

September 4, 2018

**Encinal Terminals Clarifying Amendments**

**Amend page 65 "Subsequent Approvals" to include the following text:**

"Tidelands Lease Amendments. Any use or development in the Tidelands District that requires a City Council approved lease extension, amendment or new lease shall first be reviewed by the Planning Board for consistency with the Master Plan. The Planning Board shall then make a recommendation on the proposed use to the City Council. When considering the tidelands lease request, the City Council will consider the proposal's consistency with:

- Public Trust Lands regulations and limitations
- Economic Development Strategy objectives for maritime commercial business development and the current need for additional boatyard, dry boat storage facilities, and/or public parking on the Northern Waterfront, and
- Job development and employment objectives, including opportunities for well-paying jobs, project labor agreements for construction on Tidelands property, and labor peace following the completion of construction in the Tidelands District."

**Amend page 67 to include the following text:**

"Infrastructure Phasing Requirements: All infrastructure improvement plans, grading plans, roadway improvement plans, and subdivision improvement agreements shall:

- Support development of the Gateway District and the Tidelands District as the first phase of development at Encinal Terminals. The infrastructure phasing plans shall provide: 1) all backbone infrastructure from Clement Avenue through the Gateway District to the southern edge of the Tidelands District, and 2) a minimum of 30 feet of improved access from the Tidelands District to the Alaska Basin submerged lands for public and or maritime commercial use.
- Support coordinated and integrated maritime commercial use of the Encinal Terminals Tidelands and the adjacent Fortman Marina Tidelands. Barriers between the two properties and obstacles to joint use and cross access easements shall be eliminated or minimized in all construction plans."

**Amend page 69 to include the following text amendments:**

Plans for the marina and land side marina facilities should provide details for drop off areas, bathrooms and other marina facilities including facilities and services to support live-aboards

Landscape Plan and Jogging Trail. Plans for the waterfront promenade shall include tree selections that will provide shade for promenade users at appropriate locations along the waterfront and a plan for a jogging trail, with a dirt surface where feasible.

**Amend page 61 "Workforce Housing" to include**

"Home Ownership: At least 50% of the 589 units shall be mapped through the subdivision process to allow for home ownership."

Provided by staff  
Re: 6-C  
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