

Marta Minutes 02/26/2015

Call to order at 6:10 P.M. by Bates Mattison

A meeting of the Brookhaven MARTA Citizens Review Board (BMCRB) was held at the Brookhaven City Hall, in the first floor Incubator Room. Members attending were Bates Mattison (BM)-chair, David Leaderman (DL), Blair Belton (BB), Joe Palladi (JPA), Michael Roberts (MR), Lynda Martin (LM), Jack Hondred (JH) and Joel Putterman (JP).

Missing members were Pat Hoban, Susan Coker, Kathy Chrisman, Giles Stevens and Denise Starling. Also in attendance were 14 members of the general public.

BM stated his intention to get the Brookhaven City Clerk to post a public notice on the city website of the open meetings related to this topic. He was also attempting to secure a recording device for the future meetings. BM continues to wait for a response from the city manager for a BMCRB public email address. It should be forthcoming shortly.

In the attempt to inform the public attendees of the BMCRB's mission, BM said the BMCRB is trying to get "up to speed" on the already published public input regarding the city's development through the 2005 Livable Communities Initiative (LCI) and the 2013 Charrette Study. The goal is to communicate "items of concerns" from these public documents to potential candidates of the forthcoming Brookhaven MARTA Transit Oriented Development (TOD).

BM read the email response from Amanda Rhein, MARTA TOD Senior Director, with regard to requests made by BM. Both emails are attached to these minutes.

JPA reminded the group of the 10 expiration of the Brookhaven-Peachtree LCI. The group should complete a 5-year action plan update to ensure continued plan implementation and funds from the Atlanta Regional Commission (ARC).

For the non-BMCRB, there were introductions of the attending and non-present board members and their representational areas.

DL handed out a revised Acquisition Plan schedule from Amanda Rhein, of the MARTA TOD.

JH & JP resumed, after 2-week hiatus, the review process of the LCI Study and the Charrette. Copies of both reports are located at www.abetterbrookhaven.org. JH started with a review of the 2008 EDAW Study (), commissioned by MARTA for some conceptual studies of potential mixed-use development of their stations. It is now the basis of MARTA's current RFQ. And the MARTA TOD Guidelines (Both studies are on the Better Brookhaven site).

The Brookhaven station is mentioned in the guidelines as a site of a new town center of Brookhaven. And the city needs to remember that the key to a great city is a good plan and great public spaces. JH quoted Charleston S.C. Mayor Joe Riley, recognized nationally and internationally as one of the leading mayors in the U.S. has said "a vibrant public realm creates the essence and souls of community...public spaces are the key to a world class city"

BM asked if the phases of development would be defined. That would have to be addressed by the developer.

JPA mentioned that a major obstacle to overcome in making the project whole would be how to overcome the rail lines that geographically divide the project in one-half.

BB asked if there had been any discussion regarding air rights over the bus area. Again, the developer could negotiate these but JH felt it was not financially feasible.

MARTA believes it should be part of the community. JP mentioned that the development would be creating a "sense of place". Public realms are important to developers as well as beneficial to the community. This development needs to grow organically.

The board needs to be careful about not redefining the Charrette after all the public input.

This is the one shot to do the best job for development with respect to a long-term situation.

MR reviewed the storm water management section from his last week's presentation for the public guests.

BM said that MARTA would be willing to sell some of the property to the City of Brookhaven for a city hall. This would prevent the city from being a lessee in the development. Also, on March 24th, 2015, the BMCRB is on the Brookhaven City Council agenda to present to the Mayor & council what the board has done, and make recommendations to city about MARTA development.

JPA reminded all present that Peachtree Road not only runs to Brookhaven but also through Brookhaven. The LCI requires wide offsets and shoulders which would reduce the land use by the chosen developer. Traffic studies already exist and this would be the time to see what would work best.

JP said the MARTA TOD Guidelines provide planning and design direction to potential developers. The public realm design standards also coincide nicely with the LCI overlay.

Open discussion:

JH wanted to know what the role of the public liaison is. How does this board convey information back to the community about the process?

MR thought there should be a public comment section during the meetings.

JP wondered about putting up a BMCRB site on Facebook.

JPA asked what are we (the community) looking for? Efficiency to Peachtree Road? LCI improvements? Zipcars to reduce traffic?

LM thought developers should look at the reports already done to see what the neighborhood wants.

BM said until the city sets up an email for the committee, the public can email him at bates.mattison@brookhavenga.gov.

The next scheduled meeting will be on Monday, March 23 at 6 P.M.

BM asked for a motion to approve the 02/19/2015 amended minutes. LM made the motion; seconded by JH. Motion carried.

The floor was opened to the attending public. The comments were as follows:

1. Riley O'Connor- Keith Parker is great for MARTA and this development has far greater potential because of his leadership
2. Meredith O'Connor- Glad to see that the CRB is following the documents dating back to the first Brookhaven LCI and that the vision that has been in the works over the past 10 years will actually come true.
3. Terrell Carstens- Very impressed with CRB and the volunteer boards dedication. She was unclear of the direction of communicating back to the boards' representative groups but suggested communication to Brookhaven citizens was very important.
4. Jenifer Heath- Voiced concerns that city needed to do a better job of getting the word out to citizens about the meetings and involving the community in these discussions. Stated that it was very short notice to learn of CRB meeting tonight & it was difficult to find information about what plans were being developed. City needed to do a better job with outreach to the community.
5. Lauren Bernath- Asked if group could use social media / other communications channels to get the word out to community.
6. Marian Liou- same concerns as Lauren.

Motion made to adjourn meeting by BB, seconded by DL. Meeting adjourned at 8:15 P.M.

2 Attachments to minutes:

Acquisition plan (tentative schedule) form MARTA

March 9, 2015: Request for Proposals Released

- March 23, 2015: Pre-Proposal Conference
- May 7, 2015: Proposals Due
- May 26-28, 2015: Interviews Held with Proponents, Proponents Notified of Selection
- June 26, 2015: MARTA Business Management Committee Authorizes Negotiations with Select Proponent
- July 8, 2015: MARTA Board of Directors Authorizes Negotiations with Select Proponent

Email exchange between Bates Mattison and Amanda Rhein:

To Amanda,

Thanks for having this included. I'd like to request one change and one addition:

a. change "MARTA **strongly** encourages Proponents to consider developing a detailed community outreach plan that provides a comprehensive strategy for community involvement." to "MARTA **strongly** encourages Proponents to consider meeting with the Brookhaven-MARTA Citizens Review Board and developing a detailed community outreach plan that provides a comprehensive strategy for community involvement."

b. add- "that the Citizen Review Board will be making written comments to the selection committee after the proposals are received." I believe this statement will ensure the developers will interact with the group, while it doesn't tie MARTA's hands in making us a part of the selection committee.

To Bates,

Below please find the language I have drafted for inclusion in the Brookhaven/Oglethorpe RFP. Please let me know if you have any changes or questions:

MARTA will also work with the selected Firm to build neighborhood support for the proposed Project by assisting with community outreach initiatives as the project advances. MARTA **strongly** encourages Proponents to consider developing a detailed community outreach plan that provides a comprehensive strategy for community involvement.

The City of Brookhaven recently created the Brookhaven-MARTA Citizens Review Board ("CRB"). This 13-member board was created to facilitate community engagement on the Project. The CRB includes broad representation from Brookhaven, including all council districts, surrounding neighborhoods, the Brookhaven Development Authority, the Brookhaven-Peachtree Corridor Alliance and the Mayor. Firms are encouraged to meet with the CRB in advance of submitting a Proposal to this RFP. A meeting with the CRB can be arranged by contacting:

Bates Mattison, Brookhaven City Council District 3
City of Brookhaven
4362 Peachtree Rd, NE
Brookhaven, GA 30319
Office: 404-637-0716
Direct: 678-390-3424
bates.mattison@brookhavenga.gov

Following selection, the Firm will meet regularly with the CRB in order to solicit input on the Project in support of the required rezoning. A list of the members of the CRB is included herein as Attachment E.

End of attachments