

Capitol Neighborhoods Inc Downtown Plan Committee Meetings

March 3, 2008 & March 17, 2008
Barriques Coffee House, 127 W. Washington Ave.

The CNI Downtown Plan Committee has been undertaking a critique of the Downtown Advisory Report's Land Use chapter, zone by zone. In the three prior meetings, the Residential Sections I-III were tackled, as well as Mixed Use section A, C, D, E, and F. In these two meetings, we add thoughts to sections E & F, and cover B, G, H, I, and start on J.

Present 3/3: J. Cooper, L. Zellers, M. Bridgeman, B. Holloway, F. Mohs, M. Berger
Present 3/17: J. Cooper, B. Holloway, M. Berger.

Minutes 3/3:

Committee feels that the Comprehensive Plan, particularly pages 2/109 – 2/116 will be beneficial to read.

E. State/Langdon Mixed Use District

- This is a poor place for first floor retail / commercial
- Committee opposed mixed use classification, this should be a residential area
- The Comprehensive Plan also disagrees – *Inconsistency should be addressed*

F. State Capitol District

- 8 full blocks facing the square should be included in this district.
- “Triangle blocks” typically more historic, better suited for small bus. with lower rents
- 8 face-blocks offer more office density solutions
- Would like to preserve buildings and/or facades on the NW corner of the square
- Must think about paring with any redevelopment
- Fred suggests currently Veteran's Museum building is a candidate for redevelopment
- NW block (Hovde/Grace Church/Historical Museum...) needs special attention

B. State Street District

- Ledell and Fred highly encourage State Street historic district
- State St District should include the entire length of State Street, radiating ½ block out (north & south) from the street. (DAR chops State St in half, B & G)
- Facades remain historic and pedestrian oriented, ideally 2 stories, but more height (up to 6 stories?) would be feasible with stepped-back development.
- Parking is a big issue
 - Debit card parking meters suggested
 - promoting community car
 - Mid-State Street Parking
 - solutions should be on South side of State Street
 - potential locations include Angelic, or Mullins lot
 - use TIF for small scale business parking solutions?
- Development in general is encouraged south of State Street, but not north.

Minutes 3/17:

G. Cultural Arts and Entertainment District

- Group should be up to date about Overture's condemnation rights
- District overlap is important in this section, transition area
 - Top block of State Street should conform with Capitol District
 - Second block of State Street should conform to State St District
- What is the MATC redevelopment site penciled in on the DAR?
- Clarification of definitions: "Cultural Arts" and "Entertainment District"
 - Mission should be clear, should include (but not limited to):
 - Education / Non-Profit aspects
 - Supports / Provides Venues for arts organizations
 - Encourage public schools entertainment
 - Recognizing Alch. Dens. Plan, primary activities should wrap up by 12am
 - Supports Community-Based organizations
 - Galleries, bookstores, video
 - Dance studios, Instruction

H. High Density Residential Housing

- Group approves of DAR's definitions
- Would like to see stated goal of having street-level pedestrian-friendly retail that serves the needs of residents in this district.

I. Government Center District

- Group approves of DAR's definitions

J. East Wilson / King Street District

- Redevelopment should be sensitive to First Settlement residential area in mass/height
- Strongly encourage street level retail and restaurants
- Keep in mind Alcohol Density Plan with redevelopment and new business