

2016 MASTER PLAN
PHASE / LOT DESCRIPTION

1 - LOT 2	244 GARDEN APTS / OFFICE
2 - LOTS 3, 4, 5, 6, & 7	350 UP TO 425 RESIDENTIAL UNITS / OFFICE / RESTAURANTS / PUBLIC PLAZA
3 - LOT 1, INLET, SPIT & TRACT C	WATER QUALITY & MITIGATION, INTERPRETIVE TRAIL SYSTEM & TRAILHEAD / MITIGATION PARKING ON TRACT A
4 - IN WATER	MARINA, WATERSPORTS CENTER, SWIM DOCK - POTENTIAL - NOT AN OGLIGATION

★ **PHASE 3 LOT 1 +:**
WATER QUALITY / MITIGATION PLAN

WATER QUALITY & WETLAND MITIGATION PROGRAM
INTERPRETIVE TRAIL SYSTEM
TRAILHEAD / MITIGATION PARKING AREA

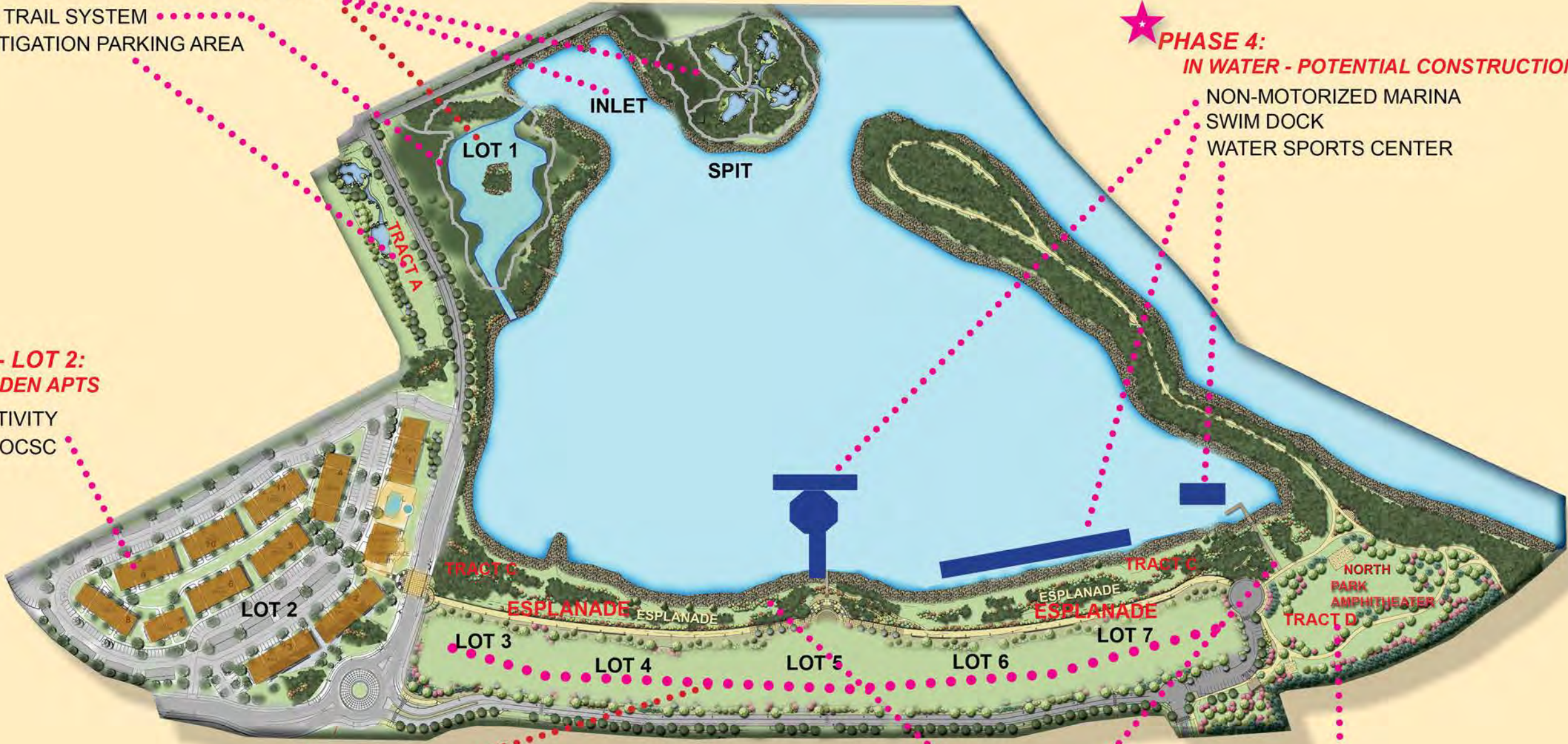
★ **PHASE 1 - LOT 2:**
244 GARDEN APTS
CONNECTIVITY
access to OCSC

★ **PHASE 4:**
IN WATER - POTENTIAL CONSTRUCTION

NON-MOTORIZED MARINA
SWIM DOCK
WATER SPORTS CENTER

★ **PHASE 2 LOTS 3, 4, 5, 6, & 7:**
350 - 425 WATERFRONT RESIDENCES with below grade parking
NON-RESIDENTIAL / COMMERCIAL STORE FRONTS ON AGNES
PUBLIC PLAZA: WATERFRONT RESTAURANTS
OPEN PLAZA AREA FOR PUBLIC VENUE

KAYAK / CANOE RACKS
NORTH PARK / AMPHITHEATER
TRACT C - CLEAN UP / REMEDIATION W/ ESPLANADE



Phasing - Transportation

- Phase 1 Lot 2 frontage - Main St.
- Phase 2 Agnes & Extension; portion of Main St
- Phase 3 Balance of Main St-completed with Mitigation Plan; Trailhead/Mitigation parking

EXHIBIT B

Site Development

- | Phase | Development |
|---|---|
| LOT 2 | 1 - Garden Apartments |
| LOT 3, 4, 5, 6 & 7 | 2 - Waterfront |
| LOT 1 | 3 - Mitigation Area ● |
| ★ | 4 - Potential Marina |

- Water Sports Center
- ● ● ● ● Water Quality Resource #1
- ● ● ● ● Water Quality Resource #2
- ● ● ● ● Water Quality Resource #3



The Cove

Infrastructure Phasing - Transportation