

## Coffee Notes – September 17, 2007

Topic: 120<sup>th</sup> and Grant Development  
Speaker: Anne Rosen

Zing Development Strategies gave a brief overview of the 120<sup>th</sup> and Grant Street development site since April 2006.

She began by explaining and giving some history of the project. She mentioned that Cinemark Theaters bought Century Theaters and then canceled the lease that had been signed with the City for a movie theater. She also stated, that the project was in limbo as it searched for a new City manager.

She described the project as being “a little past the design concept stage.” She said no leases had been signed yet, but the developer would report to City Council as those developments occurred.

Her brief presentation included some discussion about the demands the City was keeping for businesses to make sure the development was aesthetically pleasing from all sides and pedestrian friendly to shoppers already in the area.

A resident asked if a new recreation center was built, if it would limit the amount of space for the development.

Ms. Rosen said if the Recreation Center ballot issue was approved, the new community center would probably go west of City Hall and not affect the development site.

Referring to the artistic rendering of the development, a resident asked if there would be parking problems related to the community space in the development.

Ms. Rosen said that the space was intended to be a pedestrian space accessible by the trails that transverse the area and the mixed residential space on the east side of Community Center Drive.

This prompted several concerns about the traffic volume on Grant and Community Center Drive and possible congestion and vehicle vs. pedestrian accidents for those crossing the streets to get to the shops.

A resident suggested a pedestrian bridge be built so that traffic flow was not impeded and pedestrian safety was maintained.

Ms. Rosen said that at the current time there were no plans for a pedestrian bridge, but that it was an option that could be considered if the traffic and pedestrian volume warranted some such fix.

A resident asked if the mixed residential site would be condos or apartments.

Ms. Rosen responded that it would most likely be apartment style housing as opposed to condominium style.

A resident asked how much money the City is paying Prime West since the project has seen several delays.

Ms. Rosen answered that Prime West has been working without compensation from the City since April of 2006.

A resident asked who would be responsible for maintenance and management of the development since the City, in his opinion, did a poor job at maintaining public spaces.

Ms. Rosen said that the developer would contract out the maintenance and management services.

At this point, the Mayor opened the floor for questions not necessarily related to the 120<sup>th</sup> Ave. and Grant St. development.

A resident asked what was being done with the land north of Boondocks.

The Mayor said the apartment complex on the north side owns the parcel of land and they originally intended to build more apartment units on the property. With the housing market boom, fewer people were renting, and those plans were put on hold. Now that home-ownership is decreasing, and rentals are up, there is a possibility that they may go ahead with the construction of more apartments.

The Mayor said that it might be possible to get Ms. Rosen to come back to Coffee with the Mayor to talk about the tenants that were showing interest in the development site at a later date.

Ms. Rosen added that Prime West would make a big push between September and November to get tenant interest leading up to the annual conference for commercial developers.

A resident asked for an update on Croke Reservoir rehabilitation.

The Mayor said the project could be going out to bid, but that she was not sure of the exact level of progress without talking to the CIP supervisor.

A resident asked about the Albertson's shopping center and if anything was being done on the City's part to improve the shopping center.

The Mayor said that staff had talked to the owner who was upset at the City for not assisting in getting a Dollar Store tenant or ARC thrift store tenant for the space. The property was not yet under NURA's authority and therefore, did not qualify for NURA

assistance.

A resident asked about the sewer insurance plan.

The Mayor added that presentations to Council had taken place on the preceding Thursday.

A resident asked about the algae bloom on Windburn Pond.

Mr. Baker spoke up that he had been in contact with the state biologist or botanist who said that the algae in question, Lima Minor, or Duck Weed would die off in the first frost and sink to the bottom of the pond.

The meeting closed with several residents raising concerns about traffic speeds on certain roads and code enforcement issues at certain residences.