

State Center Plan Phase 2 Meeting

February 5, 2008 Meeting 2, 6:00 to 8:00

- Parking – please help to reduce incentive to park in neighborhood
- Some people would like to make changes to Dolphin
- How is this coordinated with the city's overall traffic plan? People cut through Bolton hill because it is difficult to get to Howard from North Ave. – Part of the solution is to improve the Howard and MLK intersection
- Residential is planned on the east side of Madison Ave
- What is going to happen McCulloh Homes? Why would someone want to buy a home on the east side of Madison?
- What is the median income rate and how will mixed income be determined?
- Phasing? First building to open in 2011
- Since 1999 the number of middle class people south of North Avenue has approximately doubled

- Building Heights – How can the building heights be adjusted to fit the market? Are the current heights related to a specific proforma? - The heights are related to the urban design with flexibility to adjust to the market?
- Why do you have multiple options for Bolton & Dolphin? – It is out of our control but we wanted to propose what we thought would be the best.
- Still apposed to the straightening of Bolton St.
- What effect will this have on Little Africa? We are providing affordable housing and don't want to compete with State Center for improvement. – How will you deal with gentrification? How will address the people that already live here?
- If Dolphin and Bolton remain the triangular parking lots look like they will remain in the plan. Is there anything that could be done to improve these lots?
- The connection to Bolton Hill has be ignored in the current plan (scheme A). Make a better street but keep the cars out. Make 29th & division the front door.

- The development team has never proposed Bolton St as a major traffic artery. It has always been shown as a one-way street south at the 1200 block
- I support straightening Bolton street if the green space is provided
- How will the control of the parcel east of the Bolton Street extension be determined?
- I do not think straightening Bolton St. is a good idea. Leave Bolton alone. It will be expensive and cut down some established trees.
- I enjoyed the meeting
- Get some people, windows, and doors north of the armory.
- McCulloh Homes – What is going to be done to McCulloh Homes? It was originally part of the State Center project but it is now excluded. Madison St. will effect McCulloh homes. I am fearful of the poor being left out. Think of people with income below \$15,000. What is affordable housing? Who is it for? Give us the right to feel proud. “The poor will be with you always.”

- Thank you for listening to us at the prior meetings. There is still more work to be done. I look forward to project
- What is going to take place with McCulloh homes? McCulloh homes is not part of this project. The State does not have control of the land. It is part of the housing authority.
- SC should be an advocate for McCulloh homes. - The project team is in dialogue with the Housing Authority
- Plan B for Bolton seems much more preferable. The project seems unfinished in scheme A.
- As a state employee I would like to request a cafeteria (affordable food options) and that handicap parking be considered during construction + free parking for state employees
- Minority business plan/ opportunities – low interest loans
- Low interest loans for surrounding neighborhoods to fix up houses and shops
- Something should be done with Dolphin
- Hopes that the architecture will not look like Symphony Center

- Dolphin should be a two lane road – use the extra land for townhomes that help to transition the scale of the project