**Neighbors of Belknap Lookout Annual Meeting**

**Tuesday, November 12, 2019; Mingle & Eat - 6:30 pm; Agenda Begins – 6:45 pm**

**East Leonard Elementary**

1. Welcome
2. Brief Statements from NOBL Board Candidates/Vote for 3 Open Seats
3. Guest Presentation: GVSU Campus Updates – Pat Waring, GVSU
4. Guest Presentation: Streets Update (Hastings) – Rick DeVries, City of Grand Rapids
5. Guest Interactive Work: Belknap Hill Design – Kendall College of Arts and Design
6. Development Details: 835 Fairview - CopperRock
7. Thanks to Outgoing Board Members / Announcement of New Board Members /
General Meeting Conclusion
8. Board Business Item: Vote on Endorsement of Development for Planning Commission

**Neighbors of Belknap Lookout Annual Meeting Notes**

Tuesday, November 13, 2018

Board Members Present: Brian Bremer Rob Kennedy Loretta Klimaszewski Barbara LaBeau Todd Leinberger Dean Rosendall

 Loren Sturrus

Board Members Absent: Jonathan Swets

Staff Present: Elianna Bootzin

Guests Present: See sign in sheet

1. Welcome - Board members introduced themselves.

2. Brief Statements from NOBL Board Candidates/Vote for 3 Open Seats - Candidates introduced themselves and why they are running for the board after item 4 on the agenda.

3. Guest Presentation: Opportunities for Involvement at Coit School – Abby Clayton, KSSN - Abby talked about the need for help during drop off, recess, and mentoring one on one or small groups. Information will remain available at the NOBL office. Christy Dam shared that Art Night will take place Wednesday January 23 and there will be opportunities to help with set up, greeting, and activity stations.

4. Guest Presentation: Hastings Connector – Rick DeVries, City of Grand Rapids - Rick walked the group through an 11”x17” handout displaying the components of the project to be completed through four contracts; copies will remain available at the NOBL office. Early next year thee will be a design meeting with property owners. The process will be similar to other projects. The completion of the Linear Park is contract 4 and will be bid through MDOT. We will know if it receives the current round of funding in February.

5. Q&A if desired to augment display: GVSU Campus – Pat Waring, GVSU - Pat and Lisa Haynes talked about the construction of the Interprofessional Health Center, parking ramp and bus loon taking place on Michigan.

6. Development Details: Coit Square – Jason Vos, RJM - Jason explained the plans for up to fifty condos on the 600 block of Coit across from Coit Creative Arts Academy. Notes are limited as recorder was counting votes. Additional details are available in Development notes.

7. Development Details: Mixed Income Housing on Trowbridge – Brad Rosely, Third Coast - Brad explained the plans for fifty apartments (70% affordable) requested by the neighborhood and further defined by GVSU’s RFP for Trowbridge across from Coit Church. They should know if they get LIHTC credits in January.

8. Announcement of Curb Appeal Contest Winner / Thanks to Outgoing Board Members - Congratulations to Michele DeWinter on Fairview for winning the curb appeal contest, made possible by GVSU. Thank you to Barbara LaBeau for her service on the board.

9. Announcement of New Board Members / General Meeting Conclusion - Robin Benton, Todd Leinberger, and Dan Miller were elected to the board.

 **NOBL Board Candidates for Term Ending December 2022**

 **Amy Gautraud** - I’ve been a resident of Grand Rapids and Belknap Lookout for 3 ½ years. When moving to Grand Rapids I made a commitment to myself to get more involved in the community. NOBL was an excellent opportunity to fulfill that commitment. It is exciting to see the growth of Belknap during this short time; however, I believe with growth comes the importance of maintaining the diversity of Belknap in order to create a community that feels like a welcoming neighborhood to all.

**Kara Harrison-Gates -** Good neighbors equals a good neighborhood. I want to join the board to make a positive impact, meet more neighbors and learn about neighborhood needs.

**Jonathan Swets** - I’ve lived in the NOBL neighborhood for over 25 years. Although I am an educator with several degrees (AA, BA, MA, EdS, EdD) I also know how to roof a house, frame a house, paint a house, plant a garden, do cement flatwork and generally I get along with people who have dirty fingernails better than those with lots of money. I have no political affiliations other than I look for those who care about the poor. My friends are Latino, Black, White, Christian, Muslim, Agnostic and Atheist. We all share the philosophy that we need to help each other. When Jesus was asked what his favorite commandment he said, besides love God with all your heart, love your neighbor was as important. I see lots of opportunity for NOBL to do just that. Let’s help each other become better, happier, more secure and hopeful.

Neighbors of Belknap Lookout

Development Committee Meeting Notes

October 9, 2019

Committee Members Present: Brian Bremer Angel Gonzalez Kara Harrison Gates

Scott Huebl Dan Miller Alan Otis

Jo Ann Stevenson Loren Sturrus

Staff Present: Elianna Bootzin

Guests Present: Dean Rosendall Eric Finnegan +3 CopperRock staff

Dean and his staff members came to share the revised design for 835 Fairview, which is down to 6 units on the west side of the road between the parks. With this reduced density, they are providing the highest parking ratio in the neighborhood (2.4 spots per dwelling). The revised project would include three buildings that are only 2 stories high. It could potentially be reduced to five units, as an interested family may buy both units in the northernmost building. That building has been narrowed with a garage in front. It will be barrier free and include a knee wall. Dean mentioned there are letters available from neighbors and purchasers.

Alan noted a number of procedural issues when the project was first considered in Feb; we did create rules for quorum afterwards, recognizing it as a problem. He provided comments on the subjectivity of the letter and inquired whether the committee could rescind support. Instead, we expect to agree or disagree with the current product tonight. Because there have been changes, the previous letter will not be applicable when it goes before the planning commission.

Additional details on the project are that it is a 120’x109’ lot size. The smallest units will be 680 sq ft; 1600 sq ft for a 2 bedroom, and 2100 sq ft for a standalone. The project will require a special land use. Pricing will be similar to the Bluffs ($250,000s). The east will remain the same, though with a very small possibility that they will be able to save the house. For the west, the neighbor to the south, Dan Rochon, supports the project. It is less dense than the brownstones. Materials will include brick, stone (porch), and Hardie board. They could do a flat middle roof but like the peak. There will be vinyl on the side, but there will be board and batten for the first 5’. There was some contention over window placement on the northernmost building, though it was noted that some of the area was taken up by the garage, and others would be blocked by the line of trees. In other buildings, placement would be hidden by the next house. All buildings would be 15’ from the sidewalk. Elianna inquired about garage door treatment preferences, since it seemed likely we would want to make the same request as for the new building at Newberry.

Dean emphasized that his goal is to turn in the site plan ASAP so they can get on the planning commission schedule and get started on footing and foundations. Dan made a motion that the development committee recommend approval to the board. Loren seconded. Kara voted yes. Alan voted no. Loren noted that Brian and Angel, who had to leave early, indicated their approval of the project (“yes” votes). The motion passed and the project will be addressed at the November meeting.

Kara inquired whether there could be more masonry on the front. The group expects to see the packet. The project will be subject to input from various City departments and may change accordingly.