

City of Port Orchard Council Work Study Session

October 20, 2020

SOUTH KITSAP COMMUNITY EVENT CENTER Progress Report

- SCHEDULE: PROGRESS-TO-DATE
- SITE ASSESSMENT
- USER PROGRAM
- PUBLIC OUTREACH

- NEXT MONTH:
 - FINAL PROGRAM
 - PRELIMINARY CONCEPTUAL PLANS FOR 3 SITES
 - SITE SELECTION CRITERIA



275 Fifth Street, Suite 100
Bremerton, WA 98337
360-377-8773

			RFM PHASE 1A CONCEPTUAL DESIGN													
ILA TASK	RFQ TASK	RFM PHASE														
1	1A	1.2.1 PUBLIC OUTREACH & PROGRAMMING	[Gantt bars for Public Outreach & Programming tasks]													
		Public Outreach & Communication Prep	[Gantt bar]													
		Public Outreach Planning Mtg	9/10 CITY/RFM/SEROTONIN													
		Gather preliminary program and survey information	[Gantt bar]													
		Public outreach groups packet for City Council	9/17 DUE													
		Steering committee approval of survey	9/18 MTG													
		Setup online survey	[Gantt bar]													
		City Council approval of public outreach groups	9/22 CITY COUNCIL MTG													
		Public Notification	9/23 PUBLIC NOTIFICATION													
		Public Outreach #1 (Online survey)	9/28 OPEN, 10/18 CLOSE													
		Public Outreach Report	10/23 DUE													
		Space Programming	[Gantt bar]													
		CEC Program	10/30 MTG/DUE													
		Public Outreach #2 (Online meeting)	[Gantt bar]													
		Public Outreach Report	11/25 DUE													
		1.2.2		SITE ASSESSMENT & CONCEPT PLAN	[Gantt bars for Site Assessment & Concept Plan tasks]											
				Select top 3 site options	[Gantt bar]											
		High level site assessment	[Gantt bar]													
		Site Constraints Map & Assessment Reports	10/2 MTG/DUE													
		Concept Planning	[Gantt bar]													
		Concept Plans / Present to Steering Committee	11/13 MTG/DUE													
		Concept Planning Updates	[Gantt bar]													
		Final Concept Plans to Steering Committee	12/11 MTG/DUE													
		Presentation to City Council	12/15 CONCEPT DESIGN PRESENTATION													
1.4	1.2.3	CITY/KPPD SITE SELECTION	[Gantt bars for Steering Committee MTGs]													

CITY/KPPD SITE SELECTION
1/12 COUNCIL MEETING

SOUTH KITSAP COMMUNITY EVENT CENTER

PORT ORCHARD, WA
OCTOBER 16, 2020

PHASE 1A SITE ASSESSMENT REPORTS



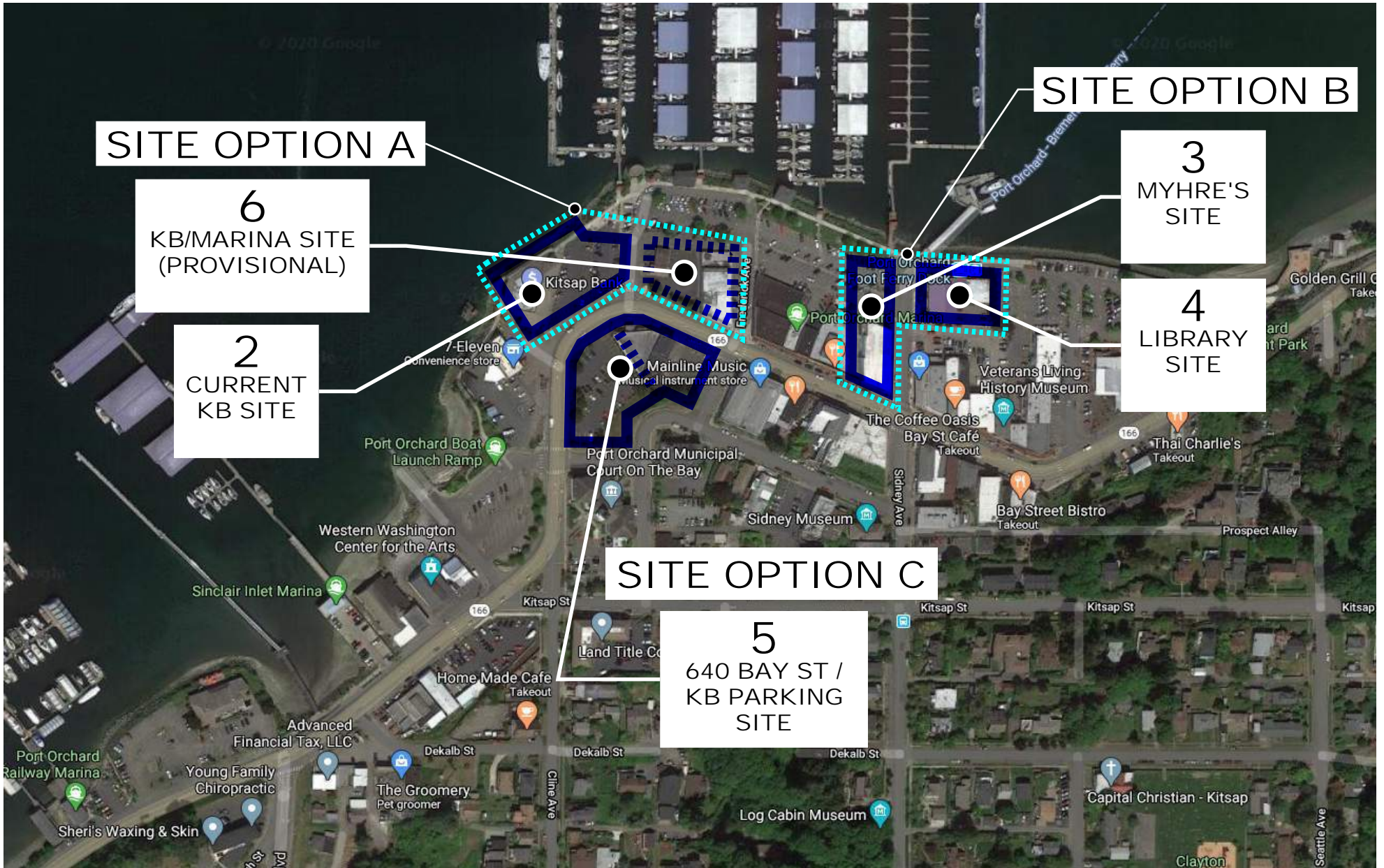
RICEfergus**MILLER**
ARCHITECTURE INTERIORS PLANNING VIZLAB

275 Fifth Street, Suite 100
Bremerton, WA 98337
360-377-8773

TABLE OF CONTENTS

01	INTRODUCTION	
02	SITE OPTIONS	RICE FERGUS MILLER
	2A	PRELIMINARY SITE OPTIONS
	2B	FINAL THREE SITE OPTIONS
	2C	SITE PARCEL INFORMATION
	2D	SITE CONSTRAINTS
03	ZONING CODE	RICE FERGUS MILLER
04	SHORELINE	KPFF
05	TOPOGRAPHIC SURVEY	KPFF
06	UTILITIES	KPFF
07	STRUCTURAL	KPFF
08	GEOTECHNICAL	KRAZAN
09	TRANSPORTATION	KPG
10	ARCHEOLOGICAL	CULTURAL RESOURCE CONSULTANTS
11	BIOLOGICAL	ECOLOGICAL LAND SERVICES

02 SITE OPTIONS



SITE OPTION A

6
KB/MARINA SITE
(PROVISIONAL)

2
CURRENT
KB SITE

SITE OPTION B

3
MYHRE'S
SITE

4
LIBRARY
SITE

SITE OPTION C

5
640 BAY ST /
KB PARKING
SITE

AERIAL VIEW FROM GOOGLE MAPS

THESE TOP THREE SITE OPTIONS WERE SELECTED TO PROVIDE THREE VERY DIFFERENT CONCEPTUAL DESIGNS IN ORDER TO PROVIDE THE CITY OF PORT ORCHARD A WIDE PERSPECTIVE OF THE OPPORTUNITIES IN THE DOWNTOWN AREA. THIS WILL HELP ENSURE THE FINAL SELECTED SITE LEADS TO THE BEST PROJECT RESULTS.

SOUTH KITSAP COMMUNITY EVENTS CENTER
2B FINAL THREE SITE OPTIONS
09.17.2020

OPTION A: SITE 2+6

STATE DNR MANAGED
262401-1-001-2004
KITSAP BANK
4650-011-001-0001
619 BAY ST

KITSAP BANK
4650-012-001-0009
625 BAY ST

OLYMPIC BAYSIDE LLC
4650-012-003-0007
633-639 BAY ST
100 FREDERICK AVE

PARKING
WATERFRONT PARKING LOT
CITY OF PORT ORCHARD
262401-1-007-2008
700-721-723 SIDNEY PKWY

PARKING
PORT OF BREMERTON
WAREHOUSE
4055-010-001-0301
551 BAY ST

OPTION C: SITE 5

KITSAP BANK
4650-009-001-0005
620 BAY ST

SW PO PHASE I LLC
4650-009-005-0001
624-626 BAY ST

DAVID & DENISE JEFFCOAT
4650-009-006-0109
632 BAY ST

CITY OF PORT ORCHARD
4650-009-006-0208
640 BAY ST

OPTION B: SITE 3+4

ABADAN HOLDINGS LLC
4650-013-004-0004
731 BAY ST

ABADAN HOLDINGS LLC
4650-013-005-0003
737-739 BAY ST

KITSAP TRANSIT
4053-013-001-0000
73 SIDNEY AVE

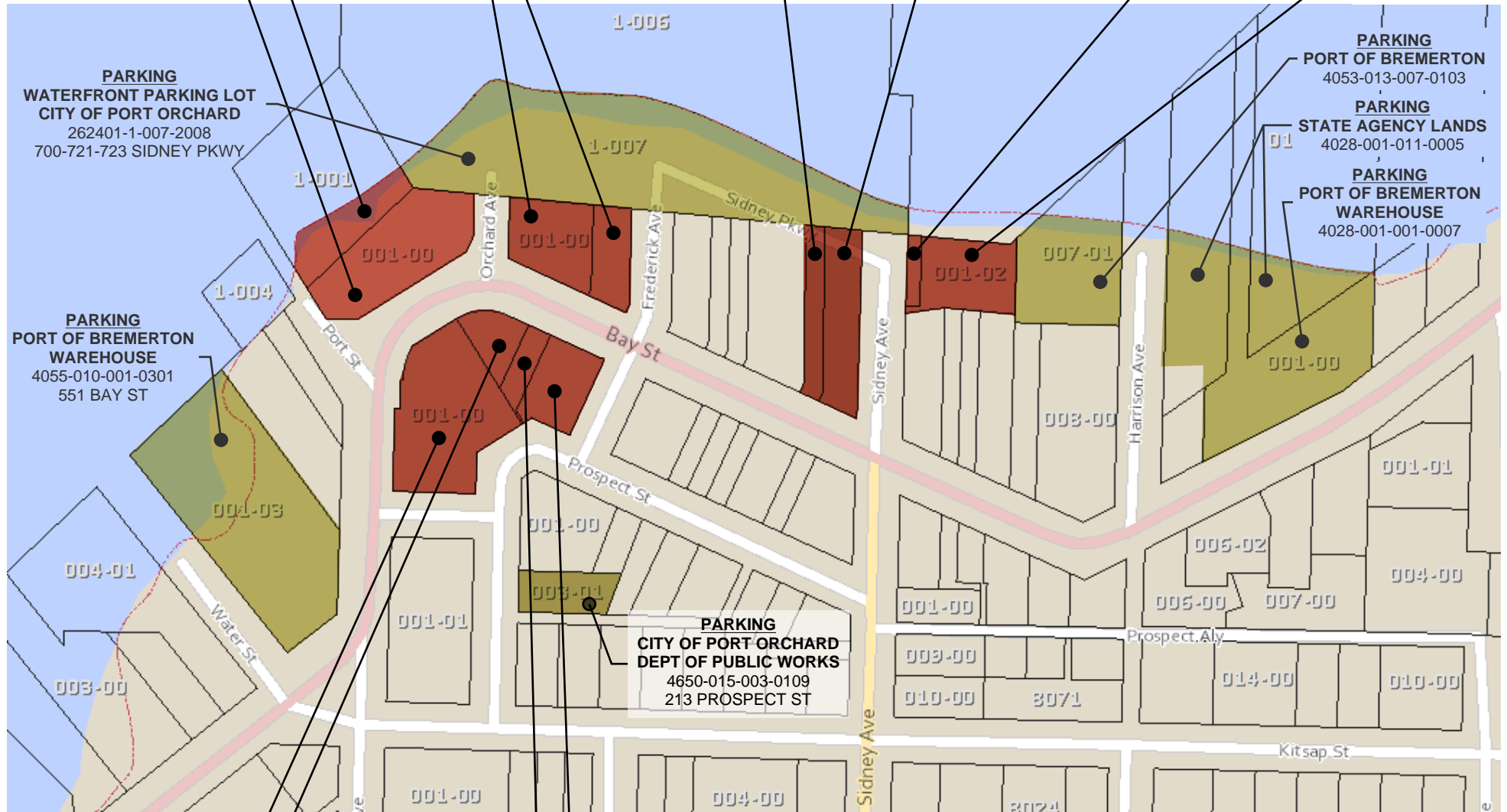
LIBRARY
4053-013-001-0208
85-87 SIDNEY AVE

PARKING
PORT OF BREMERTON
4053-013-007-0103

PARKING
STATE AGENCY LANDS
4028-001-011-0005

PARKING
PORT OF BREMERTON
WAREHOUSE
4028-001-001-0007

PARKING
CITY OF PORT ORCHARD
DEPT OF PUBLIC WORKS
4650-015-003-0109
213 PROSPECT ST



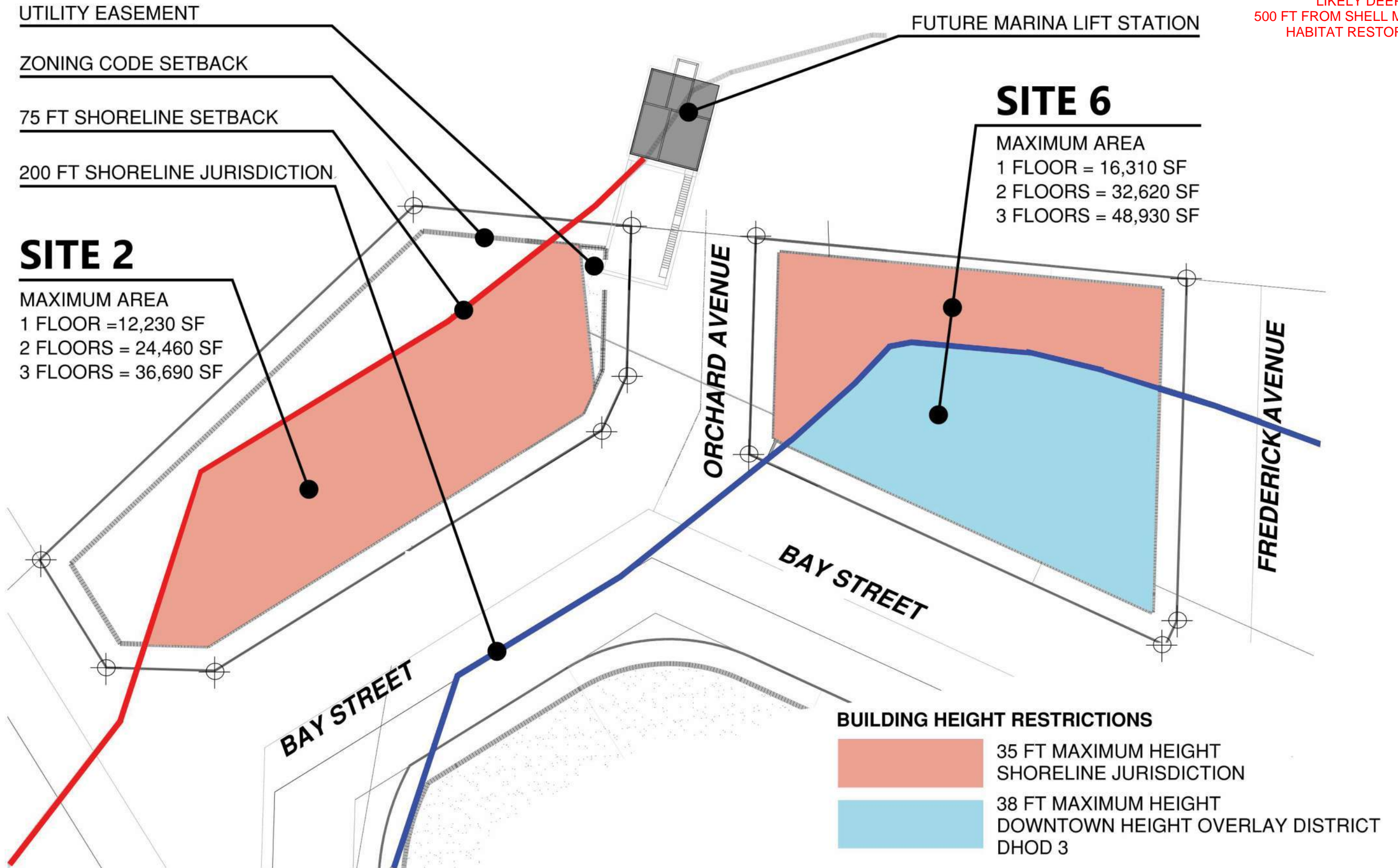
PARCEL DATA FROM KITSAP COUNTY GIS

SOUTH KITSAP COMMUNITY EVENTS CENTER
2C SITE PARCEL INFORMATION



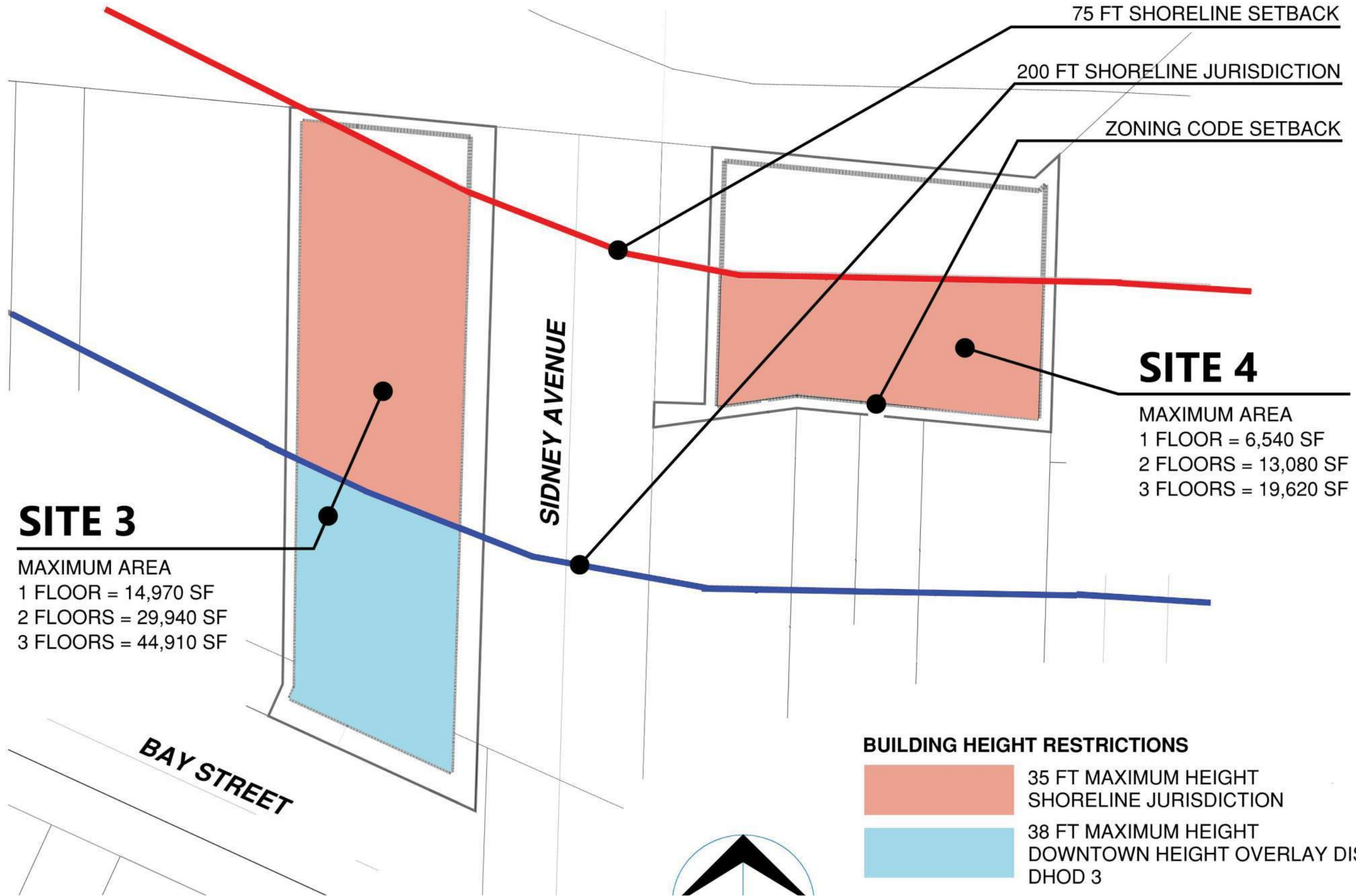
ARCHITECTURE INTERIORS PLANNING VIZLAB

SHORELINE MITIGATION
 24" SEWER MID-SITE
 FUTURE LIFT STATION
 LIKELY DEEP PILES
 500 FT FROM SHELL MIDDEN
 HABITAT RESTORATION



SITE CONSTRAINTS - OPTION A

6" STORM ACROSS
LIKELY DEEP PILES
TRANSPORT ACCESS
650 FT TO SHELL MIDDEN
1 HISTORIC BLDG



SITE 3

MAXIMUM AREA
1 FLOOR = 14,970 SF
2 FLOORS = 29,940 SF
3 FLOORS = 44,910 SF

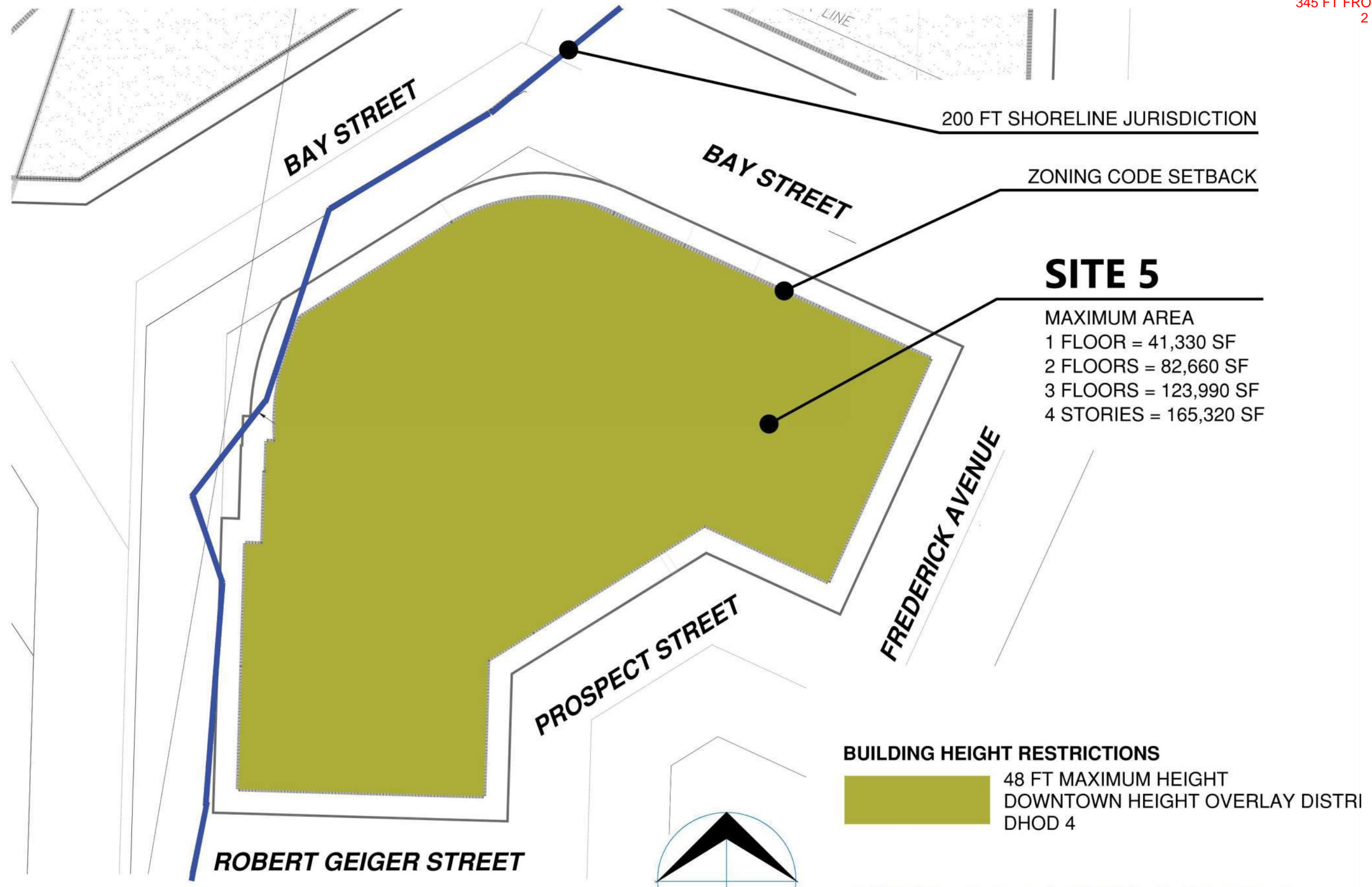
SITE 4

MAXIMUM AREA
1 FLOOR = 6,540 SF
2 FLOORS = 13,080 SF
3 FLOORS = 19,620 SF

BUILDING HEIGHT RESTRICTIONS

- 35 FT MAXIMUM HEIGHT
SHORELINE JURISDICTION
- 38 FT MAXIMUM HEIGHT
DOWNTOWN HEIGHT OVERLAY DISTRICT
DHOD 3

36" STORM MID-SITE
SHALLOW FOUNDATIONS
345 FT FROM SHELL MIDDEN
2 HISTORIC BLDGS

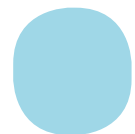


SITE CONSTRAINTS - OPTION C

SKCEC PROGRAM OUTLINE

DRAFT FOR STEERING COMMITTEE REVIEW

PROGRAM LEGEND



EVENT SPACE



LIBRARY SPACE



COLLECTIVE SPACE



PROGRAM SPACE FOR CONSIDERATION

EVENT SPACE (2000-2200 SF)

USES:

WEDDINGS, SOCIAL EVENTS, COMMUNITY EVENTS,
AND SMALLER MEETINGS/CONFERENCES

PEOPLE CAPACITY:

- Rounds – 100-115
- Classroom – 110-140
- Theater – 250-300 (non fixed seats)
- 20-22 exhibit tables – i.e., holiday bazaars

NOTES:

Flexibility is important

Ability to open space up to an adjacent space for more capacity

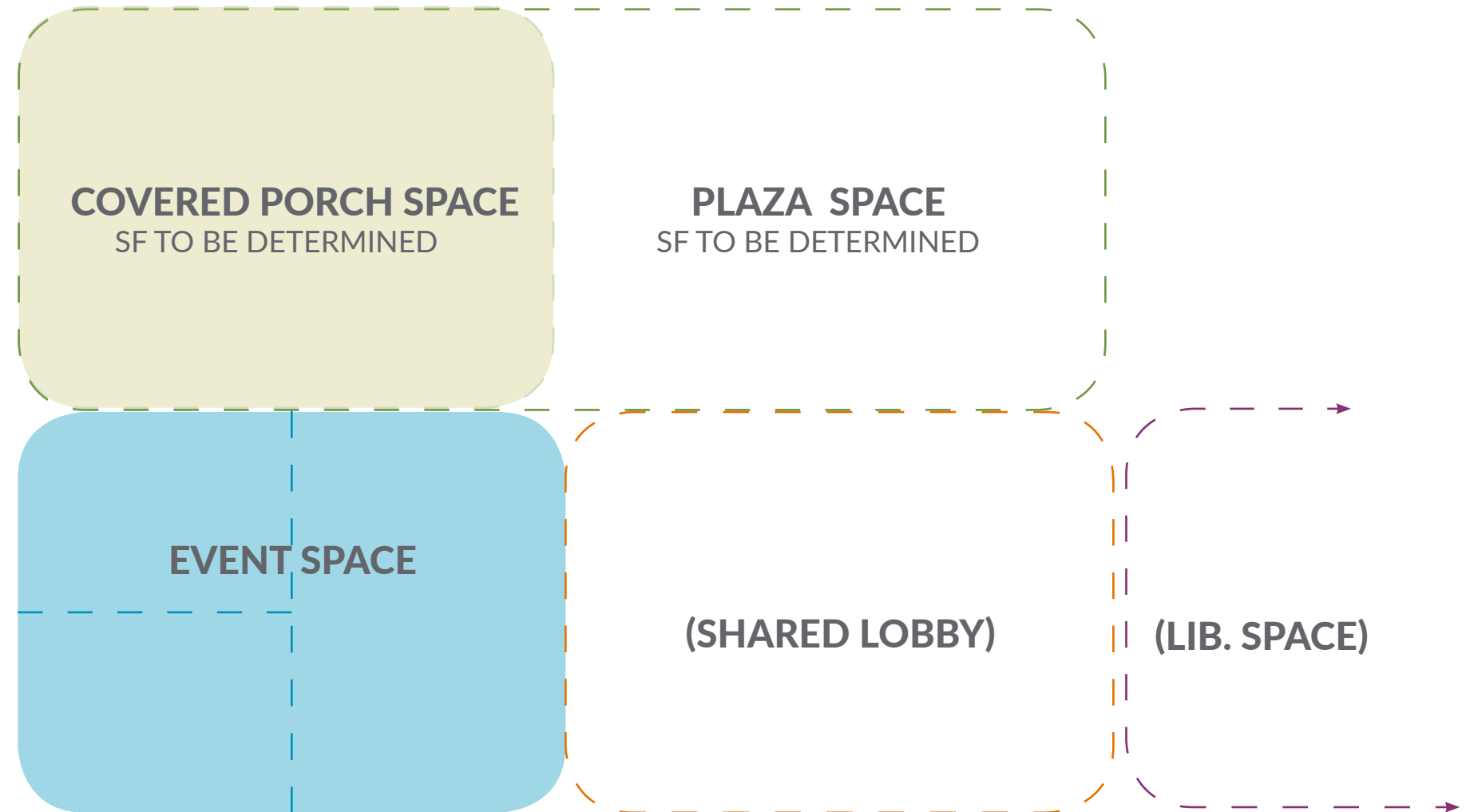
Ability to open space to outdoor space for more capacity

Fully furnished with full technology capabilities

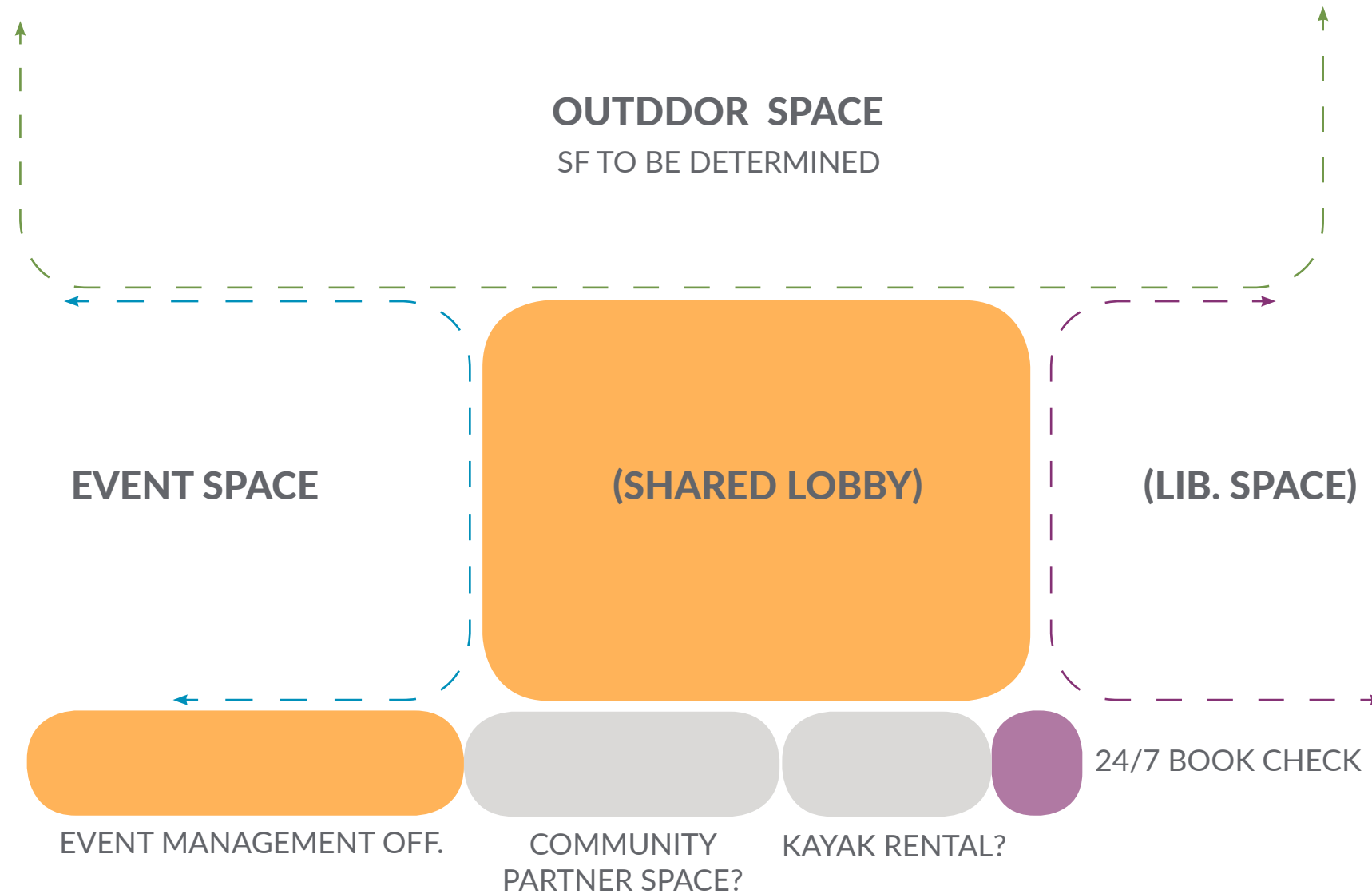
Ability to divide larger space into smaller meeting rooms

Provide space for 'air curtains' to reside

Possible to divide larger room into smaller rooms



EXPANSION OF EVENT SPACE INTO ADJACENT SHARED LOBBY, LIBRARY SPACE AND OUTDOOR SPACES ALLOWS FOR LARGER CAPACITY EVENTS TO TAKE PLACE AS NEEDED



SHARED LOBBY SPACE (2000-2200 SF)

USES:

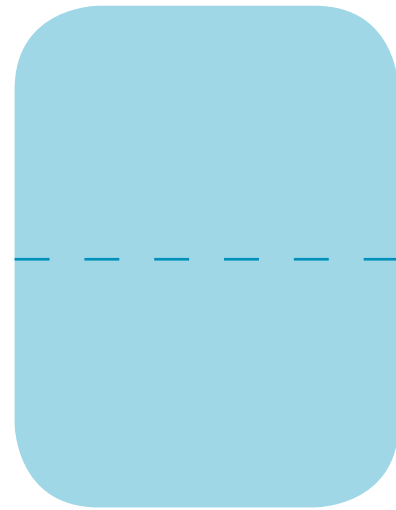
FLEXIBLE OPEN SPACE OR PLAZA THAT CAN BE USED BY THE PUBLIC FOR GATHERING AND SOCIALIZING. IT CAN ACT AS AN EVENT SPACE ON ITS OWN OR JOIN WITH ADJACENT SPACES LIKE THE LIBRARY AND EVENT SPACE TO CREATE A LARGER VENUE.

PEOPLE CAPACITY:

- Rounds – 100-115
- Classroom – 110-140
- Theater – 250-300 (non fixed seats)
- 20-22 exhibit tables – i.e., holiday bazaars

NOTES:

Flexibility is important, no fixed seating.
Ability to open space up to an adjacent space for more capacity
Ability to open space to outdoor space for more capacity
Furnished with support technology capabilities



LARGE EVENT MEETING ROOM (800 SF)

USES:

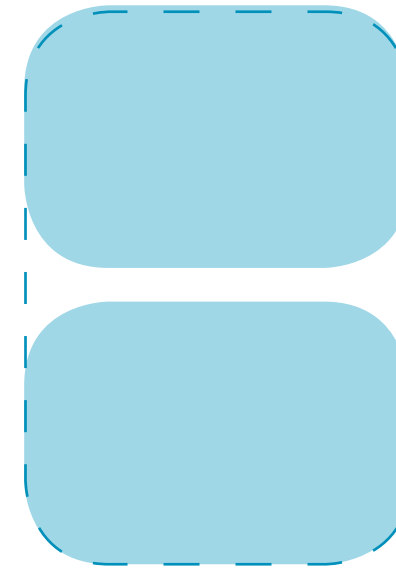
BOARD RETREATS/MEETINGS, EDUCATIONAL CLASSES, CIVIC MEETINGS, PRESENTATIONS

PEOPLE CAPACITY:

- Conference – 20-30
- Rounds - 35-45
- Classroom – 45-50
- Theater – up to 100 (non fixed seats)

NOTES:

For maximum flexibility consider not using fixed seating for board room Meeting set up.
Possible to divide room with sliding partitions



MEDIUM EVENT MEETING ROOM (400 SF)

USES:

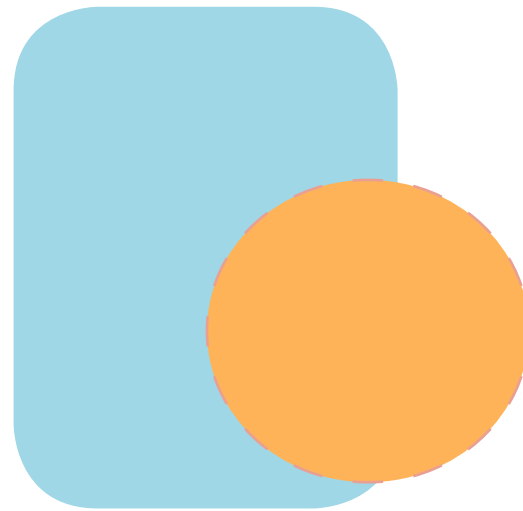
BOARD RETREATS/MEETINGS, EDUCATIONAL CLASSES, CIVIC MEETINGS, PRESENTATIONS

PEOPLE CAPACITY:

- Conference – 10-15
- Rounds - 18-20
- Classroom – 20-25
- Theater – up to 50 (non fixed seats)

NOTES:

For maximum flexibility consider not using fixed seating for board room Meeting set up.
Possible to combine two rooms for one larger room



EXPERIMENTAL KITCHEN



STAGING/EXPERIMENTAL KITCHEN (500-750 SF)

USES:

CATERING KITCHEN FOR WEDDINGS, SOCIAL EVENTS, COMMUNITY EVENTS, AND SMALLER MEETINGS/CONFERENCES, COOKING CLASSES, SMALL BUSINESS TEST KITCHEN

CAPACITY:

- A. 1EA. SINGLE RACK DISH MACHINE WITH SUPPORTING STAINLESS STEEL DISH DROP AND RUN OFF
- B. 1EA. TWO DOOR REACH IN REFRIGERATOR
- C. 1EA. SINGLE DOOR REACH-IN FREEZER
- D. 1EA. THREE COMPARTMENT STAINLESS STEEL SINK
- E. 1EA. 250-500LB. ICE MACHINE
- F. 1EA. MICROWAVE (STANDARD)
- G. 2EA. HOT BOXES (150EA. GUEST COUNT CAPACITY)
- H. 2-3EA. 8FT. STAINLESS STEEL PREP TABLES

- I. 1EA. HAND WASH SINK
- J. 1EA. BUNN COFFEE BREW STATION
- k. 1ea. ice-tea brewer
- l. 2ea. 6' by 24" metro racks (storage)
- m. 6ea. dish racks
- n. 2ea. glass rack dollies
- o. General use sink with supporting cabinets for storage (paper & plastic products, coffee)

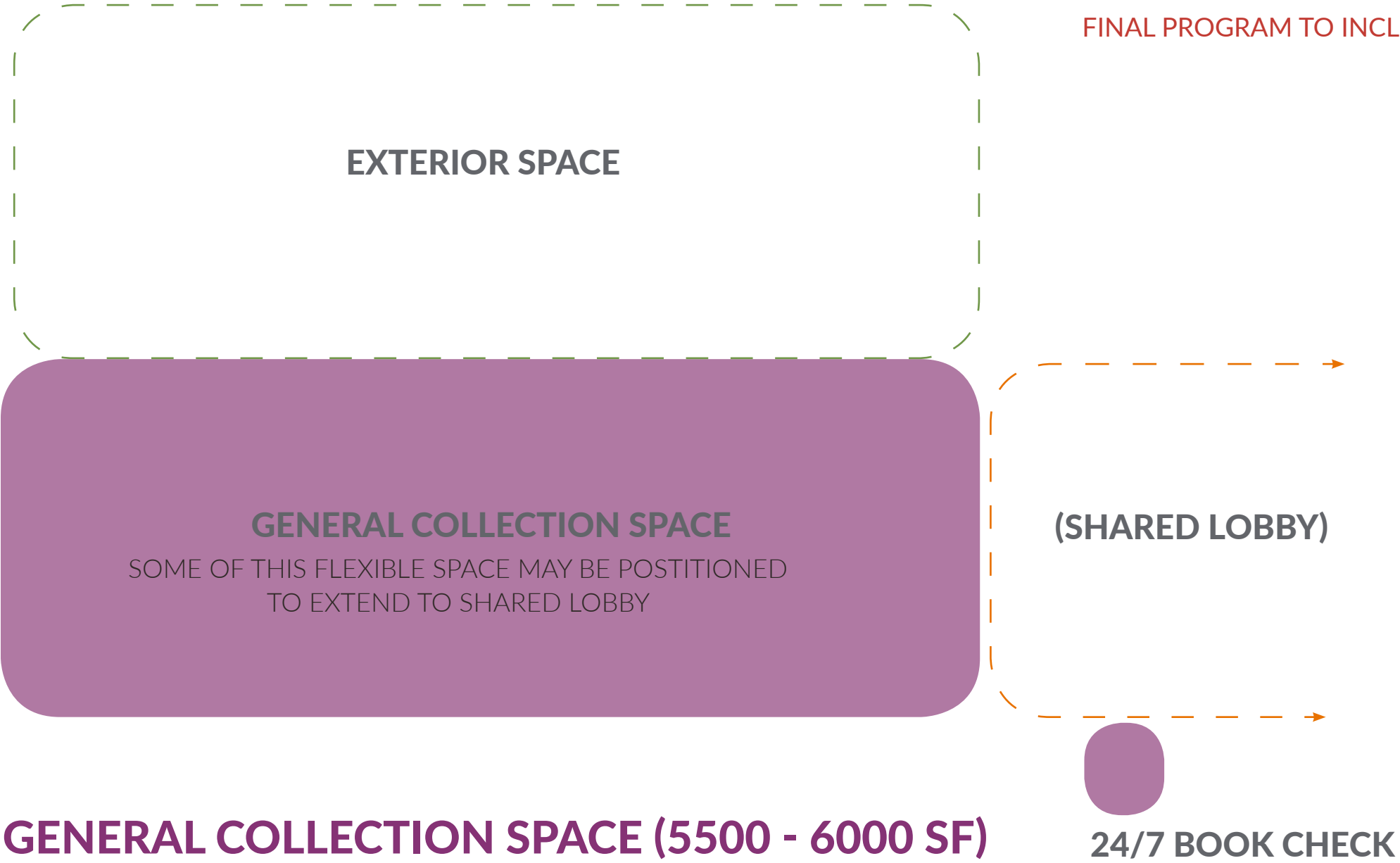
NOTE:

This plan does not include on premise cooking equipment and/or OS&E needs to support third-party caterers. Pricing, amperage, and voltage requirements TBD.

EQUIP. STORAGE (750-1000 SF)

USES:

WEDDINGS, SOCIAL EVENTS, COMMUNITY EVENTS, AND SMALLER MEETINGS/CONFERENCES



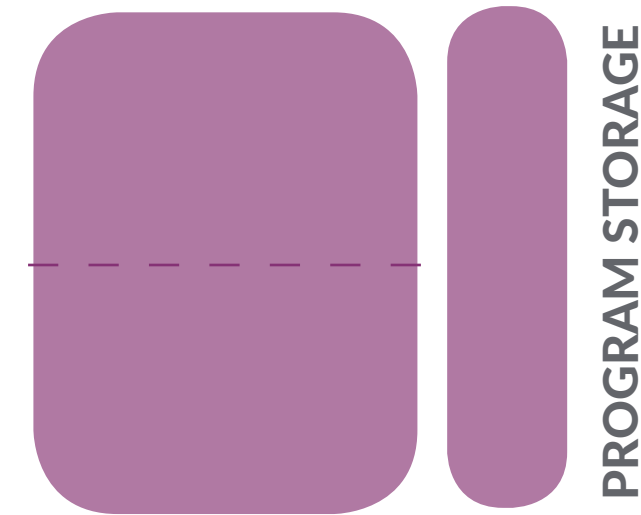
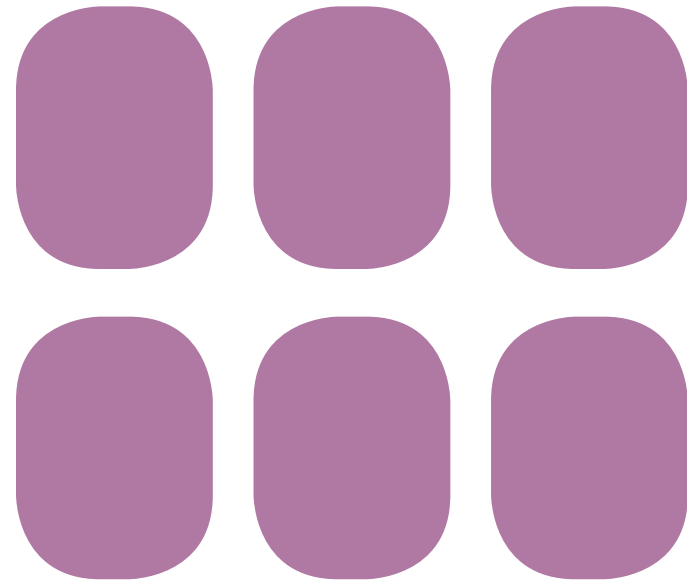
GENERAL COLLECTION SPACE (5500 - 6000 SF)

USES:

COLLECTIONS FOR ADULTS, TWEEN AND TEENS; CHILDREN'S COLLECTION AND FAMILY SPACE, TECHNOLOGY, GENERAL FLEX SPACE AND ASSISTANCE DESK

PEOPLE CAPACITY:

- 900 - 1000 estimated (assumed 6ft per person)



SMALL MEETING ROOMS (120-150 SF)

USES:

SMALLER MEETINGS/CONFERENCES, GROUP STUDY
OR COLLABORTION, LIBRARY PROGRAMING

PEOPLE CAPACITY:

- Conference - 4-6

DEDICATED PROGRAM SPACE (600 - 800 SF) DEDICATED STORAGE (200 SF)

USES:

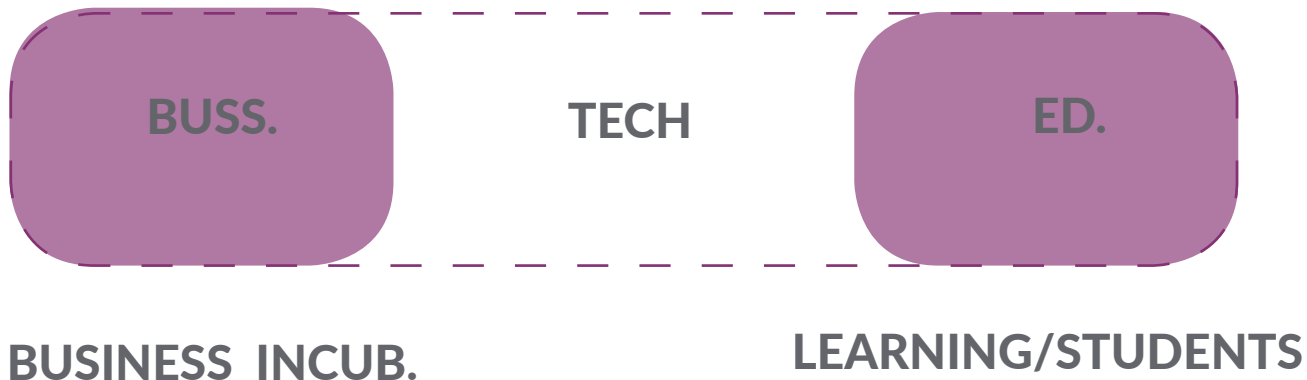
MULTI-USE PROGRAM SPACE FOR LIBRARY SPECIFIC
PROGRAMING, MEETINGS AND COLLABORATION

PEOPLE CAPACITY:

- Rounds - 35-45
- Classroom - 45-50
- Lecture - 100-130

Notes:

Possible to divide room into smaller rooms



L.I.T.E. LAB LEARN.INNOVATE.TECHNOLOGY.EXPLORE (1200 SF)

USES:

SMALL BUSINESS RESOURCE CENTER, CO-WORKING, COMPUTERS, TUTORING CENTER, PRINTING, TECHNOLOGY ACCESS

PEOPLE CAPACITY:

- Business - 15-20
- Education - 15-20
- Tech - 15-20



STUDY ROOMS (64-100 SF)

USES:

FOCUSED MEETING SPACE

PEOPLE CAPACITY:

- Conference - 2-4

LIBRARY STAFF SPACES

LIBRARY STAFF (1200 - 2000 SF)

USES:

SPACES CRITICAL TO THE FUNCTION OF THE LIBRARY:
STAFF OFFICES, BREAK, RESTROOMS, WORKROOM,
SORTING, OPEN AND ENCLOSED OFFICES

PEOPLE CAPACITY:

- tbd

SKCEC Program Matrix

Date: October 2, 2020

Program Elements	SF Min	SF Max	QTY	Notes
Event Space Program				
Event Space	2000	2200	1	
Large Meeting	800	800	1	
Med Meeting	800	800	1	(2) mtg rms
Staging Kitchen	500	750	1	
Equipment Storage	750	1000	1	
Event SF Total	4850	5550		
Library Space Program				
General Collection Space	5500	6000	1	
Adult Collection				1200sf (Silverdale estimate)
Children's Collection and Family Space				800sf (Silverdale estimate)
Tween Collection				300sf (Silverdale estimate)
Teen Collection				400sf (Silverdale estimate)
Technology for children, tween and teens				150sf (Silverdale estimate)
General Flex Space				900 sf (Silverdale estimate)
Assistance Desk				160sf (Silverdale estimate)
L.I.T.E. Lab (Lean.Innovate.Technology.Explore)	1200	1200	1	
Small Business Incub/Co-working				400 sf assumed
Learning/Education				400 sf assumed
Technology				400 sf assumed
Study Rooms	600	800	1	(8) mtg rooms
Small Meeting	700	900	1	(6) mtg rooms
Dedicated Program Space	600	800	1	
Program Storage Space	200	200	1	
Staff Space	1200	2000	1	
Break Rm				
Work Rm				
Staff Restrooms				
Sorting				
Open Offices				(3-4) cubicles
Enclosed Offices				(2) offices
24/7 Book Check	200	250	1	
KRL SF Total	10200	12150		
Subtotal of all Above:				
	15050	17700		
Flexible Collective Space				
Circulation Space Program	4515	5310		1.3 is general circulation multiplier
Communicating Stairs				
Restrooms				
Egress Stairs/elevator				
Entry Vestibules				
Shared Lobby				
**Shared Lobby	2000	2200	1	assumed sf is to account for maximum flexibility
Managing Partner Office Space	300	300		
Experimental Kitchen	150	250	1	
Collective Space SF Total:	6965	8060		to be refined in schematic design
Program SF Grand Total				
	22015	25760		
Additional Program Space for Consideration: (in addition to sf totals above)				
Community Partner Space	150	300	1	
Kayak Rental	400	800	1	
Additional Program Space SF Total:	550	1100		

PUBLIC INPUT WORD CLOUD

WORDS REPRESENTED BY FREQUENCY OF OCCURRENCE IN 450 ENTRIES

PRELIMINARY

The Number # 1 Word

QUESTION: What three words best describe what you envision for the future of the Port Orchard/South Kitsap community?

Question #1: Community

Question #2: Community

Question #3: Community



PUBLIC INPUT KEYWORD RELEVANCE

COUNT AND RELEVANCE OF REPEATING KEYWORDS

The Number # 1 Word

QUESTION: What three words best describe what you envision for the future of the Port Orchard/South Kitsap community?

Question #1: [Community](#)

Question #2: [Community](#)

Question #3: [Community](#)

Question #1

Word	Count
Community	24
Safe	18
family	15
Accessible	14
Vibrant	14

Question #2

Word	Count
community	25
friendly	11
Family	9
Modern	9
Vibrant	9

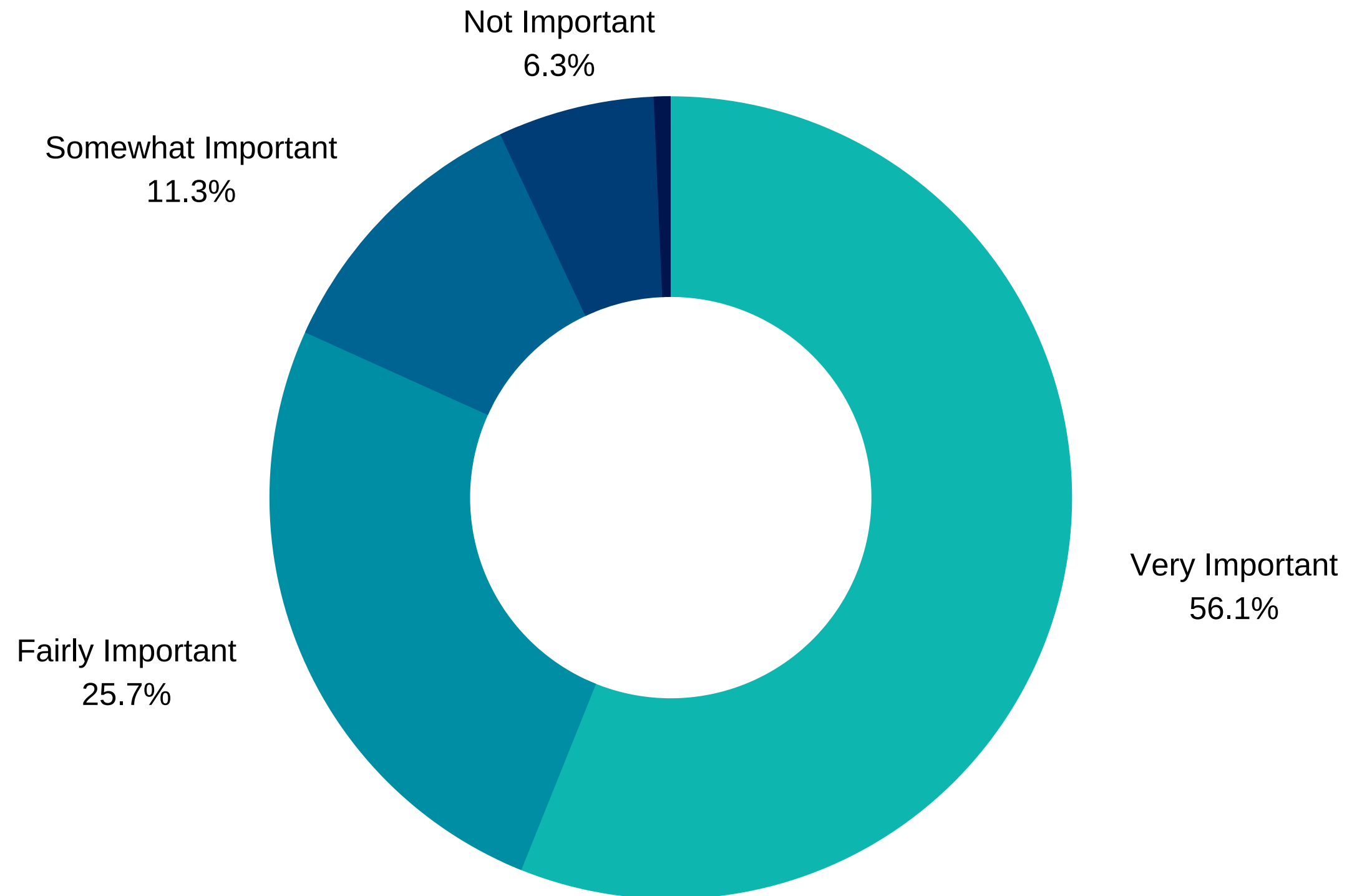
Question #3

Word	Count
Community	17
Fun	17
Safe	12
welcoming	12
clean	7

Highest Response for "Very Important"

Covered outdoor areas for all-season use

****Space for community festivals was a close 2nd with 53.86%**



Highest Response for "Not Important"

Space for weddings, galas and reunions

****Space to rent a commercial kitchen**
was 2nd with 25.73%

