

Mill Town

Third Amendment to the Development Agreement

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Current Planning Manager





Purpose of the Agreement

Development Allocations:

- May increase or decrease the number of units by 10%
- May not increase the number of four- or five-bedroom units
- May modify the unit mix, but without:
 - Increasing the number of four- and five-bedroom units
 - Modifying the number of bedrooms beyond +/- 10%
 - Including units larger than five-bedrooms



Purpose of the Agreement

Affordable Housing Commitment:

- 12 of the units to be subsidized a min of 30% below market
- Max household income limit of 120% of AMI
- Minimum of 10 years from issuance of certificate of occupancy



Purpose of the Agreement

Sustainability Features in Residential Development:

- Each bedroom to have one bike hook
- Min of six dual-port electric vehicle charging stations
- R-21 or greater exterior walls
- Min SEER2 cooling equipment
- Smart thermostats
- Meet bronze-level certification standards under NGBS
- All-electric buildings
- LED lighting
- Energy Star certified appliances
- Low-flow faucets, showerheads, and toilets



Council Options

1. Approve the Development Agreement amendment as presented
2. Approve the Development Agreement amendment with additional, modified, or deleted terms
3. Remand the Development Agreement amendment back to staff for additional negotiations with the owner
4. Deny the Development Agreement amendment.