

AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2023-1829

Mr. President –

I move to amend Ordinance No. BL2023-1829 as follows:

1. By amending Section 4 to add the following additional conditions

16. Prior to issuance of the last use and occupancy permit for the final residential building on the site plan, Developer shall have constructed 80,000 square feet of commercial uses pursuant to the site plan.

17. Commencing on the date upon which at least 75% of the retail/restaurant portion of the project is open for business until the 10<sup>th</sup> anniversary of this date, Developer shall provide a minimum of 1 hour of free parking for all retail/restaurant customers.

18. The final SP shall include extensive landscaping plans that use native species and the plan shall include trees and shrubs on the outdoor amenity areas in addition to streetscaping.

19. Developer shall use reasonable efforts to provide a continuous greenway connection between the greenway on the project site to the Richland Creek Greenway immediately to the east. And at a minimum, prior to obtaining final site plan approval, developer shall provide proof of easement access across a portion of the parcel immediately to the east (the Ingram parcel) to provide a pedestrian connect of that connects the greenway on Developer's property to the Richland Creek Greenway.

20. The Developer shall work with WeGo to encourage participation and use of Easy Ride passes for employees of all businesses within the development who work on site.

21. Prior to commencement of construction, Developer will present a construction plan and schedule to the community which will include a contact for complaints, general timelines and expectations for the project, a construction parking plan, and the creation of a website to provide updates on the construction schedule.

22. Developer will exceed the state's blasting requirements by agreeing to provide pre-blast surveys for all homes that are adjacent to the site, specifically on the other side of the creek. Moreover, prior to blasting, the Developer will host an informational meeting with these neighbors and the blasting contractor to answer questions and present the blasting plan and schedule for the project. Developer will also agree to provide weekly updates on the seismic readings to these impacted neighbors.

2. By adding a new Section 8 and renumbering the current Sections 8 and 9 accordingly.

8. In case any provision in this ordinance shall be declared invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall

not in any way be affected or impaired thereby and such provision shall be ineffective only to the extent of such invalidity, illegality or unenforceability.

SPONSORED BY:

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Kathleen Murphy  
Member of Council