

BTV Mall Development Agreement Public Advisory Committee (DAPAC)

Meeting #2 - Notes

Wednesday, 4 March 2015, 12:00-1:00pm

**Planning & Zoning Conference Room
Burlington City Hall**

City Councilors: Jane Knodell & Karen Paul

Planning Commissioners: Jennifer Wallace-Brodeur & Bruce Baker

Staff: David White, Planning; Ken Braverman, Peter Owens and Nathan Wildfire, CEDO

1. February 18-21 Community Workshops De-Brief

- 6 total workshops over 2.5 days. 2 main topics – design/program and access/circulation
- ~150 participants and another 150 walk-ins (many young-people)
- various design ideas are posted in the mall and will be scanned to post online
- A*Corps intern helping collect and summarize data
- >1,000 post-it comments collected and tabulated (20-40 every day from the mall itself)
- comment boxes in >6-8 places around the City of Burlington
- online comment tool
- 4 presentations to NPA's so far
- LOTS of data to be analyzed and summarized

2. Outline of Key Community Issues

- Consensus on:
 - Youth to formally request re-opening of "Chill Ctr" type space
 - all want some sort of connection at St Paul and Pine – differ on how/for what
 - straight east-west connection through the mall itself
 - connected greenspace, but not just one large one
 - wayfinding to and through the mall
 - something for all walks – ability, ages and incomes
 - housing on this site, for all income levels
 - most not afraid of height and mass, 6-12 stories OK– this is a place where taller buildings can go, but needs to be "good design"
 - multi-purpose and neighborhood-serving retail/service
 - National retailers too
 - active streetscapes along Bank and Cherry
 - multi-modal supportive – bike/ped/transit
 - get rid of the ugly, rusting parking structure and burry the parking underground
- Not consensus on:
 - hotel & larger convention/event space

- Church Street façade/entrance – in-line with buildings or set-back to create a courtyard
 - parking – how much
 - housing dedicated to students
 - “public-ness” of access into/through and green/civic spaces
- Housing diversity and affordability is going to be a key community issue for future discussion as will parking management and public access.

3. Technical Team Recruitment and Selection Update

- Ken Braverman has been hired to help facilitate BTV Mall process as well as PIAP projects occurring within the Waterfront TIF Dist.
- Tech team services solicited with wide range of responses. Finance and economics is primary area of interest/focus, followed by parking. Other skills treated as design critique on a per diem basis. Hiring process following City procurement policy.
- Role of the Committee is to provide oversight and guidance to the City Team on outreach and public engagement, and the identification and consideration of key issues for consideration as part of the development agreement negotiation process

4. Next Steps

- This is an evolving and iterative process. Staff will prepare a process memo outlining next steps. Generally:
 - City Team will finalize data collection and analysis, and share with Committee (end of next week)
 - City will provide developer with summary of what we’ve heard (after next DAPAC mtg)
 - Developer will come back with actual proposal – conceptual design, program elements and cost/financing. (end of March/early April) There will/should be some public event scheduled to present the proposal to the community.
 - City Technical Team will then review, analyze and comment on proposal.
 - Committee will review and discuss Developers proposal and City team comments. (April)

Next Meeting:

- to review data collection and analysis, and process memo
- **5-6:30 pm, Tuesday, 24 March, City Hall Rm 12**