

## Attachment D: Comparison of 2015 Phasing and Proposed Phasing

2018 Proposed Phasing Plan	2015 Approved Phasing Plan
<b>Phase 1</b>	
No changes are proposed to Phase 1	<p>Infrastructure:</p> <ul style="list-style-type: none"> <li>• Main Street: Lot 2 frontage street improvements</li> <li>• Agnes (Temporary connection to temporary parking lot)</li> <li>• Roundabout construction at Agnes and Main Street</li> </ul>
	<p>Lot 1:</p> <ul style="list-style-type: none"> <li>• Approximately 4,000 cubic yards of cut transferred to Garden Apartment site.</li> </ul>
	<p>Lot 2:</p> <ul style="list-style-type: none"> <li>• 244 Garden Apartments, ancillary parking structures and clubhouse</li> <li>• 5,500 SF General Office (not medical or dental office)</li> <li>• 1,000 SF Deli/Coffee Shop</li> </ul>
	<p>Lot 3:</p> <ul style="list-style-type: none"> <li>• Temporary trailhead parking lot</li> </ul>
	<p>Tract B:</p> <ul style="list-style-type: none"> <li>• Phase 1 NROD Mitigation</li> </ul>
	<p>Tract D:</p> <ul style="list-style-type: none"> <li>• North Park excavation</li> </ul>

## Attachment D: Comparison of 2015 Phasing and Proposed Phasing

Phase 2A	Phase 2
<p>Infrastructure:</p> <ul style="list-style-type: none"> <li>• Agnes Avenue ROW: Construct Agnes Avenue               <ul style="list-style-type: none"> <li>○ From Main Street Roundabout to Cul-De-Sac at the Tri-Cities property located at the northeast corner of the master plan area.</li> <li>○ Complete prior to first Phase 2 Certificate of Occupancy</li> </ul> </li> </ul>	<p>Infrastructure:</p> <ul style="list-style-type: none"> <li>• Agnes fully improved through the Cove site</li> <li>• Esplanade &amp; Tract C in front of 195 waterfront units</li> <li>• Approximately 350-lineal feet of Main Street from Lot 2 improvements to the east end of the permanent trailhead parking</li> <li>• Agnes Avenue Extension</li> </ul>
<p>Tri-Cities Property:</p> <ul style="list-style-type: none"> <li>• Emergency Egress: Construct temporary access across Tri-Cities property               <ul style="list-style-type: none"> <li>○ Construct a temporary emergency vehicular and pedestrian connection from the cul-de-sac at north end of Agnes Avenue through Tract E to connect to the existing internal roadway at the sewer plant, and other revisions to the security gate connection to the end of Agnes Avenue east of the sewer plant.</li> <li>○ 20-foot wide paved temporary road over compacted landfill site; address storm water treatment and capacity.</li> <li>○ Loop waterline connection through WES property not affected by landfill. Complete prior to first Phase 2 Certificate of Occupancy</li> </ul> </li> </ul>	

## Attachment D: Comparison of 2015 Phasing and Proposed Phasing

<p>Lot 1: Excavation, grading, and habitat improvements</p> <ul style="list-style-type: none"> <li>• Improvements to the temporary trailhead parking lot that meet city standards, unless deferred to Phase 2B.</li> <li>• Complete prior to first Phase 2 Certificate of Occupancy, unless deferred</li> <li>• Excavation to balance cut and fill in floodplain. (If Required)</li> <li>• NROD habitat enhancement (If required)</li> </ul>	<p>Lot 1:</p> <ul style="list-style-type: none"> <li>• Phase 2 NROD Mitigation Plantings</li> </ul>
<p>Lots 3, 4, 5, 6, 7, 8, 9, 10: Five buildings</p> <ul style="list-style-type: none"> <li>• Approximately 240 apartment units and live-work units.</li> <li>• Commercial and retail space with possible restaurants</li> <li>• The five lots will be re-platted into eight lots.</li> </ul>	<p>Lots 3, 4, 5, 6, 7: Five buildings</p> <ul style="list-style-type: none"> <li>• 195 waterfront units for lease</li> <li>• (2) High turnover restaurants (Total 3,250 SF)</li> <li>• 8,712 SF General Office (not medical or dental office)</li> <li>• 5.28 acres of park</li> </ul>
<p>Tract A: Excavation, grading, and trailhead improvements</p> <ul style="list-style-type: none"> <li>• Improvements to the temporary trailhead parking lot that meet city standards, unless provided on Lot 1 or deferred to Phase 2B.</li> <li>• Grading for floodplain balance (if required)</li> </ul>	

## Attachment D: Comparison of 2015 Phasing and Proposed Phasing

<p>Tract B: Excavation and habitat Improvements<sup>1</sup></p> <ul style="list-style-type: none"> <li>• All work is limited to the area above the Ordinary High Water line.</li> <li>• Excavation at the future North Beach.</li> <li>• Reduce slope at over-steepened bank between the Cove and the esplanade.</li> <li>• Landscaping and habitat enhancement between the cove and esplanade consistent with NROD requirements.</li> <li>• Excavation at the future South Beach</li> <li>• NROD habitat improvements at peninsula.</li> <li>• Complete prior to first Phase 2 Certificate of Occupancy.</li> </ul>	
<p>Tract C: Esplanade construction</p> <ul style="list-style-type: none"> <li>• Complete prior to first Phase 2 Certificate of Occupancy.</li> </ul>	
<p>Tract D: Excavation, grading and NROD enhancement and/or mitigation, and Public Parking</p> <ul style="list-style-type: none"> <li>• Expand LIDA treatment facility.</li> <li>• Possible NROD habitat enhancement and/or mitigation.</li> <li>• North Park parking lot drive aisles for emergency access connectivity</li> <li>• Complete prior to final Phase 2 certificate of occupancy.</li> <li>• Easement to the Cove, LLC property.</li> <li>• Trash enclosure with easement for use by Lots 3-10</li> </ul>	<p>Tract D:</p> <ul style="list-style-type: none"> <li>• Final improvements at North Park</li> </ul>
<b>Phase 2B</b>	
<p>Lots 3, 4, 5, 6, and 7: Three buildings</p> <ul style="list-style-type: none"> <li>• Approximately 164 apartment units and live-work units.</li> </ul>	
<p>Tract D:</p> <ul style="list-style-type: none"> <li>• Construct North Park parking stalls with approximately 39-48 spaces</li> </ul>	

<sup>1</sup> It is anticipated that Phase 2 may include dredging under the city's current dredging permit on an as-needed basis, but that any necessary permitting for these activities will be conducted through a separate permitting process. No dredging-related permits are requested in conjunction with this CDP amendment, NROD or geologic hazards review application.

## Attachment D: Comparison of 2015 Phasing and Proposed Phasing

Phase 3	
Lot 1: <ul style="list-style-type: none"> <li>Possible Excavation and Grading, and Habitat Improvements</li> </ul>	
Tract B: Excavation and Water Quality and Habitat Improvements <ul style="list-style-type: none"> <li>Dredging and/or other water quality improvements.</li> <li>Create NRDA habitat for mitigation bank.</li> <li>Possible NROD enhancement or mitigation.</li> <li>North Beach sand and recreation improvements.</li> <li>South Beach sand and recreation improvements.</li> <li>South Beach natural play area.</li> </ul>	
Clackamas River: <ul style="list-style-type: none"> <li>Construct facilities to enhance water flow into the cove.</li> <li>Possible additional dredging and other work in the Clackamas River.</li> </ul>	
	Tri-City Property <ul style="list-style-type: none"> <li>Parking Lot —272 spaces with 50 public spaces</li> </ul>
	Lot 5: <ul style="list-style-type: none"> <li>70,000 SF Office</li> <li>(2) High turnover restaurants (Total 2,700 SF)</li> </ul>

## Attachment D: Comparison of 2015 Phasing and Proposed Phasing

Phase 4	
<p>Lot 1: New building(s), parking, and/or habitat improvements</p> <ul style="list-style-type: none"> <li>• Possible residential structures on top of the parking structure.</li> <li>• Possible commercial structures on top of the parking structure.</li> <li>• Possible 2 story Parking Garage</li> <li>• Possible NRDA Habitat for mitigation bank</li> <li>• Possible NROD Habitat Enhancement or Mitigation</li> <li>• Possible surface parking lot - public and private Parking.</li> <li>• Trailhead parking (unless trailhead parking is provided on Lot 11 (Tract A))</li> <li>• Coordinate with Phase 3 development</li> </ul>	<p>Lot 1:</p> <ul style="list-style-type: none"> <li>• 50,400 SF Mixed Use Office on Lot 1 (will allow for medical-dental office)</li> <li>• 4,000 SF “Quality” restaurant</li> <li>• 4,000 SF “Quality” restaurant</li> </ul>
<p>Lot 11 (Tract A): New building(s), parking, and/or habitat Improvements</p> <ul style="list-style-type: none"> <li>• Possible residential structures on top of the parking structure.</li> <li>• Possible commercial structures on top of the parking structure.</li> <li>• Possible 2 story parking garage - public and private parking.</li> <li>• Possible NRDA habitat for mitigation bank</li> <li>• Possible NROD habitat enhancement or mitigation</li> <li>• Possible surface parking lot - public and private parking.</li> </ul>	
<p>Infrastructure:</p> <ul style="list-style-type: none"> <li>• Completion of approximately 450-lineal feet of Main Street along the Lot 1 frontage</li> </ul>	<p>Infrastructure:</p> <ul style="list-style-type: none"> <li>• Completion of approximately 450-lineal feet of Main Street along the Lot 1 frontage</li> </ul>

## Attachment D: Comparison of 2015 Phasing and Proposed Phasing

Phase 5	
<p>Tract B:</p> <ul style="list-style-type: none"> <li>• Additional excavation and placement of sand at North Beach.</li> <li>• Access walkways and stairs at North Beach</li> <li>• Additional excavation and placement of sand at South Beach.</li> <li>• Access walkways and stairs at North Beach</li> <li>• Swimming Dock</li> <li>• Boating Dock</li> <li>• Water Sports Center</li> </ul>	<p>Tract B:</p> <ul style="list-style-type: none"> <li>• Two Marinas (One public, one private) with combined total of 150 slips</li> <li>• Outdoor water sports center, seasonal use.</li> </ul>
	<p>Lot 1</p> <ul style="list-style-type: none"> <li>• Installation of a transient moorage dock</li> </ul>