

Steering Committee Meeting Summary October 8, 2008

Attendees:

Sally Silver, NPU-B

Amy Hillman, North Buckhead

Phillip Rodbell, Selig Enterprises

Scott Selig, Selig Enterprises

Gary Farmer, Coro Realty

Steve Proctor, NAI/BG

Bill Murray, Garden Hills

Denise Starling, BATMA

Scotty Greene, BCID

Eric Bosman, Urban Collage

Gary Cornell, JJG

Scotty Greene welcomed all participants and provided an overview of the status of the project to date.

Denise Starling reviewed the agenda for the meeting highlighting the need for the committee to finalize the boundary for the proposed district as well as the character subareas within the district.

Recap of Public Meeting – Eric Bosman informed the committee that attendance at the public meeting was quite low – only 12 attendees. He indicated, however, that the input provided was valuable and the consultant team was able to use it to help define the geographic area for the proposed district as well as preliminary character areas within the district.

Proposed Boundary – the consultant team presented a proposed boundary for the district that included:

- Expansion to include the West Village to East Andrews Drive, but not including residential areas, including the apartments on the north side of East Andrews,
- Expansion north along Roswell road to include all properties identified as “commercial” according to the City of Atlanta’s Comprehensive Development Plan,
- Expansion east to Piedmont Road - to include parcels with frontage on the east side of Piedmont Road, and
- Expansion south to Pharr Road - to include the parcels with frontage on Pharr road).

After significant discussion by the committee, the district boundary was modified to:

- 1) incorporate the properties to the north of the district and west of Piedmont road up to the Buckhead Loop (Disco Kroger, Selig), and
- 2) to incorporate higher density multifamily residential properties on the north side of Peachtree below Mathieson Road. (Suggested by Buckhead Forest representative and also supported by phone call to Denise Starling from impacted property owner)

It was also discussed that the properties fronting both Peachtree Road and Piedmont Road down to Wesley and the railroad may be in consideration for future expansion of the streetscaping improvements if they made sense, however, they would not be included as part of the core discussion at the upcoming workshop.

Proposed Character Areas – the consultant presented the recommendation for the character areas which included three basic area types:

- 1) higher density core areas including the existing SPI-9 district and properties north and south along the Peachtree spine ,
- 2) areas along major arteries like Pharr, Roswell and Piedmont.
- 3) lower density areas to the east and the west village
- 4) potential higher density areas at the intersection of Piedmont and Peachtree moving north to the Buckhead Loop

The committee agreed with the character area designations recommended signifying that the fourth area to the Buckhead Loop (Disco Kroger) should remain as a character area as part of this effort.

Potential Tools – The consultant team provided an overview of the types of tools that can be used in an SPI district diving them into 1) entitlement 2) options that provide flexibility (like transfer development rights) and 3) options that are tied to incentives – like density bonuses. The listed present included the following:

Entitlements

By right Zoning

Flexibility

Shared Parking

Fees In Lieu of Parking

Regional Stormwater

Transferable Density

Bonus Density

Mixed Use Development

Structured Parking

Public Space

Transit Oriented Development

Parcel Assemble

Workforce Housing

LEED Design

The committee discussed the types of issues that need to be addressed and provided input as to which tools are desirable.

- Concern over definition of structured parking – already included in existing codes and should not allow bonuses for this since will happen by market conditions anyway
- Assemblages are going to happen – density bonuses are not needed to encourage

- Green parking should be counted somehow in open space calculation
- Interest in preserving the move away from a heavy concentration of nightlife oriented facilities
- Interest in creating centralized park/green space
- Interest in creating centralized parking
- Interest in collectively addressing stormwater and sewer issues
- Interest in supporting alternative modes-particularly finding a way to support shuttle operations costs
- Interest in requiring LEED certified buildings – the need to coordinate with existing City of Atlanta and Council for Quality Growth effort already underway was noted
- Interest in creating safe pedestrian environment
- Interest in developing incentives for workforce housing

Public Meeting – Denise Starling reminded everyone of the public meeting on the 23rd and asked all committee members to help drive attendance by seeking out fellow property owners. A letter announcing the meeting was provided and Starling notes that she would be making a broader attempt to publicize the meeting to ensure greater participation – efforts will include newsletter distribution, email distribution, direct mail distribution, Buckhead Alliance website and contacts as well as BCID website and BATMA website.

Scotty Greene thanked everyone for their attendance.

The next committee meeting was scheduled for November 6th at noon.