

February 8, 2016

Arsenal Terminal Development Meeting

Facilitated Discussion

Meeting attendees discussed aspects of the Milhaus plan that they support, and those they oppose or have remaining concerns about. Additional feedback can be given through our survey.

Support

- Connection to river through public green space – *can developers clarify which phase this would be implemented?*
- Willow Street connection
- Parking garage*
- Stormwater improvements
- Potential for grocery store in retail space*
- Adding storefronts on Butler
- Convening of developers around 40th/Butler sites - *Are the owners of 43rd St Concrete and other industrial users being included?*
- Widening of sidewalks on Butler
- Pedestrian walkway throughout site connecting to green space
- Intermodal pathway/Green Boulevard connection*

Concerns

- Parking
- Historic preservation – *specifically, removing the current terminal buildings*
- *Improvements to Lawrenceville gateway**
- Loss of industry/diverse use
- Public subsidy being used* - *in the case of a parking garage or affordable housing and would not be pursued by Milhaus*
- Quality of architecture
- Traffic improvements having negative effects
- Can Milhaus pay for garage?* - *note: they will contribute real estate*
- Traffic will increase - *can we have an independent traffic study that doesn't benefit the developer?*
- Lack of affordable housing
- Constant development in LV with few zoning standards
- Transient use - *the type of tenant looking for apartments at this size/price is not settling down in the neighborhood.*
- Funding of the DPW site being moved to another location – *public or private?*
- Impact of construction process on surrounding properties

*Denotes aspects that are under consideration by the developer but are not included in the current plan.