

**Minutes of the Chastain Park Civic Association
Board Meeting, January 28, 2008**

The Chastain Park Civic Association (“CPCA”) Board met on January 28, 2008. A quorum was present. Attendees are shown on Exhibit 1 which is attached hereto and made a part hereof.

Jim King, President, acknowledged the presence at the meeting of a number of visitors. He stated the general rules of the Board meetings which are that the meetings are open to the public. Discussion is among the Board members, although guests may be recognized by the President and permitted to make comments to discussion points.

A motion was made and seconded to approve the November 2007 minutes.

Jubal Gatwood, Treasurer, reported that the CPCA is at or near a new high of 680 members. We are taking steps to increase the membership and Board members were asked to spread the news about CPCA membership. We are primarily spending funds on safety and general community concerns. We have a voice mailbox for use by the security patrol. Jubal also noted that the CPCA has a certificate of deposit from which monies may be withdrawn as needed.

A motion was made and seconded and a subsequent unanimous vote approved Matt Gelber to fill the position of the security representative for the West Chastain area and Ryan Lieberman to fill the position as the security representative for the Southwest Chastain area, replacing Ron Bossick.

Todd Davis, Vice President of Security, reported on security issues. The security committee met earlier in January to discuss security matters and orient new security committee members. The security committee discussed concerns about Park Drive in light of the recent incident there, and what action the CPCA should take to improve security in our neighborhood. There is a question as to whether it is in the best interests of the neighborhood to have Park Drive closed in the evening hours. It is not a high use roadway and there is concern about drug activity at that location. There are concerns about who would close and re-open the road each day—the City of Atlanta Parks Department, neighbors, the City of Atlanta Police Department, etc. The issue of Park Drive was raised again at the conclusion of the CPCA Board meeting, and a decision was made for the security committee to further discuss this issue and report to the Board in February regarding its recommendations on Park Drive.

The security committee is seeking street captains for each street in the CPCA area. Street captains would alert the security committee member for their area about any incidents. There are some streets which still need captains.

Jim King reported on the traffic committee on behalf of Michael Bunch, who was not present. Jim noted that Michael has had new street signs put out on Lake Forrest and

Powers Ferry in the crosswalks. Jim reported that this is an ongoing battle and Michael has done a great job.

Jim reported that sidewalks have been completed north of Cochran Drive; however funds allocated for sidewalks in the current fiscal year have been exhausted. A sidewalk off Lake Forrest for a south entrance to the PATH around Chastain Park will be moving forward. Additional monies for sidewalks will be allocated in March. Jim urged residents to express to Councilmember Clair Muller our desire to continue sidewalk construction in our area. A pedestrian bridge over Nancy Creek, on Powers Ferry Road, is another interest.

Jim recognized Councilmember Muller from the audience, and she reported on the status of the Quality of Life Bond funds. Councilmember Muller stated that approximately \$800,000 has been spent to date on sidewalks in the CPCA area. A pedestrian and automobile bridge over Powers Ferry Road did not receive a high importance rating because the bridge has undergone improvements and the Georgia DOT does not think it is unsafe. Councilmember Muller urged the neighborhood residents to notify her of their desires with respect to such bridge improvements and sidewalk construction. Jim expressed the CPCA's thanks to Councilmember Muller for her work in securing sidewalks for the CPCA area.

Kirk Oppenlander reported having discussions recently with our state representative about issues affecting our neighborhood. Regarding NPU-A matters, Kirk has also had discussions with the City of Atlanta Department of Planning to make sure that the CPCA's position is not diminished with respect to the new Community Development Plan. Otherwise there were no major issues regarding NPU-A.

Jo Elliott reported on City of Sandy Springs matters. Jo urged residents to go to the City of Sandy Springs website regarding livable communities and read information concerning issues such as a tunnel under I-285 and other areas of interest. Jo noted that there is much discussion of re-zoning in our area. Ron Carpinella, a CPCA Board member and a member of the City of Sandy Springs Zoning Review Board, noted that 90% of the Zoning Review Board requests involve sites which are inside I-285.

Kirk Oppenlander reported that traffic studies involving the Piedmont corridor need to be coordinated with the Chastain Park Master Plan as there are many connecting street issues. Traffic and many development issues have multi-NPU impact. Kirk has talked with Karen Meizen McEnerney, the City of Sandy Springs City Councilperson for the CPCA area, about coordinating traffic lights on Roswell Road with the City of Sandy Springs in order to avoid backups on Roswell Road during rush hour. Gordon Certain of the North Buckhead Civic Association has noted that a tunnel under I-285 would result in two choices for traffic—Lake Forrest Drive or Roswell Road. Kirk summarized his comments on the Piedmont Corridor study by stating that the suggestions are not as viable as they appear, without resolution of I-285/Roswell Road traffic issues.

Bill Kasper reported on the status of the Board's review of the Chastain Park Master Plan (the "Plan"). Bill gave a brief history of the situation, noting that in November 2007 the Board had conditionally approved the Plan, and assigned a subcommittee consisting of himself, Mark Reece, and John Williams, to engage in further discussions with the Board of the Chastain Park Conservancy to finalize details. Bill noted that during this process he has worked closely with Mark Root and J.P. Matzenkeit (members of the Chastain Park Conservancy Board) and it is Bill's opinion that the community is well served by the Chastain Park Conservancy. Bill noted that 99% of the Plan had wonderful aspects. Bill also provided a brief history of Chastain Park and the origins of the Chastain Park Conservancy. The City of Atlanta and the Chastain Park Conservancy selected EDAW to pull together a vision for Chastain Park and develop the Plan. EDAW has done a wonderful job and the full report (approximately 300 pages) has a number of great insights. EDAW did a tremendous amount of background work via surveys of residents and Chastain Park users and stakeholders. When the Conservancy presented its report on the Plan to the CPCA, it contained a number of initiatives, such as changes to the parking lots on the north end of the Park, more greenspace in the Park, installing rotaries at the entrances, improvements on West Wieuca Road, and restoring areas on Lake Forrest Drive. A major aspect of the Plan is that the Park is maxed out; however, Bill wanted to investigate opportunities for more use of remote areas or off-season uses in the Park. Bill wanted to look at the parking facility in the space beside the North Fulton Golf clubhouse, hoping that adding a parking facility there would free space to add facilities elsewhere in the Park. After discussions with the Conservancy, Bill agreed to let some "macro" land issues in the Park be deferred for future attention. The Conservancy and the CPCA will both generate ideas for future uses in the Park and both entities will encourage open and positive discussions of alternatives. A couple of items in the Plan will be addressed through community involvement and comments in the future. A discussion occurred between the Conservancy and the subcommittee about creating a historical designation for Chastain Park. The Conservancy agreed to an open discussion to explore this area. The CPCA is concerned that creating a historical district will limit the ability to make future changes. The Conservancy and the subcommittee agreed on almost every aspect regarding governance of the Park and agreed that both entities want the City of Atlanta to continue its interest in Chastain Park. In summary, the subcommittee recommended that the CPCA Board approve the Master Plan. A discussion ensued among CPCA Board members concerning certain outstanding items in the Plan—a proposed bathroom near Lake Forrest Drive, a tray deck in the northernmost parking lot off Stella Drive, a driveway to join the Lake Forrest Drive exit from the NYO fields with the parking areas adjoining the Chastain Park gym, widening of the PATH on Powers Ferry, burying power lines, bike lanes on Powers Ferry Road, etc. Mark Root noted there is a lot of work left to be done and the Plan is at the 30,000 foot level. Finalizing details would involve a lot of work among the interested parties and the Conservancy is several million dollars short of taking action on these initiatives. The Conservancy committed to not go forward with these matters without open meetings with the affected neighbors. Brink Dickerson noted that the City of Atlanta owns Chastain Park, and any actions would have to go through the normal approval process with the NPU and the Atlanta City Council for the appropriation of funds and will therefore have

public attention. A motion was made and seconded and a unanimous vote was made to approve the Plan.

Brink Dickerson reported that four years ago the west Chastain area was changed from R-3 to a new zoning classification with a minimum lot of 28,000 square feet. Brink is willing to draft similar legislation for the east Chastain area if there is community interest in doing this. Brink will be provided contact information for neighbors who are interested in this change. A discussion ensued among various Board members and a builder who was attending the meeting as to whether the concern was with the size of lots or the appearance of homes. Jim King referred the builder to the CPCA website and the CPCA zoning policy as stated on the website.

Jim King reported that an online newsletter will be available soon on the CPCA website.

Penelope Malone inquired about selecting a nominating committee for the CPCA officers to be elected at the 2009 annual meeting and was told that this would be done at the CPCA February meeting.

A question was raised as to why the lights are always on at the NYO ball fields. Jim King committed to investigate this matter and report to the Board.

A discussion occurred regarding efforts by the Conservancy to have PATH users park in the red parking lot off Powers Ferry Road, rather than parking lots adjoining the NYO ball fields. Councilperson Muller was asked to consider the construction of a sidewalk from West Wieuca Road to the red parking lot to encourage the use of such lot. John Williams agreed to prepare a formal proposal for the February CPCA Board meeting concerning a joint effort by the Conservancy and the CPCA to encourage use of the red parking lot.

Allison Adair reported on certain school redistricting plans by the City of Atlanta. Residents were encouraged to go to the Atlanta Public Schools website for detailed information on this matter. Councilperson Muller encouraged residents to push the Atlanta Public Schools regarding the construction of sidewalks leading to school property(ies).

There being no further business to discuss, the Board was adjourned until the next meeting on February 25, 2009.

EXHIBIT 1

Name		5-07	6-07	8-07	9-07	10-07	11-07	1-08	2-08	3-08
Allison Adair							X	X		
Anne Boatwright		X		X	X	X		X		
Michael Bunch		X				X				
Denice Burch										
Ron Carpinella						X	X	X		
Jon Christensen						X				
Dottie Corey						X	X	X		
Todd Davis					X	X	X	X		
Brink Dickerson		X				X		X		
Jo Elliott		X				X	X	X		
Mark Elliott					X		X			
Jubal Gatwood		X			X	X	X	X		
Matt Gelber										
Marsha Holcomb					X			X		
Bill Kasper		X			X	X	X	X		
Caroline King			X		X	X	X	X		
Jim King		X	X		X	X	X	X		
Mack Leath						X		X		
Ryan Lieberman								X		
Penelope Malone		X	X		X	X	X	X		
Julie Mann		X				X		X		
Carlos Moreno						X		X		
Ron Oertell										
Kirk Oppenlander		X				X		X		
Mark Reece		X	X		X	X	X			
Patti Ross						X				
Winston Smith										
Kevin Skedsvold						X	X	X		
Chris Southerland						X	X	X		
Frank Toyé						X				
Ray Vuicich										
John Williams					X	X		X		