

Amendment 20 to Council Bill 58-2009 (as amended)

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**Legislative Day No: 2
Date: February 1, 2010**

Amendment No. 20

(This amendment would replace the existing Downtown Revitalization Phasing Plan found on page 41 with the attached revised Downtown Revitalization Phasing Plan.)

1 Substitute the attached page for page 41.

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DOWNTOWN REVITALIZATION PHASING PLAN

Development should not be allowed to proceed to a subsequent phase unless building permits have been approved for at least the minimum levels of development identified below for retail, office/hotel, and residential uses and the number of hotel rooms for the preceding phase.

DOWNTOWN REVITALIZATION PHASING PLAN																
PHASE I						PHASE II						PHASE III				TOTAL
	Use Type	Min		Max			Use Type	Min		Max			Use Type	Up To		
		Units	SF	Units	SF			Units	SF	Units	SF			Units	SF	
	Retail		193,270		483,172		Retail		129,270		573,554		Retail		927,460	1,250,000
	Office/Hotel		1,188,720		2,200,711		Office/Hotel		1,304,640		2,756,375		Office/Hotel		2,493,360	4,986,720**
	Hotel Rooms	100		640			*Hotel Rooms	*		*			*Hotel Rooms	440		640
	Residential	656	787,200	2,296	2,755,200		Residential	786	943,200	2,704	3,244,800		Residential	4,058	4,869,600	5,500
	Total SF		2,169,190		5,439,083		Total GFA		2,377,110		6,574,729		Total GFA		8,290,420	12,836,720

PHASE II CUMMULATIVE					
	Use Type	Min		Max	
		Units	SF	Units	SF
	Retail		322,540		1,056,726
	Office/Hotel		2,493,360		4,957,086
	Residential	1442	1,730,400	5,000	6,000,000
	*Hotel Rooms	200		640	
	Total GFA		4,546,300		12,013,812

* See Phase II Cumulative for minimum and maximum hotel rooms expected through Phase II.

** This total includes the total square footage for office (4,300,000) and hotel rooms (686,720).