

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.

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PHASE I						PHASE II CUMMULATIVE						PHASE III COMPLETION				TOTAL
	Use Type	Min		Max			Use Type	Min		Max			Use Type	Up To		
		Units	SF	Units	SF			Units	SF	Units	SF			Units	SF	
	Retail		300,000		676,446		Retail		429,270		1,100,000		Retail		820,730	1,250,000
	Office/ Conf*		1,000,000		1,513,991		Office/ Conf*		1,868,956		2,756,375		Office/ Conf*		2,431,044	4,300,000
	Hotel Rms**	100		640			Hotel Rms**	200***		540***			Hotel Rms**	440		640
	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.