

BTV Mall Development Agreement Public Advisory Committee (DAPAC)

Meeting #4

Thursday, 9 April 2015, 10:00am-12:00pm

City Hall Conference Room 12

City Councilors: Jane Knodell & Karen Paul

Planning Commissioners: Jennifer Wallace-Brodeur & Bruce Baker (absent)

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

BTV Mall Development Team: Don Sinex, Devonwood; Sherida Paulsen, PKSB Architects

1. Meeting with BTV Mall Development Team: Discuss response to BTV Mall Public Process Summary and Recommendations

S. Pauslen presented background and overview of response. Highlighted evolution of the discussion and proposals and how it ties to and responds to the public input received from all corners. Key components of the conceptual program includes:

- 2 levels of underground parking ~500 spaces (slightly less than exists today)
- 180 to 275 retail (net ~90 new): filling-in garage and adding additional level.
- 300 office: 120 on Cherry in 2 60 floorplates, and 180 on Bank in multi-story office bldg. (25 floorplate)
- capped with civic greenspace
- 2 residential 15-story buildings on Cherry with ~250 units of varying types and price points. 85-ft above Macy's at ~140-ft)

D. Sinex: Not nearly enough units to satisfy the demand for housing given height limits, and need/desire for quality units and greenspace.

S. Pauslen: Key issues presented by this plan include zoning height limits, how IZ units are provided, public amenities, and parking and parking management.

J. W-B: Frustrated that FBC discussion isn't contemplating additional height here and should. Agrees that more height can and needs to happen here.

K. Paul: Parking will be a limiting factor for the need for additional housing. Would like to see more housing where possible. This is a place for taller buildings per planBTV vision.

S. Pauslen: Consistency in scale and dominant patterns are key elements of design. Ultimately we will have to add to diversity of housing types in order to meet modern needs, so taller and more modern buildings are needed.

J. Knodell: City hasn't had a conversation about building height in some time and this should be integrated into FBC discussion.

2. Meeting with Abe Farkas: Discuss Development Agreement Process

A. Farkas: Shared background and experience. Happy to be here and involved in this project. Will help us navigate negotiation and deliberative process to result in a sustainable public-private partnership.

J. Knodell: Mayor has committed to a transparent process, and we need to be clear about what that means and how we actually make this happens.

P. Owens: Very committed to transparency and sharing information about this process all along the way. Process will discuss and establish the outline and key terms of any final business deal. Ultimately lawyers will need to put the details of any terms together, but this process is going to establish the direction and terms.

J. W-B: Need to have a more sophisticated plan for how we engage the public around the key issues and the tradeoffs that need to be on the table to end in an agreement. What are we trying to communicate to the public in order to get meaningful input? Maybe need a follow-up public meeting(s) to discuss the various trade-offs represented in this proposal.

J. Knodell: How do we get from where we are today to any final decision-making? Looking for staff to provide some follow-up to the March memo based on what we've seen and has been outlined.

A. Farkas: Data-driven information about the trade-offs and cost-benefit of the choices are important to helping the public to understand and engage in a meaningful way.

P. Owens: MOU that establishes the terms of the deal by June is still the goal. Drafting legalese of the development agreement happens afterwards.

J. Knodell: Committee needs to have a leader to ensure meetings are kept on-track and goals for each meeting are established.

P. Owens: Staff or Committee member? In order to meet the underlying purpose of the Committee feels it should be a member of the Committee. J. Knodell and K. Paul will discuss.

3. Next Meeting: 12-2 on 23 April