

CADG Mercer Crossing Development Agreement/PD-99 Proposed Changes Summary (*updated 2019.05.29*)

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. 59,000 SF retail/restaurant/commercial indoor amusement uses on the Boardwalk tract <ul style="list-style-type: none"> • Minimum 75% of the SF to be restaurant and/or commercial indoor amusements uses • Maximum of 5,900 SF can be personal service uses
3. 65,000 office building (Chartwell Crest)	3. 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"> • Conceptual site plan from Pattern Book shall be made a requirement of PD-99 (pg 55) for the entire 23.6 acre tract; and • Maximum 10% of building square footage on the entire 23.6 acre tract can be personal service uses.
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 meets specifications as determined by the City Manager and/or designee
	8. Amphitheater <u>and</u> 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 600th single-family building permit (<i>instead of before the 451st issued single family building permit noted above</i>)