

DOWNTOWN REVITALIZATION PHASING PROGRESSION

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/conference, residential units and the number of hotel rooms for the preceding phase.

DOWNTOWN REVITALIZATION PHASING PROGRESSION														
PHASE I						PHASE II CUMMULATIVE						PHASE III COMPLETION		
	Use Type	Min		Max			Use Type	Min		Max			Use Type	Up To
		Units	SF	Units	SF			Units	SF	Units	SF			
	Retail		300,000		676,446		Retail		429,270		1,100,000		Retail	820,730
	Office/ Conf*		1,000,000		1,513,991		Office/ Conf*		1,868,956		2,756,375		Office/ Conf*	2,431,044
	Hotel Rms**	100		640			Hotel Rms**	200***		540***			Hotel Rms**	440
	Residential**	656		2,296			Residential**	1442		4,700			Residential**	4,058
														5,500

* 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 square footage of hotel and residential development will be calculated for CEPPA compliance.

*** 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.