

**RESOLUTION CONCERNING MODIFICATION OF  
EAST DECATUR STATION REDEVELOPMENT**

THE DEVELOPMENT AUTHORITY OF THE CITY OF DECATUR, a public body corporate and politic, (the “Authority”) hereby, after consideration and affirmative vote, adopts this RESOLUTION as of the 11<sup>th</sup> day of June, 2021 (this “Resolution”):

W I T N E S S E T H:

WHEREAS, the Authority was duly created and is validly existing pursuant to the Development Authorities Law of the State of Georgia (O.C.G.A. Section 36-62-1 *et seq.*, as amended) (the “Act”);

WHEREAS, under the Act, the Authority has, among others, the powers necessary or convenient to carry out and effectuate the purposes and provisions of Act in furtherance of the public purposes of the Authority (as defined in the Act);

WHEREAS, on October 9, 2020, the Authority adopted a resolution supporting certain requests of developer Northwood Raven (“Developer”) for Special Exceptions from compliance with the Unified Development Ordinance of the City of Decatur, Georgia (“UDO”) and the adopted regulating master plan of the Mixed Use zoning district of the Avondale MARTA Station area in regard to a 7.5-acre development site at 114-134 New Street, 141 Sams Street, and 715-747 East College Avenue in the East Decatur Station (collectively, the “Property”) for the purposes of redevelopment of the Property as a mixed-use community combining residential, retail, and future development uses (collectively, the “East Decatur Station Redevelopment”) as more specifically set forth in the *October 9, 2020 Meeting MINUTES* attached hereto and incorporated herein as Exhibit A;

WHEREAS, Developer has modified the East Decatur Station Redevelopment as more specifically set forth in the *Concept Massing East Decatur Station Decatur, GA* presentation prepared by Dwell Design Studio, LLC dated April 28, 2021 and the *Grocery Elevations East Decatur Station East Decatur, GA* presentation prepared by Dwell Design Studio, LLC dated May 5, 2021 as presented to and considered by the Authority on the date of this Resolution and attached hereto and incorporated herein as Exhibit B and Exhibit C, respectively (collectively, the “Revised Plans”);

WHEREAS, the Authority desires to amend its resolution adopted on October 9, 2020 and modify its conditional support of the East Decatur Station Redevelopment to reflect and incorporate the Revised Plans;

WHEREAS, the Authority recognizes that real estate available for a mixed-use redevelopment within the City is scarce, that the Property is located in a highly desirable location within the City, that the Property is located within a half-mile of a rapid transit station, and that the Property is developable for a mixed-use redevelopment that is advantageously as a project for the development of trade, commerce, industry, and employment opportunities in the City as required by and consistent with the purposes and provisions of the Act;

WHEREAS, the Authority recognizes that East Decatur Station Redevelopment as modified by the Revised Plans would expand options to address housing, retail, and future development needs within the City benefiting trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act;

WHEREAS, the Authority has evaluated and considered whether the East Decatur Station Redevelopment as modified by the Revised Plans will further trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act;

WHEREAS, the Authority has evaluated and considered whether its conditional support of the East Decatur Station Redevelopment as modified by the Revised Plans will further trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act;

WHEREAS, the Authority has evaluated and considered whether the East Decatur Station Redevelopment as modified by the Revised Plans satisfies the criteria set forth in its resolution adopted on October 9, 2020 and Section 4.6.8 of the UDO subject to certain conditions; and,

WHEREAS, this Resolution having come before the Authority for a public hearing pursuant to its rules and governing procedures and in accordance to all applicable laws, including all requisite public notice requirements.

NOW, THEREFORE BE IT RESOLVED, the Authority does hereby resolve and authorize, as follows:

1.

The Authority finds and determines that real estate available for a mixed-use redevelopment within the City is scarce, that the Property is located in a highly desirable location within the City, that the Property is located within a half-mile of a rapid transit station, and that the Property is developable for mixed-use that is advantageously as a project for the development of trade, commerce, industry, and employment opportunities in the City as required by and consistent with the purposes and provisions of the Act.

2.

The Authority finds and determines that the East Decatur Station Redevelopment is subject to compliance with the UDO and the adopted regulating master plan of the Mixed Use zoning district of the Avondale MARTA Station area, including specifically Section 4.6.1 et al. of the UDO.

3.

The Authority finds and determines that the East Decatur Station Redevelopment as modified by the Revised Plans will result in an improved site and support the implementation of the interconnectivity plan that is an essential part of the overall regulating master plan for the Avondale MARTA Station area subject to the following development conditions: (a) any and all loading docks shall be sufficiently screened with roll-up solid doors to that loading dock such that all related loading activities are not visible from the public rights-of-way; (b) the portion of the parking deck above the height of the residential massing shall be screened or architecturally treated in such a way that neither the deck nor any vehicles or lights are visible from any public rights-of-way; and, (c) prior to the issuance of a building permit, Developer shall, present to the Authority final development plans, including façade and building materials and treatments, for review and comment by the Authority.

4.

The Authority finds and determines that the East Decatur Station Redevelopment as modified by the Revised Plans would expand options to address residential, retail, and future development needs within the City benefiting trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act.

5.

The Authority finds and determines that the East Decatur Station Redevelopment as modified by the Revised Plans will further trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act.

6.

The Authority finds and determines that its conditional support of the East Decatur Station Redevelopment as modified by the Revised Plans will further trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act.

7.

After consideration of its resolution adopted on October 9, 2020 and the standards under Section 4.6.8 of the UDO, the Authority finds and determines that the East Decatur Station Redevelopment as modified by the Revised Plans: (a) is suitable in view of the use and development of adjacent and nearby property; (b) will not have an adverse or negative effect on the existing use or usability of adjacent or nearby property; (c) will not have an adverse or negative impact on the public safety, traffic on the public streets, transportation facilities, utilities, or other public services; (d) will not have an adverse or negative impact on established property values or on the health, safety, comfort, or general welfare of the residents of the City; and, (e) is justified due to the economic and marketing impact that strict application of the UDO and the adopted regulating master plan of the Mixed Use zoning district of the Avondale

MARTA Station area would have on the Property and/or Developer.

8.

The Authority supports and approves the East Decatur Station Redevelopment as modified by the Revised Plans, conditioned upon and based specifically upon the Revised Plans and all the specifications and plans presented to the Authority on the date of this Resolution, which are incorporated herein by this reference, and further subject to the following development conditions: (a) any and all loading docks and decks shall be sufficiently screened with roll-up solid doors to that loading dock or deck such that all related loading activities are not visible from the public rights-of-way; (b) the portion of the parking deck above the height of the residential massing shall have the appearance of a horizontal storied building to screen automobiles, including emanating noise and light, from visibility from any public rights-of-way; and, (c) prior to the issuance of a building permit, Developer shall, present to the Authority final development plans, including façade and building materials and treatments, for review and comment by the Authority.

9.

The Authority authorizes and directs the Executive Director to submit this Resolution and any related documents, including meeting minutes, to the City Commission as evidence of the Authority's conditional support of the East Decatur Station Redevelopment as modified by the Revised Plans.

10.

The Authority authorizes the Executive Director, in her discretion, to appear on behalf of and represent the Authority consistent with this resolution at any public hearing on the East Decatur Station Redevelopment.

ADOPTED AND APPROVED this 11<sup>th</sup> day of June, 2021.

DEVELOPMENT AUTHORITY OF THE CITY  
OF DECATUR

By:   
\_\_\_\_\_  
Conor McNally, Chair

Attest:

  
\_\_\_\_\_  
Angela Threadgill, Executive Director



## October 9, 2020 Meeting MINUTES

Members Present: Darren Comer, Linda Curry, Tony Leung, Conor McNalley, Noah Peeters, Chris Sciarrone (Chair), Lisa Turner

Staff Present: Andrea Arnold, Shirley Baylis, Linda Harris, Angela Threadgill, Tammy Washington, Kyle Williams

1. **Call to Order** at 8:00 a.m. Mr. Sciarrone welcomed everyone to the online video conference meeting and oriented participants to the procedures necessitated by the coronavirus outbreak.
2. **Old Business:**
  - a) Approval of Minutes of the Executive Session and Regular Meeting of September 11, 2020. *On a motion by Mr. Leung, second by Ms. Turner, the minutes of the Executive Session and Regular Meeting were approved as presented.*
3. **Action Items:**
  - a) **Consideration of a resolution to support an application for special exceptions to the Mixed Use zoning district and regulating master plan design standards for a 7.5-acre development site at 114-134 New Street, 141 Sams Street, and 715-747 East College Avenue in the East Decatur Station.**
    - i. Special Exception from Section 4.6.5(E) of the UDO requiring buildings in excess of 50 feet in height to step back that portion of the building greater than 50 feet in height a minimum linear distance of 10 feet from the building façade along Sams Street and College Avenue;
    - ii. Special Exception from Section 4.6.6 of the UDO and the approved regulating master site plan of the Mixed Use zoning district of the Avondale MARTA Station area to reduce locations of parallel on-street parking along Freeman Avenue to address Fire Apparatus access requirements;
    - iii. Special Exception from the woonerf street design requirements of approved regulating master site plan of the Mixed Use zoning district of the Avondale MARTA Station area to address Fire Apparatus access requirements; and,
    - iv. Special Exception from Section 7.1.1 of the UDO to reduce the minimum, off-street parking space from 180 square feet (9 feet by 20 feet) to 153 square feet (8.5 feet by 18 feet).

*This item was deferred from the August 14, 2020 meeting.*

Ben Yorker, representatives of Northwood Ravin, and Jay Silverman, project architect, presented their revised design and requested special exceptions. Mr. Yorker noted that a special emphasis will be placed on placemaking, which will be evident in the landscaping, amenities, and outdoor furnishing. The idea is to give it a Beltline feel for active living. The revisions to the plans changed the height step back special exception, which no longer apply to all facades, but only Sams Street and East College Avenue.

The revisions to the plans also request special exceptions to the commercial frontage along East College Avenue. The requirement is for the first floor of East College Avenue street frontage to have commercial uses. The request is to maintain the square footage of commercial frontage that would have otherwise fronted East College Avenue, but pull it to the development corners that would partially front on Sams and New Streets, as well as East College Avenue. The leasing office and amenities would be centered on the block face. The developer has decided to place a developer owned coffee shop and co-work space on the northeast corner, instead of the usual retail.

In response to a question from Mr. McNalley, Mr. Silverman stated the building setback along East College Avenue is 16-18 feet primarily due to the overhead power lines.

In response to questions from Ms. Turner, Mr. Yorker stated the request for a special exception from the building setback requirements is a technical hardship for the residential unit designs and places a financial hardship on the project that would not allow the full ability to build to 70 units per acre density. Mr. Silverman stated that if the special exception to the step backs was granted, the building façade height along College Avenue would be up to 80 feet and up to 60 feet on Sams Street. Without the exception, the maximum façade height at street frontage is 50 feet. Mr. Silverman stated that no portion of the building would exceed the maximum overall height of 80 feet established by zoning code.

Mr. McNally stated that the special exceptions for building step back makes sense. He stated the change in the proposal from 330 units in August to 410 units in the plans before them was significant.

In response to questions by Mr. McNally, Mr. Yorker stated that he originally approached Decide Dekalb for a tax abatement but has since rescinded their request and would like to work with the DDA on a similar request that would abate taxes by 50%, reducing 5% over 10 years, similar to the Invest Atlanta tax abatement model. Mr. Yorker also stated that Northwood Ravin would pay for a fiscal impact study. Mr. Yorker stated the rental rate would be market rate at about \$2.00 per square foot and that the range basis for total construction cost and land is \$2.50+ per unit.

In response to a question from Mr. Sciarrone, Mr. Yorker stated they are following City of Decatur's requirements which would require 10% of the total number of units be set aside as affordable to those making 80% or less of area median income, which would be 41 units. Mr. Yorker responded that 45-47% would be one bedroom or studios, and 47% would be two bedrooms, and the remaining percentage would be 3 bedrooms.

In response to a question from Mr. Peeters, Ms. Threadgill stated that the area master plan calls to reconnect New Street with Talley Street and is under construction by Toll Bros. as part of the project on the old AT&T site. This change in circulation will be factored into the traffic study to be performed for the Northwood Ravin project.

Before departing the meeting, Ms. Turner stated her concerns about the precedence that is created by issuing special exceptions to the building step backs and that she did not hear a real hardship to support this particular part of the request. She stated that a step back is needed and asked for at least five feet.

The remaining members of the DDA and development team discussed design options for the step back and a conclusion was reached to support a special exception to the building step back along Sams Street and East College, however those portions of the façade that faced the corner of New Street and the plaza should have a building step back so as to visually step down to the lower building heights existing along New Street.

Mr. Sciarrone stated item number 1, and item number 5 of the draft resolution needed to be amended to reflect the discussion. Mr. Williams stated item 8 on the resolution be updated as well.

*On a motion by Mr. Peeters, seconded by Mr. Leung, the DDA approved the resolution in support of the requests for special exceptions based on the plans as presented to the DDA, as amended by discussion.*

**b) Authorization to execute a lease extension for 113 Clairemont Avenue**

This location is leased by the DDA and subleased to the Decatur Visitor's Center and Tourism Bureau, and Decatur Arts Alliance. The current lease is scheduled to expire 11/30/2021 and landlord has requested consideration of extending the lease until 11/30/2029. All provisions of the lease would remain in effect.

Ms. Threadgill presented a draft lease extension for 113 Clairemont Avenue based on negotiations between the DDA and the property owner. Staff recommends approval of a resolution authorizing the execution of a lease extension.

*On a motion by Mr. Leung, seconded by Mr. McNally, the DDA approved the authorization for the executive director to execute a lease extension for 113 Clairemont Avenue.*

**4. Reports and Other Business:**

- a) Staff Report from Downtown Programs Manager - Ms. Baylis shared with the board that the September Fab Friday event to support the local retail and restaurants was a success. People wore masks, and socially distanced themselves. The decision was made to do Fab Friday on October 16, and continue with the November 20 date, and add December 4, 11, and 18.
- b) Board Retreat scheduled for November 13, 2020 in lieu of regular meeting - Mr. Sciarrone reminded the board that the annual Development Authority retreat would be taking place on November 13 in the dining hall at Legacy Park. Mr. Sciarrone asked the board if there were any concerns with the in-person meeting, and let them know everyone would wear masks. Ms. Threadgill will be sending the list of topics for the retreat the week of October 12.
- c) Ms. Threadgill put forth a walk-on item from Mr. John Maximuk, Director of the city's Design, Environmental and Construction Department. Mr. Maximuk is heading up the Development Impact Fee Advisory Committee. Ms. Threadgill stated that Mr. Maximuk has requested the Downtown Development Authority recommend an appointee from their board to put forth the name to the City Commission.

Mr. Sciarrone asked for volunteers. Mr. Peeters volunteered. Ms. Threadgill will take Mr. Peeters name as a recommendation to Mr. Maximuk on behalf of the Downtown Development Authority.

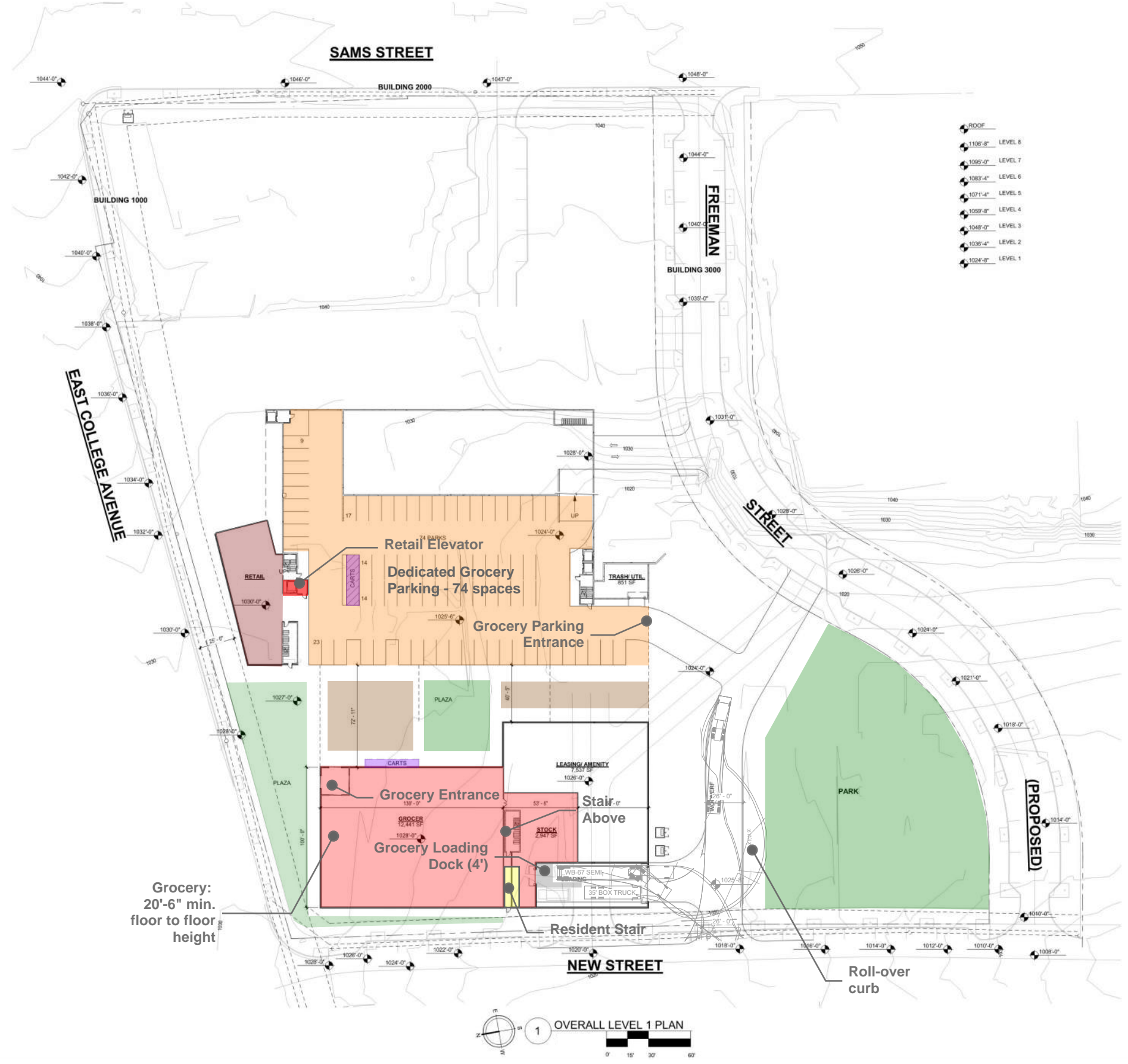
**5. Adjournment and Executive Session:**

Enter executive session for the purpose of discussing real estate matters consistent with the requirements of O.C.G.A. §50-14-3 (b)(1)(B).

On a motion by Mr. McNally, seconded by Mr. Comer, the DDA adjourned the regular meeting and entered into executive session.

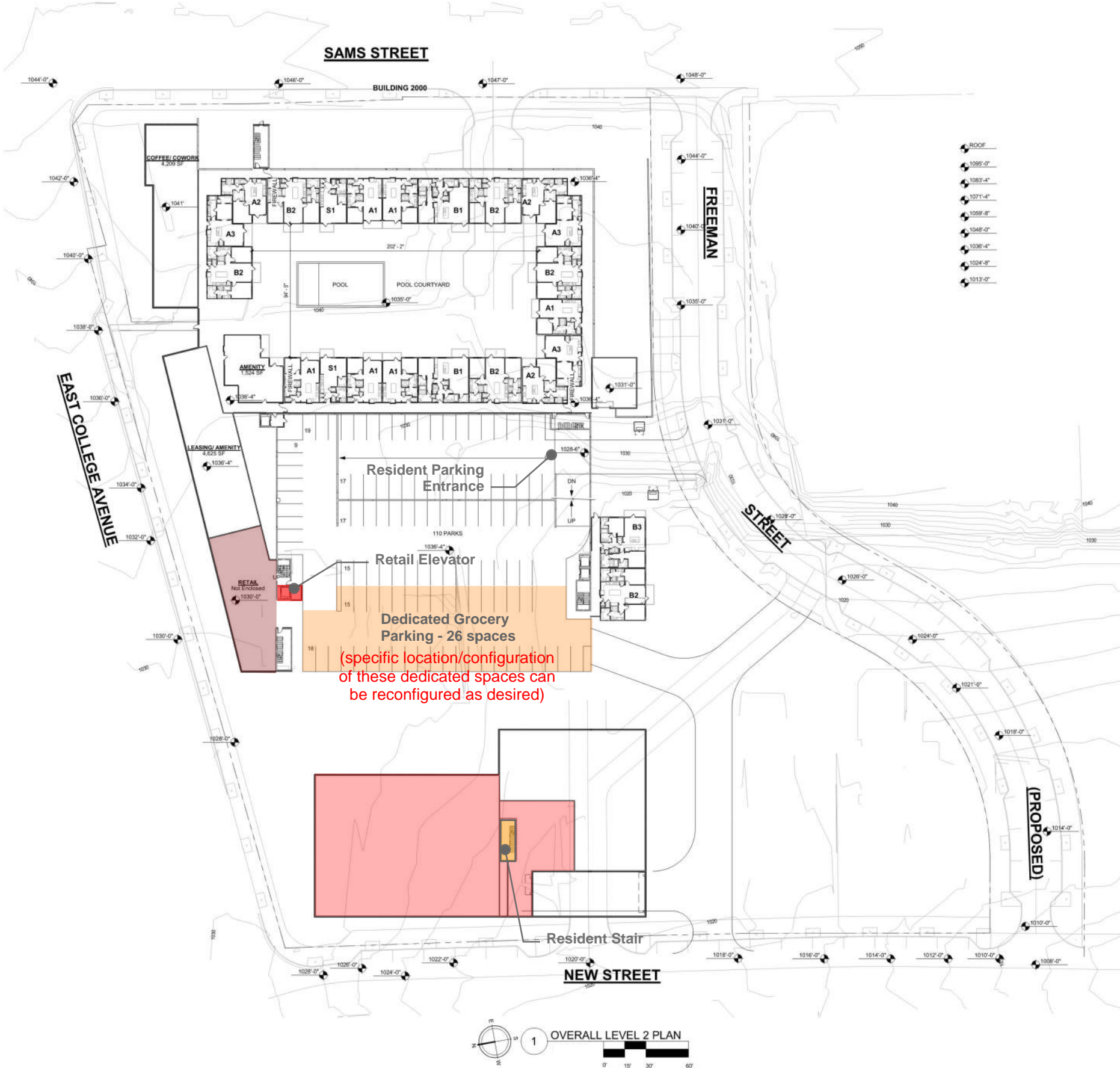


Overall Level 1 Plan



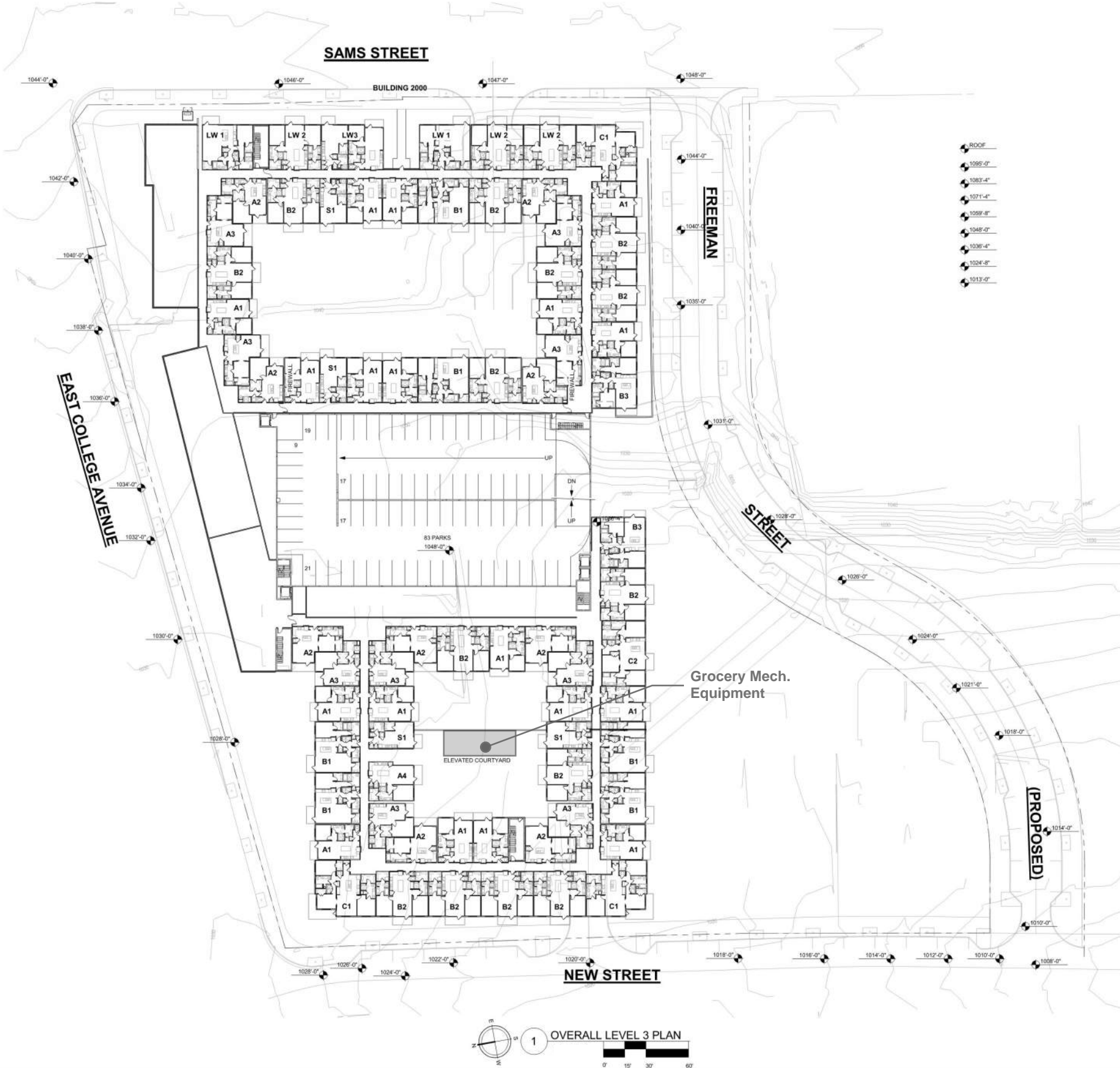
1 OVERALL LEVEL 1 PLAN

Overall Level 2 Plan

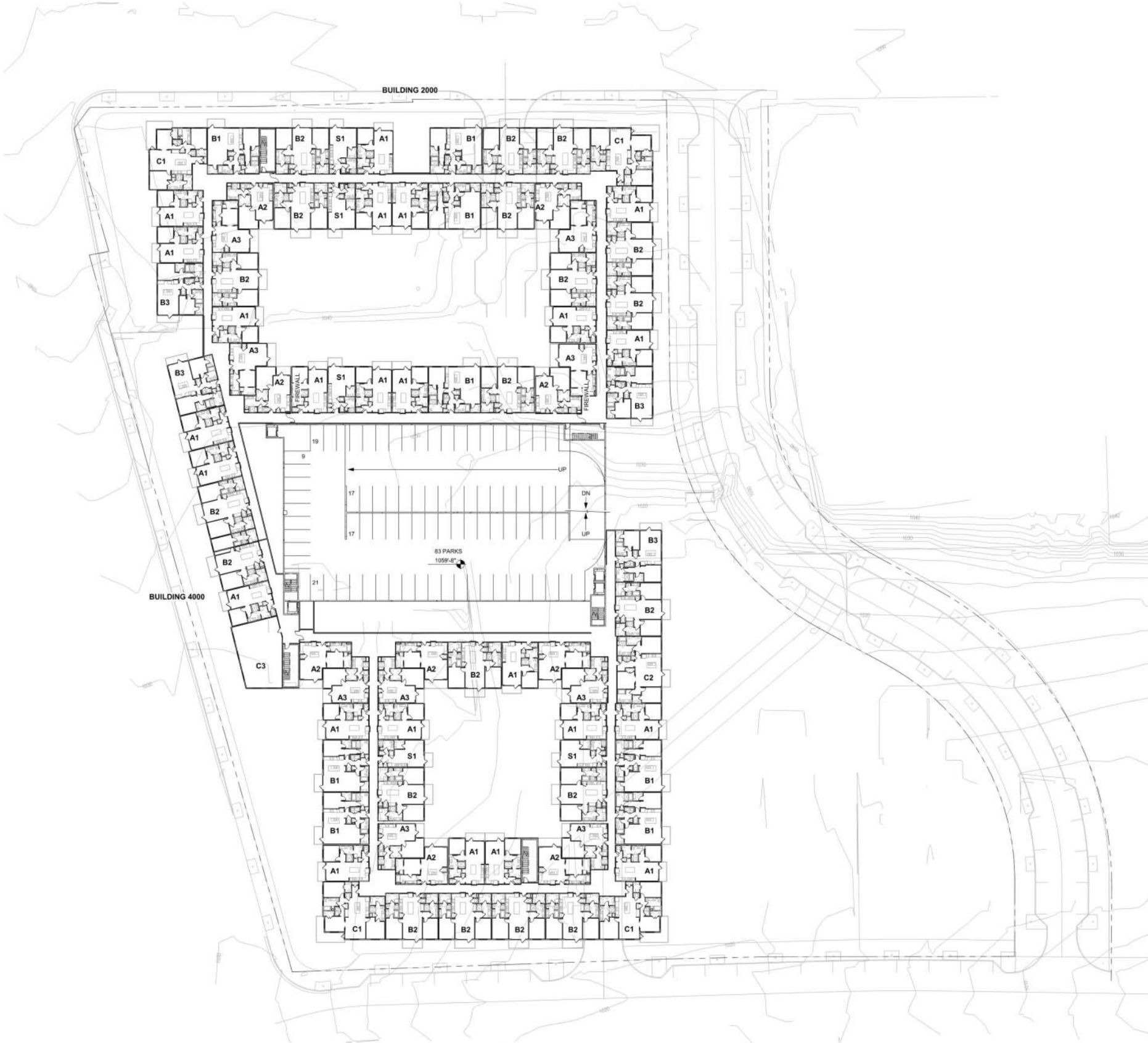




Overall Level 3 Plan



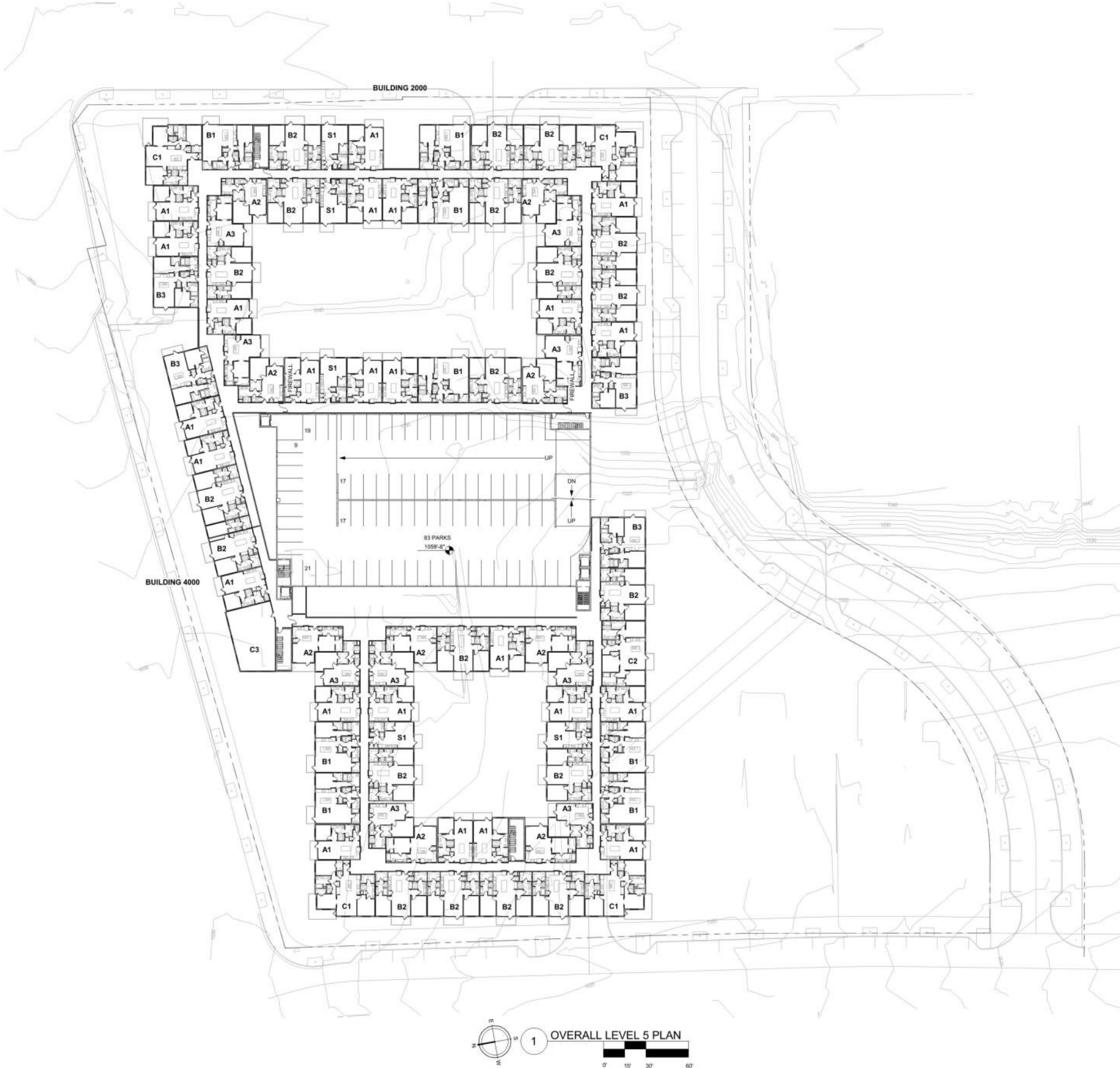
Overall Level 4 Plan



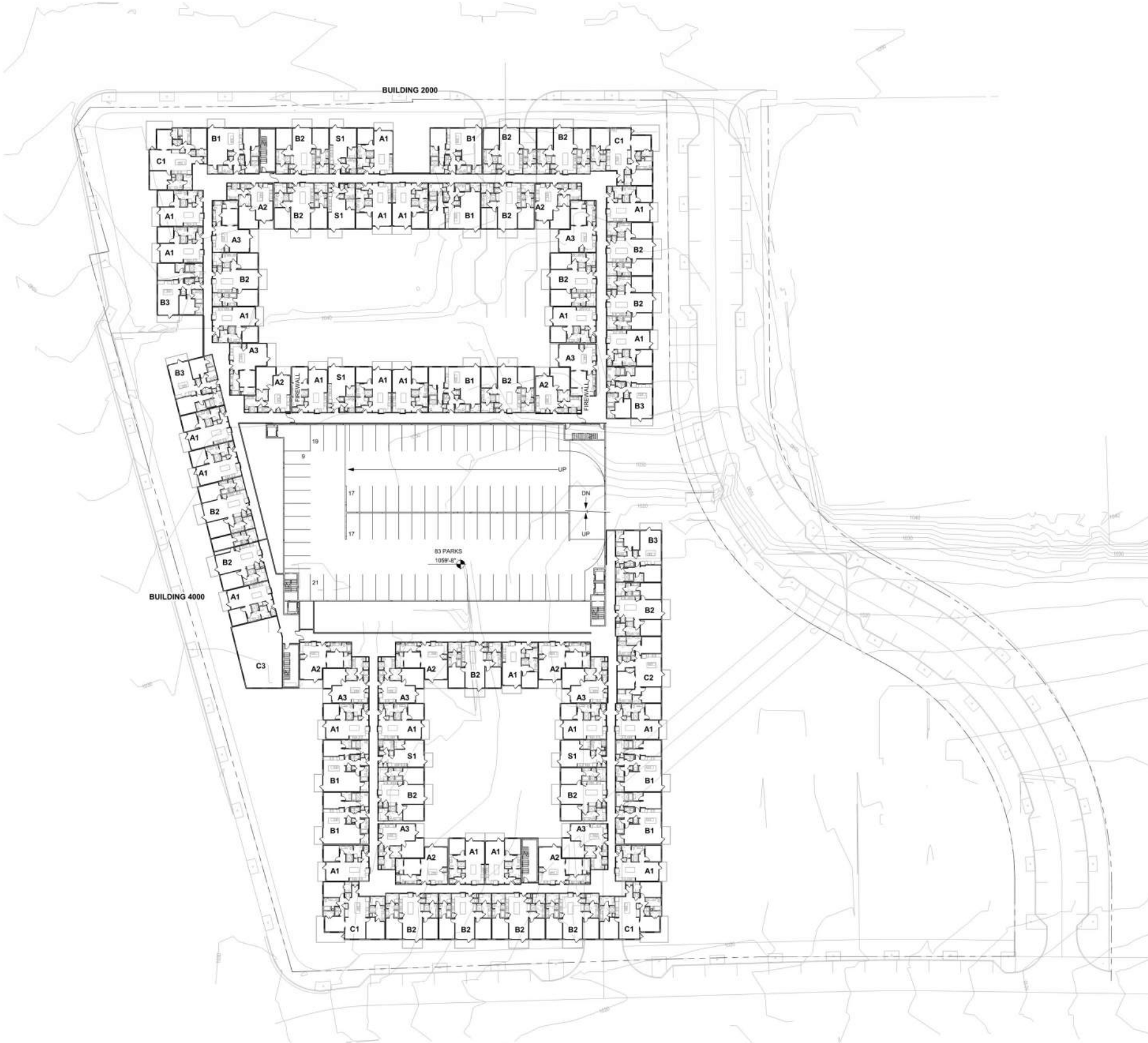
1 OVERALL LEVEL 4 PLAN  
0' 15' 30' 60'



Overall Level 5 Plan



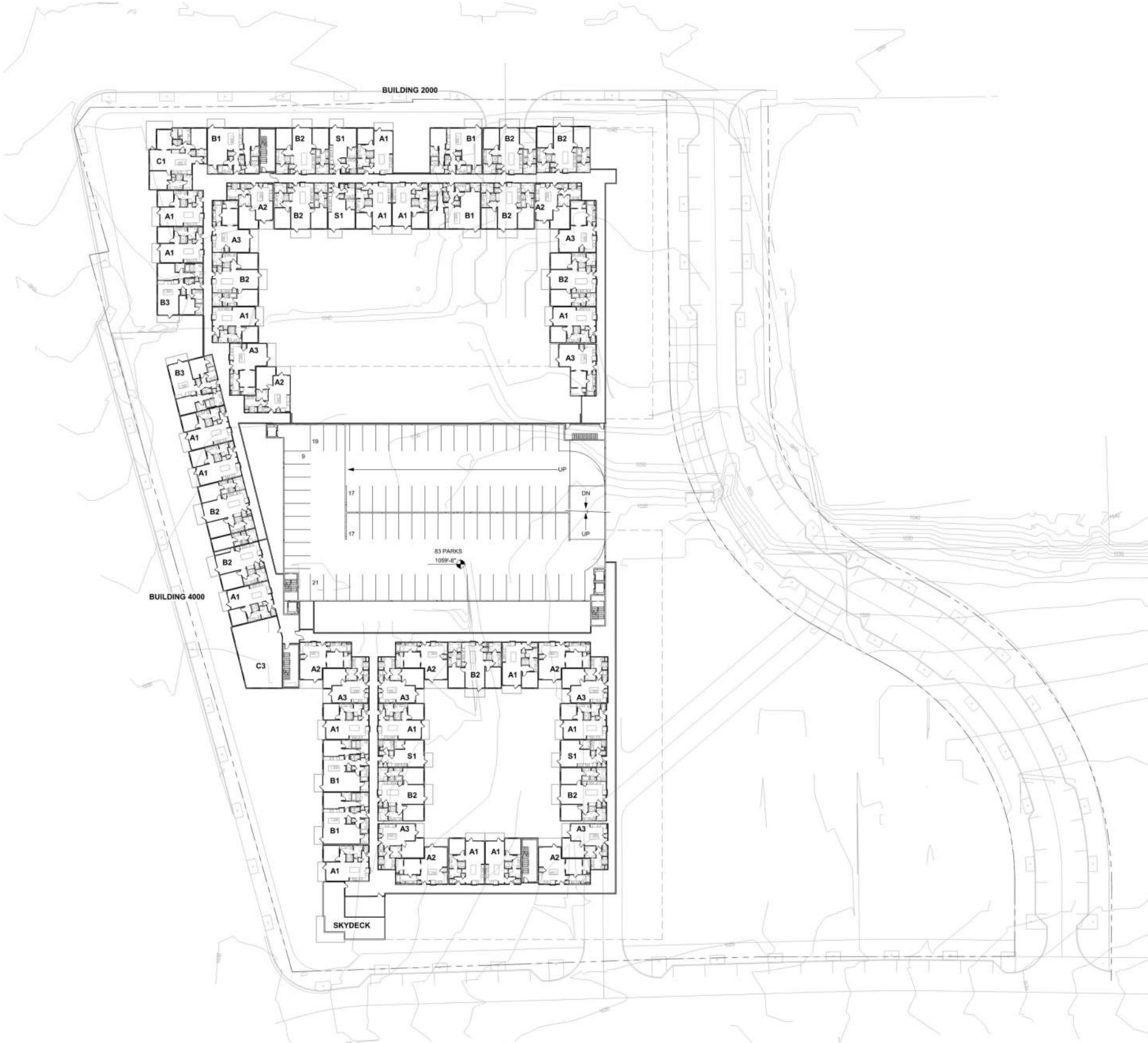
Overall Level 6 Plan



1 OVERALL LEVEL 6 PLAN  
0' 15' 30' 60'

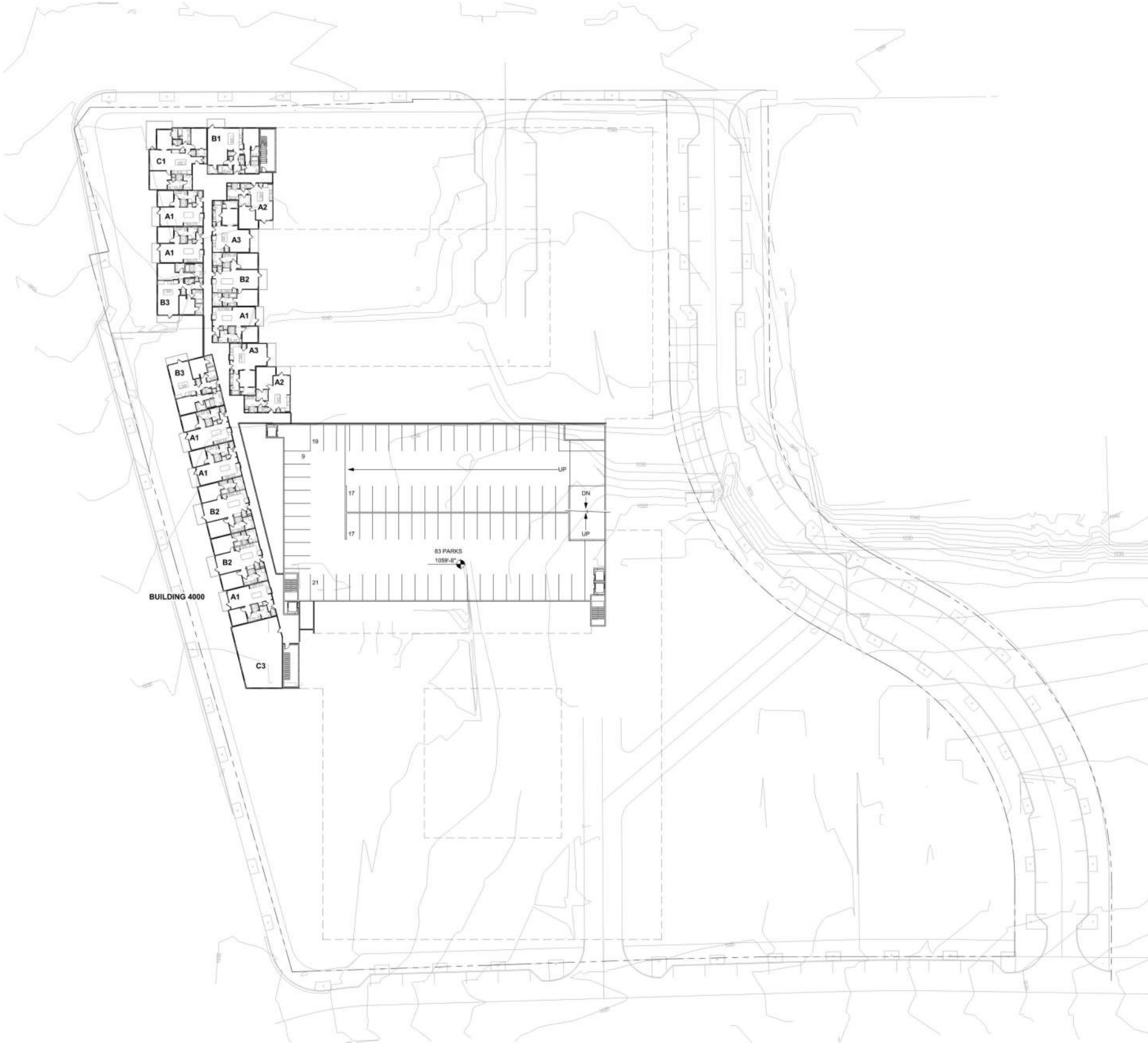


Overall Level 7 Plan



1 OVERALL LEVEL 7 PLAN  
0' 15' 30' 60'

Overall Level 8 Plan

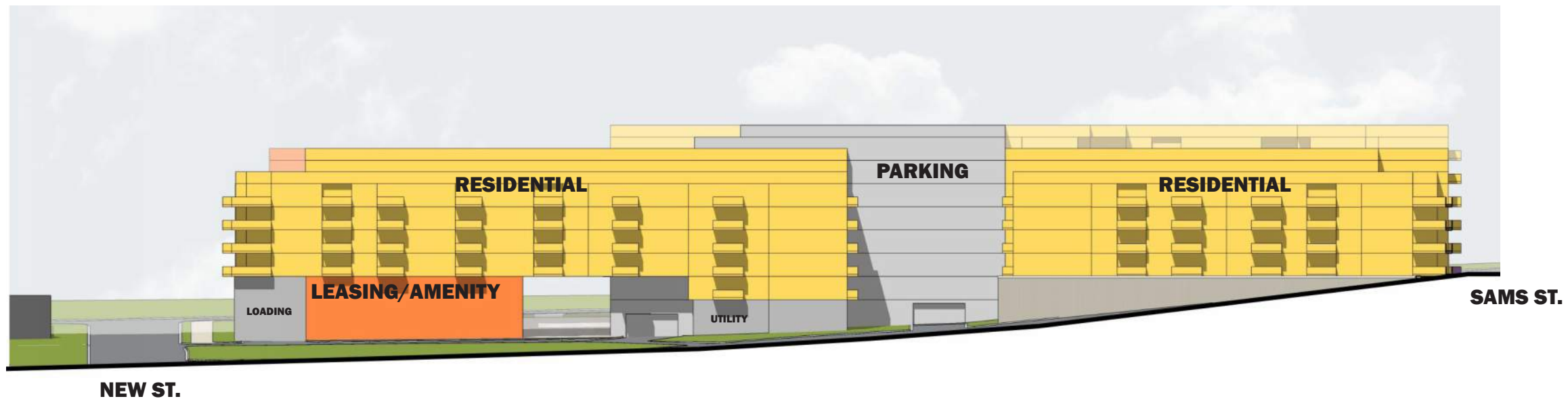


1 OVERALL LEVEL 8 PLAN  
0' 15' 30' 60'





Elevation: East College Ave.  
1" = 60'-0"

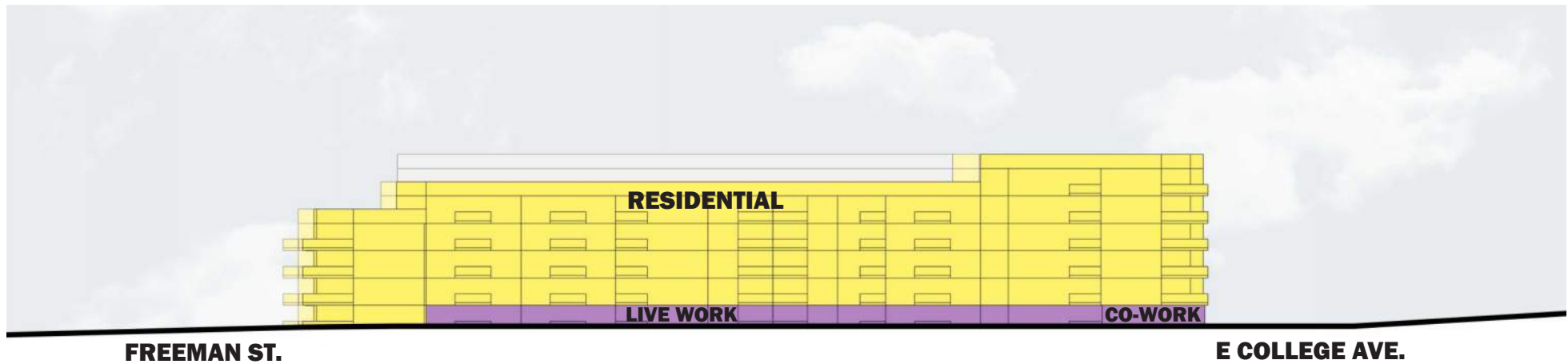


Elevation: Freeman St. (ROW)  
1" = 60'-0"

Elevations

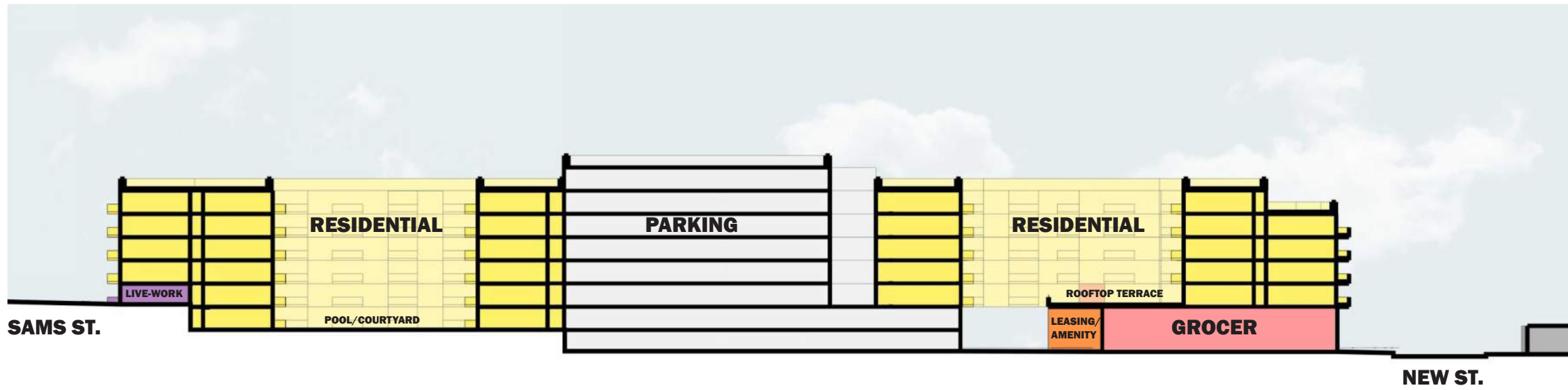


Elevation: New St.  
1" = 60'-0"

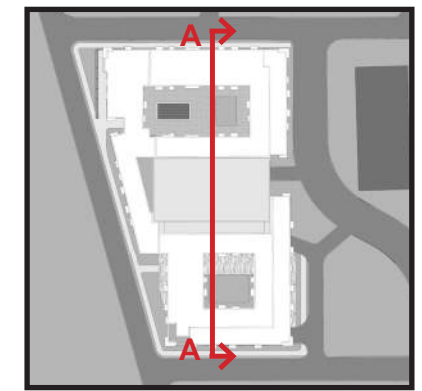


Elevation: Sams St.  
1" = 60'-0"

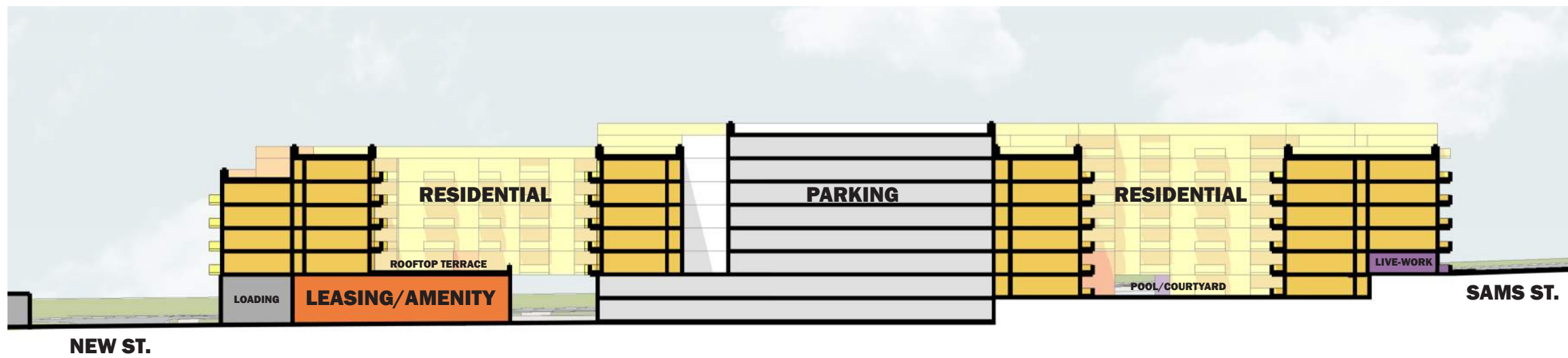
Elevations



**Section A: East College Ave, Facing South**  
1" = 60'-0"



KEY PLAN



**Section B: Freeman St. (ROW), Facing North**  
1" = 60'-0"



KEY PLAN

Sections





Overall View 1: Looking Southeast

East Decatur Station | Decatur, GA

April 28, 2021

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Overall View 2: Looking Northeast

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Overall View 3: Looking Northwest

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Street View 1: Looking South at Grocer Entrance

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Street View 1: Along Freeman St. Looking North

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**RESIDENTIAL**

**COFFEE CO-WORK**

**COFFEE CO-WORK**

**LEASING/AMENITY RETAIL**

**Street View 2: Along E College Ave. Looking Southwest**

**East Decatur Station | Decatur, GA**

April 28, 2021

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East College Avenue Elevation





New Street Elevation





Interior Plaza Elevation