

**Mifflin District, CNI Neighborhood Statement**  
**Hovde Properties Development Proposal**  
**300 Block of West Johnson Street**  
**October 1, 2012**

Those present at the October 1, 2012 neighborhood meeting were generally in support of the Hovde development. The comments below on specific areas of the development were presented by the Mifflin District Steering Committee at the neighborhood meeting and were accepted by the residents.

**Points of Support**

- Building height - Views ranged from accepting to very supportive. The main concern was the building's height in relationship to State Street and its presentation landscape
- New and apparent improved home for the Fire Administration building.
- Cooperation between the city and the developer in working out the land swap for the mutual benefit.
- Stepbacks and the variation of the height of different building sections.
- Inclusion of green roofs.
- Inclusion of common living and recreational areas for residents.
- Better land use of these parcels.
- Prospective increase in the tax base. (This may need to be re-evaluated based on TIF request of \$5 M)
- Helps meet need for more work-force and alternative housing for professionals and retirees downtown.
- Competitive pressures may force improvements in neighboring housing stock.

**Areas of Concern**

- Parking: The parking concerns listed below were expressed to the development team during the steering committee process. The sense from the neighborhood meeting was the development team adequately addressed these concerns. They are included for historical purposes only.
  - Will there be adequate bike and moped parking.
  - Current proposal does not provide sufficient car parking to meet the needs of all expected users appears to have addressed by encouraging use of nearby Overture parking ramp.
  - Bike/moped parking needs to be both plentiful and convenient.
  - Bikes and mopeds should not be parked on the terraces as currently happens in other downtown buildings.
- Lack of affordable housing opportunities, especially if the developer is applying for TIF.
- Lack of a plan on usage, access, and maintenance for resident usage of green space and common areas. *This concern was addressed in the design presented at the neighborhood meeting.*
- Need for common exercise room with basic equipment if someone does not want to pay for a comprehensive work out vendor.
- Some people voiced concern that commercial and office space will add to the current glut.
- The neighborhood committee did not have an opportunity to review and discuss their support and/or concerns for TIF dollars as requested by the developer

**Desires**

- Inclusion of community (neighborhood) meeting space in the designated common space, especially if TIF is granted.
- Anticipate future energy potentials; Electric car charging capability.
- Encourage the installation of solar power.