

BTV Mall Development Agreement Public Advisory Committee (DAPAC)

Friday, July 24 2015, 12:00-1:00pm

City Hall Conference Room 17

City Councilors: Jane Knodell & Karen Paul

Planning Commissioners: Jennifer Wallace-Brodeur & Bruce Baker

Staff: David White, Planning

1. Agenda

2. Staff Update

Staff provided the Development Team the reports of the Tech Team regarding design along with the summary discussed at the last meeting. A follow-up conference call with the Development Team architect occurred earlier this week to discuss key design points:

- St. Paul St. arcade is understood to be among City's highest priorities:
 - Move office building on Bank St to the west so it no longer encroaches over St. Paul St. arcade
 - St. Paul St. arcade must be open on both ends to enable unobstructed north-south movement by pedestrians with the recognition that steps/ramps will be necessary to accommodate grade changes.
 - Conditioned space can be maintained on Concourse Level and above St. Paul St. arcade to provide east-west connectivity through buildings
- Pine St is much more complicated and the best opportunity for any potential vehicular connection including bikes.
 - Re-orientation of the underground parking will present greater flexibility for north-south connectivity and additional parking
- Street activation on Bank and Cherry understood as another very high priority for the City.

Staff also discussed zoning amendment and project development review process/timeline that has been shared with the Development Team. The zoning amendment process is as required by statute/ordinance but there are opportunities for both the Planning Commission and City Council to shorten the process as necessary particularly regarding the role of their respective Ordinance Committees. Committee members agreed that there need to be more regular and detailed updates shared with both bodies so that they are well informed and ready to act once the time comes.

The development review process/timeline shared assumes the current process for a Major Impact Project for planning purposes. The process however could be changed by any zoning amendment.

The Development Team intends to begin some of the pre-application review meetings beginning with an Administrative Conference with the Planning staff on Sept. 9 and meeting with the Technical Review Committee on Sept 10. They were also encouraged to schedule meetings with the NPA and Sketch Plan review with the DAB and DRB so they can get as much pre-application input as possible. No zoning permit application however will be possible until after any zoning amendment has been completed.

Staff recommends beginning to begin work on the outline for any potential zoning amendment. Overall Height is the primary issues and there are a few others. Any amendment needs to be sure to enable the project as envisioned, but also to ensure that certain design (and possibly other public) objectives are addressed. Some of the work ongoing for the Form Based Code will be used as part of any proposed zoning overlay for this project.

J. Wallace-Brodeur raised concerns regarding “spot zoning” with such an overlay. Staff explained that because any such changes are being done to implement policy expressly described in the City Master Plan it should not be an issue.

J. Knodell suggested making an update Council at their 10 Aug meeting. Possibly again in Sept.

B. Baker recommended that the Committee also begin working through an outline of a Development Agreement. Staff noted that such an outline has already been developed by a member of the Tech Team

3. Adjournment – 1:07 pm

Next Meeting – Friday 21 August at noon to discuss progress to-date and potential zoning changes.