

Transcript of Questions posed to TPA-Arrowhead Real Estate Partners and their Responses

DeKalb County Planning Commission Hearing

November 6, 2014

Jon West (to Mark Forsling): If the County opts not to acquire this greenspace for park land, are you still interested in pursuing the NCD zoning? Does that make sense?

Mark Forsling: No, we can't do that.

Jon West: It makes sense, no you're not interested.

Mark Forsling: Right. Correct.

Jon West: That's actually all I had for you. Actually no, I take it back. Mr. Seibel mentioned some – a hydro study that had some pretty significant numbers about increase in flow. Is there anything that you could envision doing during the deferral period that would meaningfully address adverse water impacts on that scale? Are you familiar with the study?

Mark Forsling: No, I'm not familiar with the study. It's just that the property can be developed now under R-100, so it's just a question of do you save part of it for greenspace or do you develop all of it?

Jon West: Thank you, sir. Do we by chance have access to this study? Has it been provided to us? That's what this . . . okay.

(Anne Lerner comments on her visit to the site and Echo Lake)

(Commissioner West asks Commissioner Lerner if she saw the collapsed stormwater infrastructure)

(Any other questions?)

Jon West: Actually I have a question for staff. How much time will a full cycle deferral buy us? How many days?

Marian Eisenberg: It will go back to the Board of Commissioners. If the Board of Commissioners in November agrees to a full cycle deferral, it will come back to the Board of Commissioners in January – January 27 I believe.

Jon West: Can I speak to the developer's attorney? (To Mark Forsling): What prompted you to go through this really troublesome process of seeking this conservation district which you know at the 30,000 foot level it sounds like it could be a good idea – preserving the greenspace – a lot more trouble for you than just putting in the normal old subdivision at the R-100 zoning district. What prompted that other than just you want to save some trees?

Bryan Flint: My name is Bryan Flint and I am vice president with Arrowhead Real Estate Partners. (I don't have a card filled out). To answer your question, we looked at this property over a year ago and we as R-100 met with the owner, did a plan, the numbers didn't work at the time. The market's been getting better, and in some other meetings with the county was made aware that the property was looked at for park space before and had been purchased before, but the idea was that under the

conservation plan we could make a density-neutral zoning by taking what the existing 43 - we could lay out, cluster them, create as much open space as we can with that cluster, and then separate that out so it's public open space, not private open space like we see in a R-NCD zoning. So that's where the idea came from. So that's what we're trying to do. We've met with the community, we've met with the County. The County has started their process but we're still going to have follow-up meetings and that's why we're asking for more time. But yes, it can be looked at as going to be developed as 43 lots as is under the ordinance. But we're hoping to be able to create something that creates a public open [mumble]

Jon West: You do understand the concern that members of the public might have though, that this - typically when you go for a conservation subdivision you are required to permanently protect this greenspace anyway. In this case we're talking about selling that greenspace that you would have had to protect regardless if you chose this avenue. You see there's probably some concern from the public that you are getting money for something you would have had to do anyway.

APPLAUSE

Bryan Flint: It is an opportunity. The County has already pursued this property and this is a creative way for them to be able to pursue what they tried to pursue years ago.

Jon West: And rather than just getting a clear-cut mass graded subdivision -

Bryan Flint: Right. That's what I'm saying is that OK we do this reducing value by reducing lot sizing, so we're trying to still create a development that is economically feasible that protects a core portion of this and leaves it out as - that's the idea that we're trying to [mumble]

Jon West: If we move for a deferral and you know the County Commission you know votes for that. I'll just tell you some things that I would like to see that would make me feel more comfortable. If you can provide us - well you're not required to do it, not for us, but it would definitely help us assess your proposal better if you can provide a grading plan - how you're going to grade the property, really detailed site plan that shows me you know where the pieces, where the units are going to front - are you talking about fronting them on Amberwood I mean - we're not going to talk about it tonight - you can just show it to me later but - if we're going to surmount the serious concerns that the neighborhood, I and I know Commissioner Rader also has - this is going to need a lot more detail to show that there actually - this is a benefit. Thank you, sir.

(Then there is the motion for a full cycle deferral, a second, and the motion passes)