

Amendment 1 to Amendment No. 4 to Council Bill No. 52-2016

**BY: The Chairperson at the request of
the County Executive and cosponsored
by Jennifer Terrasa**

**Legislative Day No. 17
Date: November 7, 2016**

Amendment No. 1 to Amendment No. 4

(This Amendment to Amendment No. 4 substitutes a revised Downtown Revitalization Phasing Progression in order to amend certain numbers and footnotes.)

1 Remove Exhibit C as attached to the Amendment and substitute a revised Exhibit C as attached
2 to this Amendment to Amendment No. 4.

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EXHIBIT C

DOWNTOWN REVITALIZATION PHASING PROGRESSION																		
PHASE I				PHASE II CUMMULATIVE				PHASE III CUMMULATIVE				PHASE IV COMPLETION			TOTAL			
Use Type	Min		Max		Use Type	Min		Max		Use Type	Min		Max		Use Type	Up To		
	Units	SF	Units	SF		Units	SF	Units	SF		Units	SF	Units	SF		Units	SF	
Retail		300,000		676,446	Retail		429,270		1,100,000	Retail		1,250,000			Retail			1,250,000
Office/Conf*		1,000,000		1,531,991	Office/Conf*		1,868,956		2,756,375	Office/Conf*		4,300,000			Office/Conf*			4,300,000
Hotel Rms**	100		640		Hotel Rms**	200***		540***		Hotel Rms**	640				Hotel Rms**			640
Residential**	656		2,296		Residential**	1,442		4,700		Residential**	4,058		5,500		Residential**	744		6,244

*Office/conference includes hotel conference/banquet space greater than 20 sq ft per hotel room.

** For zoning and phasing purposes, hotel rooms and residential development are tracked by unit. Actual sq. footage of hotel and residential development will be calculated for CEPPA compliance.

At least 8% of the sum of cumulative market and affordable units in Phase I and 13% of the sum of cumulative market and affordable units in Phase II phase, and 14% of the sum of cumulative market and affordable units in Phase III, must be affordable units before moving onto the subsequent

*** The minimum number of hotel rooms required in Phase II is 100 unless more than 540 rooms were constructed in Phase I;

the maximum number of hotel rooms for Phase II will be the difference between 640 and the number of rooms constructed in Phase I.