

Waluga Neighborhood Association Annual General Meeting Minutes  
 October 11, 2017, 7-8:30 pm  
 Our Saviors Lutheran Church, 15751 Quarry Road

Board Members Present	Cheryl Uchida & Cindy Maddox, Co-chair; Will Mahoney-Watson, Vice Chair; Sandy Reay, Sec./Treas. Bruce Goldson, Rett Russell, Carol Lavender
Board Members at Large	Dick Benedetti, Art Ostergard

**7:00 Meeting Commenced**

Cheryl welcomed all guests and introduced the current Board Members present. There were a total of 39 people present at the meeting.

**Election of Board Members**

The current slate of officers and Board Members were reelected with the addition of Art Ostergard. Dick Benedetti was also reelected as Traffic and Police Liaison/Member at Large.

**WNA Bylaws Amendments**

Sandy Reay presented the few changes/corrections to the Bylaws and they were accepted by the majority present.

**Highlights and Updates of Commercial Developments**

Cheryl presented ongoing and new projects in our neighborhood.

**Boones Ferry Road Improvement Project** - will begin Spring 2018. Disruption from Madrona St. to Reese/Oakridge Rd is Phase I. There will be signal lights at Madrona St., McDonalds, and Lanewood/school exit. Work will include landscaped medians on BFR, waysides along road, one near Shell station. Trees will be removed and mitigated with new trees. Detours will occur in our neighborhood. Traffic light at McDonalds will be installed because of the need for more U turn allowances to access the businesses on the left side of BFR and a light will enable pedestrians to safely cross BFR. Also questioned where the pedestrians will come from. This phase is about \$30M, and will be funded partly from the State, partly from new development in area (SDC) and partly from LO City (bond measure).

**A. Mercantile Project** – CenterCal, a developer from California has purchased the property. Plans include a 30,000 sq. ft. grocery store. Could be Market of Choice. In addition, 275 apartments in two separate buildings facing Kruse Way and Mercantile Drive, 45' high with ground floor retail. 510 parking stalls, some at each apartment, some in a parking structure. Includes 20,000 sq. ft. of retail, offices and shops facing Boones Ferry. Most ingress/egress will be from on Mercantile Drive. Only right turn onto Kruse Way from a driveway. Also planned is a two story building on the grassy knoll on Hallmark Dr. They have to build a pedestrian bridge connecting Harvey Way to the project.

**B. Future Commercial Developments –**

1. Three story mixed-use office building on Oakridge (4270 Oakridge Rd.) with two apartments on top.
2. Vacant lot behind Post Office. City plans to negotiate purchasing this lot for a future public parking lot for 41 spaces (4225 Oakridge Rd). May be also used for a staging area for the Boones Ferry project.
3. Kruse Way property near corner of Carman (4403 Kruse Way) to be purchased and rezoned to Campus Research and Development from PNA by Mary Jo Avery. Offices and/or high-end apartments are being planned. Only access would be on Carman Drive. Residents especially those from The Forest Condos are concerned about tree and wildlife loss, topography, loss of privacy, etc.
4. Relocation of School Bus Facility –The school district plans to purchase land on Lakeview Blvd. (6333

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Lakeview Blvd). Pre app meeting with City and Rosewood NA was held on Nov. 2, 2017

5. School Board plans to put a modular unit with 4 classrooms at Lake Grove Elementary School.
6. Live/Work development at 15948 Quarry Road. Developer is Blue Dog Properties, LLC. After demolishing a single family home, plans are to construct two three story buildings with 3 one bedroom and 2 two bedroom apartments above office spaces. 14 parking spaces are planned that includes 4 on street public parking, 4 garage spaces and 6 parking lot spaces to the rear of the lot, plus one ADA space. They plan to remove 8 trees, seven are in a tree grove along the Banner bank property. The public hearing for this (LU 16-0063) application is scheduled for October 16, 2017.

**2016-18 Waluga Neighborhood Projects, Work Parties and Events**

- A. Neighborhood Enhancement Program Grant Projects:
  1. Improve the sidewalk along the Lake Fir apartments with plantings.(2016-17)
  2. Continue to add plantings in front of Waluga Park (2017-18)
- B. Summer ice cream social was successful.
- C. Friends of Waluga Park – established 5 years ago. Have removed ivy from trees, spread gravel on pathways, city crews have been spraying poison ivy. In the Spring the Friends will be planting sword ferns and Salal. Work parties are planned. Two baseball fields to be replaced with artificial turf which will allow fields to be used more at East Waluga Park.
- D. Emergency Preparedness program has been going for over 6 years.

**=Meeting adjourned at 8:30 pm**

Respectfully submitted,

Sandy Desmond Reay, Secretary

**Next board meeting is Wednesday, November 8<sup>th</sup>, 6:45 pm at Our Saviors Lutheran Church**