

**Minutes of the Chastain Park Civic Association  
Board Meeting, October 22, 2007**

The Chastain Park Civic Association (“CPCA”) met on October 22, 2007. A quorum was present. A motion was made and seconded to approve the September minutes with a minor amendment.

Jubal Gatwood reported that we are presently running a deficit largely due to the expense of the security patrols. A check is expected shortly from the City to reimburse CPCA for the patrols.

Winston Smith has moved out of the neighborhood and resigned. Chris Southerland was nominated and the nomination was seconded to replace Winston. He was unanimously confirmed in the position.

Jim King reported on Security. The major problem lately has been smash and grab in the Park. NYO has hired off-duty officers. Zone 2 has sent more officers in and around the Park. There does tend to be an increase in crime as we get closer to the holidays.

Jim also reported great progress on construction of Powers Ferry and Lake Forrest Drive sidewalks. A roundabout was requested for the Powers Ferry/Stella/Cochran intersection. The City has recommended a peninsula be constructed there. Some concern was expressed about sidewalks on Northside Drive between Broadland and East Conway to connect sidewalks to the Sutton annex. CPCA is working with the Northside Civic Association on this matter.

Ed Ellis presented the Piedmont Road intersection status. The Buckhead CID is trying to finalize numerous recommendations. Regarding the subject intersection, they wanted to test several possibilities to make traffic move better. It presently is difficult to get through the intersection. An aim is to move Piedmont Road traffic north on Roswell Road rather than south to the Buckhead Loop. There is a suggestion to extend the left turn lane for Habersham Road. When and if some adjoining commercial properties are redeveloped, they will ask to consider other solutions. Numerous solutions will be considered in the study for testing purposes. Jim King and Kirk Oppenlander attended a meeting hosted by BATMA and Buckhead CID. Jim and Kirk expressed concern for the impact of these changes on the CPCA area. Forcing the traffic up Lake Forrest and Powers Ferry will cause people to go into the neighborhoods on either side of those streets. No one addressed the problem of concert traffic. Kirk asked Ed if there were any further short term solutions suggested and also any use of impact fees. Ed replied that new legislation requires impact fees to be spent where the impact occurs. Several areas are being investigated with MARTA and GRTA. Kirk is concerned that developers are putting up major complexes with City approval and the total cost (including neighborhood impact) is not considered. Jim asked what a reasonable capacity from a

car/logistics/transportation perspective would be. Ed acknowledged that the Piedmont intersection and Buckhead Loop could not handle large numbers of southbound traffic. Jim's concern is a public safety issue such as getting a fire truck through Chastain Park on a concert night. Kirk asked if the traffic group doing the work for BATMA is also working for the Conservancy. He asked if these efforts could be coordinated. Ed said the two areas are separated geographically.

Commissioner Cohen discussed the Opportunity Bond (the "OB"). In 2005, the Council passed an OB. The funds came from re-financing the old Atlanta Fulton County stadium. The City has not adequately invested in infrastructure so this was an opportunity to do so. We are in a time crunch to consider different opportunities. A soft allocation was done in December 2005 of \$2 mm for infrastructure improvements in Chastain Park. There was much conversation on the topic at that time. Clair Muller suggested asking residents what was important to them. Many responses were received and people wanted to spend on everything. After much conversation and meetings with the stakeholders, the model is that the City takes care of the infrastructure and the conservancies take care of additional resources. The three sites under consideration are the tennis center, the pool, and the gym. An aggressive plan exists for the pool. There are immediate improvements necessary right now. The City would like to start right away and have the pool open for summer 2008. The City currently is renovating all the City of Atlanta outdoor pools and have a very successful contractor and therefore this work could be done via a change order. The three areas to improve are the pool itself (new decking, etc.), the pump room (currently eyesore and has infrastructure problems), and the bath house/restrooms. That is an investment of \$1 mm. The commissioner is looking at amending the agreement with the entity managing the pool to expand opportunities and wanted to give the group time to raise funds for the new aquatic center. Jo Elliott asked if the new plans are not intended to hinder the new aquatic center plans and the Commissioner replied they were not. The tennis center is heavily used now. This center is in the worst condition of all of the city tennis centers. Builders have recommended demolishing the tennis center rather than attempting to rebuild it. Commissioner Cohen looked into putting up a 3200 sq. ft. structure. The stakeholders would like a unisex bathroom that could be entered from outside the building. A camera system would be required for this. There would be a green roof on top that would be usable but a second story could be added to serve as a welcome center, in line with the Conservancy's desire. The cost is \$800K. A lot of conversation centered on the Gym. The biggest issue is parking/traffic/accessibility. The original idea was to put \$500K into the Gym, which is the model for other gym renovations around the City. NYO said they would prefer not to spend a large amount of money on the present facility; however, the Gym could not be left 'as is'. Some basic cleanup (new paint, etc.) and improvements including ADA compliance are proposed. The gym improvements total \$200K. These three efforts will bring the facilities up to what the City should be doing for this community. Bill Kasper made a motion to approve the funds allocation and the motion was seconded. The motion was approved with two no votes and the remainder in favor.

Bill Kasper led a discussion on the Master Plan. This has been a year long process costing \$200K plus, with the Conservancy directing the look of the Park for the next ten

years. Bill is focused on the neighborhood while the City has to be focused on City-wide use of the Park. Four remaining issues to be included in the Plan from Bill's perspective are:

- insert an acknowledgement of the success of the nonprofits in the Park
- ask that the Atlanta Water Department facility be removed from the Park
- change the red lot to add greenery; add open fields in the TOTS area; extend the path along Park Road; possibly add a second tier of parking on the blue lot (This is controversial and we want the neighborhood to have input before this is shown as a firm decision.)
- the macro issue regarding use of the Park.

Commissioner Cohen stated that Master Plans are concepts but non-major changes within the intent of the Master Plan need only Commissioner approval and not approval by all the NPU's. She recommended including concepts in the plan because tweaking them is allowed.

Brink Dickerson expressed a concern that the Master Plan could have considered whether we should have an amphitheatre at all, and how large it should be. Brink's concern is the planners did not take a broad enough view on reconstruction for 30, 40, or 50 years ahead.

Given that it is difficult to add additional venues or programmed activity, on the most recent survey, it became clear that people wanted a deck in the gulch (area between gym and North Fulton Golf Course clubhouse). Bill thinks the present plan says that we cannot add more usage of the Park. Four to seven acres is landlocked within the golf course. Bill would like to see this freed up for use and a conversation would then occur within the community as to the future for this space.

A discussion ensued about several master plan proposals that are somewhat controversial: a restroom at the Lake Forrest Lane (south) and Lake Forrest Drive intersection; a change in roadway surface at crosswalks.

Commissioner Cohen stated there had been significant conversations with the Venture (the entity leasing the amphitheatre) and Live Nation. The Symphony has got to change the percentage of revenue they receive from these concerts, so she feels the Symphony is committed to continuing the number of concerts in the amphitheatre.

Jim stated that the CPCA needs to review the final Master Plan. It is important to us that the Master Plan has a community centric viewpoint. Kirk asked if the Master Plan document had any language with the neighborhood as a priority. Mark Root suggested continuing input for diverse ideas and to pressure for more park space in this area to take the overflow from Chastain Park.

Mark Reece suggested having our amendments on the table now for consideration by the NPU's before they vote on the Master Plan. Only the NPU-A and NPU-B are required to

vote on the Master Plan. The other NPU's are made aware and may comment on the Plan. Mark Root is asking for broad endorsement of the concepts.

The final plan will include priorities, a time line and very rough estimates on cost in order to move into a capital campaign. Mark Root emphasized the need to take the Master Plan to the NPU's early in November. Jim King expressed concern about being asked to sign off on a Master Plan that we have not studied in detail and approved.

A motion was made and seconded to endorse the concept of the Master Plan as proposed subject to confirmation of a subcommittee composed of Mark Reece, Bill Kasper and John Williams. The motion was passed with three opposed.

Mark Reece presented a proposed plan for a property on LeBrun Drive. This is a single lot of 1.35 acres with 234 feet of street frontage. This meets the current criteria for the present zoning. Mark felt that this was compliant. This is not in a flood plain. There is an underground piping system at present which Mark feels needs to be reengineered. A motion was made to approve the application subject to the building height. All voted in favor.

**EXHIBIT 1**

Name	5-07	6-07	8-07	9-07	10-07	11-07	1-08	2-08	3-08
Anne Boatwright	X				X				
Ron Bossick				X					
Michael Bunch	X				X				
Denice Burch									
Ron Carpinella					X				
Jon Christensen					X				
Heather Chronos									
Cameron Cole									
Dottie Corey					X				
Todd Davis				X	X				
Brink Dickerson	X				X				
Maria Diedrich									
Jo Elliott	X				X				
Mark Elliott				X					
Jubal Gatwood	X			X	X				
Marsha Holcomb				X					
Bill Kasper	X			X	X				
Caroline King		X		X	X				
Jim King	X	X		X	X				
Mack Leath					X				
Penelope Malone	X	X		X	X				
Julie Mann	X				X				
Carlos Moreno					X				
Ron Oertell									
Kirk Oppenlander	X				X				
Mark Reece	X	X		X	X				
Patti Ross					X				
Winston Smith									
Chris Southerland					X				
Frank Toye					X				
John Williams				X	X				

**GUESTS:**

Ed Ellis	X
Scott Jones	X
Bob Mason	X
Mark Root	X
J.P. Matzigkeit	X
Stan Sands	X
Justin Wiedemann	X