

Applicant's Further Revised Retail and Grocery Program and Increased Commitments

July 23, 2025

After the Applicant filed its post-hearing submission, it received additional feedback and engaged in further discussions with stakeholders regarding the retail and grocery store commitments. In response to that feedback and in consideration of the concerns expressed at the public hearing, the Applicant now proposes to further increase its retail and grocery store commitments and to remove the flexibility to reduce the size of all retail space, including the grocery store. Accordingly, the Applicant proposes the following as its retail and grocery store commitments.

1. The Parcel 4 building will include 43,500 - 59,000 square feet of floor area devoted to retail, of which a minimum of 22,500 square feet will be for a grocery store.
2. Parcel 2 will include a total of 15,000 – 17,000 square feet of floor area devoted to retail, which may be located entirely in the West building or spread among the West and East buildings.

All other modifications and flexibility remain as previously proposed.

The increased retail commitments and the elimination of the flexibility to reduce the grocery store size directly respond to the concerns and requests of the Zoning Commission and opponents expressed at the public hearing, as well as those of other stakeholders. Accordingly, with these concerns now fully addressed, the Applicant believes that this application is ready for approval, and it requests that the Commission take final action at its July 31 public meeting to allow the development to proceed expeditiously.