

ADVISORY STATEMENT
CAPITOL NEIGHBORHOODS, INC. / HUB 2 STEERING COMMITTEE
Review of Hub^2 Development Proposal
Submitted to the Plan Commission on June 5, 2015

The Capitol Neighborhoods, Inc. (CNI) Steering Committee appreciates the opportunity to provide the following advisory statement on the Hub^2 Development Proposal to the Plan Commission. Overall, we appreciate the project team of Core Campus, Vandewalle & Associates and the Mullins Group for approaching the neighborhood early in the approval process and for proposing a project that generally is consistent with the Zoning Code and the Downtown Plan.

This project falls within the State-Langdon Neighborhood. As it has in the past, CNI stepped in to facilitate the neighborhood development process as the State-Langdon Neighborhood does not have an active presence. The Hub^2 project team approached CNI and held two neighborhood-wide meetings in collaboration with Alder Verveer and met with the steering committee twice as the proposal evolved.

Overall, the proposal has been well-received. While this proposal would add another very large building in an already-densely built-up area, it is within zoning and Downtown Plan limitations.

The architecture received mixed reviews from the committee. While some appreciated the dark colors and contrast from neighboring buildings, others were concerned with the top floor extensions and looming nature along the Gorham and University face. On the Gilman side, the committee respects the preservation of the Smart Motors facade.

This is a difficult site for incorporating parking connections with the street grid. But the committee feels that the ingress point on Gorham is the best solution of all those considered. We are glad to see that no more traffic will be put onto Gilman St., as the impact of the original Hub is yet to be seen. There are some concerns at how large moving trucks will be able to navigate the internal parking structure. Even with staggered moving dates, more than a couple trucks at once may create a problem and parking along Gorham / University will be impossible. However the Hub^2 project team has assured us of their management capabilities.

The proposal contains a good amount of bike parking, however we did not feel that there was sufficient outdoor bike parking for visitors and patrons of the commercial spaces. While we would prefer that the project team find space on site for this, we recognize that some parts of the downtown successfully include bike parking in the terrace area.

Although there are concerns about the rapid increase of density in this part of the downtown, we cautiously welcome it as it adheres to the vision of the Downtown Plan.

Since the last meeting with the steering committee, the project team has continued to work on the Gilman facade with the city. We are satisfied that their combined efforts will be satisfactory. Accordingly, the steering committee is generally pleased with the development proposal and appreciates the effort of the project team to present a good project design and to work with the neighborhood throughout the process.

Respectfully submitted,
CNI / Hub 2 Steering Committee:

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