

BTV Mall Development Agreement Public Advisory Committee (DAPAC)

Meeting #5

Thursday, 23 April 2015, 12:00-2:00pm

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 (via phone)

1. Introduction/Purpose of Committee
 - JK/J W-B motion to approve the agenda. Unanimous
 - KP offered overview of the role and purpose of the Committee. Important for members to remember that this is an evolving process, and role of the Committee to help support and guide that evolution. There will be a lot of work by staff behind the scenes, the staff will keep Committee apprised of progress as things proceed.
 - JK: would like to better understand the budget for this process at a future meeting.
2. Overview of Process and Engagement (Nate)
 - Committee is empowered to ensure engagement of the public in the process - the glue between the public process and the work of staff and technical team to ensure that the public/City interests are being properly represented and articulated. Public process will help influence work of the technical team, but they have very technical and specific responsibilities. Committee's role is to help link and cross-pollinate the two. Result will be the terms, and MOU and a final Development Agreement that will all need to follow the typical City decision-making processes.
 - J W-B: also need to ensure that FBC and Parking processes are also part of the conversation and used to help us understand and influence this process.
3. Updated schedule of meetings and public engagement (Nate)
 - Tuesday, May 5th Public Presentation of Concept Plan in Contois
 - Pre-Engagement: focusing on students/youth, lower-income seniors and new Americans in particular. KP: need to reach students other than those on the Mayor's Youth Council. NW: will be trying to intercept students coming to the mall and to reach out through teachers. J W-B: Many high schoolers have required community service and perhaps could get service credits for helping to intercept and engage their friends. KP: Go to the Multi-Gen Ctr and housing centers and AALV offices with a presentation. JK: print advertising is important.

- Purpose is to get people to the meeting and their input if they can't come. J W-B: need to let people know that there is new information to be shared and that we want their input.
 - 5/5 presentation format will be very similar to 1/8 meeting in order to generate a conversation around what we've heard and told the developer and what's being proposed. KP: presentations should be limited so there is more time for discussion. KB: may have some members of the tech team actually lead/facilitate discussions. J W-B: need to focus conversation around the trade-offs associated with biggest topics/issues (height, housing and parking). JK: Sherida should emphasize how the project has evolved thus far and demonstrate how they are listening.
 - Follow-up meeting of Committee including technical team who will share their input and opinions. Specifics of the conversation will ultimately be determined by the level of detail provided by the development team
 - Back to the public in early June
 - Again, determined by the level of detail provided by the development team, would hope to be close to an outline of the terms by late June.
4. Review of Written Response to Eight Recommendations from BTC Development team
- PO: Important to describe how the project has changed and what is being emphasized in the project thus far.
 - #1 – looks right. Public access will be an important part of the conversation, as well as how it integrates with the Marketplace regarding level of maintenance, hours, etc.
 - #2 – b. says 20% of floor area dedicated to affordable housing when IZ is based on units. This needs to align to conform with the ordinance or expanded to be open to changing it. At a minimum will comply with the ordinance.
 - #3 – Feels like it will be difficult to see the water from here – will strive to...?
 - #5 – Parking is most complex part of the equation. They will not be building enough, and there are a finite number of available spaces elsewhere which will bring them to a break-even point at best. Still going to be a need for additional capacity in some form. Plan should include reference to other sites where parking will be shared and use of alternative modes/TDM
 - #6 – A LOT of retail – can we absorb it all? We've asked for more information on this. Project is bringing new market opportunity here with the housing and office being created.
 - #8 – bikers are like drivers and their parking needs to be diverse and flexible.
5. MOU Outline Discussion
- AF presented outline for discussion. A living document that will evolve overtime.
 - A non-binding agreement that will outline the business terms of agreement and form the basis for a legally-binding development agreement to follow.
 - JK: would like an opportunity for the Committee to meet before the 5/5 meeting to discuss the business terms as presented/requested by the developer. KB: Hope to get this soon, but nothing in-hand yet and will take time to digest. While it may not be ready for prime-time on 5/5, we at least need to be clear with the public that there will be some public financing component to this project.

- At this point only an outline highlighting a range of key issues and questions to keep an eye on as discussions continue.
- One key issues raised with regard to if/how/not student housing is part of the mix as well as range of affordability.
- Ultimately will need to see the proposed business terms and financing plan in order to fill out more aspects.

6. Next Steps

- KP: Are Committee members comfortable with daytime meetings? A concern regarding public access. Late afternoon would be better.
- Would like to discuss process budget, proposed business terms, and outcome from public meeting.
- Next Committee meeting on 5/14 at 5pm