

- Project Submissions**

The applicant will be submitting a Concept (Master) Plan Amendment amending the previously approved amendment CP 15-01 approved on December 7, 2015. (see Phase 2 below). The Applicant will shortly thereafter submit a Detailed Development Plan for Phase 2 with the intent of starting construction on Phase 2 in 2017.

1. Update the phasing plan to redefine what activities are completed in each phase and the timing of each phase. The proposed phasing plan is provided below.

Phase	Proposed Phasing Plan	Estimated Start Date
1	<ul style="list-style-type: none"> 244 Multi-family Garden Apartments with Ancillary Structures and a Clubhouse with 5,500 sf of gen. office and 1,000 sf deli/coffee shop (or an additional 1,000 sf of office) Main Street improvements along Lot 2 frontage, temporary connection to Trailhead parking lot and a around about at Main & Agnes Temporary Trailhead parking lot on Lot 1 	2016
2	<ul style="list-style-type: none"> Revise number of units from 195 up to 350 to 425 units 350 up to 425 Waterfront residences on Lots 3, 4, 5, 6 & 7 Two (2) quality restaurants (of approximately – 3,000 ea) Within public plaza area Approx. 4500 sf of non-residential (not medical or dental) within Agnes street buildings. Approx. 4500 sf of storage space within Agnes street buildings Approximately 4,100 sf of Leasing office, lounge, exercise area Potential commercial area of 2,350 sf North Park 5.28 acs – final imprvmnts: landscaping, Irrigation; stage; restrooms & ADA pad Improve Agnes Ave through site & emergency extension to Washington st. Esplanade & connection to trail system through North Park. Subject to final design esplanade could be used for fire truck. Tract C adjacent to Waterfront – riparian clean up – view corridor easement Approx. 250 lineal feet of Main St from Lot 2 to the West towards Lot 1 Potential use of Tri-City dirt stockpile onto Phase 2 lots with balance export off Lot 1 Mitigation Plan 	2017 – 2021
3	Possibly concurrent with Phase 2 & subject to final feasibility & funding MITIGATION PLAN : <ul style="list-style-type: none"> Completion of Main street 450 lf in front of Lot 1 up to Firestone Alley – Mitigation funds Trailhead and Mitigation area parking lot on Tract A – Mitigation funds Subject to Mitigation funding: Mitigation Plan implementation on Lot 1, Inlet, spit, peninsula & Cove 	2017-2021
3 delete	<ul style="list-style-type: none"> Office on Lot 5 deleted Tri-City parking lot to accommodate Lot 5 Office deleted Two restaurants delete 	
4 delete	<ul style="list-style-type: none"> Lot 1 Office deleted Restaurants deleted 	
New 4	<ul style="list-style-type: none"> Water Sports Center – Sea Scouts take over Sheriff Boat house & dock – program available for public - lessons and water safety training Marinas for motorized boats deleted Non-motorized Marina - TBD 	2017-2021