

Meeting Minutes

TO: The File

FROM: Patrick Peters

CC: John Heath, Mark Holmberg, Carlos Perez, Richard Meehan, Bennett White, Steering Committee

DATE: January 28, 2016

RE: Steering Committee Meeting #3 for the Peachtree Creek Greenway

LOCATION: Brookhaven City Hall – Incubator Conference Room

Attendees: Richard Meehan – Brookhaven
Marc Reich – REI
Betsy Eggers – Peachtree Creek Greenway, Inc.
Sarah Kennedy – Peachtree Creek Greenway, Inc.
Denise Starling – District 1 Citizen
Michael Diaz – CH2M/Citizen
Carlos Perez – PP+D
John Heath – H&L
Mark Holmberg – H&L
Patrick Peters – H&L

The purpose of the meeting was to reconvene with the Steering Committee to share and discuss the Peachtree Creek Greenway Master Plan and gather input for the final public meeting on February 16, 2016.

The group opened with introductions. Patrick and Carlos then led a PowerPoint presentation that included a quick review of the goals and evaluation criteria of the project to date, review of the public and council comments received, and introduction of the master plan.

- Presentation Notes
 - Previous comments received from the public meeting and council work session were generally positive – creek trail is a concern.
 - Greenway construction will be phased to an extent based on redevelopment along the corridor (Trail Oriented Redevelopment – TrOD).
 - Richard mentioned a TAD as a possible funding source.
 - Concrete boardwalk was used for cost estimate as opposed to timber. Concrete has a higher initial cost, but requires less maintenance and exceeds the life expectancy of timber (15 years).
 - A potential landscape palette and greenway furnishings were presented and discussed.

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- Display Review Comments/Questions
 - Consider having a fact sheet available at the public meeting
 - Revisit cost estimate – include lighting, amenities, trailheads, etc. and show as a detailed cost breakdown. Make it clear what is and what is not included in the estimates. Be sure the number covers everything – better high than low at this phase.
 - Consider individual boards for each phase.
 - Add more labels to board to help with orientation.
 - Consider a regional connectivity board.
 - Richard will get a copy of the draft bike/ped master plan map for the public meeting.
 - Consider adjusting the creek crossing near the Encore/Prelude apartments to provide additional separation from the single family homes on the opposite side of the creek.
 - Revisit design and engineering schedule and show for individual phase – not necessary to show in public workshop but do include the information in the report.
 - Consider showing additional connections to CHOA, REI, and Cross Keys High School on display.
 - Show the public:
 - a plan that provides only the mixed use path over the length of the corridor, and
 - the vision for the ultimate build out of the corridor
 - The Peachtree Creek Greenways' main message has been to create a multi-modal path (peds, bikes, strollers, etc.).
 - Denise expressed concern about constructing the path ahead of redevelopment and what the path will look like prior to the development coming. She also mentioned that there is a PR side to pushing the development.
 - Focus on the primary goal of the greenway.
 - Identify the best first phase and do it right.
 - Use the morphing images for the public – perhaps as a continuous video showing on the wall screens.
 - Emphasis on cost and safety; therefore, lighting, call boxes, etc. should be included in the pricing as base cost.
 - The PR element makes cherry picking the first piece important.
 - Emphasize that this is a multi-use path first, linear park second.
 - There is huge value in the zoning overlay concepts and these could help implement parts of the greenway through redevelopment. It is vital to keep the overlays in the master plan.
 - Emphasize cost benefits of trails (ex. Beltline study statistics from first meeting powerpoint). Denise noted that the Beltline has created a 1:7 ROI. It would be interesting to do a quick calculation of the properties along the corridor to see what the impact would be along the properties that would redevelop.
 - Generally, the group liked the clean, newer architecture themes. The City is probably looking for a distinct corridor identity.

Next meeting is the second public meeting scheduled for Tuesday February 16, 2016 from 6:00pm to 8:00pm at City Hall where the H&L Team will present the draft master plan.

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Action Item

- H&L Team to complete and send out meeting minutes.
- H&L Team to revise displays and presentation based on the Committee's comments and prepare for the Public Meeting.
- Brookhaven to upload PowerPoint presentation and displays to the City's website for public viewing.
- Richard to provide a copy of the draft bike/ped master plan map for the public meeting.

Sign-In
Steering Committee Meeting #3

Project: Peachtree Creek Greenway

Date: January 28, 2016

Facilitator: H&L Team

Time: 5:00pm - 7:30pm

Place/Room: City Hall/Incubator Room

Print Name	Organization/Affiliation	Phone	Email
1. Patrick Peters	H&L	770-424-1668	ppeters@heath-lineback.com
2. Mark Holmberg	H&L	—————	mholmberg@heath-lineback.com
3. Sarah Kennedy	Brookhaven Dist 1	404-771-6878	sarah@peachtreecreek.org
4. Betsy Eggers	B'hamer + Peachtree Creek G.I.	404-831-8850	betsy@peachtreecreek.org
5. Michael Diaz	CH2M	404-550-3452	michael.diaz@ch2m.com
6. Denise Stahly	DISTRICT 1 - Myrtle	4-842-2182	denise@Livablebuckles.org
7. Marc Reich	REI	404-633-6508	mreich@rei.com
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