

Amendment 2 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. 18
Date: November 9, 2016**

Amendment No. 2 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																		
<u>PHASE I</u>				<u>PHASE II CUMMULATIVE</u>				<u>PHASE III COMPLETION</u>				<u>PHASE IV COMPLETION</u>		<u>TOTAL</u>				
<u>Use Type</u>	<u>Min</u>		<u>Max</u>		<u>Use Type</u>	<u>Min</u>		<u>Max</u>		<u>Use Type</u>	<u>Min</u>		<u>Max</u>		<u>Use Type</u>	<u>Up To</u>	<u>Up To</u>	
	<u>Units</u>	<u>SF</u>	<u>Units</u>	<u>SF</u>		<u>Units</u>	<u>SF</u>	<u>Units</u>	<u>SF</u>		<u>Units</u>	<u>SF</u>	<u>Units</u>	<u>SF</u>		<u>Units</u>	<u>SF</u>	
Retail		300,000		676,446	Retail		429,270		1,100,000	Retail		558,540		1,250,000	Retail		691,460	1,250,000
Office/Conf*		1,000,000		1,531,991	Office/Conf*		1,868,956		2,756,375	Office/Conf*		2,737,912		4,300,000	Office/Conf*		1,562,058	4,300,000
Hotel Rms**	100		640		Hotel Rms**	200***		540***		Hotel Rms**	300		640		Hotel Rms**	340		640
Residential**	656		2,296		Residential**	1,442		4,700		Residential**	2,228		5,500		Residential**	4,016		6,244

*Office/conference includes hotel conference/banquet space greater than 20 square feet per hotel room.

**For Zoning and Phasing purposes, hotel rooms and residential development are tracked by unit. Actual square footage of hotel and residential development will be calculated for CEPPA compliance.

At least 5% of the Residential units in Phase I, 12% of the Residential units in Phase II, and 12% of the Residential units in Phase III, must be affordable units before moving on to the subsequent phase.

***The minimum number of hotel rooms required in Phase II is 100 unless more than 540 hotel rooms are 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.