

# **MINUTES OF THE LAKE GROVE NEIGHBORHOOD ASSOCIATION**

## **GENERAL MEETING**

**Lake Grove Presbyterian Church, May 18, 2017, 7 pm**

**Board Members Present:** Chair, Jerry Nierengarten, Secretary, Audrey Block;  
Directors: Mike Buck, Rob Loesch, Mike Carlson, Sheila Carlson, Mike Carlson, Jay Clark, Trudy Corrigan, Chuck Fisher

**Attendees:** Steve and Amy Richards, Carolyn Krebs, Walter Bentley, Miles Eshaia

**Call to Order:** 7:05 pm

**Treasurer Report:** No changes to last report

**Minutes:** Revisions to be submitted for approval at next meeting

### **Presentation:**

Mark Fitkin, Owner and proposed developer of three sites at 16524 Boones Ferry Road,

Mr. Fitkin presented to the Board a site plan for the first of three proposed developments along Boones Ferry Road. Beginning with the redesign of the site now known as the Marquess of Granby building., the project would require the annexation of the site into the City, connecting its redevelopment to the Boones Ferry Road Project. Ideally, construction would begin in Spring 2018.

After annexing into the city, and reconfiguring the Marquess of Granby building for rental to a single tenant, a salon, Mr. Fitkin is proposing construction of two buildings that, with amendments to the Code, would include 3,500-feet of retail/office space and a two-story apartment structure with 30-35 units, all with separate entrances, with parking proposed behind the buildings. The latter project would, according to Fitkin, contribute to the Council's and Lake Grove Neighborhood Association's goal of expanding affordable housing options in the area. Once annexation took place, sidewalks, roadways, and water filtration methods could be planned in coordination with the Boones Ferry Road Project. An arborist has toured the property, and though Fitkin said that many of the invasive trees on site would have to be removed, he is proposing the planting of a line of Douglas Firs at the rear of the property. The trees would be a replenishment of what was lost at the site, as well as a buffer to the homes adjacent.

Regarding parking, Fitkin is seeking the maximum number of spaces, which for a residential building of 32-36 rental units, was reported to currently be set at 1.5 stalls per 2-bedroom unit.

The Board expressed interest in reviewing the plan further, once site plans are submitted to the City for review.

### **Discussion:**

#### **Mercantile Village**

Plans for the redevelopment of the site are currently being revised by CenterCal. A new proposal is expected soon, possibly featuring housing, expanded gathering spaces, and revamped walkways and pathway connections.

#### **Neighborhood Enhancement Grant Proposal**

With the support of the Arts Council, a grant has been requested. A total of \$60,000, shared by all successful applicants, is available from the City. In June, the LGNA's proposal will reach the Council for review.

#### **Iron Mountain**

The City continues to pursue funding opportunities from State and local government, although a final version of the plan hasn't yet been submitted for public or Council review. President Jerry Nierengarten offered to contact City officials, in order to determine the status of the project.

#### **HB 2007**

Director Mike Buck reported that because of proposed changes to Boones Ferry Road, 40-50 properties will be out of code compliance for landscaping and parking. Because of this, the City is contacting impacted parties to discuss what can be done to compensate impacted businesses, property owners, and neighbors. The negotiation and acquisition of property should be done by October, said Buck, although the budget for the overall project has not yet been finalized. The Board agreed that parking remains an essential issue of the project, as well as a coordinated approach to the disruptions that will emerge during the long construction timeline.

### **Other Business**

A Director agreed to contact Miles Eshaia to discuss his willingness to join the Board. Nierengarten said that June's meeting would include a discussion of a double development on Douglas Circle, and the proposed southern walkway along Lanewood Road.

**Next Board meeting:** 7 p.m., Lake Grove Presbyterian Church

**Adjourned:** 8:45 pm