

Lake Grove Business Association July 2018 Minutes

Present: Mark Fitkin, Tatiana Gostev, Mike Buck, Debbie Siegel, Mike Carlson, Sheila Carlson, Christopher Boyer, Julia Fowler, John DeCosta, Paul Quandt, Megan Phelan, Bruce Goldson, Sally Fisher, Ken Sandblast, Katy Kerklaan, Crystal Shum, Deanna Bitar, Karen Jacobsen, Joe Buck

Minutes: Approved

Treasurer's Report: \$7,884.56

Chamber: Golf Tournament a week from Monday, June 23. Open house at the Windward Thursday, 5-7 pm
Leadership LO is open now for new students. There are 33 spots open. Please go to the website to sign up.

Neighborhood News: Lake Grove: A private developer is working on a stormwater system from 3230 Upper Drive to Lakeview. Neighborhood is in support of stormwater piping but worried about loss of a grove of 11 trees. An arborist's report is pending. Can't bore because of cost, must go under railroad tracks, 25 feet down.

Waluga: Mercantile application is complete and the association is looking at traffic concerns. The dog park is quite popular.

Boones Ferry Road Project Advisory Committee: The last meeting took place in June. The City is purchasing a staging area on W. Sunset. There is a collection of six lots that are being put together to make it possible. Some design refinements have been made and the waysides have been finalized. Some property owners decided not to have a wayside. (Pho Lavang and Albertson's)

City staff (Katy and Crystal) have been visiting businesses in the area so far they have seen 160 and have left flyers and cards. They are updating a contact list for businesses.

People have appreciated the information and update and being contacted in person. Concerns have been traffic, access, when it is starting.

Katy is planning to do a newsletter that will have drawings and design information. The public open house is planned for the fall.

Blue cone promotion plan for supporting business is being put together along with social media work.

Some right of way agreements are still in the works (four). Some condemnations were necessary, but the process is now moving forward. The utility easements are also being finalized. Lot of com companies want opportunities to cross the road, but there isn't room. Some negotiations are being done. W & H Pacific now has the City's comments. ODOT must certify the right of way to make sure the project fits before bidding starts.

The budget for right of way is coming in as expected. The design budget is also on target. W and H is working on 100 percent plans and then they go to ODOT again. The erosion control permit will be required ahead of time and proof of knowledge of the migratory bird act.

The City will review the plans again and then the process should be ready in October.

Hope is that construction will begin in January. Stormwater is being treated on site and piping is only going to be on Bryant to attach to Upper's drainage.

The plan to do a major stormwater project to the lake has been set aside and design will include more retention.

Crystal gave a short review of the sites that the City considered for a staging area. The West Sunset site was the best option and it was owned by a bank. The City is buying it for \$2.5 million. It fronts on Boones Ferry Road which makes it more convenient for trucks. Traffic will not have to be stopped since there is already an intersection there. Haul routes can be specified and neighborhoods can be protected. The site is already cleared but a hole will need to be filled. The trees will be protected with fencing along with perimeter fencing for security. Some gravel will be placed. It is also nice because of the flat topography. The City will sell it after.

Some materials will need to be delivered to the dig area in the road. Workers will be parking on the staging site so neighborhoods won't be impacted.

After the property is sold, there is a possibility the proceeds could be used to do a public parking lot in the Lake Grove area.

Ken asked several questions about how parts of the project is funded. He emphasized that the public parking goal is still important.

Crystal anticipates the construction bids will be about \$20 million.

When is the proper time to ask about updating the tax increment financing? Katy said the finance director and the city manager will need to answer that.

Mike is meeting with a designer to do some art for the project. The neighborhood enhancement grant deadline has been extended for art projects.

SDC's are being used for the project and the school crossing at Lanewood.

Private Development:

Mercantile: The trees are being marked for removal (40). The city has worked to make sure the project meets the goals of the Lake Grove Village Center Plan. Transportation system development charges could be used to move phase 2 of Boones Ferry Road ahead. A public hearing is August 6.

The Springs: How do we get the median in front of this project to look better. Pam Peterson is the city specialist. Water needs to be turned on in the medians including the area in front of Kruse Village.

Oakridge: The project has gone quiet and the architect has not communicated with the neighborhood lately.

Mark Fitkin's: Met with the County and signed an annexation agreement with the City. Marquess of Granby is being done first. Mark has had a neighborhood meeting.

Tree Mitigation: Ken and Mike testified in front of the Planning Commission and a work session was set to discuss the tree mitigation required for Lake Grove Village Center.

Dwight Schwab's project next to Bank of the West will be mixed use and is going forward.

Ken Sandblast: Washington Ct. project will have a shared private driveway. There are 28 townhomes planned.

Economic Development SWAT team: Meghan introduced group and said they are meeting with the post office in Lake Grove.

Landscaping is a concern and there is discussion that the traffic flow may need to be reversed in the parking lot.

Katy has met with the manager.

Ken: has the Giant been considered for redevelopment/parking. The owners are talking about retiring.

Adjourned: 8:36 a.m.

Next meeting August 7, 2018