

Call to order: 6:15 P.M.

A meeting of the Brookhaven MARTA Citizens Review Board (BMCRB) was held at the Brookhaven City Hall incubator space on February 19, 2015. Attending members were Bates Mattison (BM)-chair, Pat Hoban (PH), David Leaderman (DL), Blair Belton (BB), Joe Palladi (JPA), Jack, Denise Starling (DS) and Michael Roberts (MR). Lynda Martin (LM), Jack Hondred (JH), Joel Putterman (JP), Giles Stevens (GL), Susan Coker (SC), Kathy Chrisman (KC) were absent. Guests at this meeting: Alison Weissinger, Director of The DeKalb County Public library and Wendy Butler, attorney for the Brookhaven Development Authority.

Ms. Alison Weissinger discussed the 4 possible options for a Brookhaven library branch (currently inadequate for the community & the branch in the worst physical condition). It is located at the corner of Nor Druid Hills Road and Apple Valley Road. The most desirable option is a move to the MARTA development. The 2<sup>nd</sup> option is to stay where they are and rebuild the structure. The 3<sup>rd</sup> option is a move to the existing structure located in Brookhaven Park, with renovations. The last option is a move to Brookhaven Village, but the funds available for such a move are negligible. The funds available to the library system were raised from the County's 2005 bond referendum. The library has used ¾ of the allotted funds. The locations earmarked for the balance are Ellenwood, where is currently no branch and Brookhaven. The goal for the branch would a facility between 10,000 and 15,000 square feet, more meeting space, lounges, broadband, Wi-Fi and downloadable; the existing building is 6,800 square feet. MARTA has expressed desire to the system about a move to the site; it would be an attractive amenity for a developer. The library is waiting for some direction from the City of Brookhaven about a move but there is time limit, bond funds are being redistributed. Once this occurs the library will have 3 years to relocate.

Michael Roberts asked 2 questions with regard to his PowerPoint presentation on the Brookhaven Linear Park Conceptual Design.

1. How would the redevelopment take the storm water runoff to Peachtree Creek?
2. How to make Fernwood Park, the current retention area for MARTA, an amenity for the neighborhood?

The current capacity of the retention field is 400,000 gallons; the estimated amount with the redevelopment would require an 800,000 gallon capacity.

MR showed slides of several retention areas that could be achieved at Fernwood. The examples were at The Old 4<sup>th</sup> Ward and the Peachtree Heights Duck Pond.

He also mentioned The Proximate Principle, which has long established that the **valuation of property adjacent to park space open for passive recreation only with water features will increase by 20%**. The question of financing arose but it was agreed that it is too early in the stage to know this. Partnerships might be available and everything was on the table for negotiation.

Wendy Butler spoke to the process of MARTA choosing a developer. The partnership will be driven by MARTA because MARTA wants the TOD to work. MARTA will not approve a developer that the community is not behind. The 2 goals for MARTA are ridership increase and revenue. Ms. Butler believes that MARTA is working with a new model; it is with the RFQ and not the RFP. She recommended starting working with the developers who are selected in the RFQ. She also recommended to not focus on design; there will be time for that later in the process.

Joe Palladi gave a succinct report on traffic. He reminded the board that the LCI expires in a year. A traffic plan needs to be developed because regardless of the developer or the design, traffic is coming. Inter access within the development will be vital in making the external frame of the development work. JPA said there are lots of questions: will there be a bridge over Peachtree Road? A median? will the development encourage walking, biking? Are there options for alternate modes of transportation? How safe can we make the access to the development?

**Blair Belton asked Bates Mattison about publicizing the meetings. Maybe BM could post the time and place of our meetings on the city web site? BM took it under advisement.**

BM said the city has yet to set up an email address for the board.

Jack Hondred and Joel Putterman will finish the Charrette informational presentation that JH began 2 weeks ago.

A move to approve the previous minutes (02/11/2015) made by JPA, seconded by DS.

Move made by PH to adjourn, seconded by JPA. 8:15 P.M.