

BTV Mall: Development Agreement Public Advisory Committee (DAPAC)

Updated: 4/11/15

DAPAC Purpose/Role: *(from 12/11/14 memo and 12/15/15 resolution approved by Burlington City Council on 12/15/14)*

On December 15th the City Council approved a public process that is ***“transparent and open to the public to ensure that both decision-makers and the public are able to fully understand the relevant issues, opportunities, solutions and compromises (p3).”***

The approved process further defines the role of the DAPAC as *“comprised of two City Council and two Planning Commission representatives whose role would be to bring additional perspectives to the development agreement process from members of the legislative bodies that ultimately will need to approve and implement the agreement and/or elements of it. All meetings of the City’s DAPAC and the BTC team would be warned and open public meetings (p3).”*

The associated City Council resolution further defines the purpose of the joint committee is: *“to advise the Mayor and his administration throughout the public negotiation process;”*

Discussion over the initial DAPAC meetings suggest three primary roles for the committee:

1. Ensure community outreach and engagement throughout the process
2. Confirm / Identify of key issues from the public perspective
3. Offer substantive input into the process and related development issues to the Administration

Following rigorous input from the public and the DAPAC members, the December 11th memo outlines the final decision-making process as follows:

- *“the City Team will make final recommendations to the Mayor on the contents of the Development Agreement.*
- *the Mayor will present a proposed Development Agreement to the Planning Commission and City Council that includes all terms of development including committed public investment and required regulatory revisions.*
- *the Planning Commission will be invited to provide their formal recommendation to the City Council.*
- *the City Council will consider the Mayor’s proposed Development Agreement and take final action to approve the Development Agreement.*
- *the City Council will take action to initiate any local financial commitments included in the approved Development Agreement via the relevant city or state-mandated approval processes (e.g. placing a TIF ballot item before the voters)*

- *the Planning Commission and City Council will take action to initiate any local regulatory changes included in the approved Development Agreement via the state-mandated review and adoption process for zoning amendments”*

Timeline & Meeting Schedule (as of 4/11/15)

January - March: City Team 1) convenes two major public engagement events including January 12th Kick-Off and February 18-21 Public Planning Workshop, 2) solicitics additional public input thru on-line tools and public comment boxes around the city, 3) finalizes data collection and analysis and 4) drafts summary and synthesis of key issues and priorities.

March 24th DAPAC Meeting: Review and provide feedback on public comment and key issue summary and discuss process going forward. Summary of Public Process with 8 key recommendations delivered to development team on March 27th.

April 9th DAPAC Meeting: Preliminary presentation of development team response to Summary of Public Process for review and discussion. Four key issues were identified and discussed: 1) Public Space, 2) Height/Mass/Zoning, 3) Affordable Housing, and 4) Parking. Discussion with City’s Technical Team economic consultant (Abe Farkas of EconNW) regarding the process going forward.

April 23rd DAPAC Meeting: Review of written response from development team to 8 key recommendations on Summary of Public Process. Discussion of preliminary outline of Memorandum of Understanding (MOU) between developer and City. Discussion of schedule and on-going public review process.

May 5th PUBLIC PRESENTATION: Development Team presents Concept Plan to public and City’s Technical Team. Public review and comment.

Late May DAPAC Meeting: Technical Team presents review comments of Concept Plan. Public review and comment.

Early June PUBLIC PRESENTATION: Development team presents next iteration of development plan with proposed key elements of MOU. Public review and comment.

Mid June: City team to advance findings and recommendations to the Mayor’s office.

Late June-July: Proposed development agreement is presented to legislative bodies in line with public process outlined in December 11th memo (above).