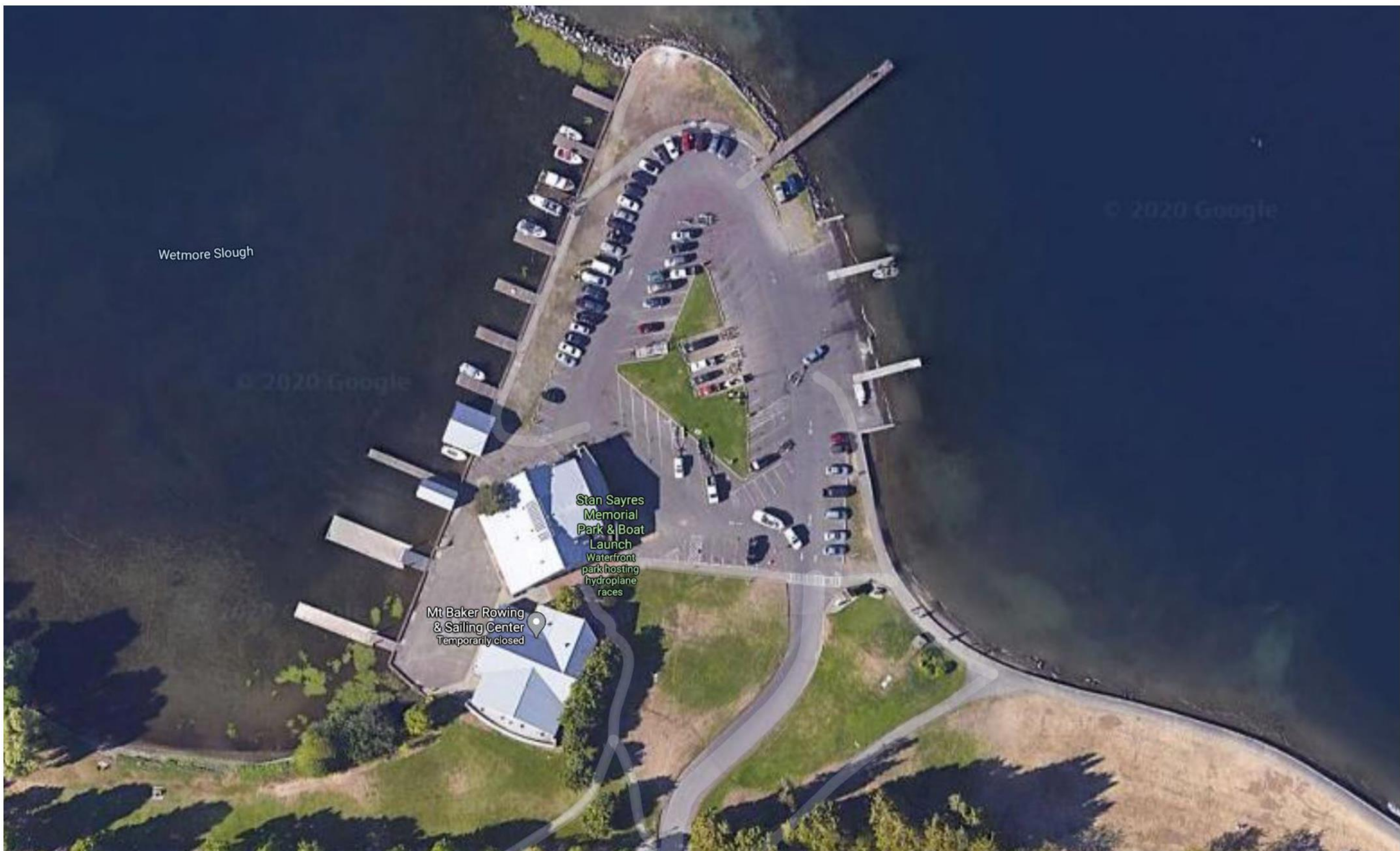


Port of Silverdale Waterfront Center

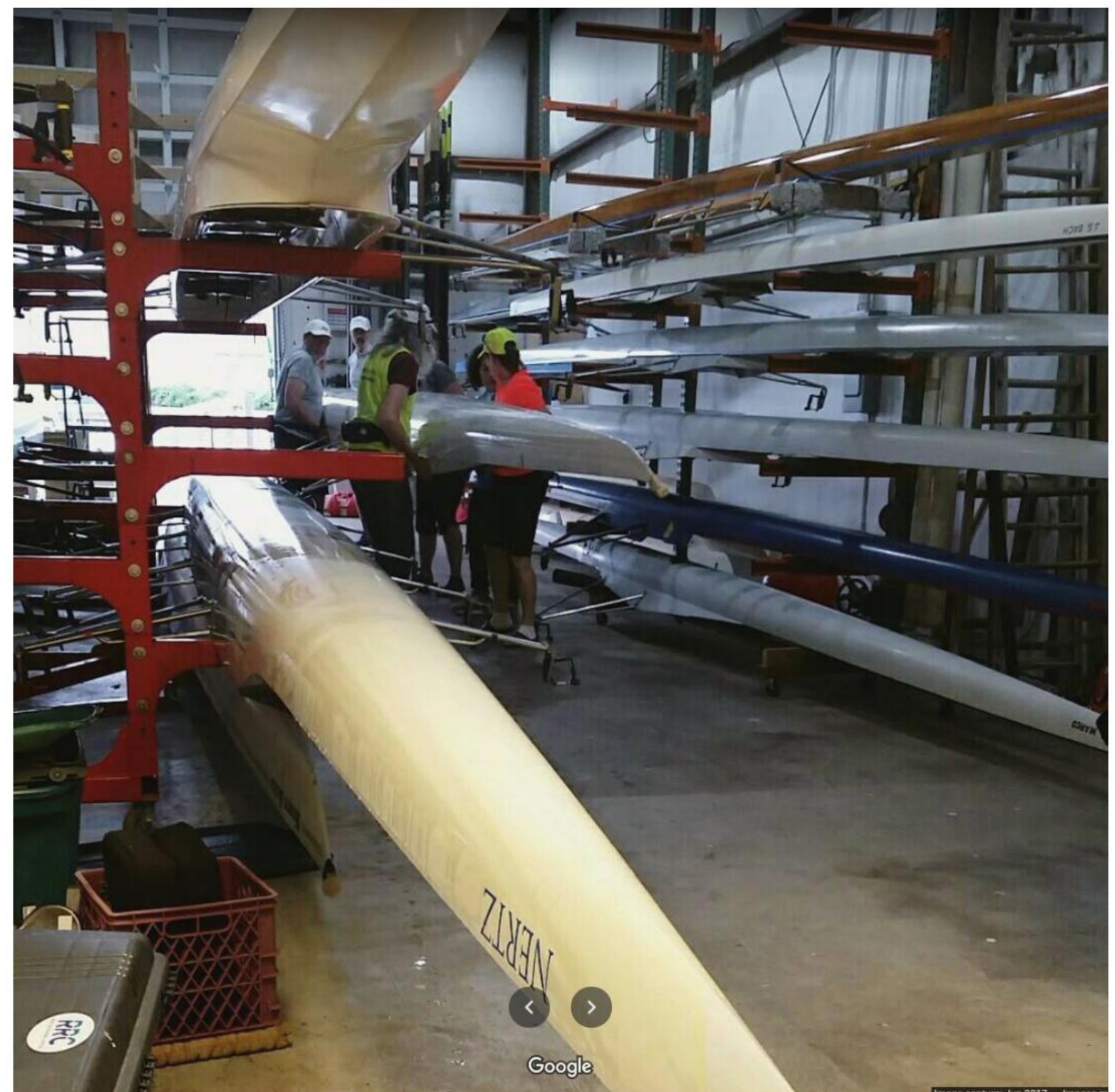
Public Meeting #4 9/8/2020



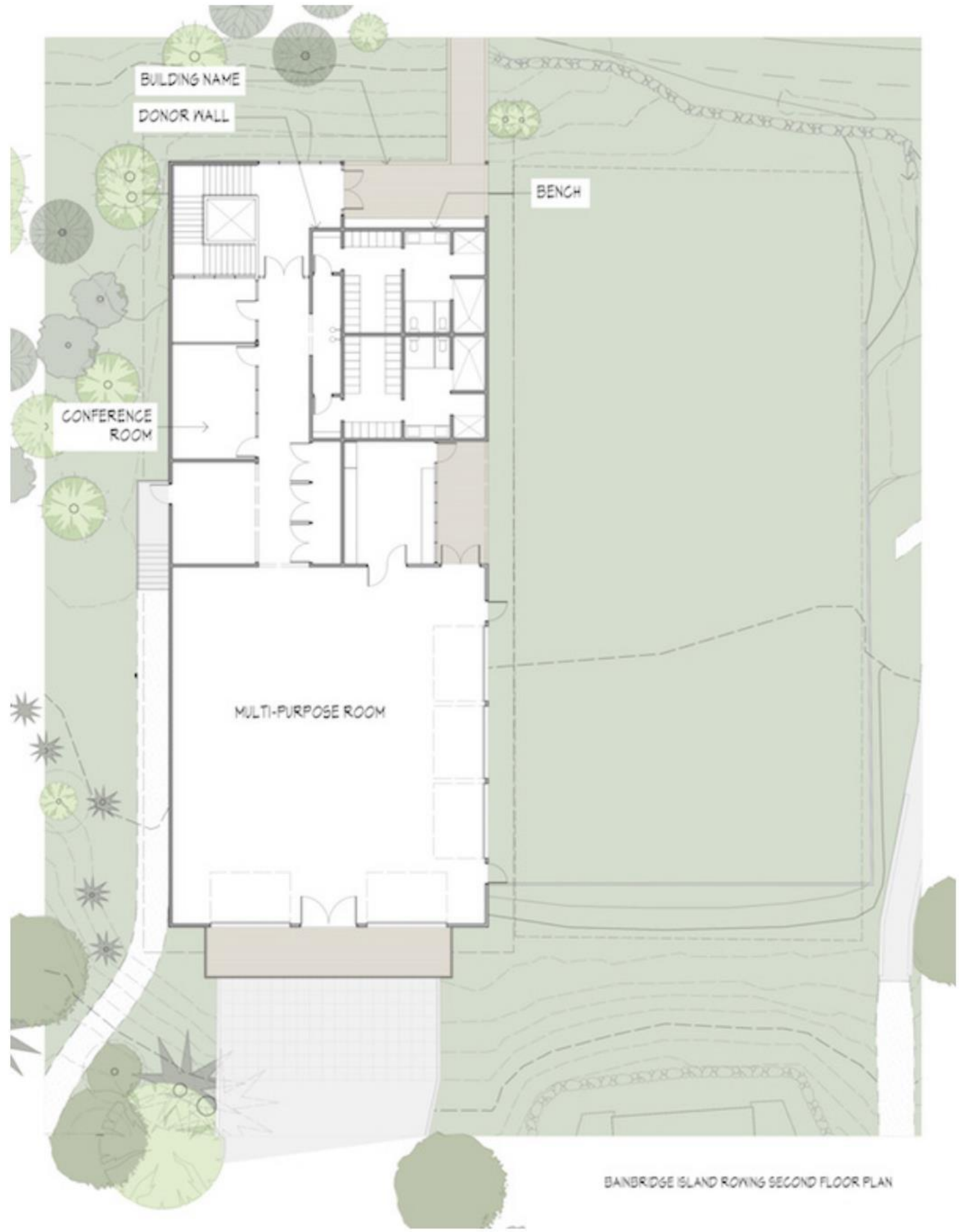
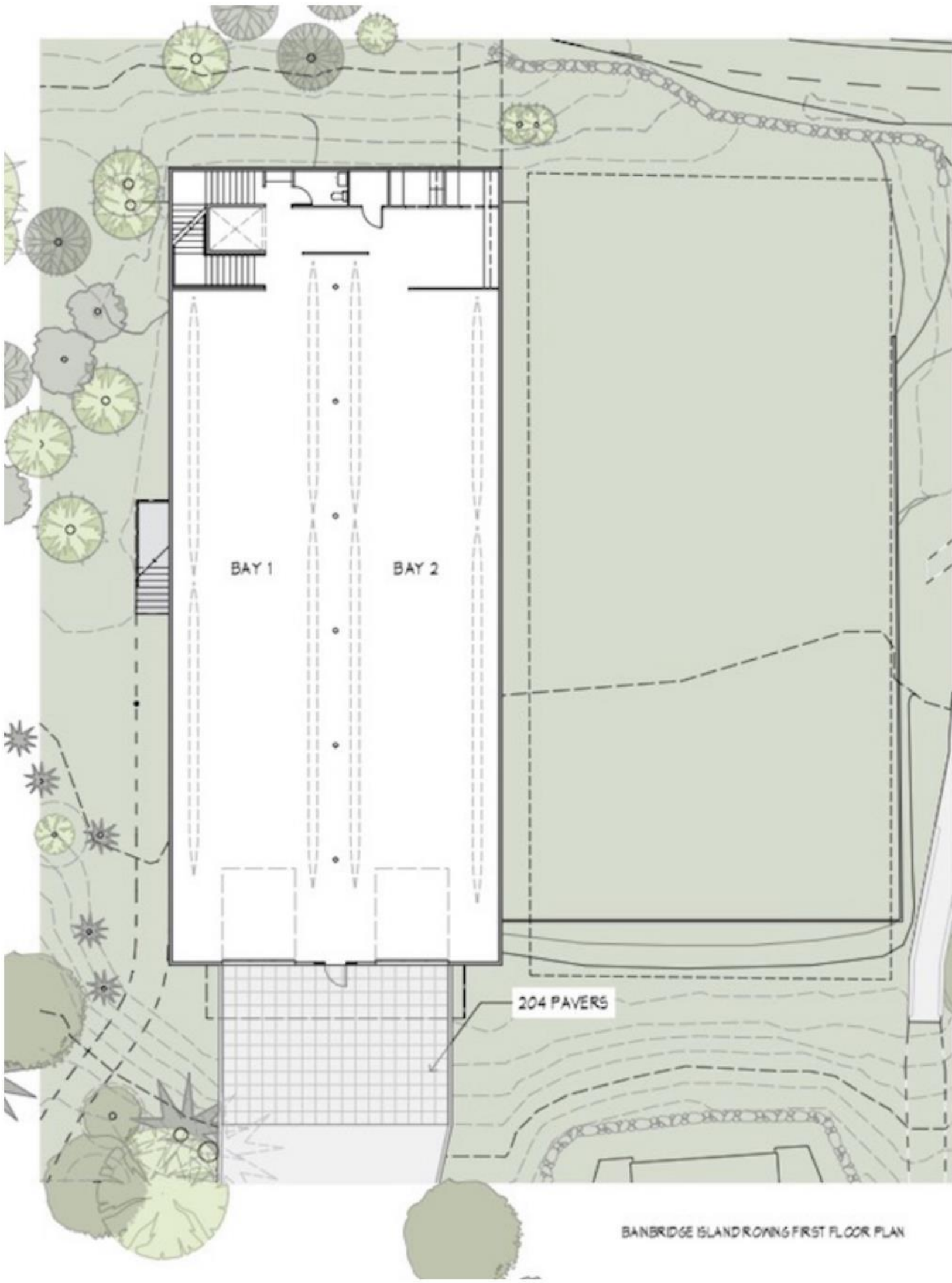
RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB



MT BAKER ROWING - 16,000 sf



RENTON ROWING - 2,100 sf



BAINBRIDGE ISLAND ROWING - 9,000

COMP PLAN PROGRAM

5000 sf - MAIN FLOOR human-powered boat storage
fitness, and flexible use space
pump station (at 1600 sf)

2500 sf - UPPER FLOOR flexible community meeting and event
space with catering area

7500 sf - TOTAL

PREDESIGN PROGRAM

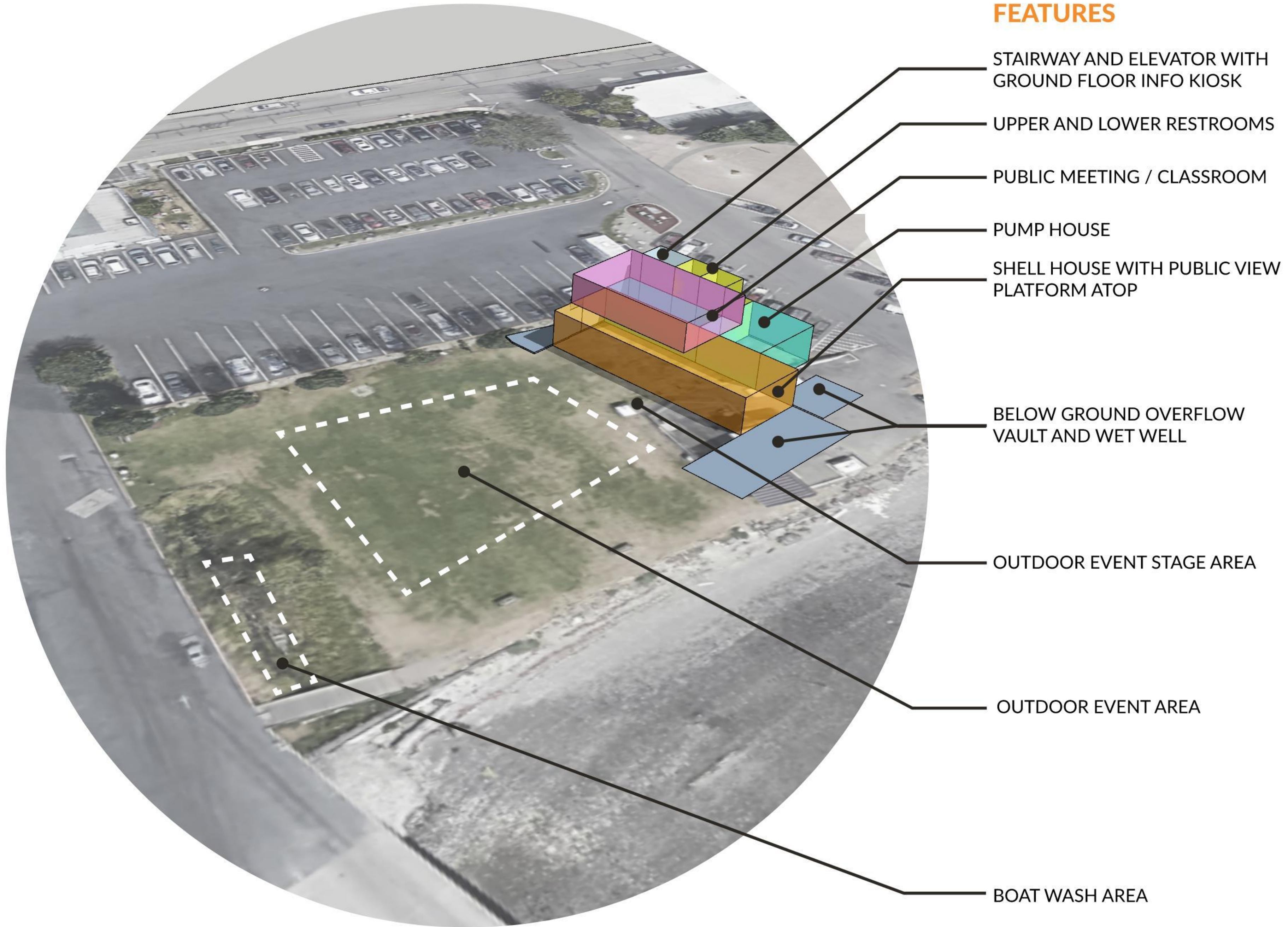
2,600 sf - BOATING CENTER WATERCRAFT STORAGE
ERG TRAINING
SEASONAL VENDOR
BOAT INSPECTION / REPAIR
OAR STORAGE
SAIL DRYING
FUTURE GROWTH / DEMO SPACE
RESTROOM

5200 sf - MEETING AND SUPPORT CLASSROOM / MEETING ROOM / MULTI-USE
LOCKERS / CHANGING ROOMS / RESTROOMS
SHOWERS
ELEVATOR AND STAIR ACCESS
CATERING
GEAR STORAGE

7800 sf - TOTAL

800 sf - VIEWING PLATFORM
750 sf - COVERED OUTDOOR

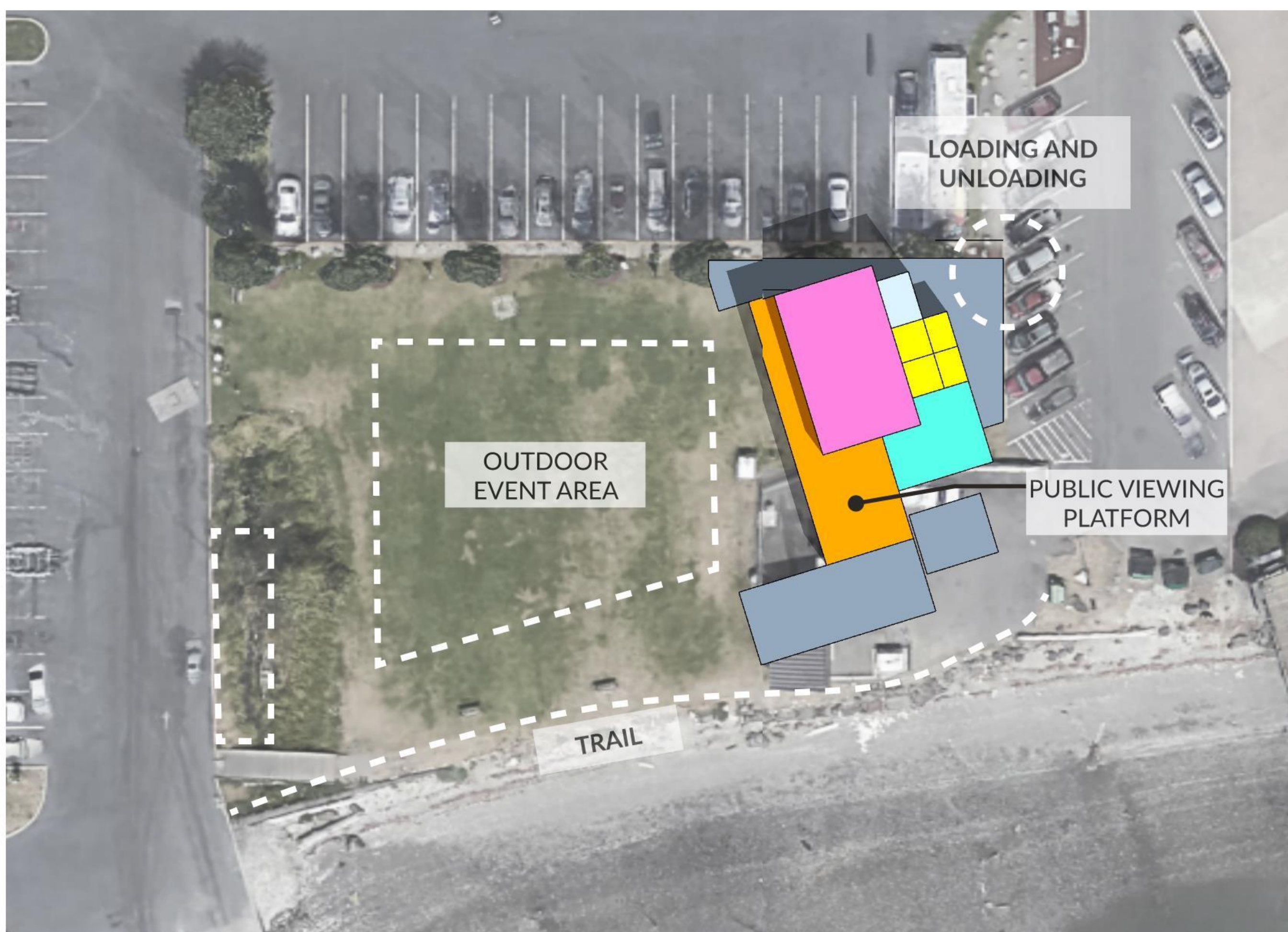
A



FEATURES

- STAIRWAY AND ELEVATOR WITH GROUND FLOOR INFO KIOSK
- UPPER AND LOWER RESTROOMS
- PUBLIC MEETING / CLASSROOM
- PUMP HOUSE
- SHELL HOUSE WITH PUBLIC VIEW PLATFORM ATOP
- BELOW GROUND OVERFLOW VAULT AND WET WELL
- OUTDOOR EVENT STAGE AREA
- OUTDOOR EVENT AREA
- BOAT WASH AREA

2-STORY WITH ELEVATOR



SITE PLAN

CONCEPTUAL PROGRAM AREAS

LOWER FLOOR

SHELL HOUSE	1875 SF
PUMP HOUSE	630 SF
REST ROOMS	320 SF
STAIRWAY	120 SF
SAIL STORAGE LOFT	420 SF
INFO KIOSK	60 SF

TOTAL 3425 SF

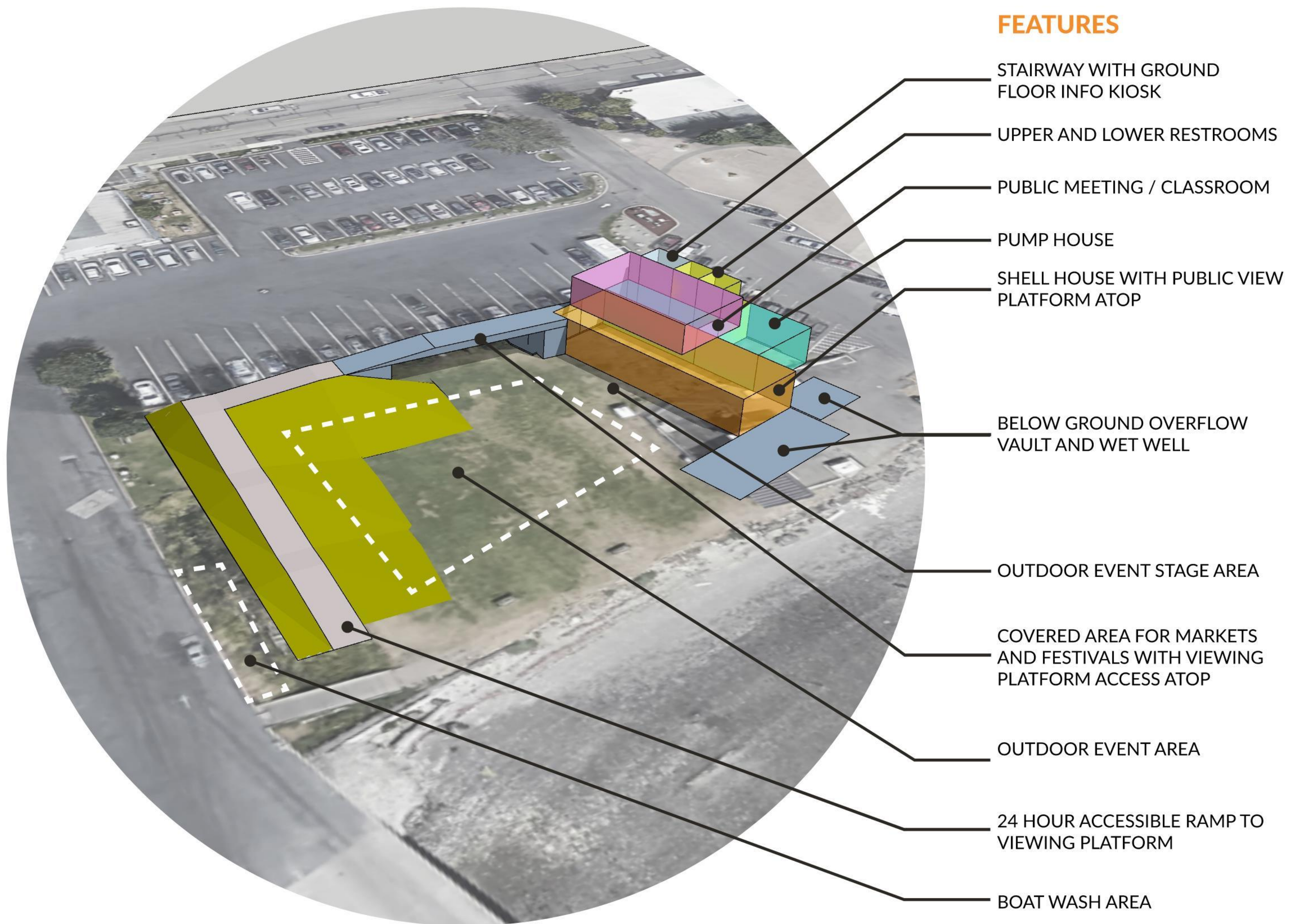
UPPER FLOOR

PUBLIC MEETING	1290 SF
REST ROOMS	180 SF
VIEWING PLATFORM	1100 SF
STAIRWAY	120 SF

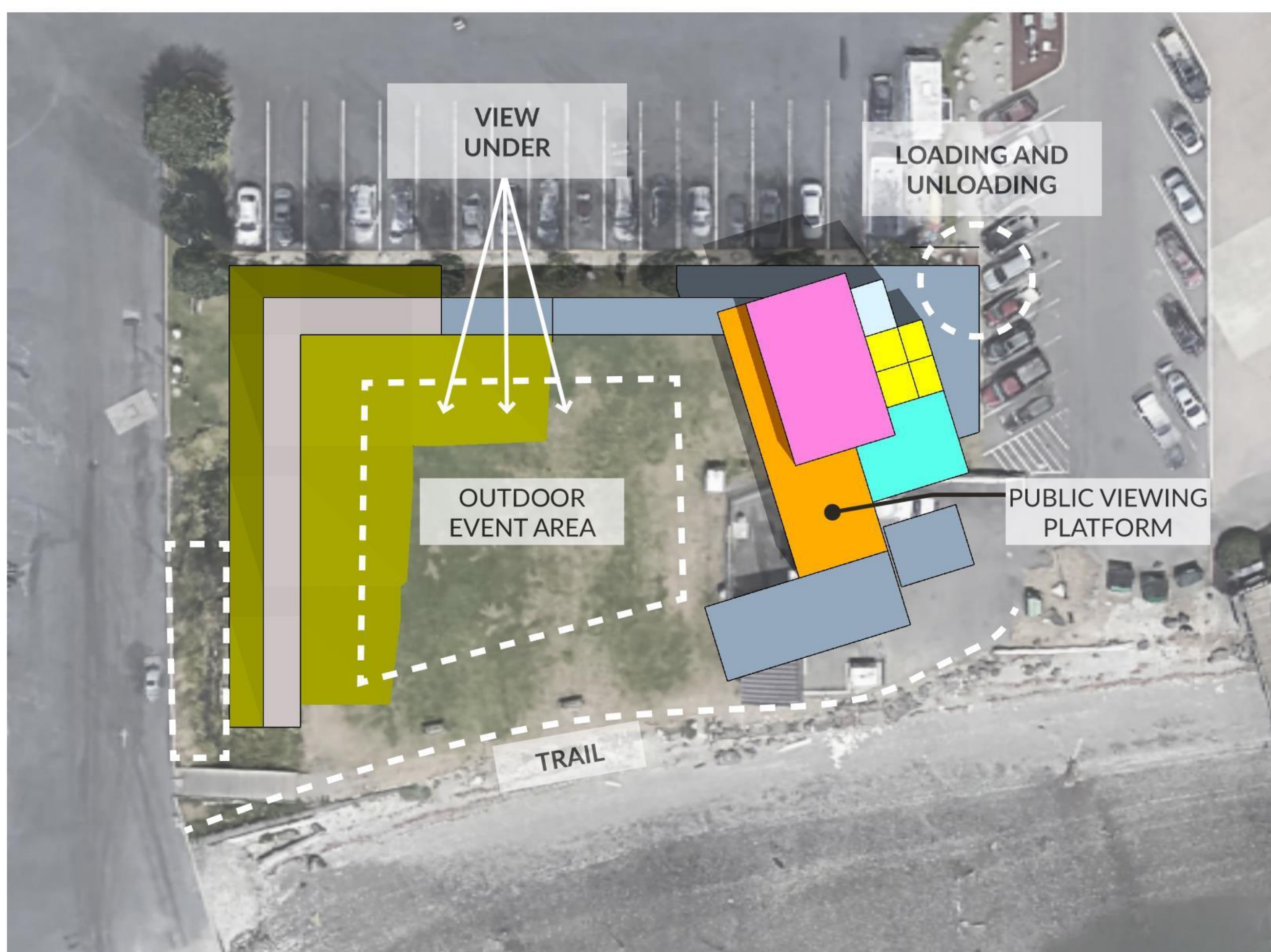
TOTAL 2690 SF

BUILDING TOTAL 6115 SF

B



2-STORY WITH ACCESSIBLE ROUTE



SITE PLAN

CONCEPTUAL PROGRAM AREAS

LOWER FLOOR

SHELL HOUSE	1875 SF
PUMP HOUSE	630 SF
REST ROOMS	320 SF
STAIRWAY	120 SF
SAIL STORAGE LOFT	420 SF
INFO KIOSK	60 SF

TOTAL 3425 SF

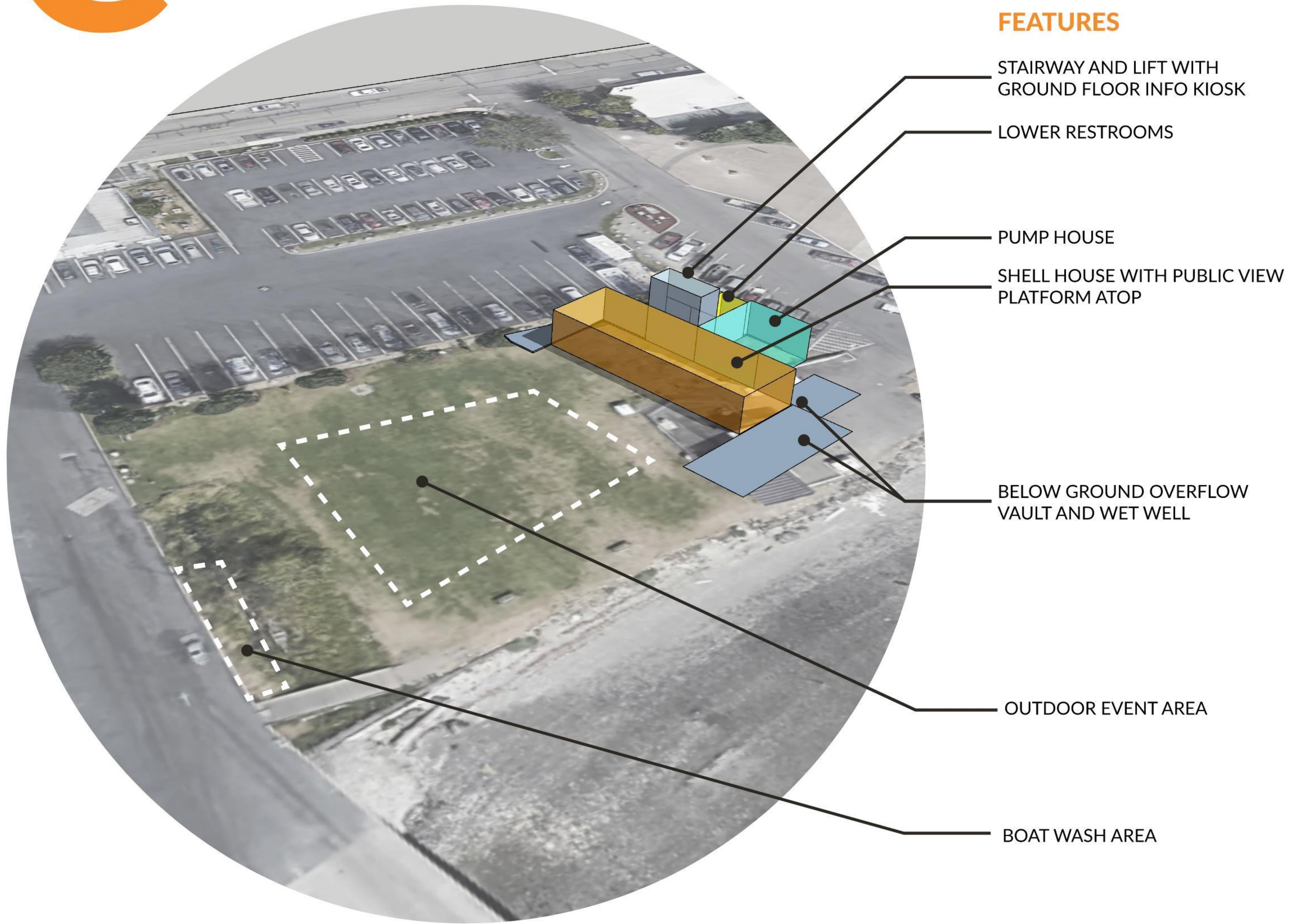
UPPER FLOOR

PUBLIC MEETING	1290 SF
REST ROOMS	180 SF
VIEWING PLATFORM	1100 SF
STAIRWAY	120 SF

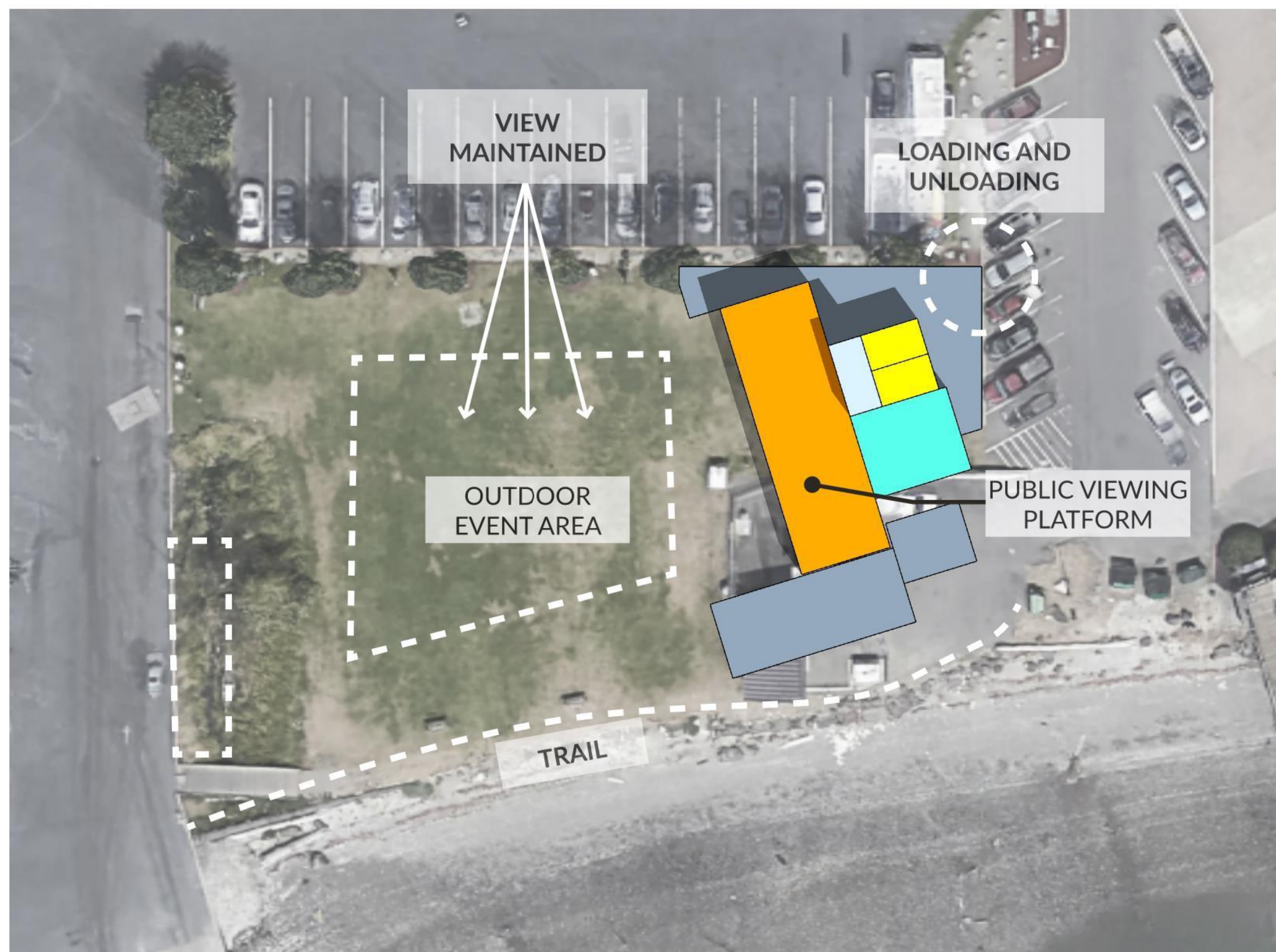
TOTAL 2690 SF

BUILDING TOTAL 6115 SF

C



1-STORY MINIMAL PROGRAM



SITE PLAN

CONCEPTUAL PROGRAM AREAS

LOWER FLOOR

SHELL HOUSE	1875 SF
PUMP HOUSE	630 SF
REST ROOMS	320 SF
STAIRWAY / LIFT	120 SF

TOTAL 2945 SF

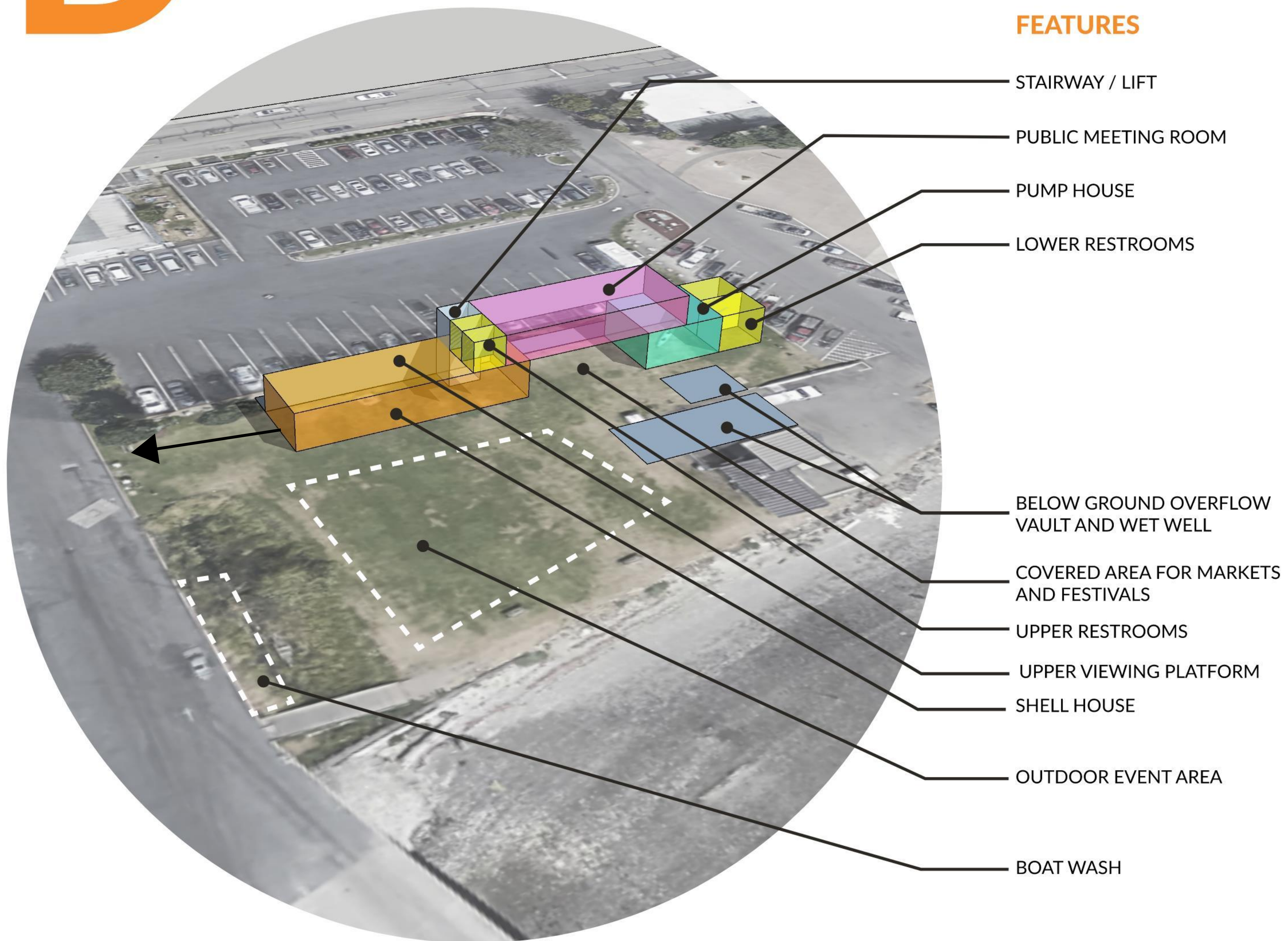
UPPER FLOOR

VIEWING PLATFORM	1100 SF
STAIRWAY / LIFT	120 SF

TOTAL 1220 SF

BUILDING TOTAL 4165 SF

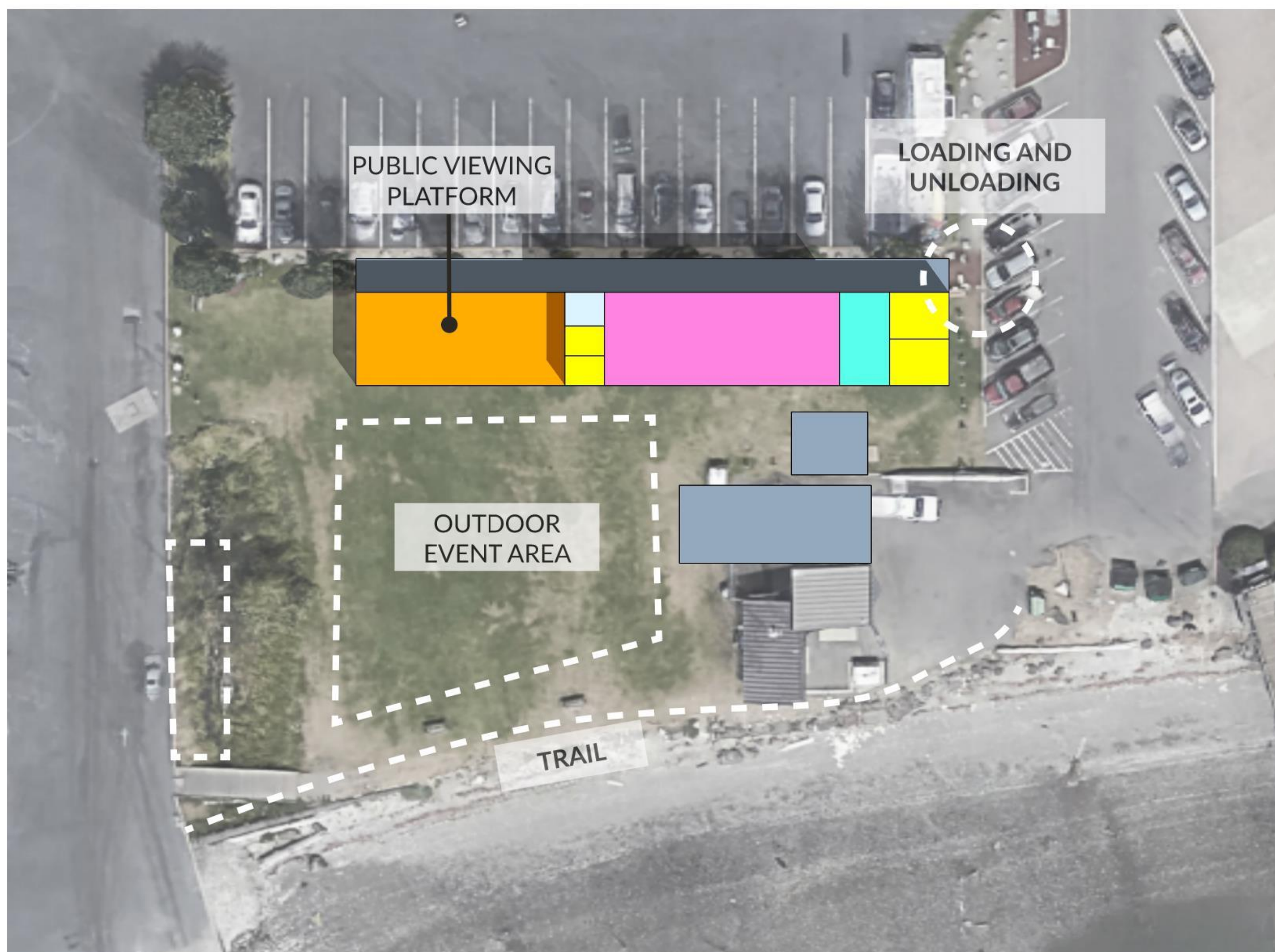
D



FEATURES

- STAIRWAY / LIFT
- PUBLIC MEETING ROOM
- PUMP HOUSE
- LOWER RESTROOMS
- BELOW GROUND OVERFLOW VAULT AND WET WELL
- COVERED AREA FOR MARKETS AND FESTIVALS
- UPPER RESTROOMS
- UPPER VIEWING PLATFORM
- SHELL HOUSE
- OUTDOOR EVENT AREA
- BOAT WASH

2-STORY EAST-WEST



SITE PLAN

CONCEPTUAL PROGRAM AREAS

LOWER FLOOR

SHELL HOUSE	1875 SF
PUMP HOUSE	630 SF
REST ROOMS	320 SF
STAIRWAY / LIFT	120 SF

TOTAL 2945 SF

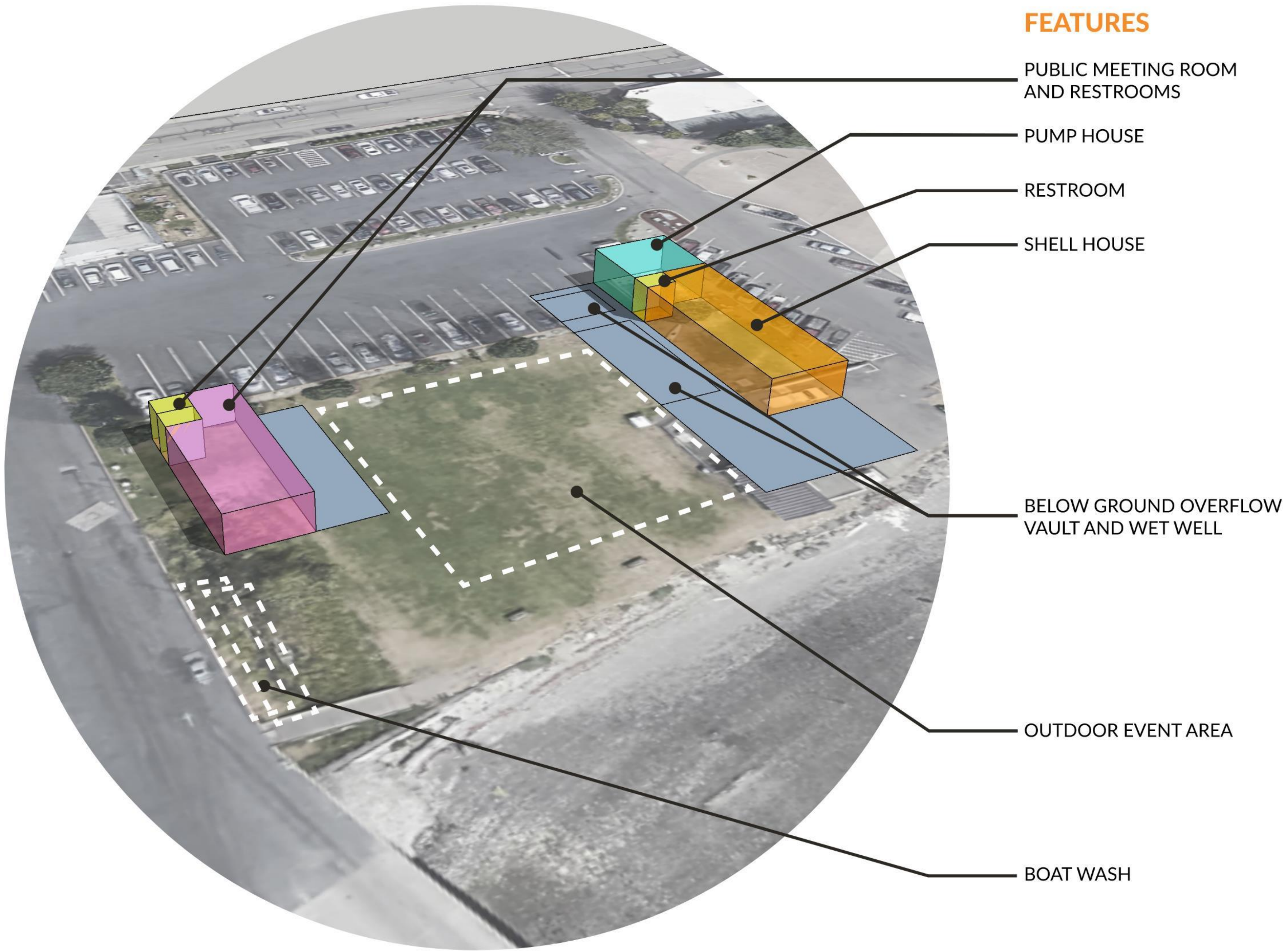
UPPER FLOOR

PUBLIC MEETING	1290 SF
REST ROOMS	180 SF
VIEWING PLATFORM	1100 SF
STAIRWAY / LIFT	120 SF

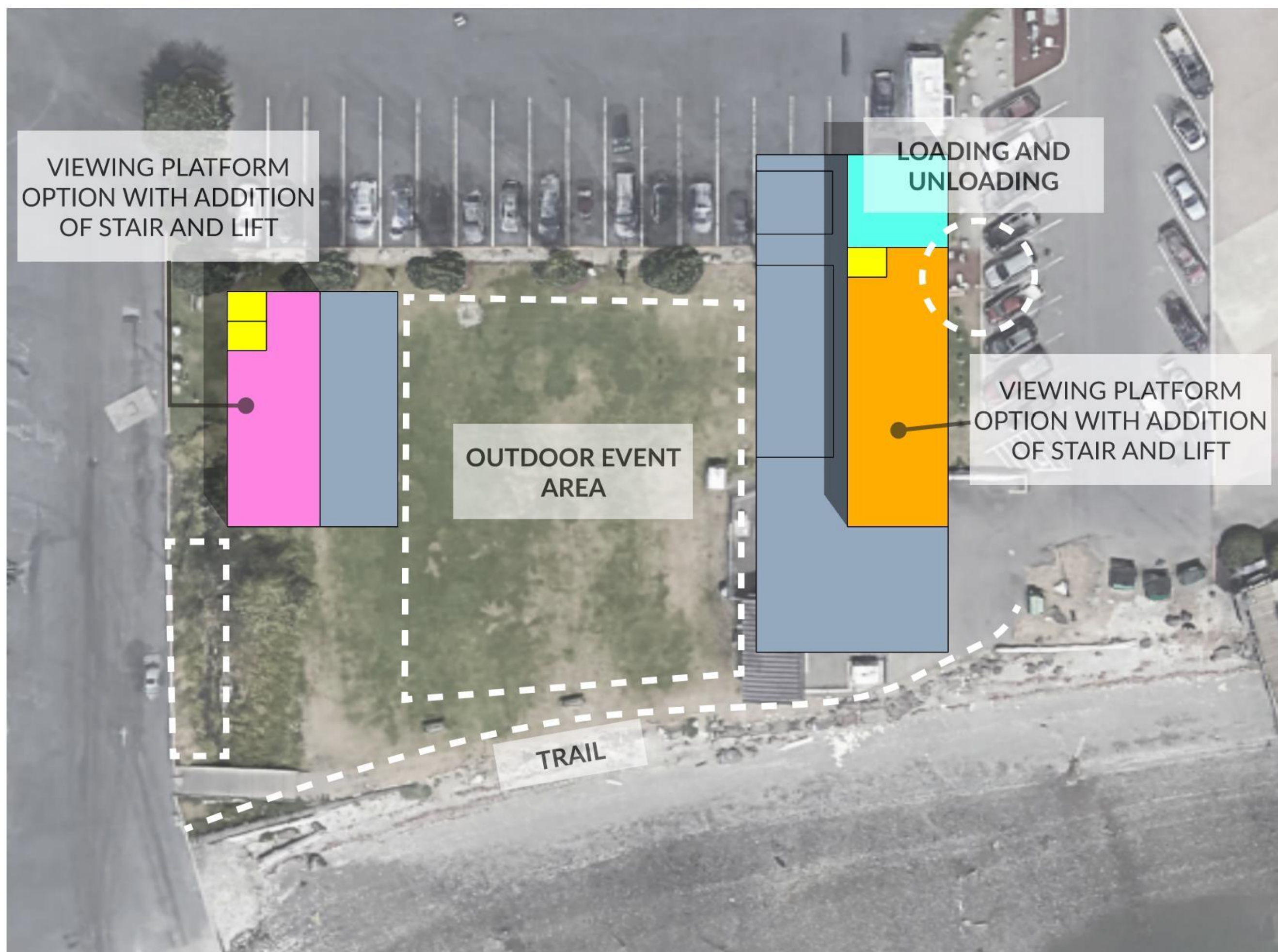
TOTAL 2690 SF

BUILDING TOTAL 5635 SF

E



2 BUILDINGS WITH WIDE OPEN MIDDLE



SITE PLAN

FEATURES

- PUBLIC MEETING ROOM AND RESTROOMS
- PUMP HOUSE
- RESTROOM
- SHELL HOUSE
- BELOW GROUND OVERFLOW VAULT AND WET WELL
- OUTDOOR EVENT AREA
- BOAT WASH

CONCEPTUAL PROGRAM AREAS

SHELL/PUMP HOUSE

SHELL HOUSE	1875 SF
PUMP HOUSE	630 SF
REST ROOMS	160 SF

TOTAL 2665 SF

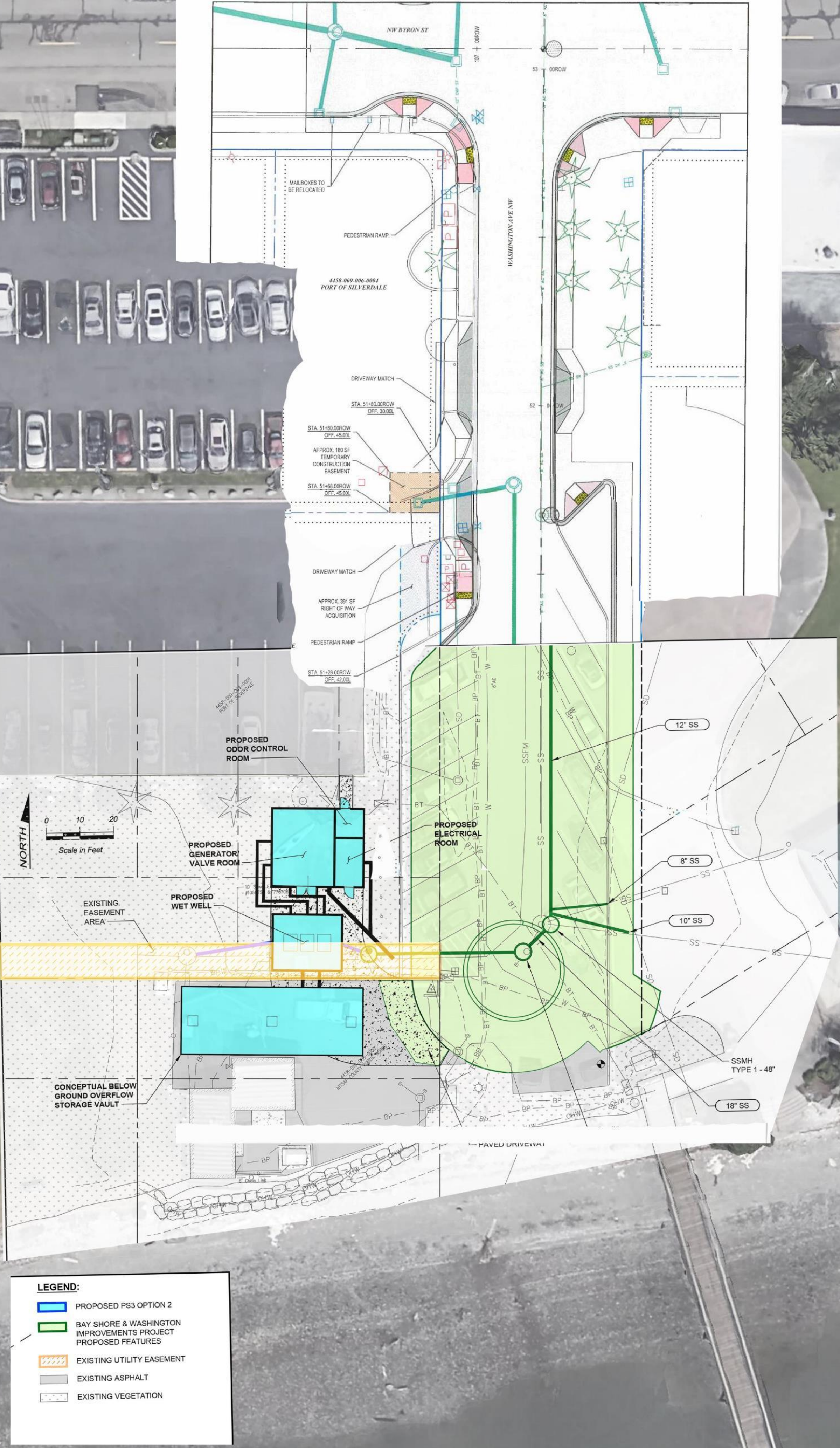
MEETING BUILDING

PUBLIC MEETING	1290 SF
REST ROOMS	180 SF

TOTAL 1470 SF

BUILDING TOTAL 4135 SF

sewer easment



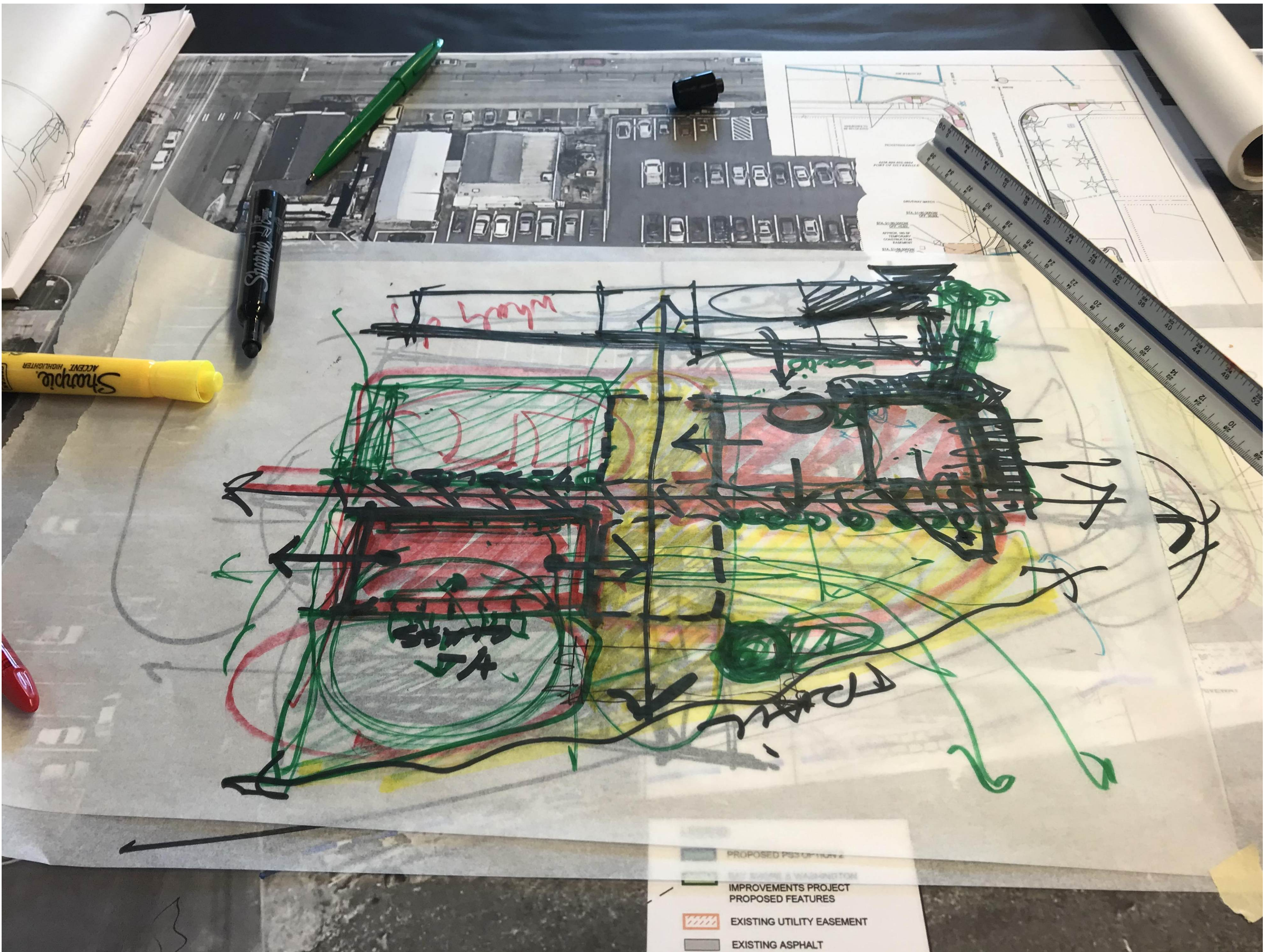
- LEGEND:**
- PROPOSED PS3 OPTION 2
 - BAY SHORE & WASHINGTON IMPROVEMENTS PROJECT PROPOSED FEATURES
 - EXISTING UTILITY EASEMENT
 - EXISTING ASPHALT
 - EXISTING VEGETATION

WORKSHOP 3 TAKEAWAYS

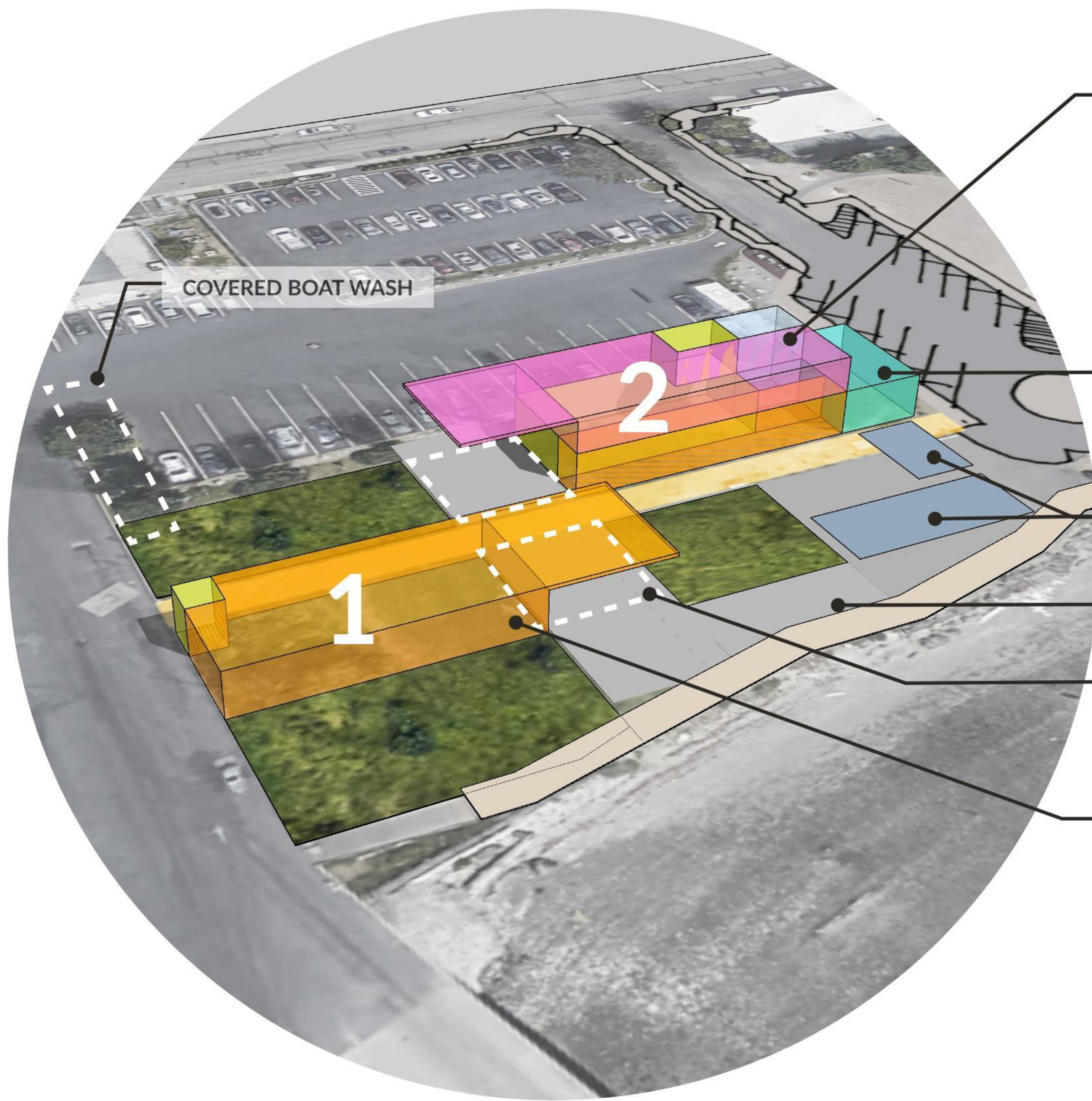
August 19, 2020

1. Embrace full site
2. Integrate pump station if possible
3. Balance open space vs. structures
4. Site and building flexibility for various uses
5. Accommodate all non-motorized boating activities, including sailing program, to ensure grant status
6. Take advantage of site assets on all four sides
7. Meeting space should be able to be used with boating activities, or separately
8. Setting between dock and boat ramp is Old Town's 'front porch', so plan it all out completely
9. Design so that work can be phased if necessary

F



F



FEATURES

MEETING / SUPPORT / PUMPSTATION
 CLASSROOM / MEETING ROOM / MULTI-USE
 LOCKERS / CHANGING ROOMS / RESTROOMS
 ELEVATOR AND STAIR ACCESS
 CATERING
 GEAR STORAGE
 SHOWERS

VIEWING PLATFORM

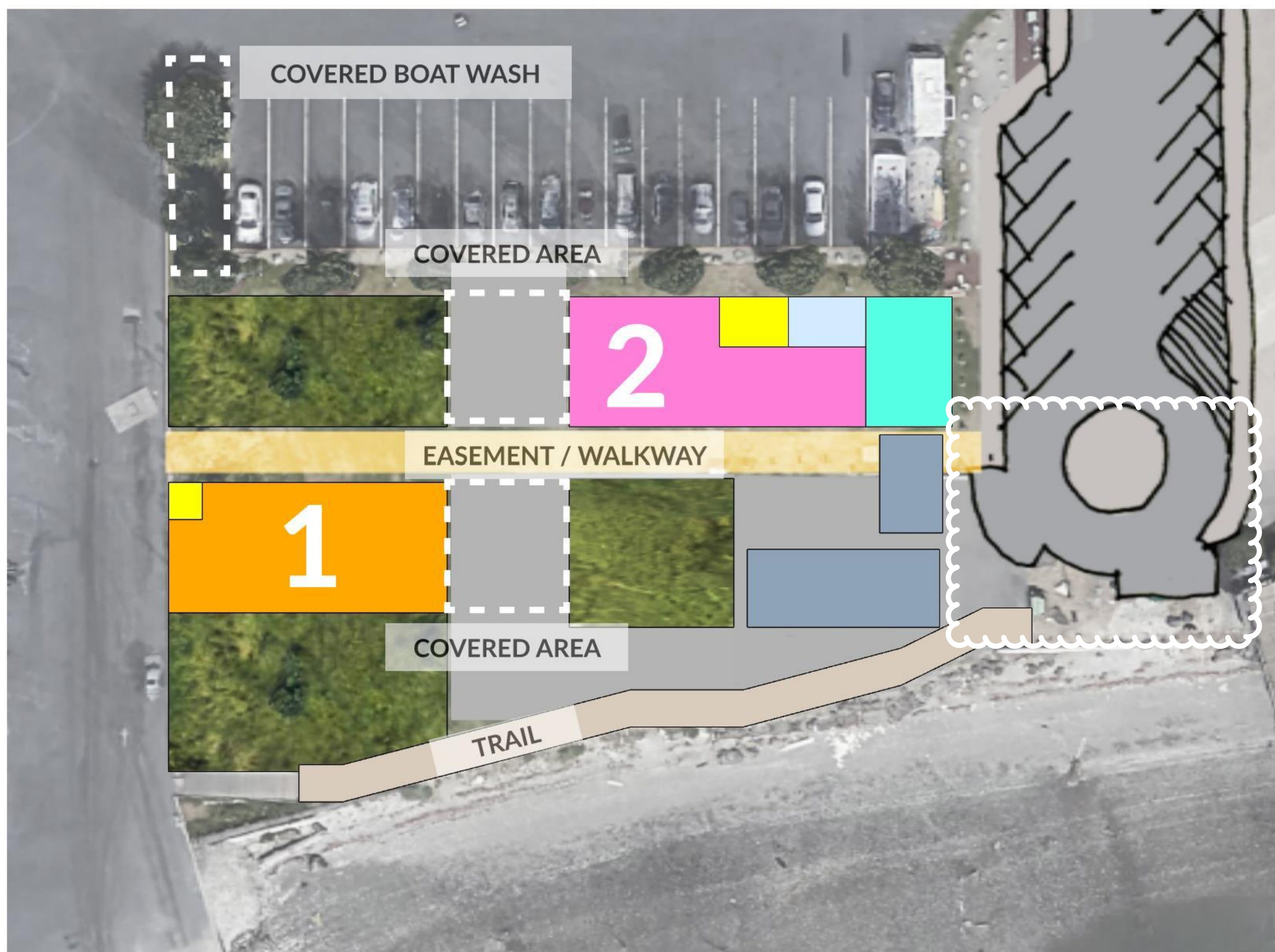
BELOW GROUND OVERFLOW
 VAULT AND WET WELL

PAVED OUTDOOR AREA

COVERED OUTDOOR AREAS

BOATING CENTER
 WATERCRAFT STORAGE
 ERG TRAINING
 SEASONAL VENDOR
 BOAT INSPECTION / REPAIR
 OAR STORAGE
 SAIL DRYING
 FUTURE GROWTH / DEMO SPACE
 RESTROOM

2-STORY, 2-BUILDING



SITE PLAN

CONCEPTUAL PROGRAM AREAS

BOATING CENTER
 WATERCRAFT STORAGE
 ERG TRAINING
 SEASONAL VENDOR
 BOAT INSPECTION / REPAIR
 OAR STORAGE
 SAIL REPAIR
 FUTURE GROWTH / DEMO SPACE
 RESTROOM

TOTAL 2600 SF

MEETING / SUPPORT / PUMPSTATION
 CLASSROOM / MEETING ROOM / MULTI-USE
 LOCKERS / CHANGING ROOMS / RESTROOMS
 SHOWERS
 ELEVATOR AND STAIR ACCESS
 CATERING
 GEAR STORAGE

TOTAL 5200 SF

BUILDING TOTAL 7800 SF