

W Liberty Avenue Re-Development

Phase 3

REMAINING STEPS – NOVEMBER 25, 2013

Step 1 – WE ARE HERE OR WILL BE ON MONDAY Council discusses and votes on a Resolution to enter into exclusive negotiations with Fore Property Group to develop a lease agreement (December 2, 2013) based on its proposal of September, 2013. If Council approves the resolution then the process will proceed to Step 2

Step 2 - A draft Lease Agreement is developed by TOD Committee which consists of representatives from the Borough, the Port Authority and Allegheny County Economic Development. This draft Lease Agreement must be approved by the Federal Transportation Administration before Step 3 can occur.

Step 3 - The draft Lease Agreement is **presented to the public** and Council for **consideration, comments** and ultimately a vote by Council. Based on public input or for other reasons, Council could request/require changes in lease items and then Step 3 would begin again. If Council finally approves a lease agreement then we move to Step 4.

Step 4 - The formal Tax Increment Financing Agreement (TIF) among the Borough, Allegheny County and the Keystone Oaks School District is finalized. The finalized Agreement is brought forward **for public review** and Council action as well as action by the County Council and the Keystone Oaks School Board. If each of these entities approves the TIF, the project moves to Step 5

Step 5 - Staff works with Fore Property Group to finalize the plans for the TOD. This results in a Development Agreement which **must be reviewed by the Dormont Borough Planning Commission at a public meeting** after advertising same as required by PA Law. Planning Commission makes a recommendation to Council- recommendation may be to accept or reject.

Step 6 – Council discusses/debates Planning Commission recommendations at a **Council meeting** and accepts or rejects Planning Commission recommendations. If Council votes to move forward, then we move to Step 7

Step 7 –If after a traffic study it seems that there will be changes to the traffic flow and volume the Dormont Traffic & Parking Planning Commission will hold a **Public Meeting** to consider a traffic plan.

Step 8 - More than likely, the Development Agreement (Step 5) will require the creation of a Transit Oriented Development (TOD) Zoning Overlay District. This will be discussed for the first time as part of the approval of the Development Agreement in Step 5 and leads to Step 8.

Step 9 - The **Dormont Planning Commission will hold one or more Public Meetings** on any proposed TOD Zoning Overlay District and make recommendations to Council on the adoption of the proposed TOD Zoning Overlay District. Then the project moves to Step 9

Step 10 - At a **regular Council meeting** Council will consider the Planning Commission Recommendation on the TOD Zoning Overlay District. This is a **formal Public Hearing** advertised in the newspaper. If Council approves the TOD Zoning Overlay as recommended by the Planning Commission

Step 11 – Informational Public Meeting/Special Council Meeting to present construction plans to the public

Step 12 - Following approval of all agreements and zoning changes, construction plans will be submitted and ultimately approved by Borough Building and Zoning Officials.

Step 13 - After approval of all plans, construction can begin. The Borough Engineer and Building Official will perform all construction monitoring and inspections for the Borough.

Step 14 – Grand Opening approximately 18 to 24 months from the beginning of Step 1