

**CADG Mercer Crossing Development Agreement/PD-99 Proposed Changes Summary (updated 2019.06.25)**

Currently required before the issuance of the 301st single-family building permit	Proposed to be completed before the issuance of the 451st single-family building permit
1. 135-room full service hotel on the Boardwalk tract	1. No full service hotel on the Boardwalk tract
2. 25,000 SF retail/restaurant on the Boardwalk tract	2. Minimum 59,000 SF retail/restaurant/commercial indoor amusement uses on the Boardwalk tract <ul style="list-style-type: none"> <li>• Minimum 75% of the SF to be restaurant and/or commercial indoor amusements uses</li> <li>• Maximum of 5,900 SF can be personal service uses</li> </ul>
3. 65,000 office building (Chartwell Crest)	3. Minimum 100,000 office building (Chartwell Crest)
4. 25,000 SF of retail/restaurant space at Valley View Lane/Luna Road	4. No minimum SF retail/restaurant space at Valley View Lane/Luna Road; however, PD-99 will be amended to include: <ul style="list-style-type: none"> <li>• Conceptual site plan from Pattern Book shall be made a requirement of PD-99 (pg 55) for the entire 23.6 acre tract; and</li> <li>• Maximum 10% of building square footage on the entire 23.6 acre tract can be personal service uses.</li> </ul>
5. Completion threshold – Certificate of occupancy for shell building (equates to “completion of construction” per development agreement (pg.3))	5. Completion threshold – Certificate of occupancy for shell building (equates to “completion of construction” per development agreement (pg.3))
6. Amenity Center (and related site improvements) located on the north side of Mercer Parkway, west of the lake and east of Chartwell Crest, completed in its entirety	6. Amenity Center (and related site improvements) located on the north side of Mercer Parkway, west of the lake and east of Chartwell Crest, completed in its entirety ( <i>note: currently under construction and substantial progress has been made</i> )
	7. Dredging of the lake south of the Boardwalk tract completed, and the applicant provide an as-built survey of the bottom of the lake determining that the lake depth is not less than five feet deep. Additionally three lighted aeration fountains shall be provided within the lake, subject to review and approval by the City Manager or designee.
	8. Minimum 12-foot wide hike and bike trail be constructed, and an easement dedicated for public use, connecting from the trail system along on the southern edge of the Boardwalk tract, across the low water crossing/weir, to the existing hike and bike trail located on the north side of Lot 1, Block A of the Mercer Crossing South Addition. Final design of the trail connection

shall be subject to review and approval by the City Manager or designee, and the trail shall be maintained by the property owners' association.

9. Amphitheater and minimum 40,000 SF office building – Certificate of occupancy for shell buildings (equates to “completion of construction” per development agreement) on the south side of Wittington Place, north of the lake **before the issuance of the 600<sup>th</sup> single-family building permit** *(instead of before the 451<sup>st</sup> issued single family building permit noted above)*

10. Architecture:

- Development agreement amendment: All development shall be constructed in accordance with architectural requirements of PD-99 and the related Mercer Crossing design guidelines and pattern book *(note: this requirement to be included due to change in state law)*.
- Development Covenants Conditions and Restrictions (DCCRs) amendment: Shall be amended to require all development to be constructed in accordance with the architectural requirements of PD-99 and the related Mercer Crossing design guidelines and pattern book, both of which shall be made as exhibits to the DCCRs **before the issuance of the 350<sup>th</sup> single-family permit** *(instead of before the 451<sup>st</sup> issued single family building permit noted above)*.

**PD-99 appendices amendments/additions:**

- Appendix G – Parks, Open Space, Trails and Other Recreational Facilities Map: **Amended to include** Mercer Boardwalk Pedestrian Low Water Crossing Location graphic (dated 2019-06-20)
- Appendix J – Development Phasing Map: **Amended to reflect** new development phasing requirements
- Appendix K – Urban Commerce Conceptual Site Plan (Luna Road/Valley View Lane) **(NEW Appendix)**

**Development agreement appendices amendments/additions (NEW Appendices):**

- PD-99/Ordinance 3429, and as amended – Exhibit “C” IV. Architectural Standards (all); and
- Mercer Crossing design guidelines and pattern book (dated November 7, 2016)