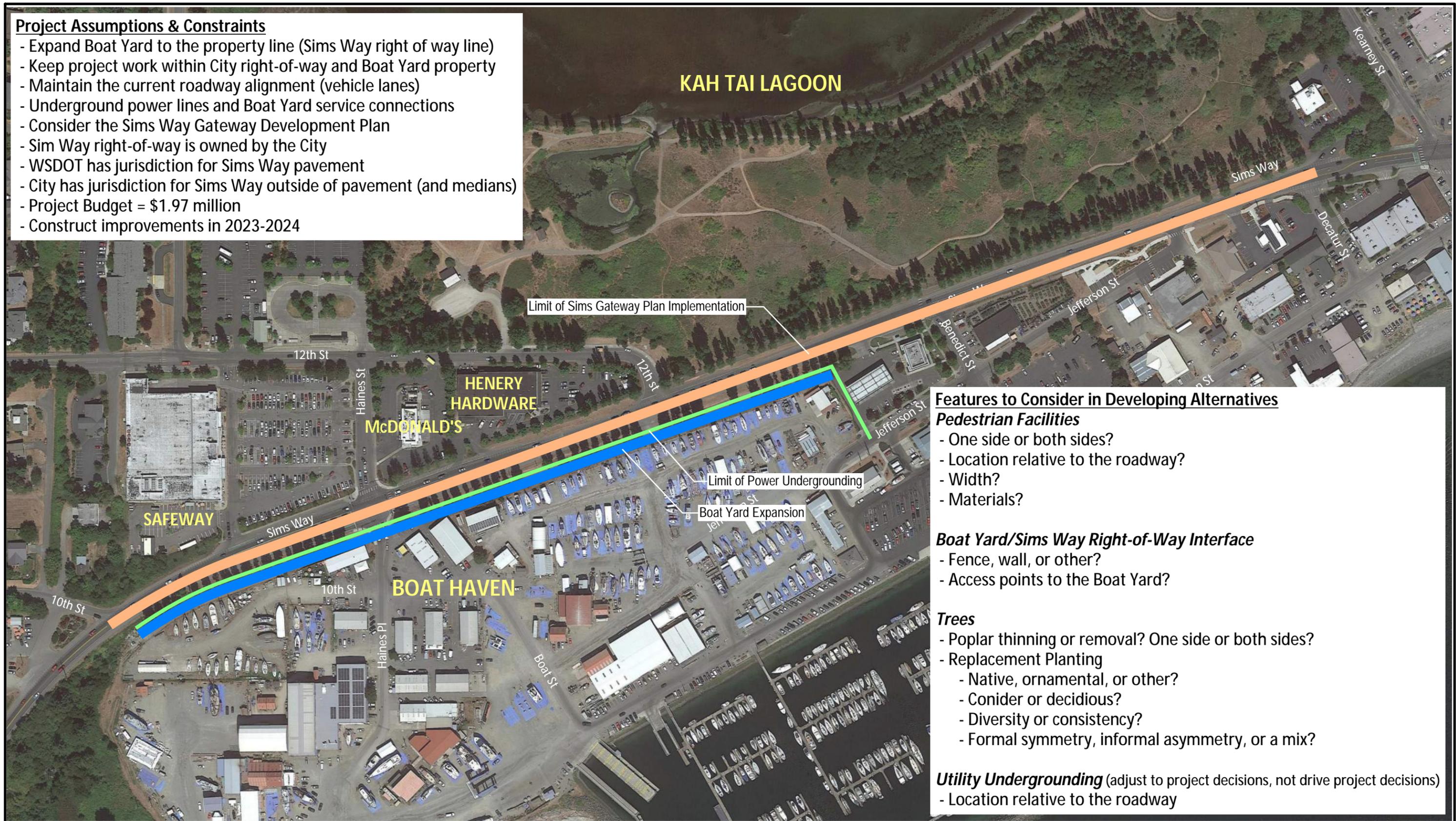


**Project Assumptions & Constraints**

- Expand Boat Yard to the property line (Sims Way right of way line)
- Keep project work within City right-of-way and Boat Yard property
- Maintain the current roadway alignment (vehicle lanes)
- Underground power lines and Boat Yard service connections
- Consider the Sims Way Gateway Development Plan
- Sim Way right-of-way is owned by the City
- WSDOT has jurisdiction for Sims Way pavement
- City has jurisdiction for Sims Way outside of pavement (and medians)
- Project Budget = \$1.97 million
- Construct improvements in 2023-2024

**KAH TAI LAGOON**



**Features to Consider in Developing Alternatives**

**Pedestrian Facilities**

- One side or both sides?
- Location relative to the roadway?
- Width?
- Materials?

**Boat Yard/Sims Way Right-of-Way Interface**

- Fence, wall, or other?
- Access points to the Boat Yard?

**Trees**

- Poplar thinning or removal? One side or both sides?
- Replacement Planting
  - Native, ornamental, or other?
  - Conider or deciduous?
  - Diversity or consistency?
  - Formal symmetry, informal asymmetry, or a mix?

**Utility Undergrounding** (adjust to project decisions, not drive project decisions)

- Location relative to the roadway



HORIZONTAL SCALE:  
NOT TO SCALE  
DATE:  
MAY 2022  
JOB No.:  
DRAWING FILE No.:

**Sims Way Gateway Plan Implementation and Boat Yard Expansion**

**Project Limits and Constraints**

EXHIBIT No:

EX-01

SHEET No:

Sheet 1



HORIZONTAL SCALE:  
NOT TO SCALE  
DATE:  
MAY 2022  
JOB No.:  
DRAWING FILE No.:

**Sims Way Gateway Plan Implementation and Boat Yard Expansion**  
**Stakeholder Sketch Map**

EXHIBIT No:  
EX-02  
SHEET No:  
Sheet 2



Jefferson County, WA, Pro-West Associates, Inc., Source: Esri, Maxar, Earthstar Geographics, and the © IS U or C community

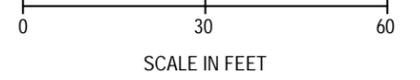
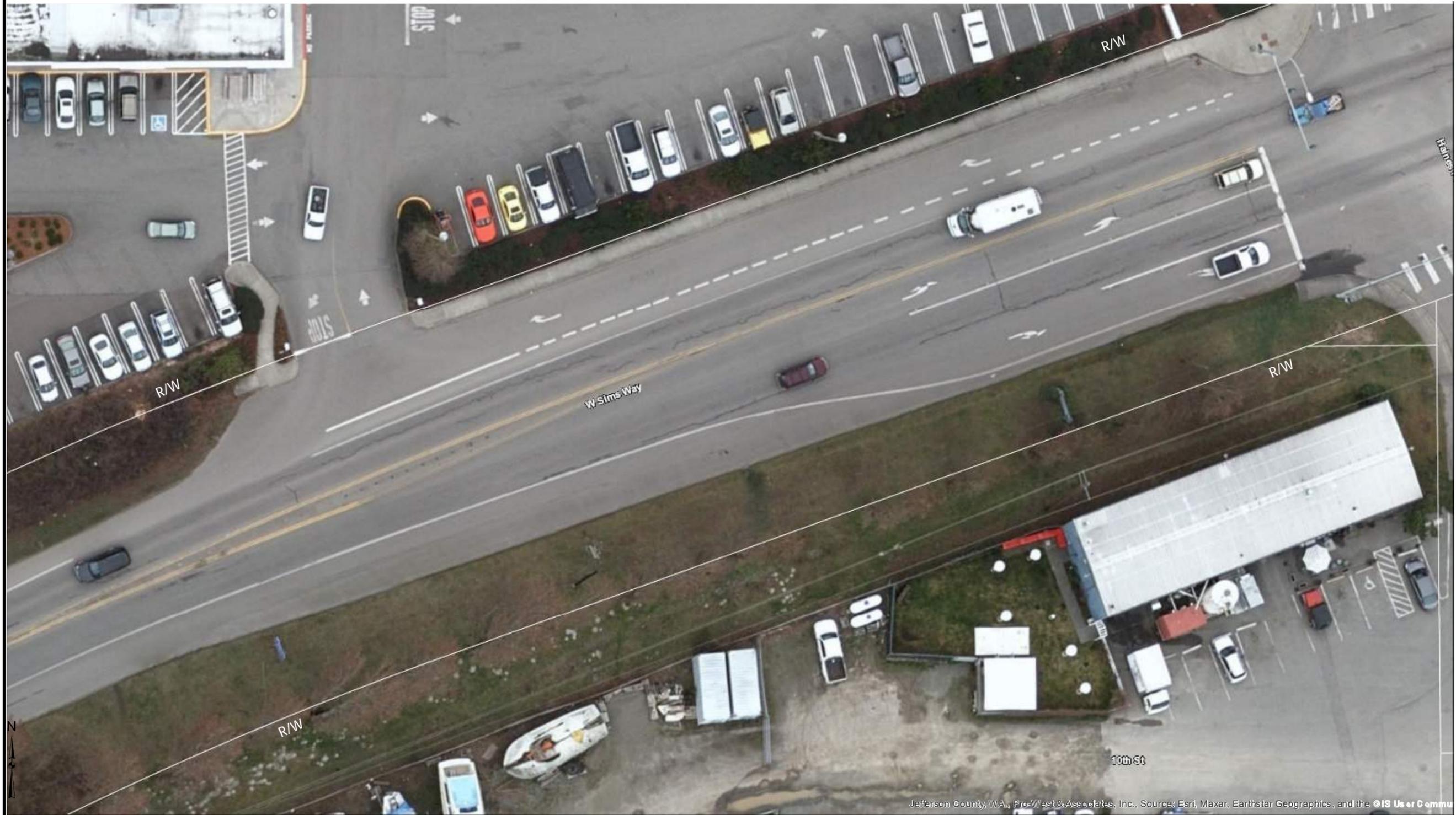
0 30 60  
SCALE IN FEET



HORIZONTAL SCALE:  
1" = 30'  
DATE:  
May 2022  
JOB No.:  
DRAWING FILE No.:

**Sims Way Gateway Plan Implementation and Boat Yard Expansion**  
**Site Map 1**

EXHIBIT No:  
EX-03  
SHEET No:  
Sheet 3



HORIZONTAL SCALE:  
1" = 30'

DATE:  
May 2022

JOB No.:

DRAWING FILE No.:

**Sims Way Gateway Plan Implementation and Boat Yard Expansion**

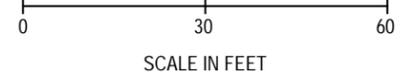
**Site Map 2**

EXHIBIT No:  
EX-04

SHEET No:  
Sheet 4



Jefferson County, WA., Pro-West & Associates, Inc., Sources: Esri, Maxar, Earthstar Geographics, and the ©ISLs or Commu



HORIZONTAL SCALE:  
1" = 30'  
DATE:  
May 2022  
JOB No.:  
DRAWING FILE No.:

## Sims Way Gateway Plan Implementation and Boat Yard Expansion

### Site Map 3

EXHIBIT No:  
EX-05  
SHEET No:  
Sheet 5



Jefferson County, WA, Pro-West & Associates, Inc., Source: Esri, Maxar, Earthstar Geographics, and the State of Oregon



HORIZONTAL SCALE:  
1" = 30'  
DATE:  
May 2022  
JOB No.:  
DRAWING FILE No.:

## Sims Way Gateway Plan Implementation and Boat Yard Expansion

### Site Map 4

EXHIBIT No:  
EX-06  
SHEET No:  
Sheet 6



Jefferson County, WA., Pro-West & Associates, Inc., Source: Esri, Maxar, Earthstar Geographics, and the GIS User Core



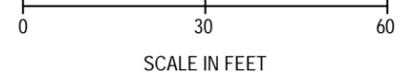
HORIZONTAL SCALE:  
1" = 30'  
DATE:  
May 2022  
JOB No.:  
DRAWING FILE No.:

**Sims Way Gateway Plan Implementation and Boat Yard Expansion**  
**Site Map 5**

EXHIBIT No:  
EX-07  
SHEET No:  
Sheet 7



Jefferson County, WA., Pro-West & Associates, Inc., Source: Esri, Maxar, Earthstar Geographics, and the ©IS U.S. & C...



HORIZONTAL SCALE:  
1" = 30'  
DATE:  
May 2022  
JOB No.:  
DRAWING FILE No.:

**Sims Way Gateway Plan Implementation and Boat Yard Expansion**  
**Site Map 6**

EXHIBIT No:  
EX-08  
SHEET No:  
Sheet 8



Jefferson County, WA., Pro-West & Associates, Inc., Source: Esri, Maxar, Earthstar Geographics, and the ©IS User Comm



SCALE IN FEET



HORIZONTAL SCALE:  
1" = 30'  
DATE:  
May 2022  
JOB No.:  
DRAWING FILE No.:

**Sims Way Gateway Plan Implementation and Boat Yard Expansion**  
**Site Map 7**

EXHIBIT No:  
EX-09  
SHEET No:  
Sheet 9