

## Platt Park Peoples Association (3PA)

### 1) Welcome

### 2) General Announcements -

- \*Platt park is on the planning commission.
- \*Farmers Market - 4<sup>th</sup> year, over 40 vendors, goes through October 30<sup>th</sup>.
- \*Website is 95% done.

### 3) Lionstone - Doug McKinnon

- \*Bought approximately 8 acres.
- \*A group of properties is zoned R-2. Decided McStain would be a the best partner for area.
- \*Expecting to close the first week of September.
- \*They have began demolition of structures existing structures and would like to keep the lines of communication open.
- \*They are in the final process of the general development plan.

### 4) McStain has been in existence for 49 years.

- \*They are involved in three other developments - Stapleton, Lowery and
- \*They want to be a good neighbor and listen to concerns.
- \*Local company
- \*43 R-2 lots. 18 are occupied by tenants. They are currently renting month to month. They have a team communicating information with the tenants. Around 17 homes are already owned by people. And Lionstone and McStain have approached a few to see if they are interested in selling but they do not need to acquire the homes.
- \*They will build brand new duplexes side by side.
- \*The intent is to make this integrate into the existing neighborhood and improve it.
- \*They will not keep any of the existing buildings because they would like to build a more efficient homes.
- \*Time line after the closing in September - will begin demolition in November and will begin the the new structures at the first of the year.
- \*Parking - each unit will have a detached two car garage.
- \*Units will average 2000 square foot and will start at the \$400's. They will offer build out options around 9000 square foot.
- \*They are developing 3 standard unit plans.
- \*Trees in the front will be preserved. They will try to save the trees in back between units but it is very unlikely.
- \*It will be roughphly 18 months to complete project.
- \*3PA has information on how to deal with construction projects.

### 5) NEPA Process - Doug Farquar

- \*How are we going to deal with all the traffic? Different neighborhood organizations are involved to try to figure out how to deal with this issue. They will have several meetings and diloug. Discussions have just begun.
- \*C-Dot is involved.

### 6) Updates

- \*CFRD-Next meeting is Mon. August 15<sup>th</sup> at 1700 S. Grant. Hershfield development (borders Marion, Downing, Asbury and the Walgreen's parking lot) will be discussed.
- \*Jennifer Weaver has volunteered to get the safety committee started and plans on setting up a neighborhood watch. Please contact her if you can help.
- \*Treasures report- Shelly Watters - we have 331 members.
- \*We are going to research the problems with the lighting on the highway (dark sky intuitive) we will also contact our council people. 3PA will take a stand for light pollution.

8:00pm Adjourn